

**Knoxville Marriott Revisions**  
**Meeting Date:** 9/16/2020  
**Applicant:** Kathryn Greer, MHM

## Property Information

**Location:** 525 Henley Street  
**Parcel ID:** 94 L J 001

## Description of Work

Exterior work on the Knoxville Marriott Conversion, including improvements to the World's Fair Park elevation, was reviewed and approved by the DRB on March 20, 2020 (3-A-20-DT). This proposal includes revisions to the previously approved design, including revisions to the World's Fair Park elevation and the coffee shop entry on the west elevation.

The World's Fair Park elevation will receive new punched opening windows and new operable garage-style doors at the restaurant (upper) level and the exterior patio (first story). Renderings also show two options for the exterior brick façade, which will be painted to the property line. Upon further review with the City of Knoxville and the property owner, the proposed paint may extend to the end of the parapet.

The proposal also includes revisions to the previously-approved windows at the east elevation coffee shop.

All exterior signage included in the proposal will be submitted to the DRB for review at a later date.

### **APPLICABLE DESIGN GUIDELINES: DOWNTOWN KNOXVILLE DESIGN GUIDELINES**

#### **SECTION 1.B.4. ARCHITECTURAL CHARACTER**

Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.

## **SECTION 2.A. THE BOULEVARD DISTRICT**

### **2. BUILDING CONSIDERATIONS**

Enhance the architectural harmony of all buildings along the street.

2a. Design building entrances to be clearly oriented to the street.

2b. Encourage building forms that are complimentary to the mass of adjacent buildings.

2c. Design building elevations to compliment the buildings along the side or back streets when buildings are to face more than one street.

## **Staff**

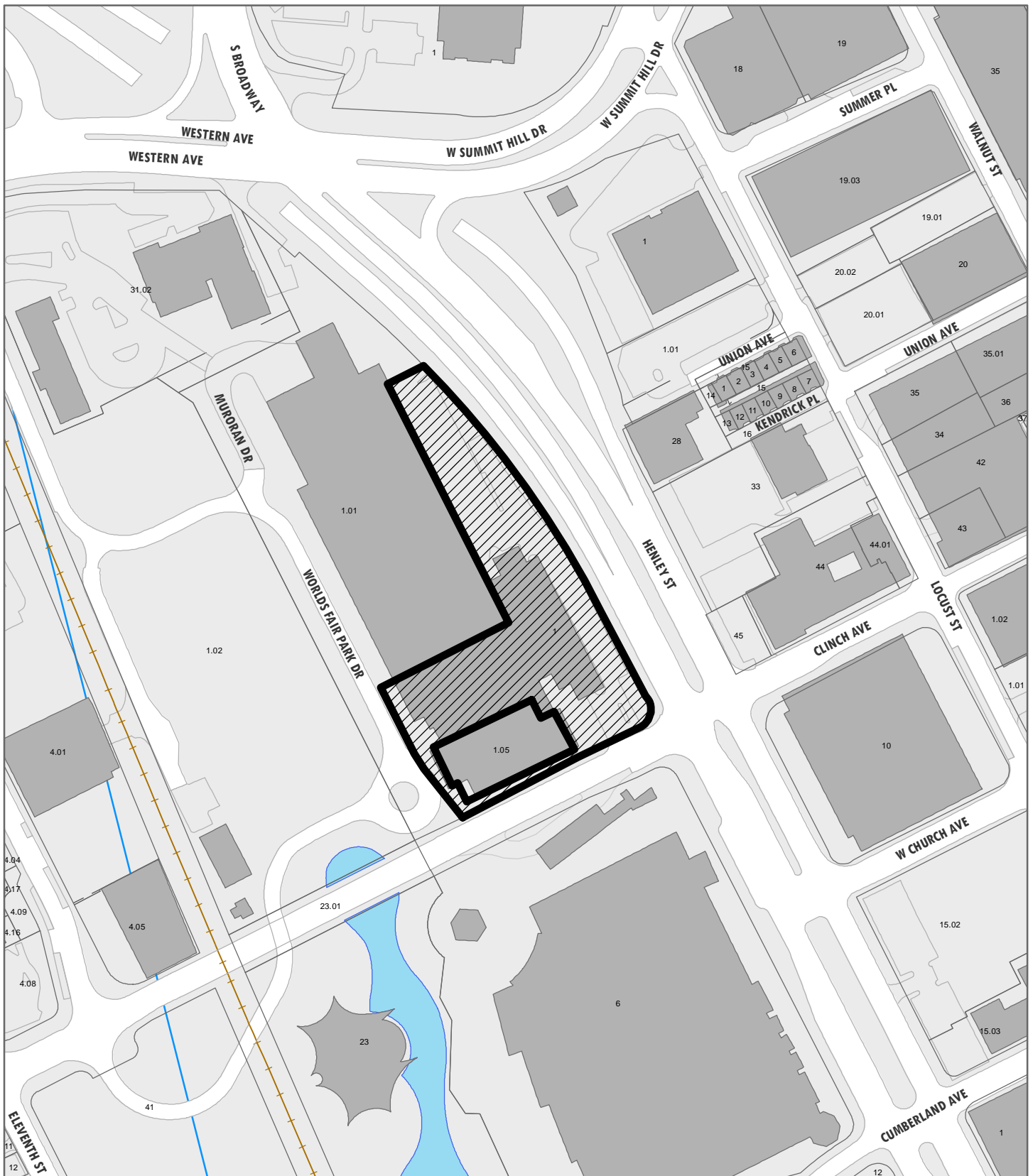
### **COMMENTS**

Revisions to the overall designs are minor in scope and enhance the pedestrian experience along the World's Fair Park elevation and the coffee shop. Enhancements to the World's Fair Park elevation add visual interest and detail to a secondary, but pedestrian-heavy, elevation of the overall complex.

### **RECOMMENDATION**

Staff recommends approval of Certificate 9-A-20-DT as proposed.





**9-A-20-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

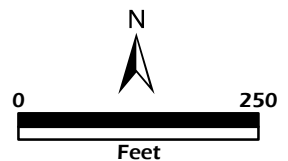
Petitioner: Kathryn Greer / McCarty  
Holsaple McCarty

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



**525 Henley St.**  
**Level 1: Minor alteration of an existing  
building/structure**

Original Print Date: 9/3/2020  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board





# DESIGN REVIEW REQUEST

DOWNTOWN DESIGN (DK)

HISTORIC ZONING (H)

INFILL HOUSING (IH)

Kathryn Greer

Applicant

8/17/2020

September 16, 2020

9-A-20-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Owner  Contractor  Engineer  Architect/Landscape Architect

Kathryn Greer

MHM

Name

Company

550 West Main Street Suite 300

Knoxville

tn

37919

Address

City

State

Zip

9316072881

kgreer@mhminc.com

Phone

Email

## CURRENT PROPERTY INFO

Roy Ziegler

4100 Regent Street, Suite G Columbus, OH 43219

949-636-3492

Owner Name (if different from applicant)

Owner Address

Owner Phone

Rockbridge Hotel Development

094LJ001

Property Address

Parcel ID

525 Henley Street

C-2 / D-1 OVERLAY

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

8/20/20

Staff Signature

Please Print

Date

Kathryn Greer

3/2/20

Applicant Signature

Please Print

Date

# REQUEST

## DOWNTOWN DESIGN

**Level 1:**

- Signs     Alteration of an existing building/structure

**Level 2:**

- Addition to an existing building/structure

**Level 3:**

- Construction of new building/structure     Site design, parking, plazas, landscape

**See required Downtown Design attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## HISTORIC ZONING

**Level 1:**

- Signs     Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

**Level 2:**

- Major repair, removal, or replacement of architectural elements or materials     Additions and accessory structures

**Level 3:**

- Construction of a new primary building

**Level 4:**

- Relocation of a contributing structure     Demolition of a contributing structure

**See required Historic Zoning attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## INFILL HOUSING

**Level 1:**

- Driveways, parking pads, access point, garages or similar facilities     Subdivisions

**Level 2:**

- Additions visible from the primary street     Changes to porches visible from the primary street

**Level 3:**

- New primary structure  
 Site built     Modular     Multi-Sectional

**See required Infill Housing attachment for more details.**

Brief description of work: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## STAFF USE ONLY

**ATTACHMENTS**

- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b>	<b>TOTAL:</b>
<b>FEE 2:</b>	
<b>FEE 3:</b>	



17 August 2020

Mike Reynolds  
Knoxville-Knox County Planning  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902

**Downtown Design COA Application – Knoxville Marriott Conversion Exterior Updates – Public Space**

Dear Mr. Reynolds,

MHM is submitting an application for a Downtown Design Overlay District Certificate of Appropriateness for the Knoxville Marriot Conversion project, located at 525 Henley Street. This project has previously been approved on March 20<sup>th</sup>, 2020.

During permitting for the Public Space scope of work, zoning made comment CON0277532 on 8/3/2020.

Reviewer Comments: The axon/rendering and sheet A302.2 show what is described as "Alternate 5" on the title page (two garage doors) vs the "base bid" of two storefront systems. The full-color renderings included show different doors than the elevation drawings. Staff or board approval may be required to change the storefront systems to garage doors.

Lindsay Crockett confirmed that board approval will be required for the updates to the World's Fair Park façade at the exterior patio. Additionally, MHM is submitting updates to the coffee shop exterior windows.

**Knoxville Marriott Conversion Exterior Updates:**

1. New punched opening windows and operable garage style doors at restaurant level and exterior patio. (updated).
2. Painting the exterior existing brick façade (updated to reflect property line). Under review with the City and owner if the painted parapet could be extended past property line (included in support documents)
3. Please note that all exterior signage will be submitted at a later date once branding direction has been selected.

We look forward to showing the board the updates.

Sincerely,

MCCARTY HOLSAPLE MCCARTY, INC.

Kathryn Greer, AIA, LEED AP BD+C

Attachments: COA Application, COA supporting documents

cc: Nathan Honeycutt, MHM

# **KNOXVILLE MARRIOTT CONVERSION**

**LEVEL 2 - ALTERATION OF AN EXISTING BUILDING**

**UPDATES TO COFFEE SHOP ENTRY AND WORLD'S FAIR PARK FACADE**

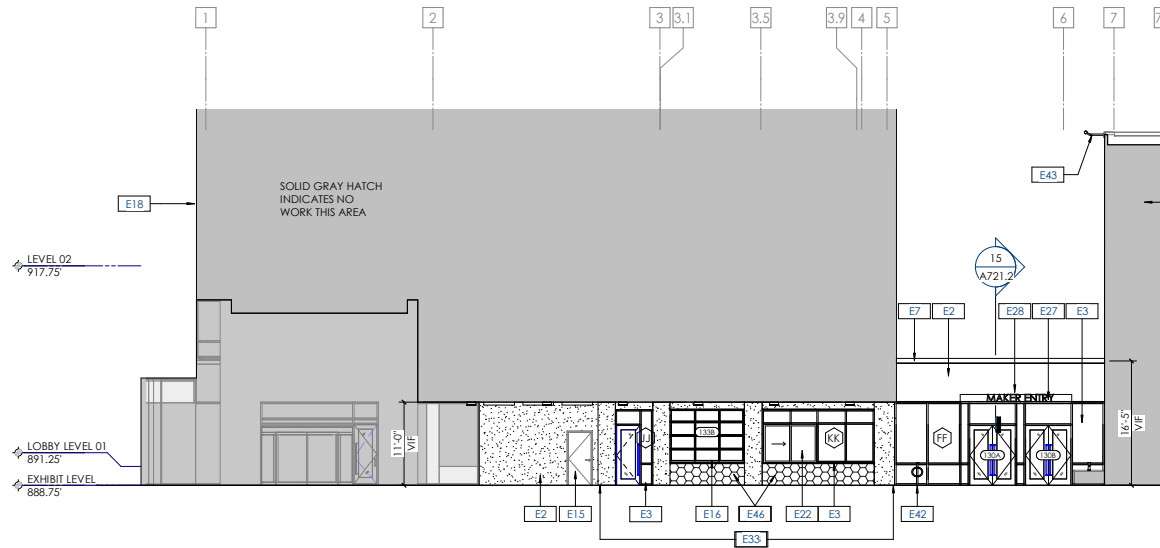
**08.17.2020**

# EAST ELEVATION UPDATED COFFEE SHOP

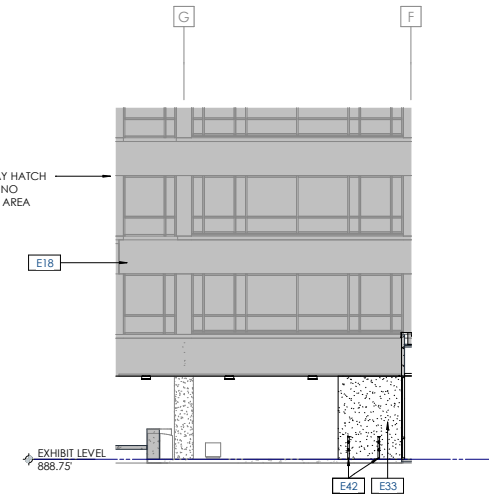
## GENERAL NOTES - EXTERIOR ELEVATIONS

1. REPAIR/REPOINT BRICK MASONRY AS NECESSARY PRIOR TO REPAINTING.
2. REPAIR SYNTHETIC STUCCO AS NECESSARY PRIOR TO REPAINTING.
3. ALL EXTERIOR STEEL TO BE FINISHED W/ HIGH PERFORMANCE COATING, UNLESS NOTED OTHERWISE. SEE SPEC.

KEY	NOTE
E2	PAINT EXISTING EIFS, PATCH AND REPAIR EIFS PRIOR TO PAINT APPLICATION
E3	NEW STOREFRONT SYSTEM
E7	INSTALL NEW COPING
E9	PAINT EXISTING WALL
E15	PAINT EXISTING DOOR TO MATCH FACADE COLOR
E16	NEW GARAGE STYLE OPENING
E18	TENNESSEAN HOTEL
E22	NEW OPERABLE WINDOW AT WALK-UP COUNTER
E27	STEEL BENT PLATE CANOPY, SEE STRUCTURAL SHEETS FOR DETAILS
E28	DIMENSIONAL SIGNAGE, PROVIDE POWER, SIGNAGE AND BRANDING PACKAGE TO BE SUBMITTED SEPARATELY.
E30	NEW SPANDREL FILM ON EXISTING GLAZING IN EXISTING STOREFRONT SYSTEM
E33	NEW EIFS WALL INFILL
E42	NEW BIKE RACK
E43	LED ARM MOUNTED SIGN LIGHTING
E46	NEW TILE AT EXTERIOR WALL
E48	NEW CHIMNEYS FOR WOOD BURNING FIREPLACE



4 PARTIAL EAST ELEVATION AT NEW CAFE AND ENTRY  
A305.2 3/32" = 1'-0"



5 PARTIAL NORTH ELEVATION AT NEW CAFE  
A305.2 3/32" = 1'-0"



**EXISTING**



KNOXVILLE MARRIOTT CONVERSION

**McCARTY HOLSAPLE McCARTY**

STONEHILL TAYLOR

# COFFEE SHOP



- PLACEHOLDER SIGNAGE, TO BE SUBMITTED AT LATER DATE ONCE BRANDED
- LOCAL ARTIST MURAL ELEMENT
- NEW SOFFIT LIGHTING
- OVERHEAD DOOR AT COUNTER

## ENTRY

KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

**EXISTING**



KNOXVILLE MARRIOTT CONVERSION

**McCARTY HOLSAPLE McCARTY**

STONEHILL TAYLOR



## COFFEE SHOP - UPDATED



NEW SOFFIT LIGHTING

LOCAL ARTIST MURAL ELEMENT

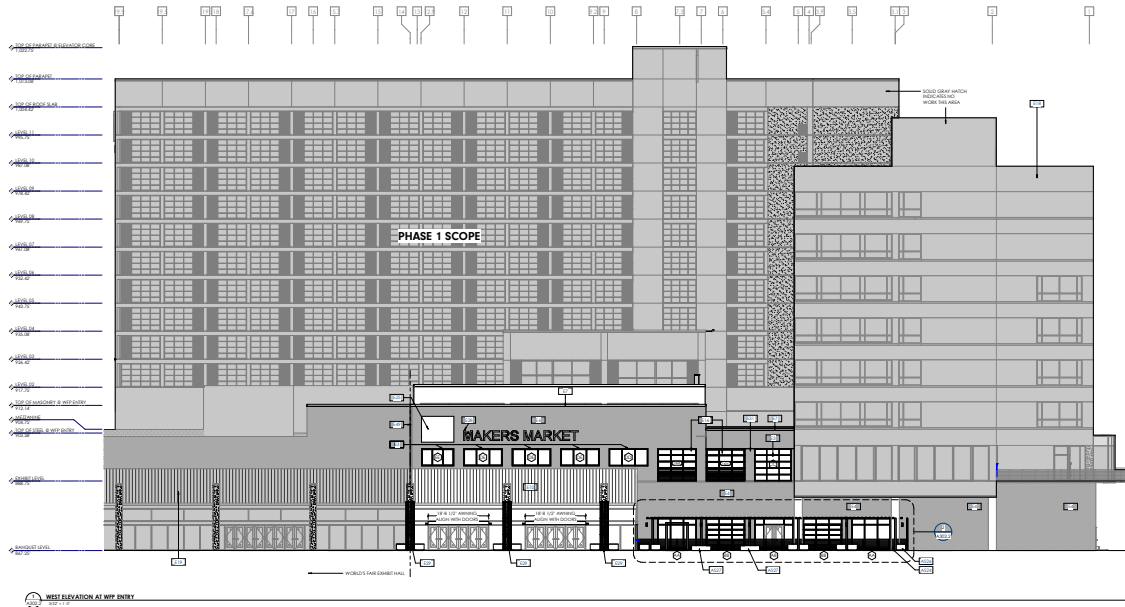
### WALK UP WINDOW

KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

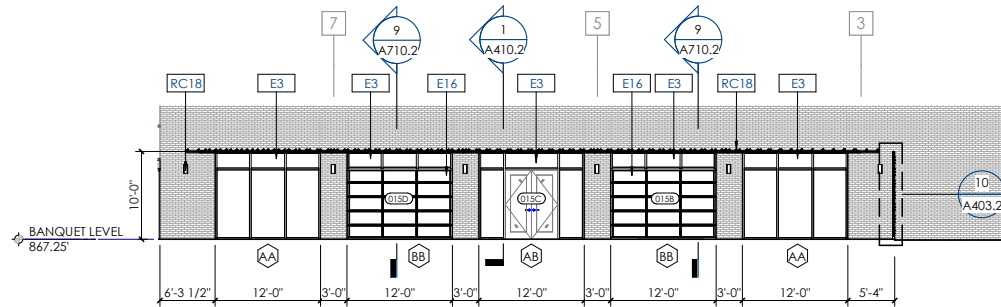
# WEST ELEVATION UPDATED WITH PATIO OVERHEAD DOORS



KEY	NOTE
A524	NEW METAL FENCE AND GATES AT PATIO
A526	CUSTOM METAL PLANTER, REFER TO LANDSCAPE PLANS
A527	TREE PIT W/ FURNITURE SURROUND, REFER TO LANDSCAPE PLAN
E3	NEW STOREFRONT SYSTEM
E4	PAINT EXISTING BRICK WALL
E7	INSTALL NEW COPING
E10	EXISTING SHED ROOF
E14	NEW GARAGE STYLE OPENING
E18	TENNESSEAN HOTEL
E19	WORLD'S FAIR EXHIBITION HALL
E25	EXTERIOR BUILDING SIGNAGE, PROVIDE POWER, SIGNAGE AND BRANDING PACKAGE TO BE SUBMITTED SEPARATELY.
E28	DIMENSIONAL SIGNAGE, PROVIDE POWER, SIGNAGE AND BRANDING PACKAGE TO BE SUBMITTED SEPARATELY.
E29	STEEL PLANTER & TRELIS TIED BACK TO COLUMN
E31	NEW BRICK VENEER PIER AND PARAPET WALL
E49	BENT PLATE METAL EDGE AT PROPERTY LINE
RC18	NEW LIGHTING AT PATIO, SEE LIGHTING SHEETS FOR DETAILS

## GENERAL NOTES - EXTERIOR ELEVATIONS

- REPAIR/REPOINT BRICK MASONRY AS NECESSARY PRIOR TO REPAINTING.
- REPAIR SYNTHETIC STUCCO AS NECESSARY PRIOR TO REPAINTING.
- ALL EXTERIOR STEEL TO BE FINISHED W/ HIGH PERFORMANCE COATING, UNLESS NOTED OTHERWISE. SEE SPEC.



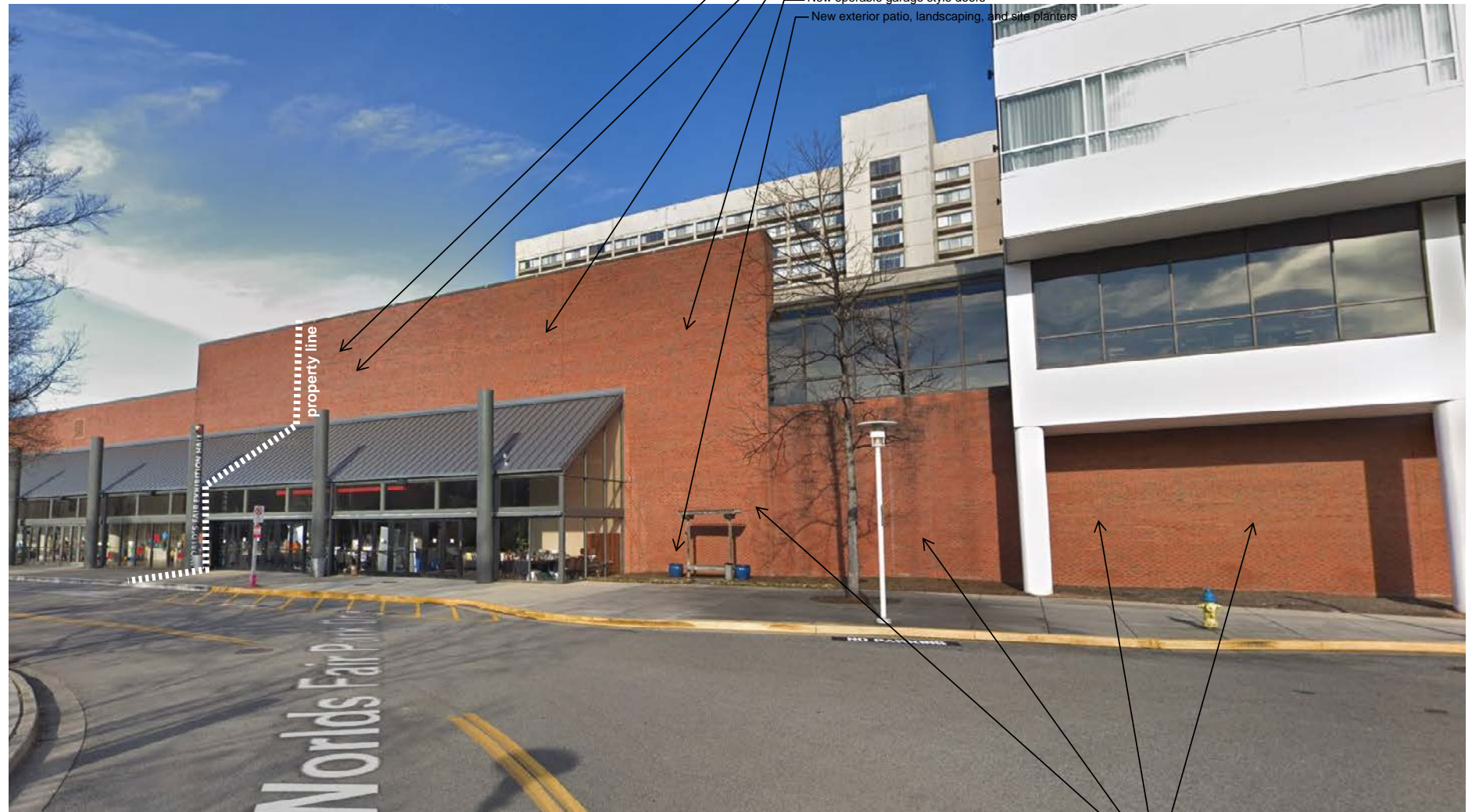
2 PARTIAL ELEVATION AT PATIO  
A302.2 3/32" = 1'-0"

KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

# WORLD'S FAIR PARK ENTRY - EXISTING



- Painting the exterior existing brick facade
- New branding signage above existing shed roof
- New punched opening windows
- New operable garage style doors
- New exterior patio, landscaping, and site planters

New punched opening windows

KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR



# WORLD'S FAIR PARK ENTRY - UPDATED WITH PATIO OVERHEAD DOORS



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McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

**WORLD'S FAIR PARK ENTRY - PAINTED PARAPET UNDER CITY + OWNER REVIEW**



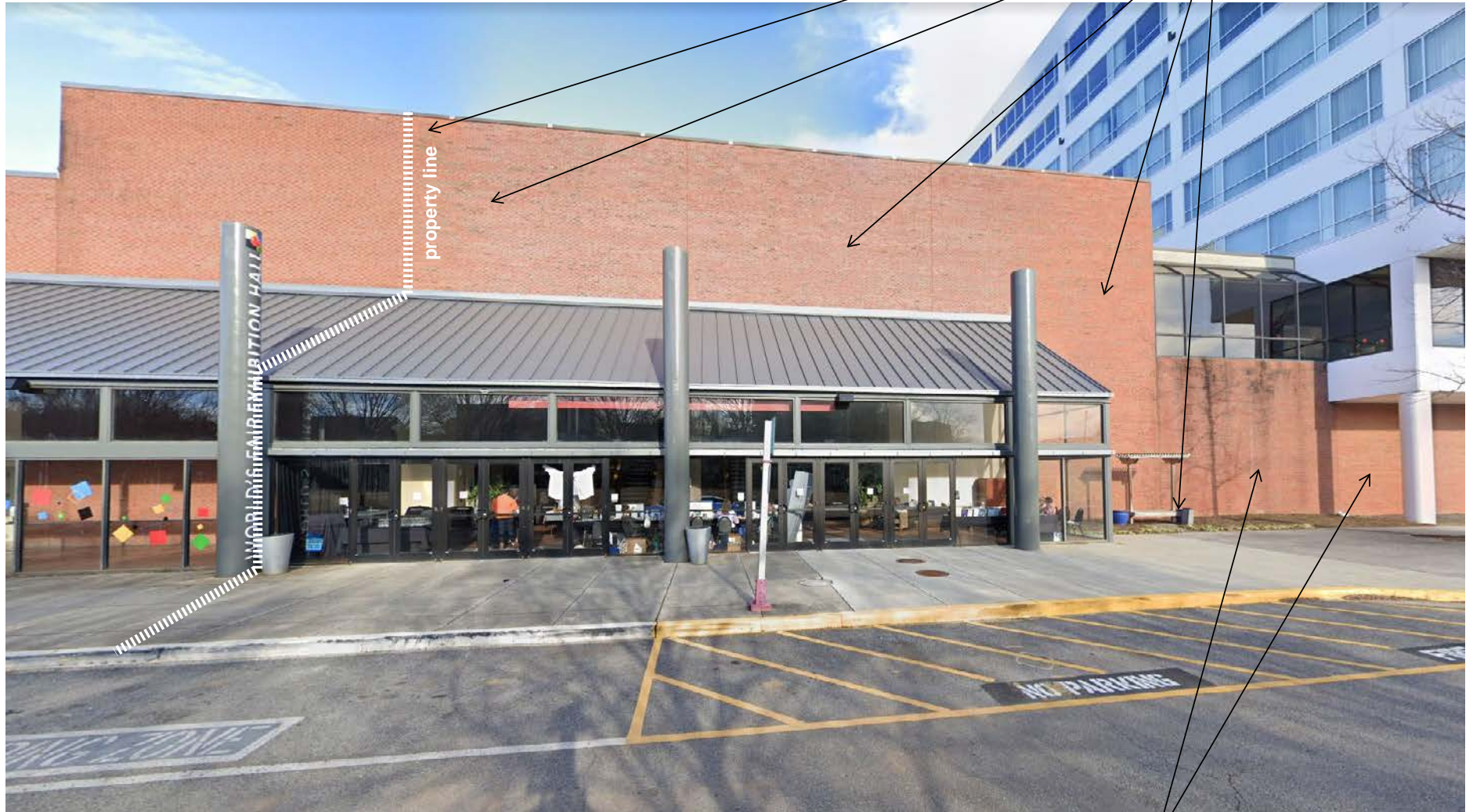
KNOXVILLE MARRIOTT CONVERSION

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KNOXVILLE MARRIOTT CONVERSION

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## WORLD'S FAIR PARK - UPDATED WITH PATIO OVERHEAD DOORS



KNOXVILLE MARRIOTT CONVERSION

McCARTY HOLSAPLE McCARTY

STONEHILL TAYLOR

## WORLD'S FAIR PARK - PAINTED PARAPET UNDER CITY + OWNER REVIEW



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