

**Meeting:** 6/16/2021  
**Project:** 706 S. Gay Street  
**Applicant:** Meagan Grohol / R2R Studio, LLC

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## Property Information

**Location:** 706 S. Gay St. **Parcel ID** 95 I F 027  
**Zoning:** CU (Cumberland Avenue)  
**Description:**  
Two-story, brick masonry building, with a rear massing of one-story. Modified storefront.

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## Description of Work

Level I Minor Alteration of an Existing Building/Structure

Revised submission for exterior rehabilitation at 706 S. Gay Street, which was previously reviewed by the Design Review Board in June 2020. This COA will replace 6-B-20-DT. The previous submission and COA included a significant upper-story addition, which is no longer proposed.

The proposed renovations will affect all exterior elevations of the existing building, which is a two-story brick masonry building fronting Gay Street which drops to a single story at the rear half of the property, fronting the alley. The original masonry walls on the side and rear elevations will be preserved. Most of the façade was removed during a previous renovation, and the existing façade is metal stud framing with a thin brick veneer. The existing façade will be demolished, with a new façade built in its place.

On the west elevation (fronting Gay Street), rehabilitation will include the reconstruction of the Gay Street elevation to create a two-part façade, with an aluminum storefront system and a decorative metal cornice between stories. The second story will have a brick exterior, with three adjoining two-over-one, aluminum-clad double-hung windows centrally located on the façade, and a decorative metal cornice topped by black metal coping along the roofline. The right half of the façade will feature a small hyphen, clad in cementitious board and trim on the first story and black architectural metal paneling on the second story. The hyphen is slightly shorter than the main façade (at 41'-3.75" compared to the main façade's 44'-1.75").

On the north elevation (fronting the parking lot), applicant will install sixteen total new windows. On the one-story massing which extends towards the rear property line, eight two-over-one, double-hung aluminum-clad windows will be installed. Four matching windows will occupy the second-story of the center, two-story section, with four single-light aluminum storefront windows installed below. The exterior will feature a decorative metal cornice and black metal coping along the roofline. The previously painted brick masonry walls will be painted with new black paint.

On the rear elevation (fronting the alley), new second- and third-story windows will be installed to match existing windows. Other work includes the installation of new black metal coping, new downspouts, and new paint on the already-painted brick masonry.

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## Applicable Design Guidelines

### Downtown Design Guidelines

#### SECTION 1.B.1 (BUILDING MASS, SCALE AND FORM)

Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Historically, building technology limited height and subsequently created pedestrian-scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings and there are no height limitations imposed by the zoning ordinance for downtown Knoxville. However, there is still a need for buildings that respond to pedestrians. The use of 'human-scale' design elements is necessary to accomplish this. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as, upper story setbacks, covered entries, and window size and placement.

#### GUIDELINES:

- 1a. Maintain a pedestrian-scaled environment from block to block.
- 1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning; or buildings may be 'stepped back' on upper floors with lower floors meeting the sidewalk edge.
- 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.
- 1d. Divide larger buildings into 'modules' that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.
- 1e. Avoid blank walls along street-facing elevations.

#### SECTION 1.B.3. (BUILDING MATERIALS)

New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

#### GUIDELINES:

- 3a. Use complimentary materials and elements, especially next to historic buildings.

#### 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.

#### GUIDELINES:

- 4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
- 4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.
- 4c. Scale first floor signs to pedestrians.
- 4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.
- 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.

#### SECTION 1.B.5. (GROUND FLOOR DOORS AND WINDOWS)

Entrances and ground floor windows should foster pedestrian comfort, safety and orientation. Not every building

in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.

**GUIDELINES:**

- 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.
  - 5d. Consider corner entrances at the ends of blocks.
  - 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.
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**Comments**

706 S. Gay Street is not located within a National Register Historic District so the proposal is not subject to the Historic Resources section of the design guidelines. In addition to having to meet the recommendations of the Downtown Design Guidelines, the proposal also must meet requirements of the DK-G zone district, including the dimensional standards and design standards (Art. 5, Sec. 5.5 - Table 5.3 & 5.4). There are no apparent conflicts with the zoning standards (see page 17 for the applicable DK-G requirements and associated measurements/calculations for this proposal).

In general, the proposal will bring the building more in line with the Downtown Knoxville Design Guidelines by adding transparency to a previously blank wall on a highly visible elevation, dividing the building into "modules" with a recognizable base, middle, and top, and by using building materials and elements of a "human scale" to connect with pedestrians at street level. The design successfully differentiates architectural features of the ground floor from the upper floors and uses cornices and details harmonious with surrounding historic buildings.

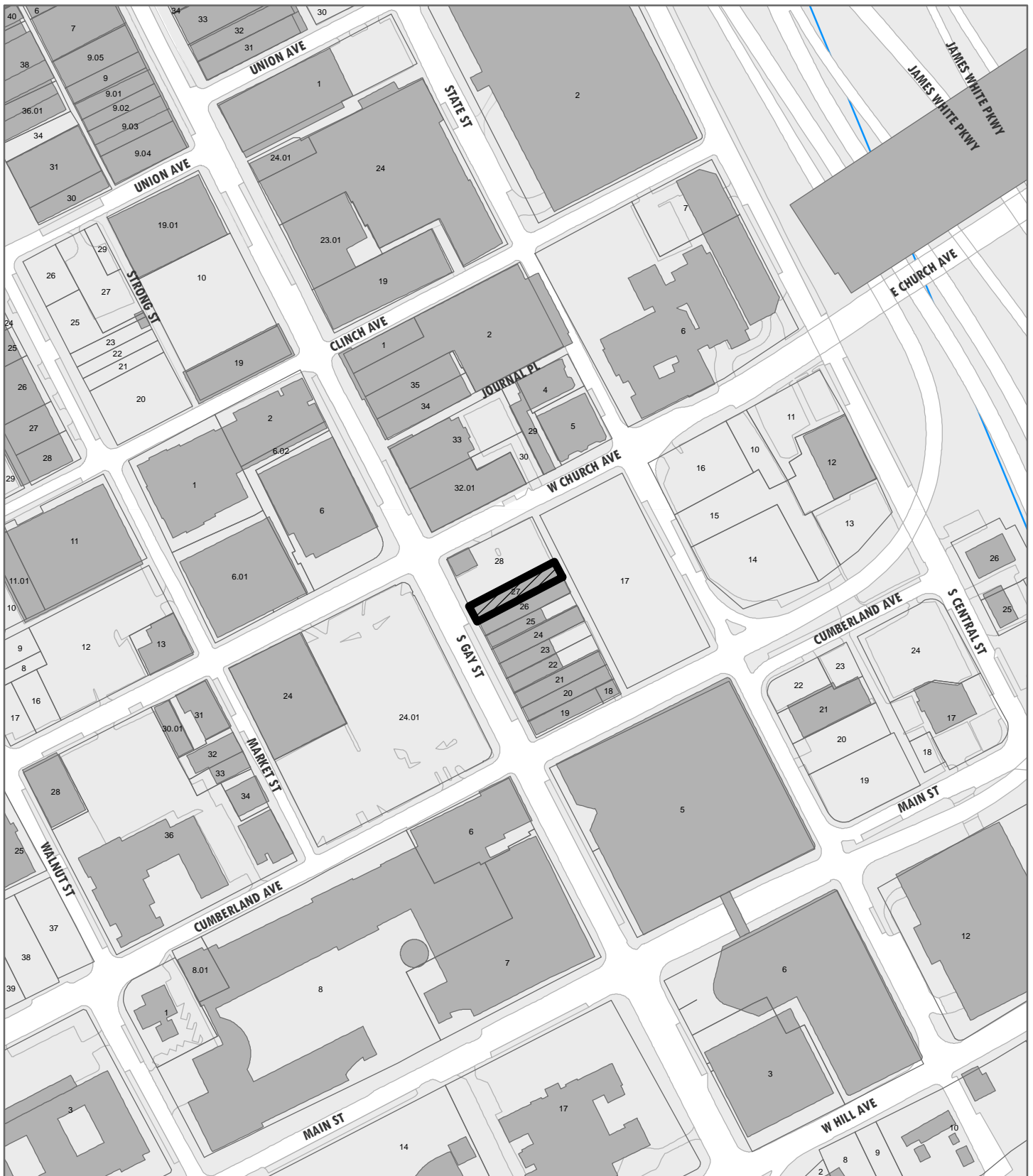
The new windows proposed to be installed on the north side elevation are along the property line, so the project will require a 5'-0 fire separation easement with the adjacent property owner.

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**Recommendation**

Staff recommends approval of Certificate 6-B-21-DT, subject to the following conditions:

- 1) obtaining any fire separation easements or agreements which may be necessary to install windows on the north elevation; and
- 2) installing clear glass in the storefront windows and doors.



**6-B-21-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Petitioner: Meagan Grohol / R2R Studio, LLC

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**

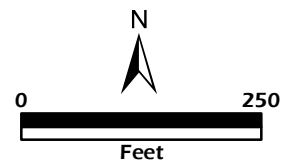


706 S. Gay St.

Level 1: Minor alteration of an existing building/structure

Original Print Date: 6/7/2021  
Knoxville/Knox County Planning · Downtown Design Review Board

Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board





# DESIGN REVIEW REQUEST

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

Meagan Grohol/ R2R studio, llc

Applicant

5.26.2021

6.16.2021

6-B-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

Meagan Grohol

R2R studio, llc

Name

Company

2575 Willow Point Way, Suite 105

Knoxville

TN

37931

Address

City

State

Zip

865-769-8075

mgrohol@r2rstudio.com

Phone

Email

## CURRENT PROPERTY INFO

Tim Hill/Hatcher-Hill Properties, LLC

311 S Weisgarber Road

865-249-8132

Owner Name (if different from applicant)

Owner Address

Owner Phone

706 S Gay Street

095IF027

Property Address

Parcel ID

DK-G

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

Please Print

5.27.21

Date

*Meagan Grohol*  
Applicant Signature

MEAGAN L. GROHOL

Please Print

5/27/21

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: Facade alteration, changes to the previous design approved under 6-B-20-DT\_COA.
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**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: \_\_\_\_\_
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**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: \_\_\_\_\_
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**STAFF USE ONLY**

**ATTACHMENTS**

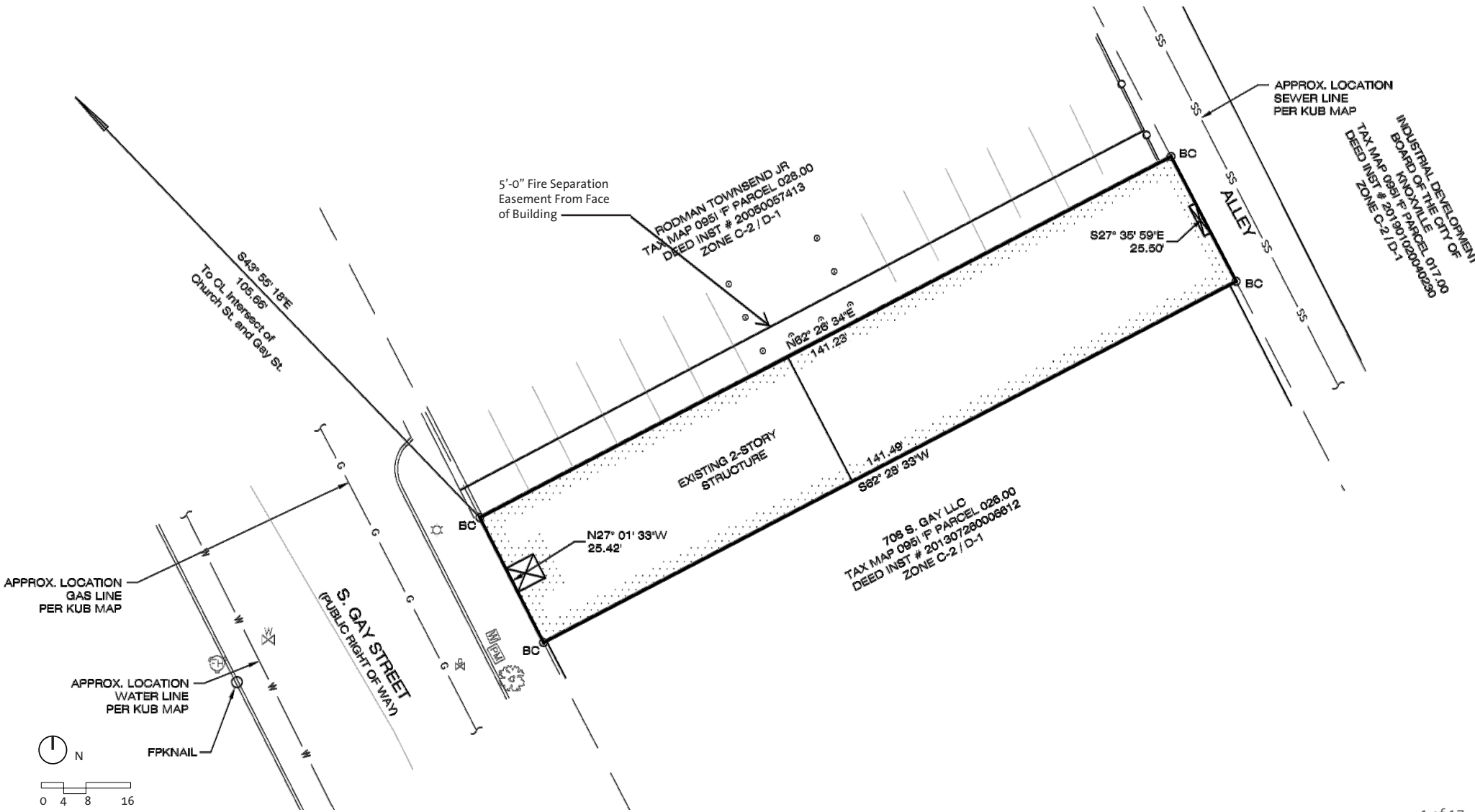
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

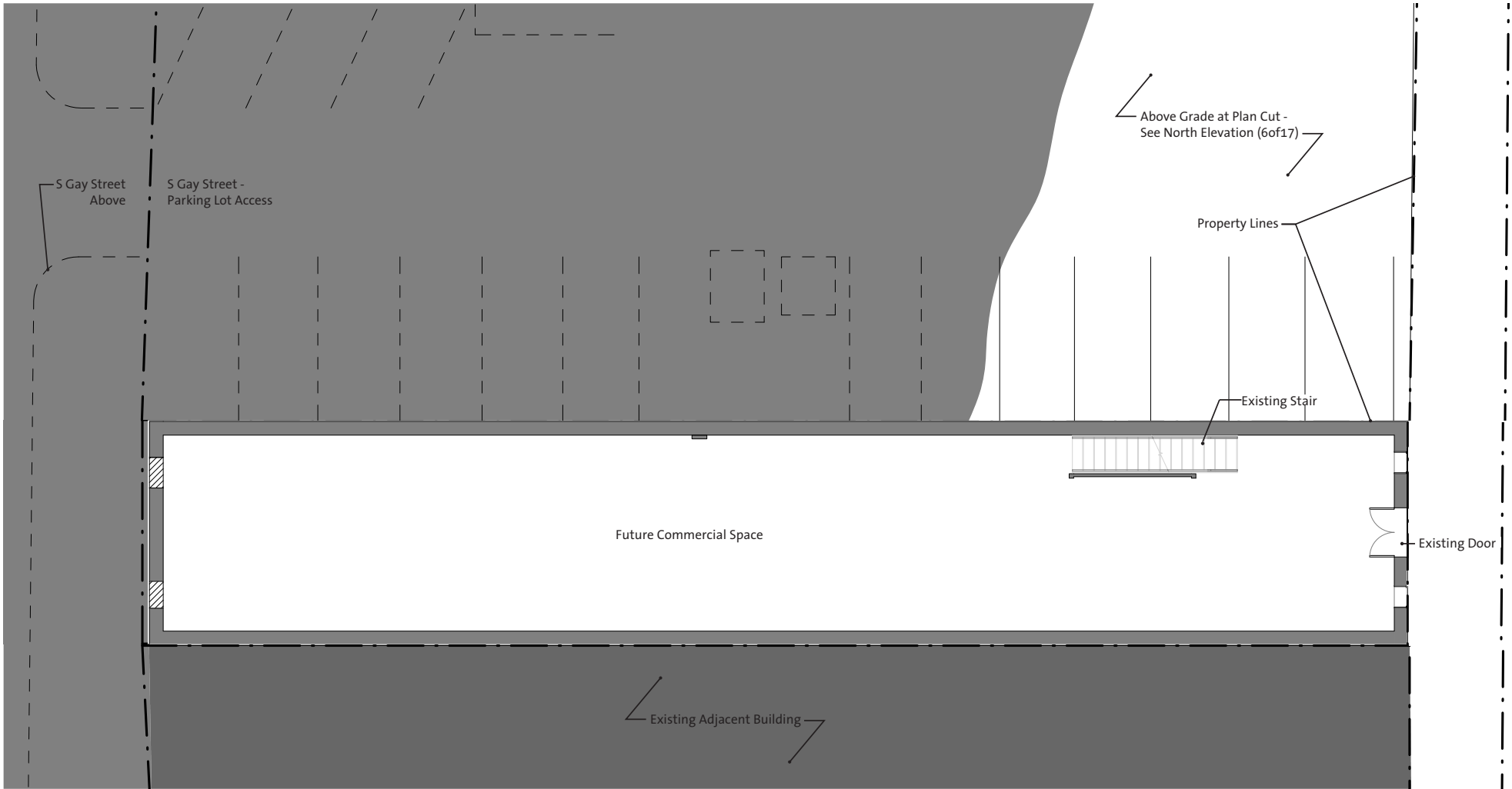
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<b>FEE 2:</b>		
<b>FEE 3:</b>		



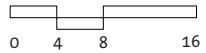
# 706 S Gay Street

Design Review Board Submission  
Site Plan

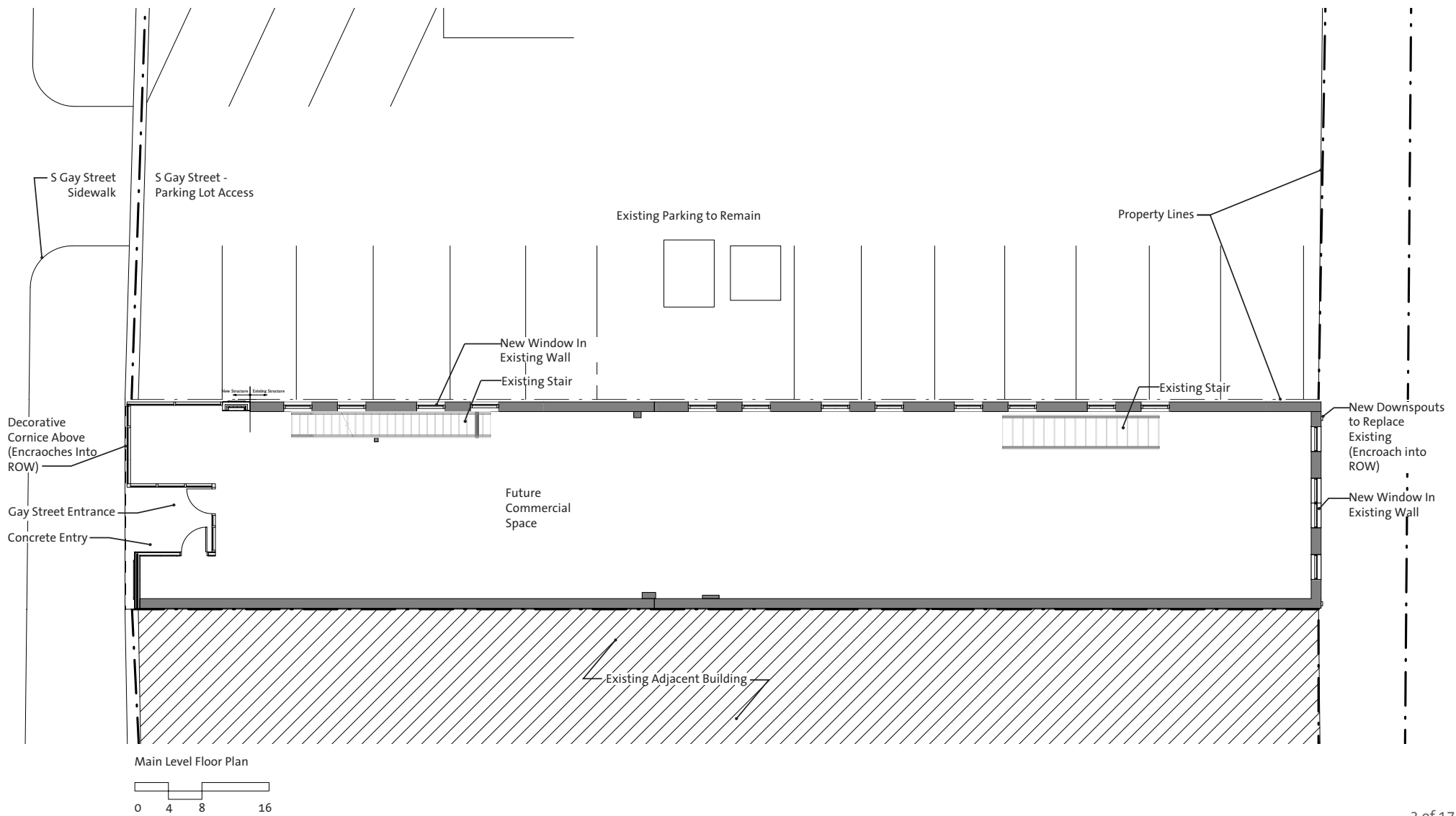


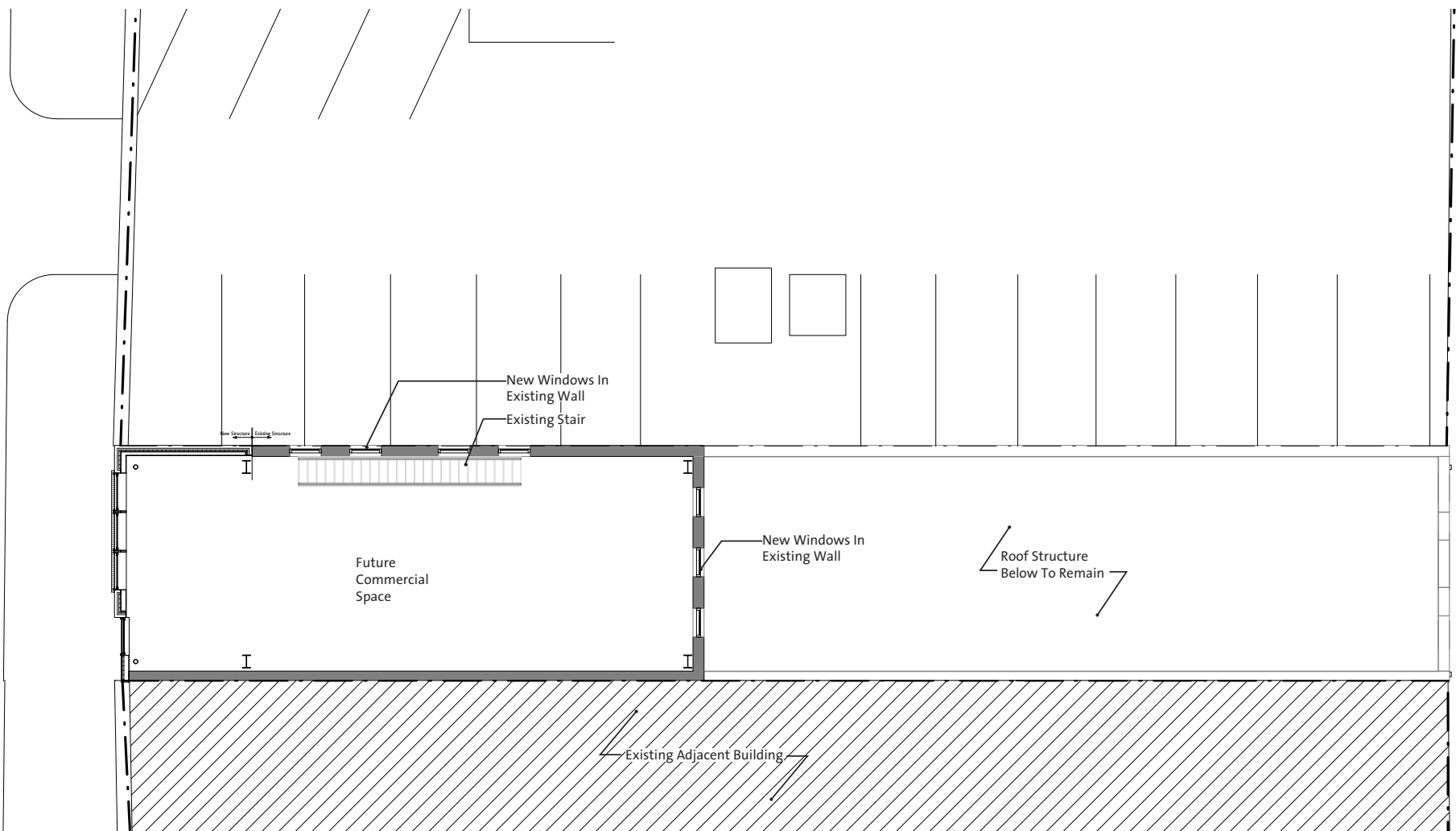


Basement Level Floor Plan

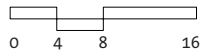


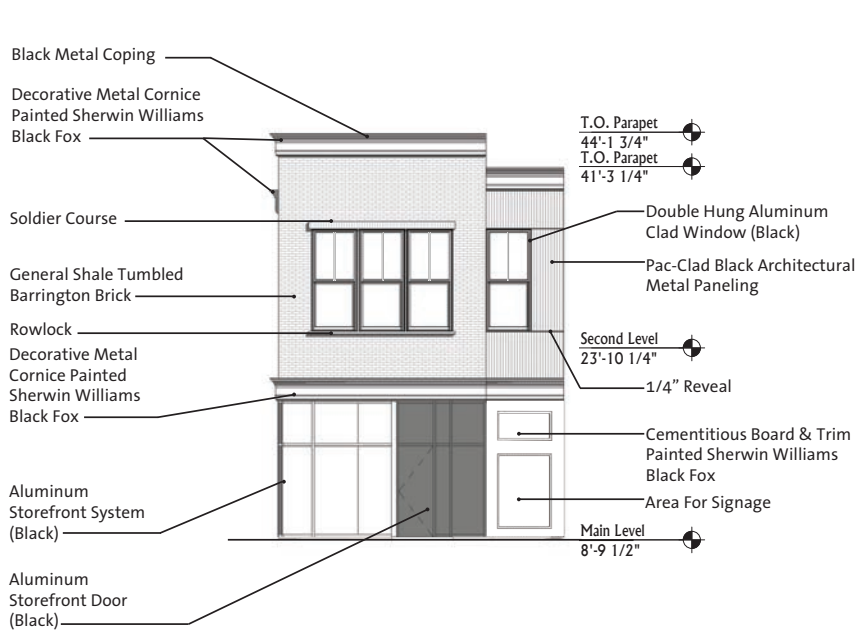




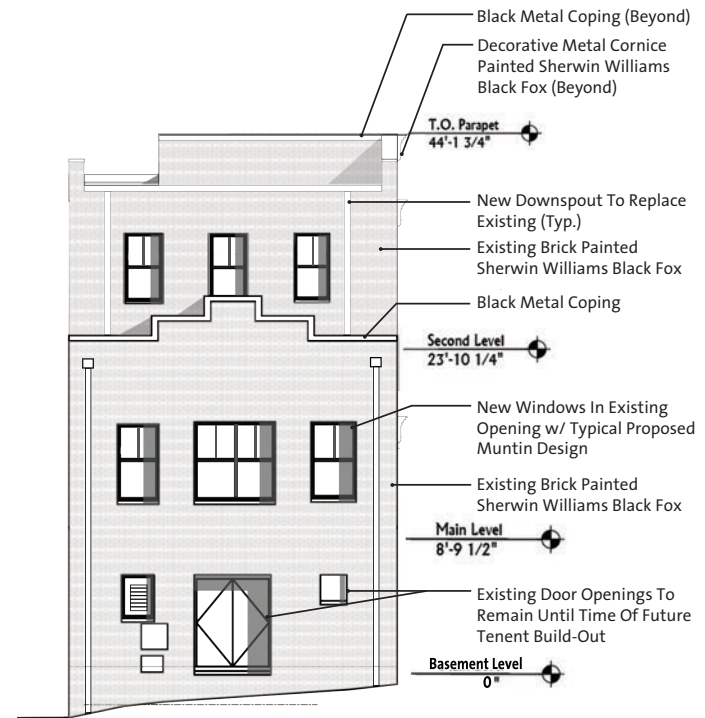
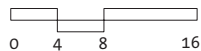


Second Level Floor Plan

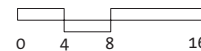


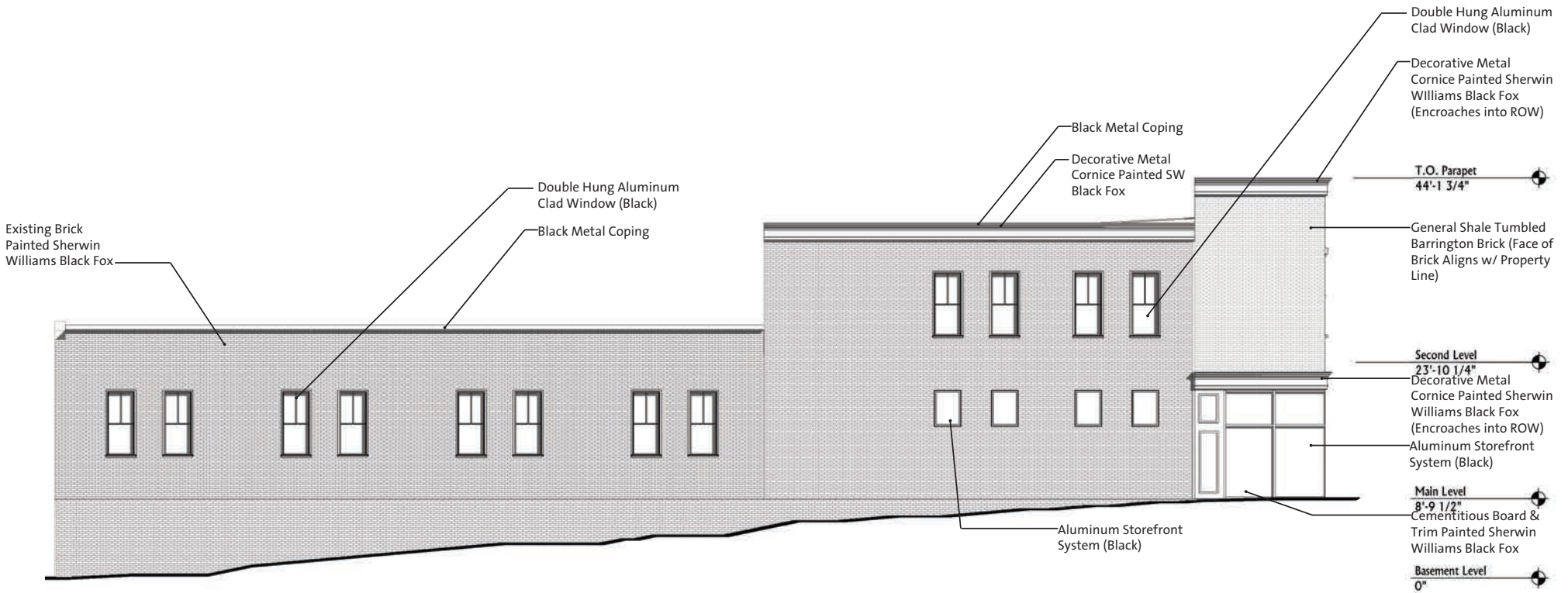


West Facing Front Elevation- Gay Street

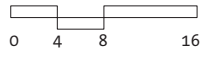


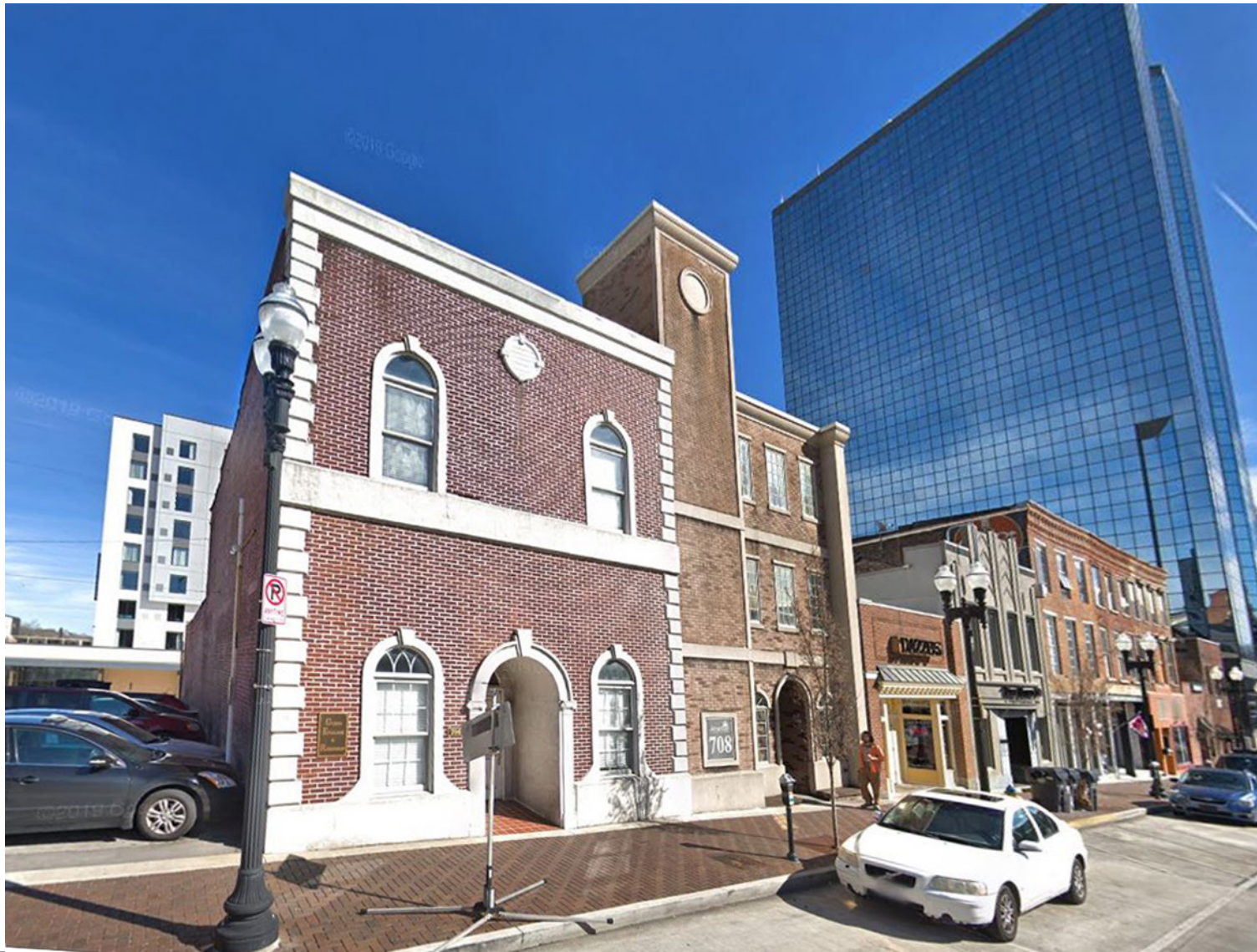
East Facing Rear Elevation- Alley





North Facing Side Elevation- Parking Lot





706 S Gay Street  
Design Review Board Submission  
Existing Building

2575 Willow Point Way Suite 105 • Knoxville, TN 37931 • v: 865.769.8075 • f: 865.769.8076 • [www.R2Rstudio.com](http://www.R2Rstudio.com)



706 S Gay Street  
Design Review Board Submission  
Proposed Design

2575 Willow Point Way Suite 105 • Knoxville, TN 37931 • v: 865.769.8075 • f: 865.769.8076 • [www.R2Rstudio.com](http://www.R2Rstudio.com)



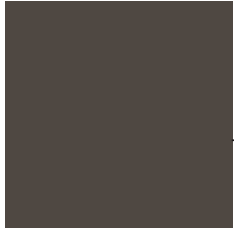
Existing Building



Proposed Design



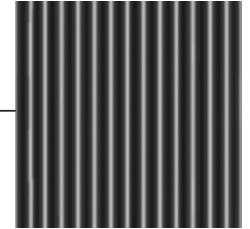
Decorative Cornice  
Painted Sherwin  
Williams Black Fox



Existing Brick New Paint  
Color: Sherwin Williams  
Black Fox



Existing Painted Brick



Pac-Clad Black  
Architectural Metal  
Paneling



General Shale Tumbled  
Barrington Brick



Black Aluminum  
Storefront





Existing Building



\*Shaded Region Represents Adjacent Building

Proposed Design



Decorative Cornice  
Painted Sherwin  
Williams Black Fox



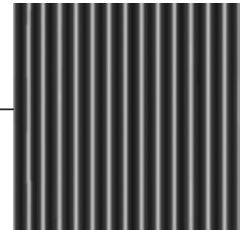
Brick Corbel Inspiration



Black Aluminum  
Storefront



General Shale Tumbled  
Barrington Brick



Pac-Clad Black  
Architectural Metal  
Paneling



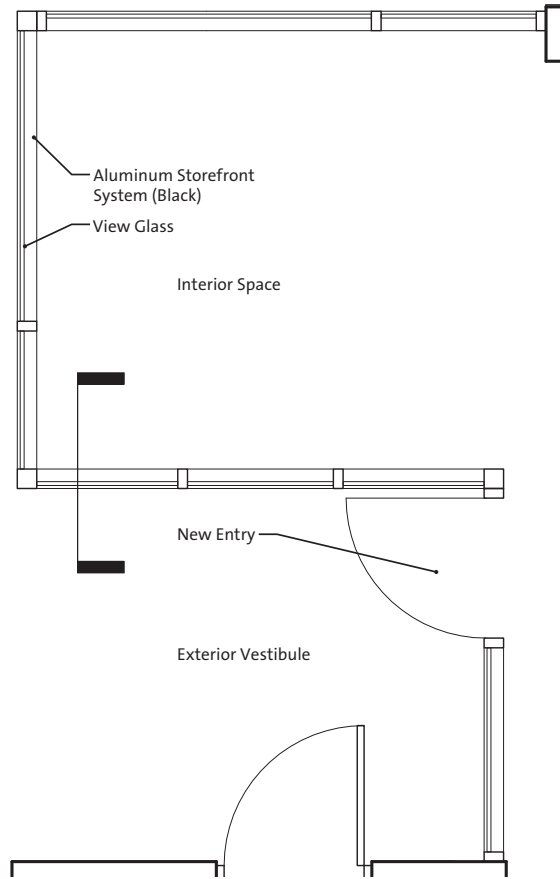
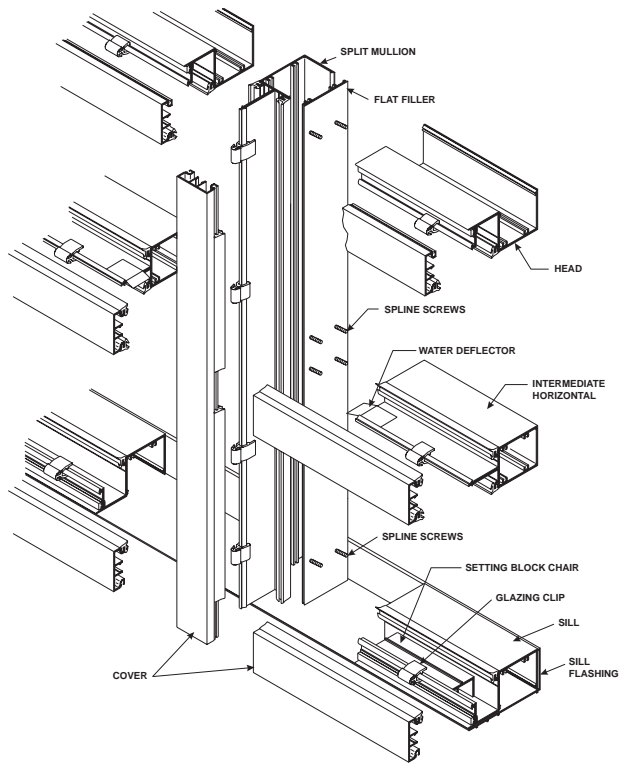
Existing Building



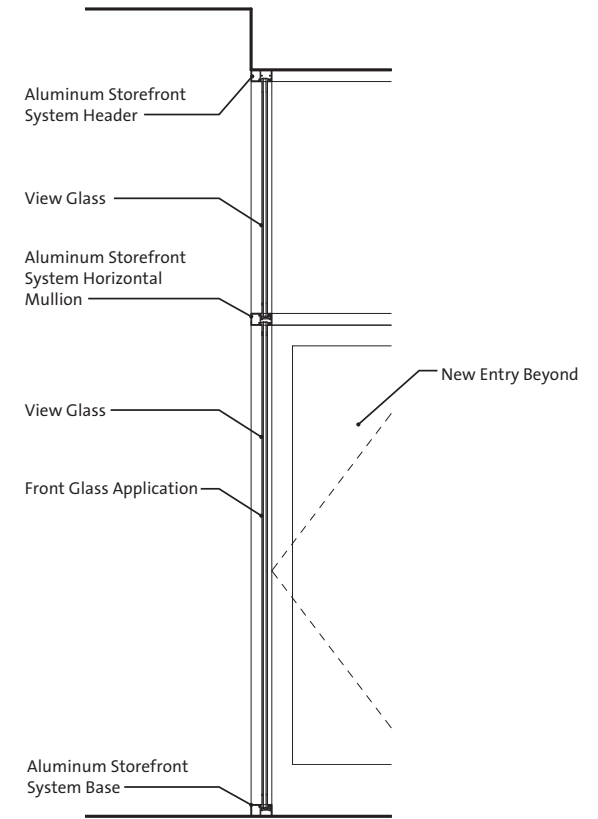
\*Shaded Region Represents Adjacent Building

Proposed Design

# Aluminum Storefront System



Enlarged Storefront Plan



Storefront Section



# PAC-CLAD Aluminum Wall Panels



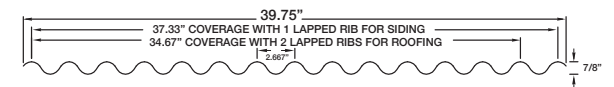
## PRODUCT FEATURES

- ▶ 30-year non-prorated finish warranty
- ▶ Matching screws and rivets
- ▶ Closure strips available
- ▶ Precut short lengths (5'-0" minimum) (3'-0" on the M-42)
- ▶ Panel lengths up to 30' on steel and 22' on aluminum

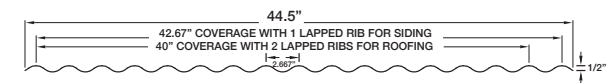
## MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available

## 7/8" CORRUGATED



## 1/2" CORRUGATED



\*Note: The M-36 and M-42 panels are not intended for use in the construction of metal buildings or structural roof applications. Please consult with Petersen regarding the application of this panel. A complete specification is available online at [pac-clad.com](http://pac-clad.com).

Photo at left:  
 Moving Everest Charter School, Chicago, IL  
 Architect: TEAM A  
 Installing contractor: WBR Roofing  
 Profile: 7/8" Corrugated Panels, smooth and perforated  
 Color: Charcoal

# Double-Hung Window Profile



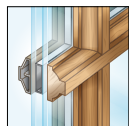
Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



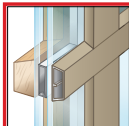
Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.

## FULL DIVIDED LIGHT

Features permanent interior and exterior grilles with grille spacer bars between two panes of insulating glass. A traditional divided light look with modern energy efficiency.



Chamfer - Ovolo (colonial)



Contemporary - Contemporary

Grille widths: 3/8", 7/8", 1 1/8", 1 1/2" & 2 1/8"



Exterior

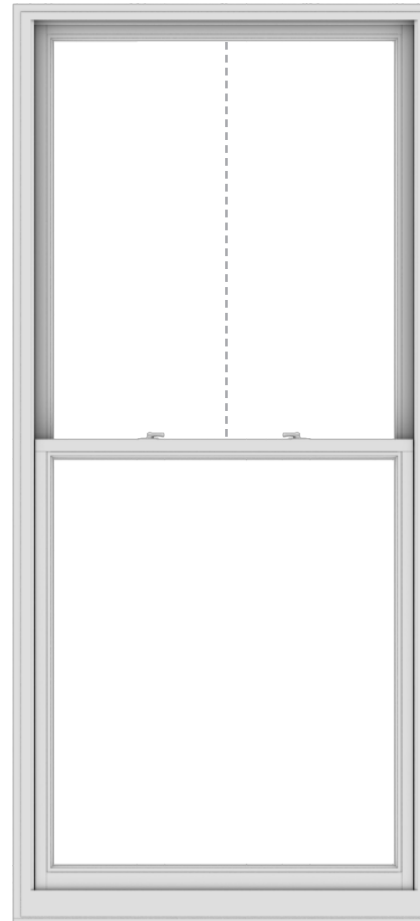
Interior

All Exterior Windows to be Black.

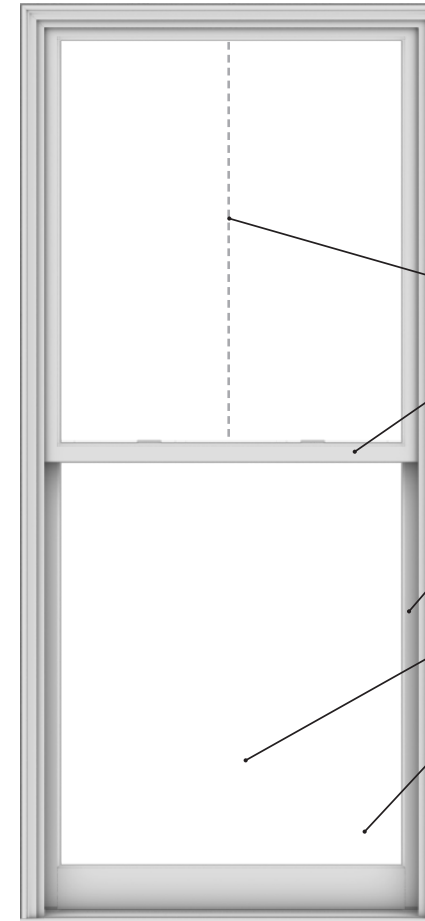
\*Double-Hung Window Sizes:

44"x96"

36"x84"



Interior View



Exterior View

Full Divided Lite at Upper Sash - Fractional Pattern

Narrow Checkrail to Maintain Historical Accuracy

Aluminum Clad Frame

Narrow Stile

Dual-Pane Glazing with Argon Gas Blend

Low-E Coating

# DK-G Downtown Knoxville Grid Subdistrict Requirements

## Article 5

### Section 5 Item B.2

**Required:**

A minimum ground floor height of 12 feet measured from floor to floor.

**Proposed Project Conditions:**

Between the Main and Second levels there is a floor to floor height of 15'-0 3/4".

Table 5-3: DK Subdistricts Dimensional Standards

Bulk:	Required:	Proposed Project Conditions:
Max Building Height	Unlimited	Noted.
Min Building Height	24'	Height: 44'-4 3/4"
Setbacks:	Required:	Proposed Project Conditions:
Min Setback from Street Lot Line	Build-to-Zone: 0'-5'	New construction will remain within the existing building footprint.
Min Build-To Percentage	80%	New construction will remain within the existing building footprint.
Interior Side Setback	None	Noted.
Rear Setback	None	Noted.

Table 5-4: DK Subdistricts Design Standards

**DK-G Facade Design:**

- A) Building facades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 50 feet.  
- Maximum distance from entry = 13'-2 1/8"
- B) Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.  
- Maximum blank wall area = 16'-9 5/8"

**DK-G Fenestration Design:**

- C) The ground floor of the front facade must maintain a minimum transparency of 30%, measured between two and ten feet in height.  
Ground floor front facade total = 250 SF  
Transparency = 183.25 SF  
Percentage of Transparency = 73%
- D) Upper floors of the front facade must maintain a minimum transparency of 25% of the wall area of the story  
Second floor front facade total = 335.42 SF      Third floor front facade total = 397.92 SF  
Transparency = 101.24 + 31.56 = 132.8 SF      Transparency = 101.24 + 31.56 = 132.8 SF  
Percentage of Transparency = 39%      Percentage of Transparency = 33%

DK-G SUBDISTRICT DESIGN STANDARDS

