

Meeting: 4/21/2021
Project: 143 S. Gay Street
Applicant: Cody Rau

Property Information

Location: 143 S. Gay St. **Parcel ID** 94 E J 031
Zoning: DK (Downtown Knoxville)
Description: One-story, brick masonry commercial building with a taller one-story masonry building to the rear. Façade

Description of Work

Level I Minor Alteration of an Existing Building/Structure

Exterior rehabilitation project including alteration to existing façade along Gay Street, to create a new accessible recessed entry door to a renovated tenant space on the first floor; alteration of south elevation fronting Vine Avenue to create two new punch opening windows; and creation of usable roof deck patio space on the second level. Roof deck scope includes the installation of one new door (replacing an existing window), a deck, and a guardrail.

On the Gay Street (northeast) elevation, the left bay featuring an existing recessed storefront entry with a transom window will remain. On the right side of an engaged stuccoed pilaster, a new recessed storefront entry will be installed. The accessible entry will be accompanied by an ADA "push to open" device installed on the existing brick wall.

On the second level (recessed from Gay Street) of the northeast elevation, an existing window will be replaced with a storefront door of a similar size. A 42" tall guardrail will be installed along the proposed roof deck.

On the Vine Avenue (southeast) elevation, two additional window openings will be installed to the left of an existing storefront door. The windows will measure 2'-10" wide and 6'-4" tall, in similar scale and layout to the existing windows.

Scope of work also includes eventual repair to the existing sidewalk along Vine Avenue, to the rear of the building. Curb cut will be removed and sidewalk be repaired to be accessible.

Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

1. Building Mass, Scale, and Form

1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.

1e. Avoid blank walls along street-facing elevations.

4. Architectural Character

- 4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.
- 4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.
- 4f. Encourage the use of 'green roofs' and other sustainable practices, while minimizing the visual impact from the street.

5. Ground Floor Doors and Windows

- 5a. Use consistent rhythm of openings, windows, doorways, and entries.
- 5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.
- 5c. Design entrances according to the proportions of the building's height and width.
- 5e. All windows at the pedestrian level should be clear.
- 5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the façade.

6. Residential Buildings

- 6a. Elevate the first floor of townhouses and apartment buildings so that pedestrians cannot look directly into the residence from the sidewalk level.
- 6b. Design entrances to residential buildings so that access is separated from residential flow on the sidewalk.
- 5c. Encourage the development of mixed-use buildings with apartments over lower story commercial uses.

Comments

The proposed project meets the Downtown Knoxville Design Guidelines as it introduces additional pedestrian access points and transparency to Gay Street and Vine Avenue elevations. The new accessible storefront entry will reflect the proportions and design of the existing storefront entry, and be recessed from the main facade (noted in the guidelines to add depth to the façade).

The addition of two windows to the Vine Avenue elevation assists in avoiding blank walls along street-facing elevations. The new windows proposed for the Vine Avenue elevation are compatible in design, placement, and proportion with the existing windows. Both Gay Street and Vine Avenue elevations will feature a "consistent rhythm of openings, windows, doorways, and entries." No historic materials of the building will be removed or affected to create additional openings.

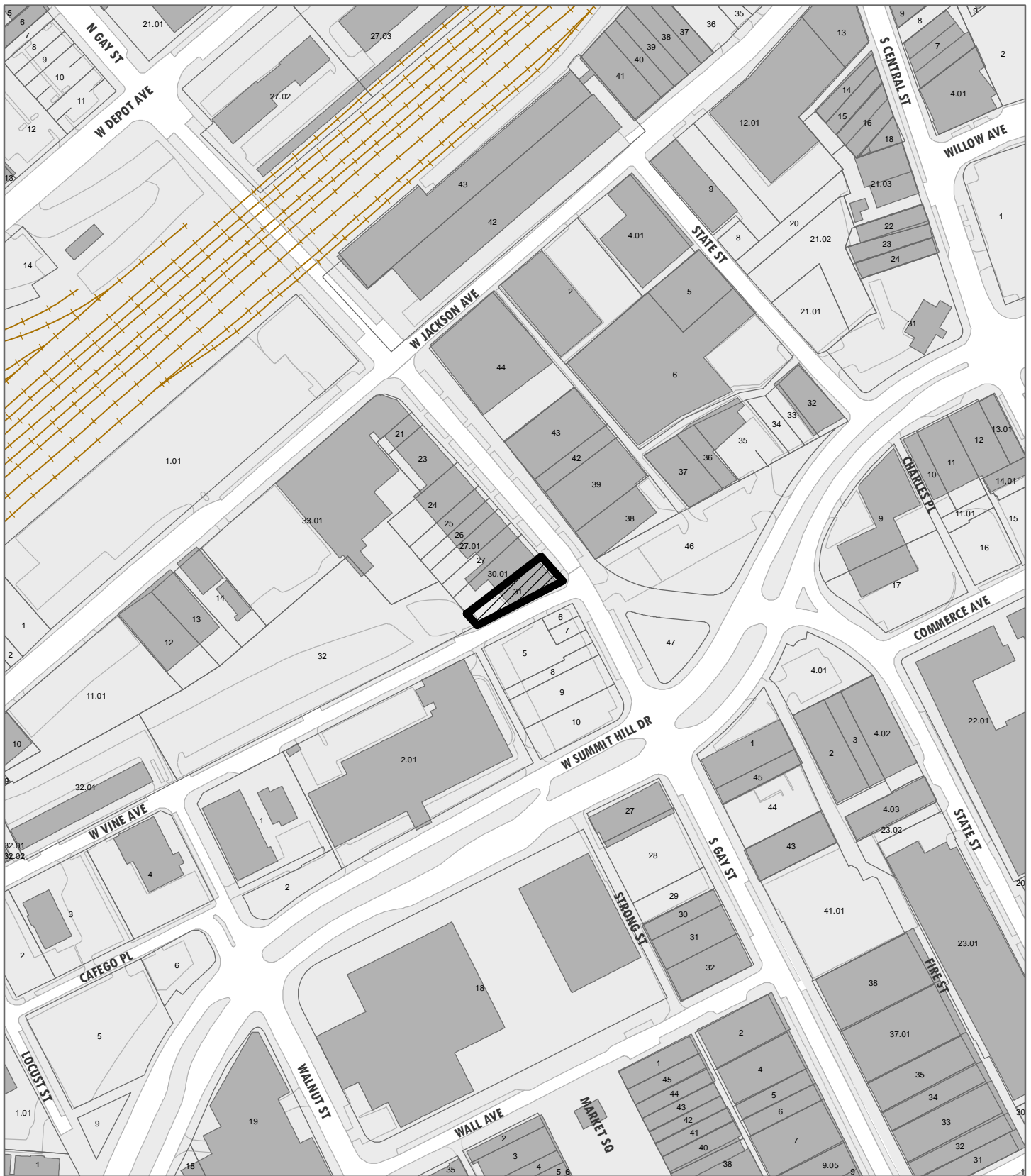
Modifications necessary to create residential space in the upper-level and Vine Avenue elevations meet the design guidelines by separating residential flow on the sidewalk, placing residential space above lower-story commercial uses, and elevating openings into residential space above the sidewalk level.

The proposed rooftop deck is recessed from the primary elevation, modest in design, and minimally visible from the street. The upper-level entry onto the deck is minimally visible from Gay Street. It will not have an effect on any historic materials and will add modest visual interest to the Vine Avenue elevation.

The repairs to existing sidewalk and removal of the curb cut would not change the function or proportions of the existing sidewalk and would make the sidewalk ADA accessible. Work related to residential use of the space may require the applicant/owner to meet City requirements for bike parking.

Recommendation

Staff recommends approval of Certificate 4-A-21-DT as submitted, with the condition that the project meets City requirements for bicycle parking as necessary.



4-A-21-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**DOWNTOWN
DESIGN
REVIEW
BOARD**

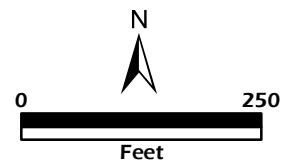


143 S. Gay St.

Level 1: Minor alteration of an existing building/structure

Petitioner: Cody Rau, Design Innovation Architects

Original Print Date: 4/13/2021
 Revised:
 Knoxville/Knox County Planning · Downtown Design Review Board





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Design Innovation Architects

Applicant

2021-04-05

2021-04-21

4-A-21-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

Cody Rau

Design Innovation Architects

Name

Company

402 S Gay Street

Knoxville

TN

37902

Address

City

State

Zip

865-243-8438

crau@dia-arch.com

Phone

Email

CURRENT PROPERTY INFO

MKC Properties, LLC

3702 Willow Oak Circle, Cleveland, TN 37312

865-755-7815

Owner Name (if different from applicant)

Owner Address

Owner Phone

143 - 145 S. Gay Street, Knoxville, TN 37902

094EJ031

Property Address

Parcel ID

Downtown

DK-G

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

4.5.21

Staff Signature

Please Print

Date

Cody Rau

Cody Rau

2021-04-05

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: Scope includes alteration to existing front elevation along Gay Street to create a new accessible recessed entry door to renovated tenant space at the first floor, alteration of existing south elevation for two new punch opening windows at the second level along Vine Avenue, and creation of usable roof deck patio space on the second level for renovated private tenant spaces with one new door (replaces window), deck, and railing.

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

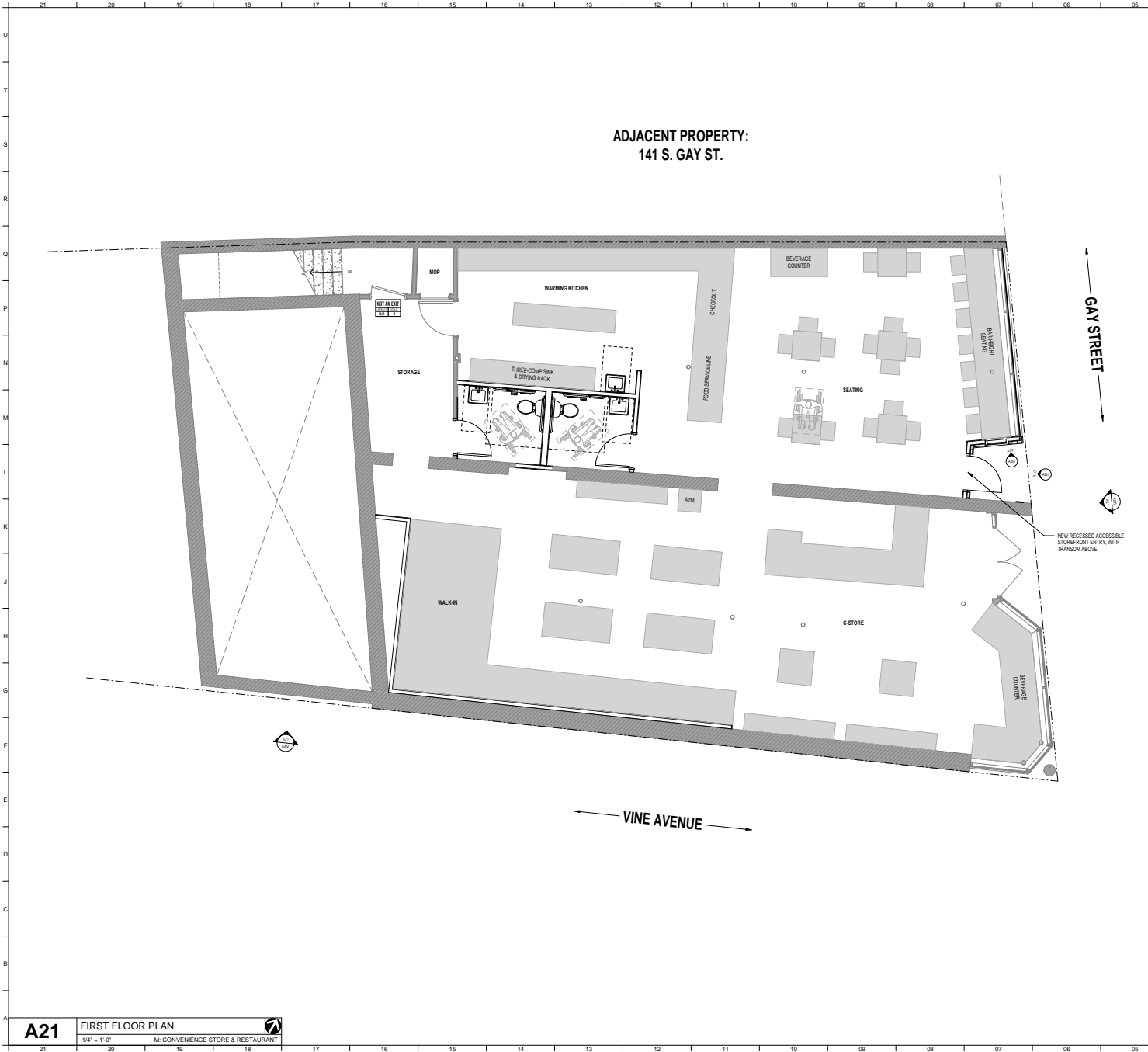
- Property Owners / Option Holders

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

FEE 1:		TOTAL: 50.00
50.00		
FEE 2:		
FEE 3:		



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GENERAL NOTES

FLOOR PLANS

KEYED NOTES

FLOOR PLANS

A21 FIRST FLOOR PLAN
 1/4" = 1'-0"
 M: CONVENIENCE STORE & RESTAURANT

A04 KEY PLAN
 NOT TO SCALE

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 Design Innovation
 ARCHITECTS + INTERIORS + PLANNING
 402 S. Gay Street, Suite 201, Knoxville, TN 37902
 Tel: 865.544.3810
 www.dia-arch.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

RENOVATIONS FOR:
143 - 145 S. GAY STREET
 KNOXVILLE, TN 37092

NO.	DESCRIPTION	DATE

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SHEET DESCRIPTION:
 FIRST FLOOR PLAN

A101
 PROJECT DATE: 2020-mm-dd
 PROJECT NUMBER: 20070

C.O.A. PLANS REVIEW /
 ELECTRONIC SIGNATURE STAMP



GENERAL NOTES

EXTERIOR ELEVATIONS

KEYED NOTES

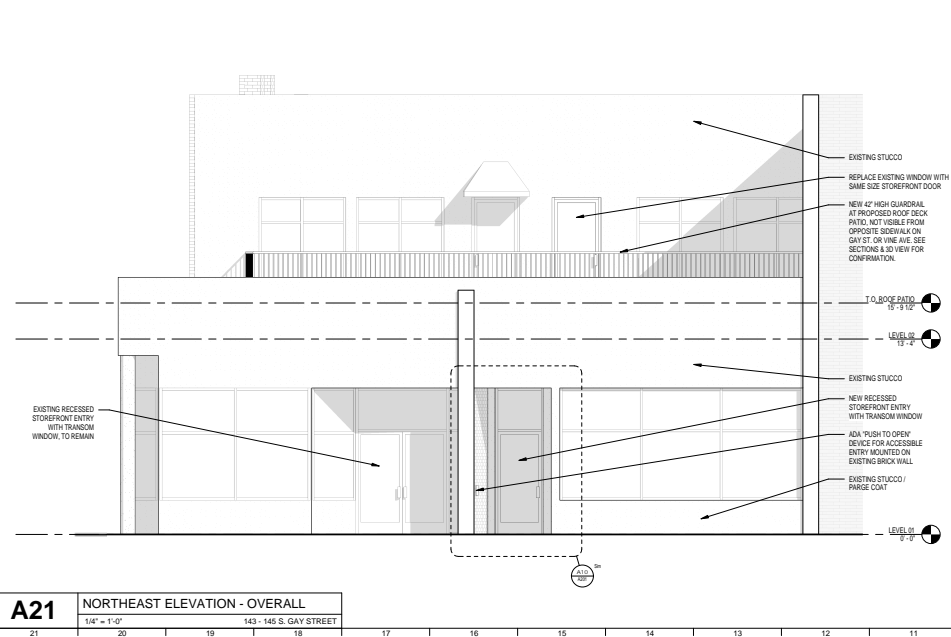
EXTERIOR ELEVATIONS

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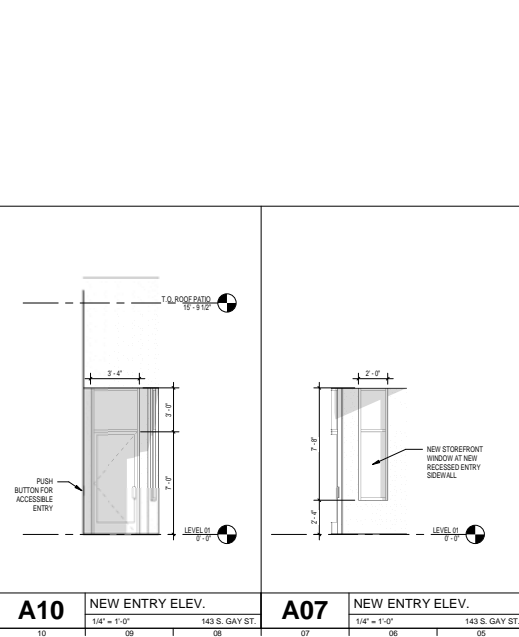
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RENOVATIONS FOR:
143 - 145 S. GAY STREET
KNOXVILLE, TN 37902

K21 EXTERIOR ELEVATIONS
NOT TO SCALE EXISTING PHOTOS



A21 NORTHEAST ELEVATION - OVERALL
1/4" = 1'-0"
143 - 145 S. GAY STREET



A10 NEW ENTRY ELEV.
1/4" = 1'-0"
143 S. GAY ST.

A07 NEW ENTRY ELEV.
1/4" = 1'-0"
143 S. GAY ST.

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SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

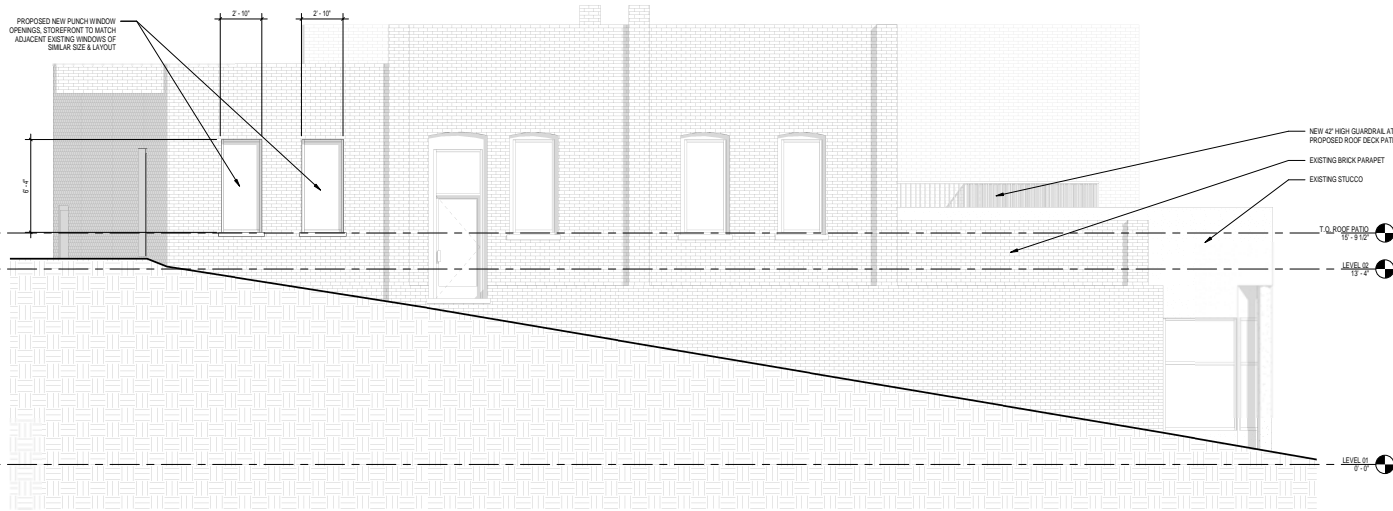
A201
PROJECT DATE: 2020-mm-dd PROJECT NUMBER: 20070

C.O.K. ALANS REVIEW / ELECTRONIC SIGNATURE STAMP

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K21 SOUTHEAST ELEVATION
NOT TO SCALE EXISTING PHOTO



A21 SOUTHEAST ELEVATION - OVERALL
1/4" = 1'-0" VINE AVENUE

GENERAL NOTES
EXTERIOR ELEVATIONS

KEYED NOTES
EXTERIOR ELEVATIONS

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KNOXVILLE, TN 37092

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SHEET DESCRIPTION:
EXTERIOR ELEVATIONS

A202
PROJECT DATE: 04/04/21 PROJECT NUMBER: 20070

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ELECTRONIC SIGNATURE STAMP

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FARMERS' AND TRADERS' BANK

18





145 S. Gay Street





145 S. Gay Street



FARMERS
AND
MERCHANTS
BANK



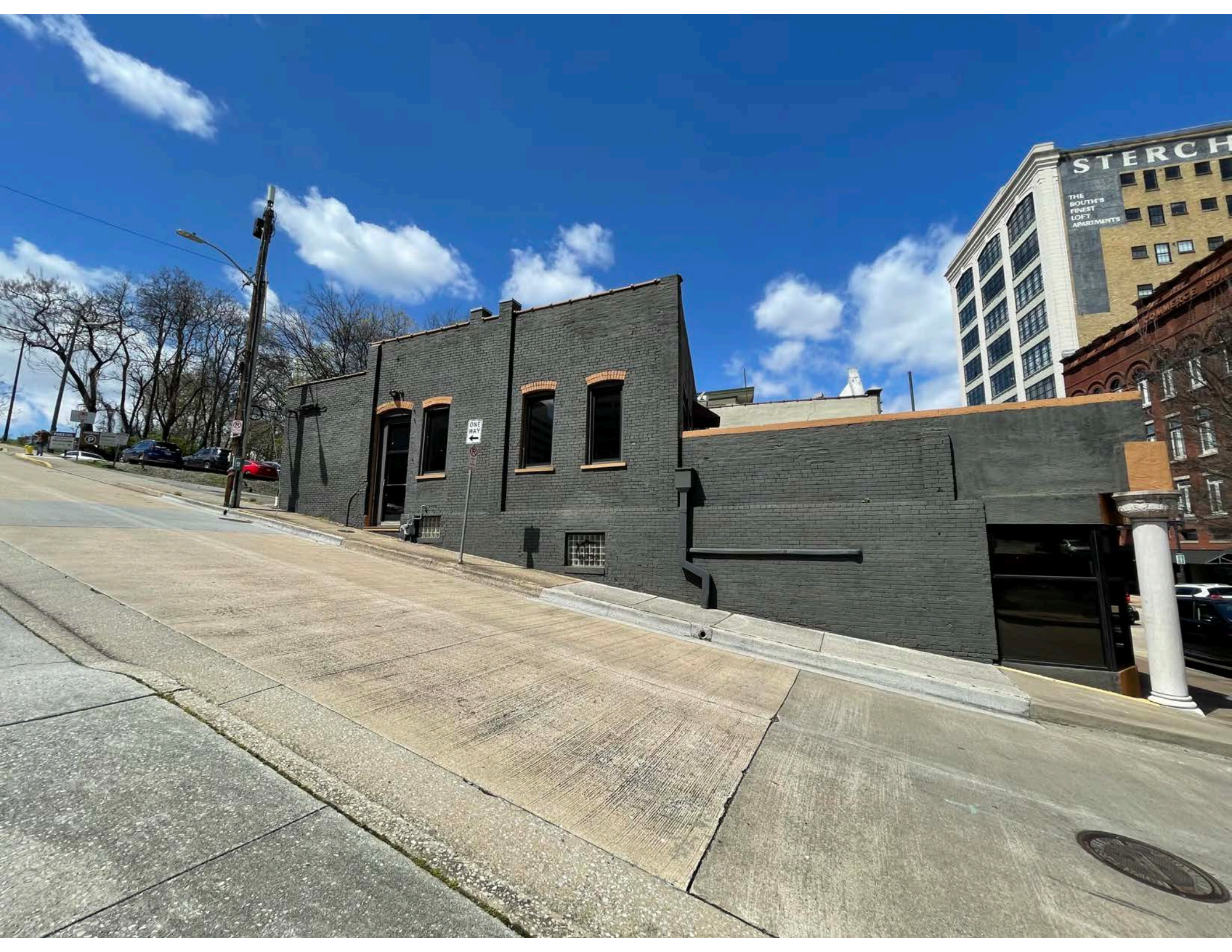
No Parking

ONE WAY
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STERCHI'S

THE SOUTH'S FINEST LOFT APARTMENTS

COMMERCE BUILDING

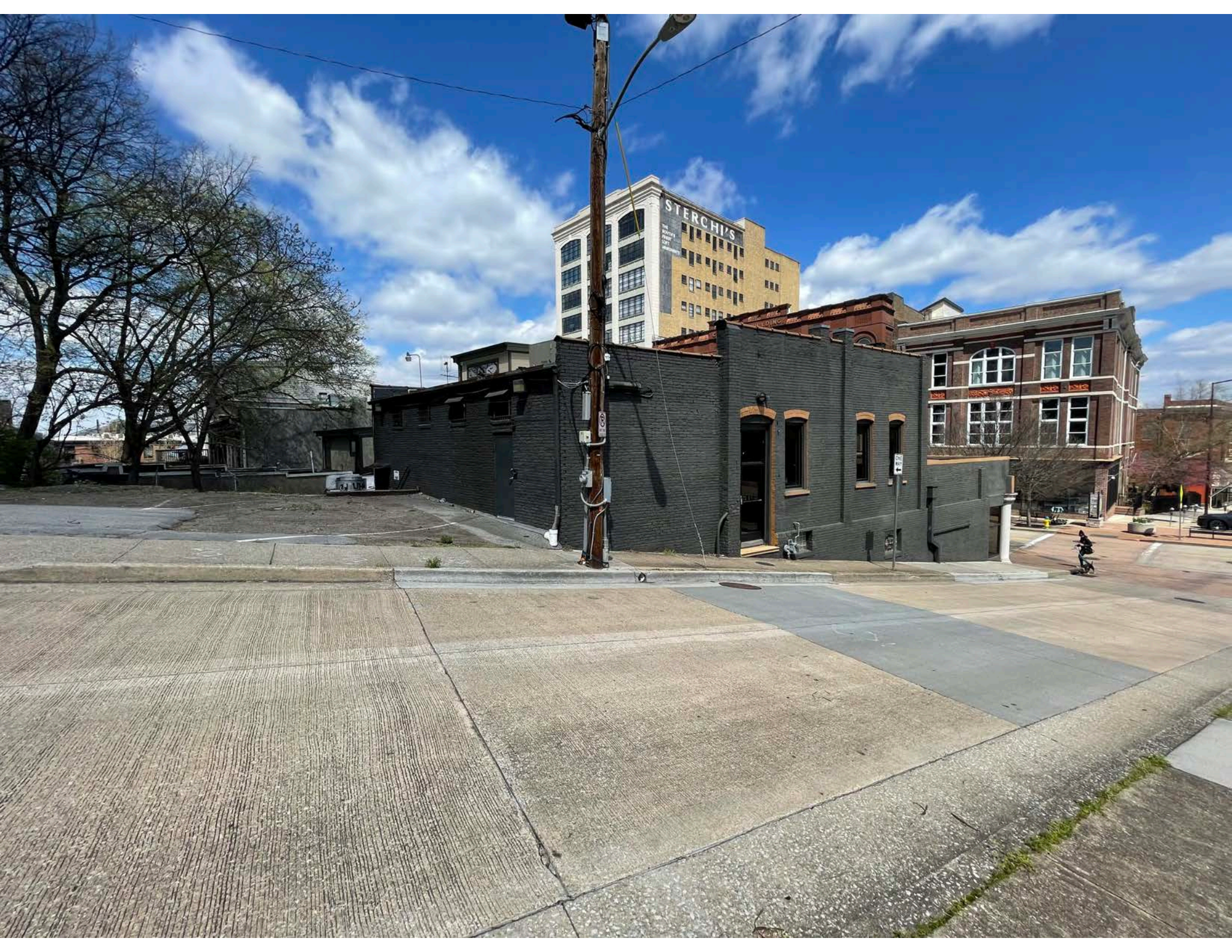


STERCH

THE SOUTH'S
FINEST
LOFT
APARTMENTS

ONE
WAY
←

NO
PARKING



STERCHI'S

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ONE WAY

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