

**Meeting:** 7/21/2021  
**Project:** General Building mechanical installation  
**Applicant:** Chris Woodcock

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## Property Information

**Location:** 625 Market St. **Parcel ID** 94 L G 013  
**Zoning:** DK (Downtown Knoxville)  
**Description:**

General Building, constructed 1926. Fifteen-story building with a brick exterior and limestone detailing on the facade, designed by Barber and McMurry.

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## Description of Work

Level I Minor Alteration of an Existing Building/Structure

New mechanical equipment and ductwork on existing roof, to accommodate new kitchen interior. New duct and equipment are proposed as "paintable," either dark to obscure or to match the color of the building.

The mechanical equipment is proposed for the north elevation of the building, on the rooftop of the three-story section fronting the parking lot and visible from Walnut Street. The mechanical equipment includes new exhaust fans, new paintable mechanical ducts, and new rooftop condensers. An existing mechanical penthouse and an existing 3' tall parapet will remain. The parapet does not fully cover the mechanical equipment, which will be visible from Market Street.

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## Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

7. Mechanical Equipment and Service Utilities

7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile equipment.

7b. Do not locate units on a primary façade.

7c. Screen rooftop vents, heating/cooling units, and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.

7d. Locate utility connections and service boxes on secondary walls.

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## Comments

The proposed mechanical equipment installation is not located on a primary façade, but will be visible from Market Street. The equipment is also somewhat large in scope, extending almost the full length of the third-story rooftop section, ending in front of the existing mechanical penthouse. The proposal uses a 3-foot tall existing parapet; no additional parapet or screening will be installed.

The equipment is somewhat low-profile, but will be visible above the existing parapet wall. To minimize the visual

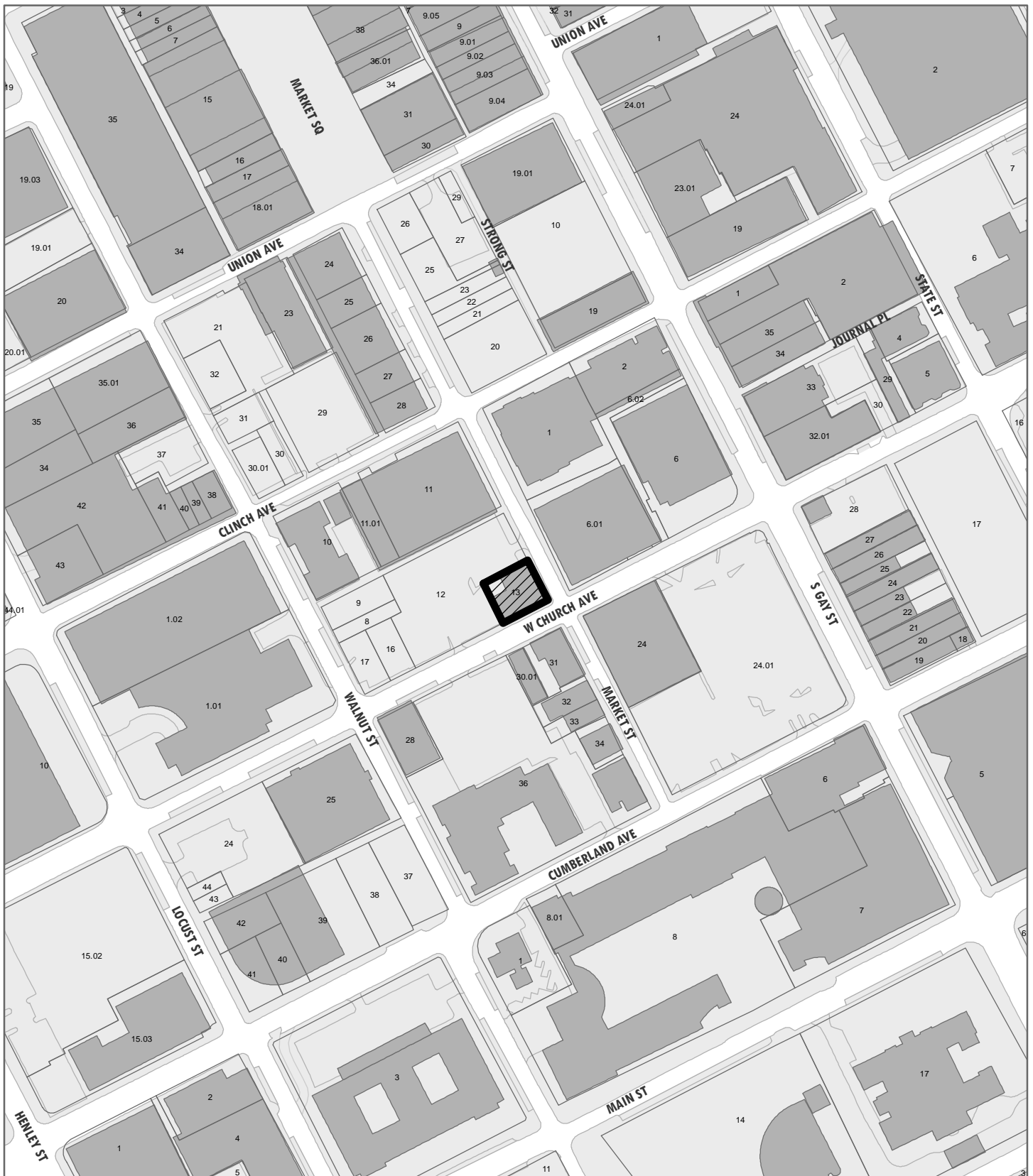
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impact, the proposal includes painting the equipment either dark to obscure or light to match the color of the building. The Board should discuss the appropriate color finish for the mechanical equipment to reduce visibility from the right-of-way.

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## **Recommendation**

Staff recommends approval of Certificate 7-C-21-DT as submitted.



**7-C-21-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Petitioner: **Chris Woodcock, McCarty Holsaple McCarty, Inc**

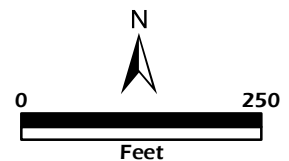
**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



**625 Market St.**

**Level 1: Minor alteration of an existing building/structure**

Original Print Date: 7/13/2021  
 Revised:  
 Knoxville/Knox County Planning · Downtown Design Review Board





# DESIGN REVIEW REQUEST

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

Chris Woodcock - Designer, MHM Inc.

Applicant

07/02/2021

07/21/2021

7-C-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

Chris Woodcock

McCarty Holsaple McCarty Inc

Name

Company

500 W Main St Suite 300

Knoxville

TN

37902

Address

City

State

Zip

(865) 544-2000

cwoodcock@mhminc.com

Phone

Email

## CURRENT PROPERTY INFO

John Trotter

625 Market Street Suite 1500

(865) 525-4800

Owner Name (if different from applicant)

Owner Address

Owner Phone

625 Market Street Suite 100

094LG013

Property Address

Parcel ID

DK-G

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

7.2.21

Please Print

Date

*Chris Woodcock*

Chris Woodcock

06/30/2021

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: New mechanical equipment & ductwork on existing roof, for new kitchen equipment. No change to exterior of existing building. New duct & equipment proposed as 'paintable'- either dark to obscure, or to match building.

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>  50.00
50.00	
<b>FEE 2:</b>	
<b>FEE 3:</b>	

LOCATION OF  
NEW EQUIPMENT

EXISTING  
PARAPET



CHURCH AVE. & MARKET ST.  
MAIN FRONT CORNER  
NO CHANGE



BACK CORNER  
FROM PARKING



MAP

MARKET ST.

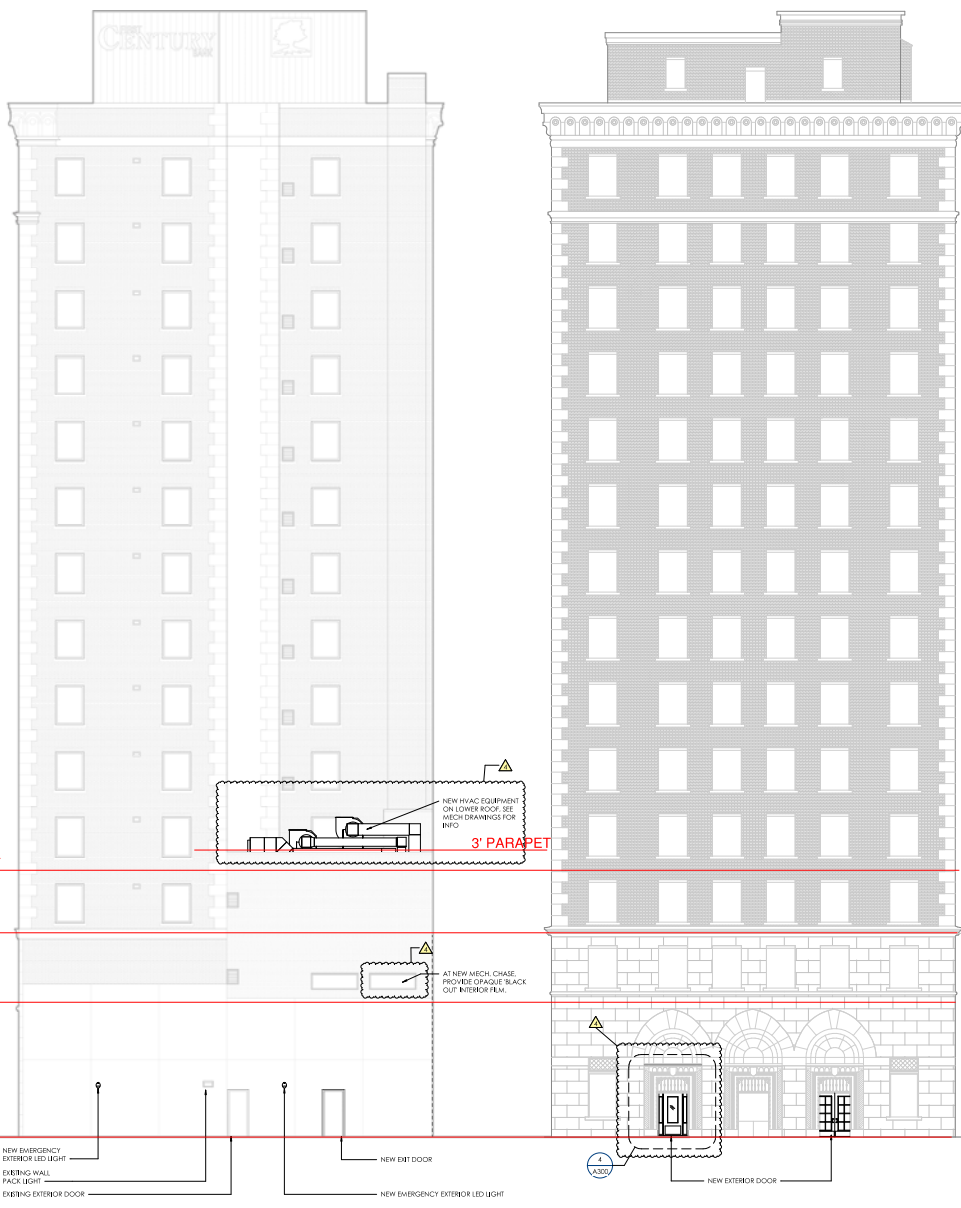
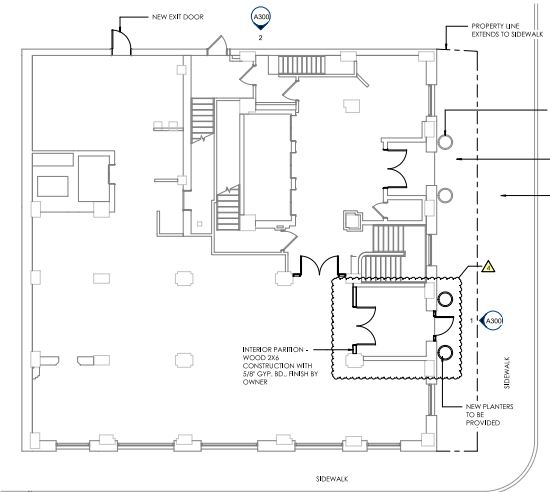
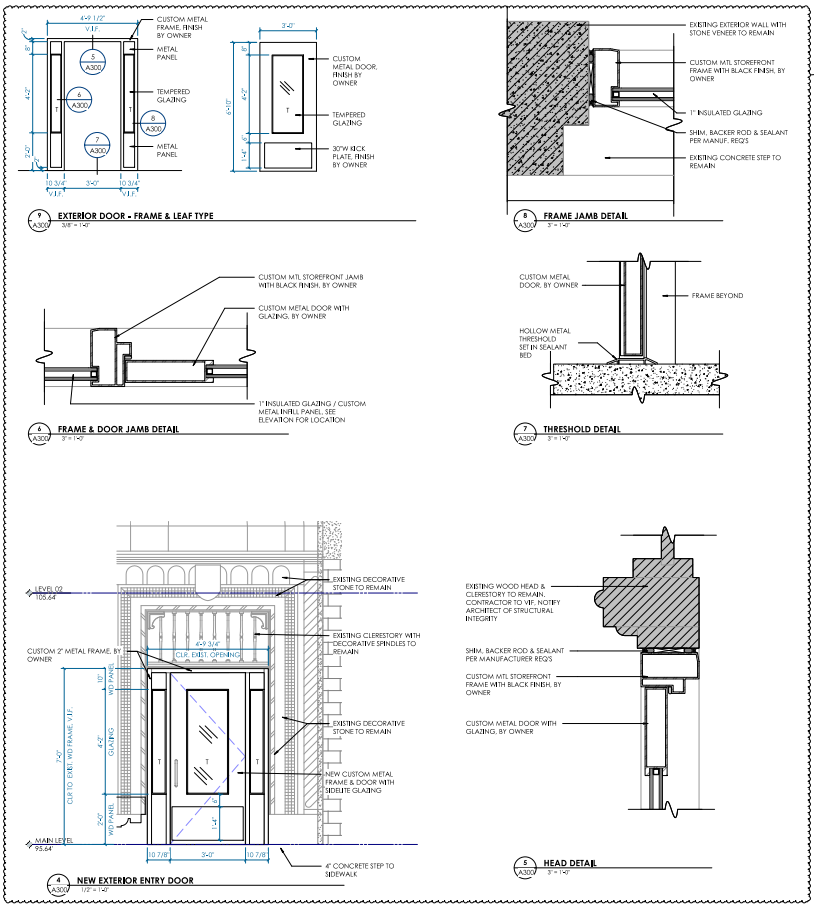
W. CHURCH ST.



BINDING EDGE

BINDING EDGE

BINDING EDGE



18018

300 N. MARKET STREET, SUITE 300  
KNOXVILLE, TENNESSEE 37902

OWNER: MCDONALD'S RESTAURANT, INC.  
ARCHITECT: MCDONALD'S RESTAURANT, INC.  
DATE: 08/14/2018  
PROJECT NO.: 18018  
DRAWING NO.: 18018-01

**625 Market Street Restaurant**

625 Market Street, Ste. 100  
KNOXVILLE, TENNESSEE 37902

**ACTIVE DESIGN PHASE**

1. CONCEPT DESIGN  
2. SCHEMATIC DESIGN  
3. PRELIMINARY DESIGN  
4. CONSTRUCTION DOCUMENTS



CONSTRUCTION DOCUMENTS

**CONSTRUCTION DOCUMENTS**

1. EXTERIOR ELEVATION  
2. INTERIOR ELEVATION  
3. FLOOR PLAN  
4. SECTION  
5. DETAIL

**CROSS OFFICIAL REVIEW**

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**REVISION INFORMATION**

NO.	DATE	DESCRIPTION
1	08/14/2018	ISSUE FOR PERMIT
2	08/14/2018	ISSUE FOR PERMIT
3	08/14/2018	ISSUE FOR PERMIT

**DRAWING INFORMATION**

SCALE: AS SHOWN  
SCALE: 1/8" = 1'-0"  
DATE: 08/14/2018  
PROJECT: 625 MARKET STREET RESTAURANT  
DRAWN BY: MCDONALD'S RESTAURANT, INC.  
CHECKED BY: MCDONALD'S RESTAURANT, INC.  
DATE: 08/14/2018