

Meeting: 2/16/2022
Project: 319 S. Gay Street
Applicant: Brian Ewers / Dollar & Ewers Architecture

Property Information

Location: 319 S. Gay St. **Parcel ID** 94 L D 031
Zoning: DK (Downtown Knoxville)
Description:

Former TVA Credit Union building, original core constructed prior to 1900 and most recent exterior rehabilitation dating to the early 1980s.

Description of Work

Level II Major Alteration of an Existing Building/Structure

Major exterior rehabilitation and new addition on fourth story (rooftop).

Exterior rehabilitation scopes include removing and replacing portions of the existing storefront on Wall Avenue and Gay Street elevations; replacement of windows on second and third floors; and cleaning and repair to existing brick, precast concrete elements (including precast concrete cornice and coping along primary roofline), and granite accents (including bulkheads, some storefront areas, and bases of columns). Brick to be stained a color to match existing granite accents. Existing metal decoration above transom windows to remain. Existing precast columns to remain, including corner column. Second and third-story windows to be single-light aluminum windows.

Gay Street elevation: leftmost bay of storefronts (corner of Wall Ave and Gay Street) to be removed to create outdoor seating area recessed under building corner. Portions of existing storefront to be removed to create two additional entries along Gay Street elevation - some sections of storefront to remain and be adjusted in width as necessary to accommodate adjacent new storefronts/doors. A flat metal canopy is centered over the primary entry on the Gay Street elevation, measuring approximately 5' by 28'-6" and located 12' above the sidewalk level.

Wall Avenue elevation: rightmost bay of storefronts (corner of Wall and Gay) to be removed to create outdoor seating area recessed under building corner. Additional portion of existing storefront to be removed (adjacent to corner recessed seating area) and infilled with single-light storefront system.

Strong Street elevation: existing fenestrations to remain, windows to be replaced. Existing precast concrete panels between second and third stories to remain.

Signs: two rectangular wall signs totaling 18 sq. ft. maximum to be installed on Gay Street elevations, proposed for signboard area above first-story storefront systems. New blade sign to extend from upper levels (adjacent third-story windows) on corner of Gay Street and Wall Avenue. Sign to measure 40 sq. ft.

Addition: portions of existing mechanical penthouse will be removed for new rooftop addition. New fourth-story

(rooftop) addition to measure approximately 113'-3.75" long along Gay Street elevation, including a 50'-4" long mechanical area and a 62'-9.74" long restaurant space. Addition will measure approximately 100' long along Wall Avenue. Addition will feature two bays of aluminum storefront systems along Gay Street and four along Wall Avenue, and a 5' deep cantilevered canopy wrapping around both elevations. The addition will be clad in prefinished, concealed fastener metal panels and trim with a low-slope, single-ply membrane roof on all roof sections not covered by the skylight. Centered on, and sloping towards, the Wall Avenue elevation is a single-pitch skylight system

Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

1. Building Mass, Scale, and Form

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.

2. Building Location

2a. Design private plazas to be pedestrian-friendly. Provide human-scale amenities and include landscaping.

4. Architectural Character

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 signboards.

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 front entrances to the main street; secondary entrances should be clearly defined and oriented towards streets and alleys, as appropriate.

5c. Design entrances according to the proportions of the building's height and width.

5d. 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.

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.

7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.

7f. Screen dumpsters from view.

B. The Traditional Grid District

1. Recommended Signs

1a. Wall signs on sign boards that are above a transom or first story and mounted flush to the building façade.

1b. Projecting signs of modest size (9 square feet, maximum); a larger sign must be approved by the board

Comments

319 S. Gay Street, while zoned DK-H, is not located within the Gay Street Commercial National Register Historic District so the Historic Resources section of the design guidelines does not apply.

Overall, the proposal meets the intent of the design guidelines. While sections of the original building were built prior to 1900, the building has had several exterior rehabilitation campaigns, most recently in 1984, so the proposal will not result in the modification or removal of any character-defining historic features.

The installation of additional storefronts and public uses on the first story will enhance pedestrian interest and engagement in the site. The proposal includes a "largely consistent rhythm of entrances and windows" recommended by the guidelines. The proposal retains the existing building's use of "traditional considerations such as show-windows, transoms, friezes, and signboards," differentiating the ground floor massing from the upper floors. Existing design elements in good condition will be retained, including the granite accents, precast concrete cornice and detailing, and decorative cast metal screening above transom windows. The entrances will be oriented towards the two main streets, with the primary entrance on Gay Street identified via a new projecting canopy and the secondary tenant spaces called out via signage on the sign boards. No new blank wall sections are created by the exterior rehabilitation scopes. While staining a historic brick would be discouraged, staining a 1980s brick veneer to be more compatible with existing granite elements is appropriate.

Removing an interior section and two storefronts at the corner of Gay Street and Wall Avenue to create recessed outdoor space will not result in the removal of any historic features and will activate that block's corner, generating additional interest and activity at the pedestrian level. Any encroachments to the public right-of-way are subject to City review and granting of easements.

The general placement of the proposed signage meets the design guidelines. While some signs may be approved on a staff level, new signs with illumination are required to be reviewed by the Design Review Board. The finalized sign package, including any illumination elements, should be re-submitted to staff or the DRB for review.

Lighting elements are not included in the current submission. Exterior lighting elements should meet the relevant standards of the zoning code (10.2). The proposed metal canopy along the Gay Street elevation should meet the City zoning code standards for awnings and marquees (10.3.F.2.a, related to vertical clearance above sidewalk and width across sidewalk).

Rooftop additions have typically been discouraged or denied on buildings listed as contributing to National Register Historic Districts, due to their incompatibility with the Historic Resources section of the guidelines and the Secretary of the Interiors Standards for Rehabilitation. The subject building is not within a local or National Register historic district, and does not retain features characteristic of its original form. The applicant has included line-of-sight drawings from a sidewalk on Wall Avenue and a sidewalk on Gay Street, showing the limited level of visibility from directly across the street. Due to height, massing, and placement, the rooftop addition will be substantially visible from other points on Gay Street and downtown.

The proposed rooftop addition is significant in scope, effectively adding a fourth story to the building. The additional height is not out of scale with the surrounding context; located just southeast of the TVA Towers, it serves as a visual step-up to the multi-story tower buildings. The addition is recessed 19'-3.75" from the Gay Street roofline and approximately 12' from the Wall Avenue roofline; the placement of existing mechanical units and an existing enclosed rooftop section (housing mechanical equipment) precludes the addition from being recessed further from the primary elevations. One section of mechanical equipment is noted as being in an "outdoor mechanical area," though the outdoor mechanical area will be screened from view by metal panel siding to match the remaining siding.

The use of single-light storefront systems with transom and clerestory windows contributes visual interest and transparency to the rooftop addition, especially along the Wall Avenue elevation. The proposed materials for the addition, including metal panel siding and full-light storefront window systems, are compatible with the existing building and the rehabilitated elements.

Recommendation

Staff recommends approval of Certificate 2-B-22-DT, subject to the following conditions:

- 1) All windows at pedestrian level to be clear;
- 2) Meeting all relevant standards for exterior lighting in City zoning code;
- 3) Proposed metal canopy to meet standards in City zoning code (Article 10.3.F.2.a);
- 4) Finalized sign package to be re-submitted separately to Design Review Board for review.



DESIGN REVIEW REQUEST

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

Brian Ewers

Applicant

1-28-2022

2-16-2022

2-B-22-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

Brian Ewers

Dollar & Ewers Architecture

Name

Company

111 East Jackson Ave Suite 101

Knoxville

TN

37923

Address

City

State

Zip

865-546-9374

bewers@dollar-ewers.com

Phone

Email

CURRENT PROPERTY INFO

HD Ranjan Arun

5335 Central Ave Pike

865-999-7722

Owner Name (if different from applicant)

Owner Address

Owner Phone

319 South Gay Street, Knoxville TN 37902

094LD031

Property Address

Parcel ID

DK

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

1.28.2022

Date

Brian Ewers

Applicant Signature

Brian Ewers

Please Print

1-28-2022

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: Remodeling the Existing TVA Credit Union to several as a Boutique Hotel w/multiple Tenants
-
-

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:

FEE 2:

FEE 3:

TOTAL:



**EXISTING TVA CREDIT UNION BUILDING
319 SOUTH GAY ST**

Existing Aerial

Proposed Work:

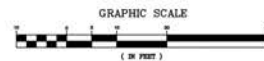
The TVA Credit Union building is located at the corner of Wall Avenue & Gay Street. The original building was built prior to 1900 and since then, the building has had several facade remodels during its life. The most recent remodel was done in 1984 by Grieve, Ruth & Hankins Architects to convert the building into the TVA Credit Union Bank. Our intent is to preserve the existing building profile while replacing select elements to accommodate the building's new intended use, a boutique hotel.

These elements include removing & replacing portions of the existing street level storefront for the proposed new tenants along Gay Street & Wall Ave, and replacing the windows at the second and third floors for the hotel rooms. The brick, precast concrete elements and granite accents are to be cleaned and remain as a part of the overall design. The brick will be stained a color to match the granite accents and to give the building a rich, fresh new look. A new rooftop bar addition will be built over the existing roof. The new addition will step back from Wall Avenue and Gay Street to create outdoor seating and to preserve the existing building profile. The proposed materials will be a mixture of prefinished metal panels & trim, glass storefronts, and steel.



Existing Gay Street Elevation

- Portions of Existing Mechanical Penthouse to be removed for New Rooftop Addition
- Existing Precast cornice to remain.
- Existing Brick Veneer to remain. Clean & Prep for New Stain.
- Existing Windows to be removed. New Windows to be installed.
- Existing Granite Accents to remain.



THE SKY-LITE HOTEL // FORMER TVA CREDIT UNION // 319 SOUTH GAY STREET



View from Corner of Wall Ave & Gay St.



View from Gay Street

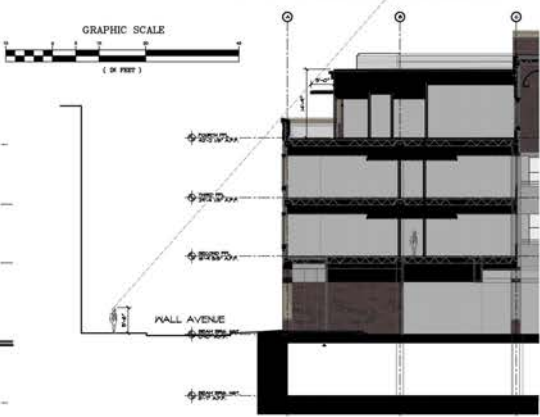




Material Elevation of Rooftop Addition



Proposed Elevation at Gay Street



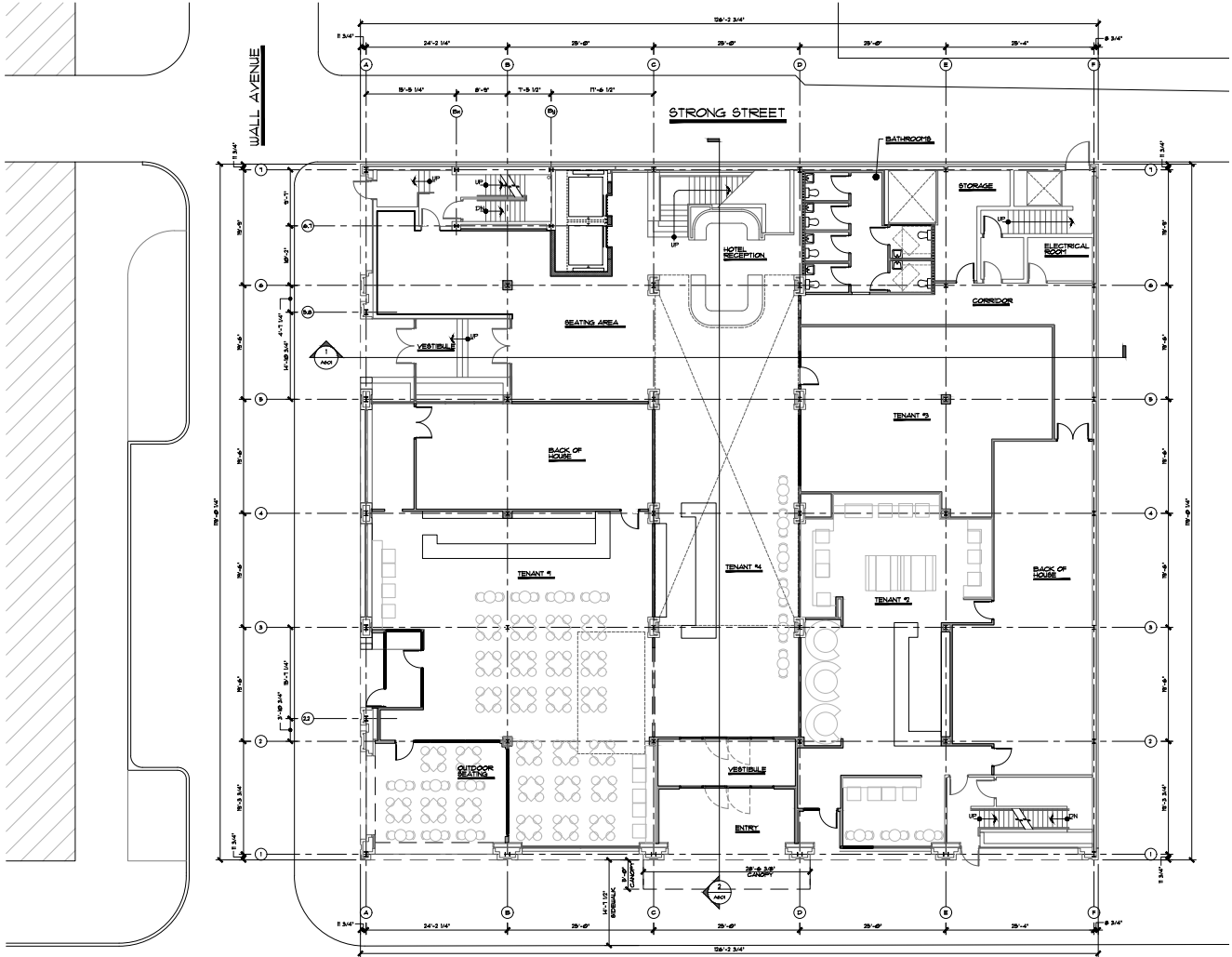
Sightlines at Wall Avenue



Proposed Wall Avenue Elevation

THE SKY-LITE HOTEL // FORMER TVA CREDIT UNION // 319 SOUTH GAY STREET





1 MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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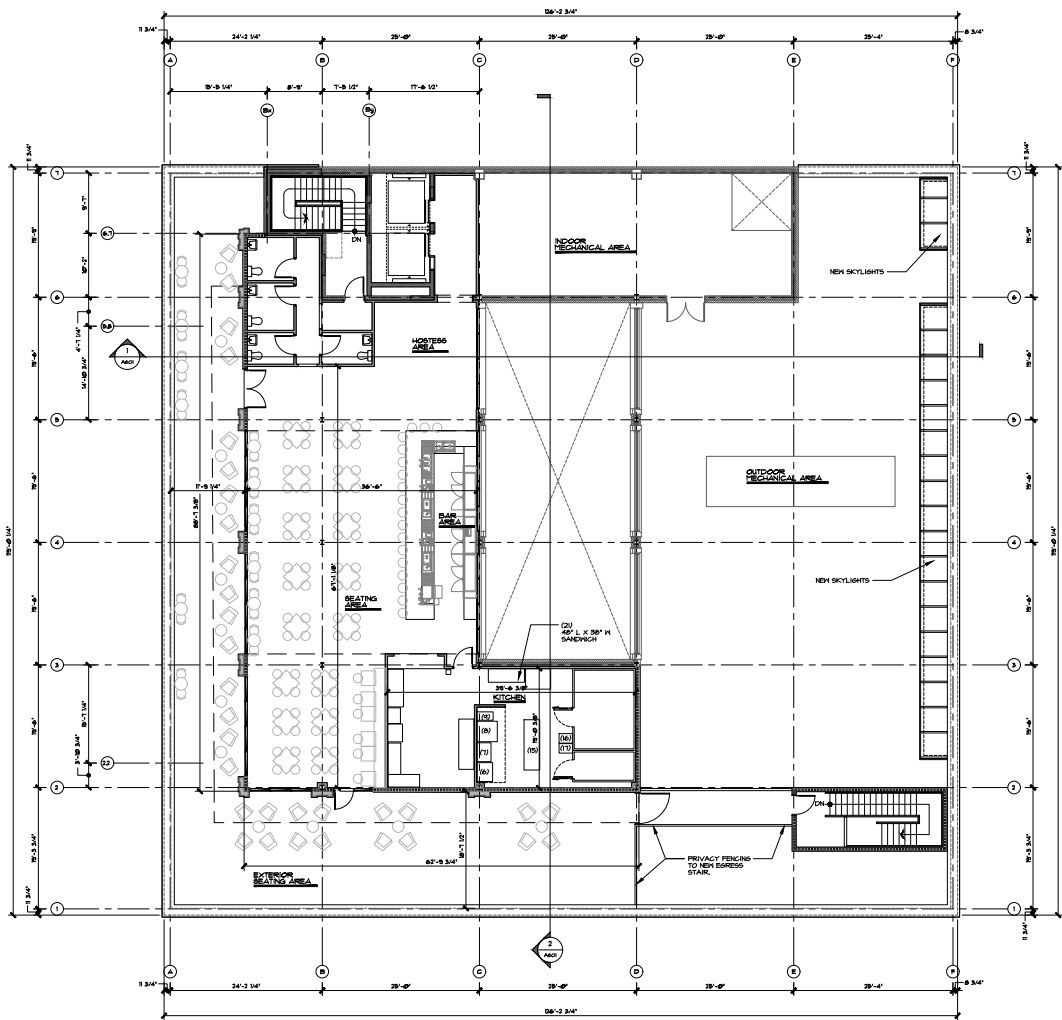
NO.	REVISIONS

A Renovation for:
SKY-LITE HOTEL
 319 SOUTH GAY STREET, KNOXVILLE, TN 37902
MAIN FLOOR PLAN

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A220




1 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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NO.	REVISIONS

A Renovation for:
SKY-LITE HOTEL
 319 SOUTH GAY STREET, KNOXVILLE, TN 37902
FOURTH FLOOR PLAN

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A250

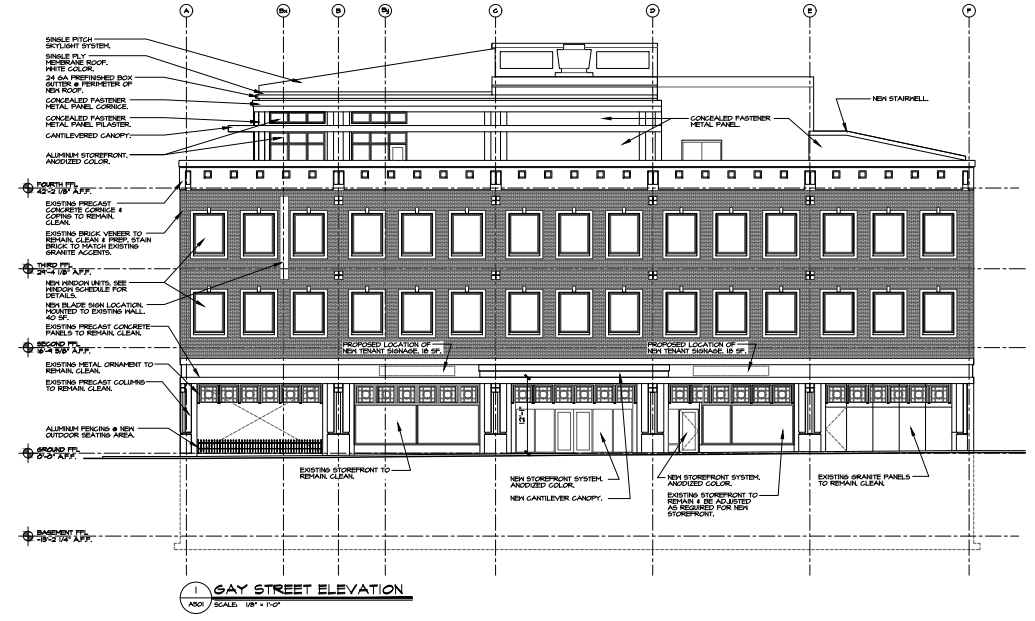


ARCHITECTS, INC.
 1015 JOURNAL AVENUE #5018 7017
 KNOXVILLE, TENNESSEE 37915
 PHONE 865-546-3324 & FAX 865-573-9328
 E-MAIL: design@dotlar-ewers.com

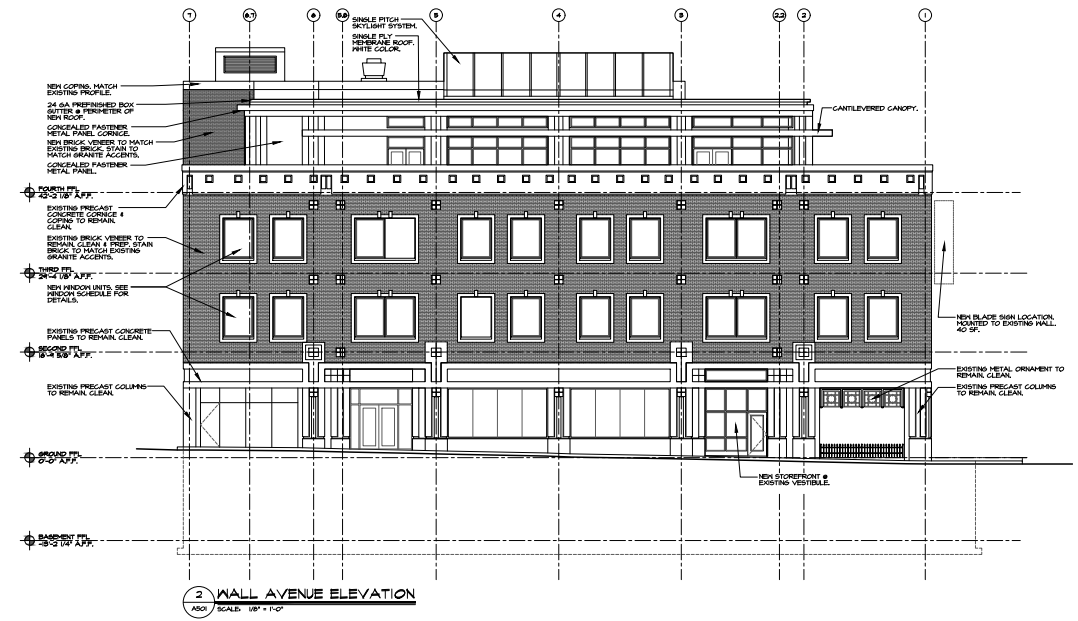


NO.	REVISIONS

A Renovation for:
SKY-LITE HOTEL
 319 SOUTH GAY STREET, KNOXVILLE, TN 37902
ELEVATIONS & NOTES



1 GAY STREET ELEVATION
 AS01 SCALE: 1/8" = 1'-0"



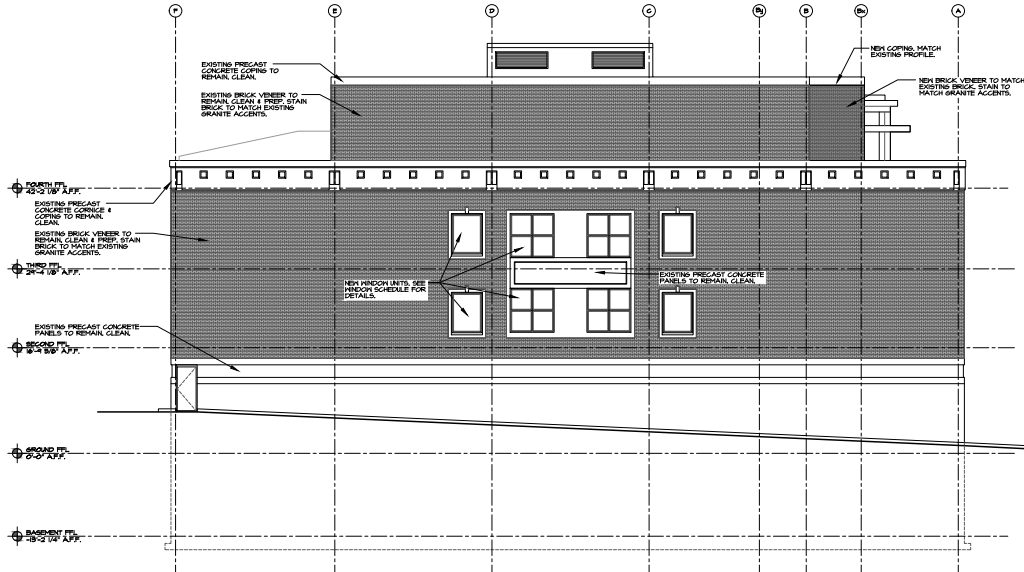
2 WALL AVENUE ELEVATION
 AS01 SCALE: 1/8" = 1'-0"

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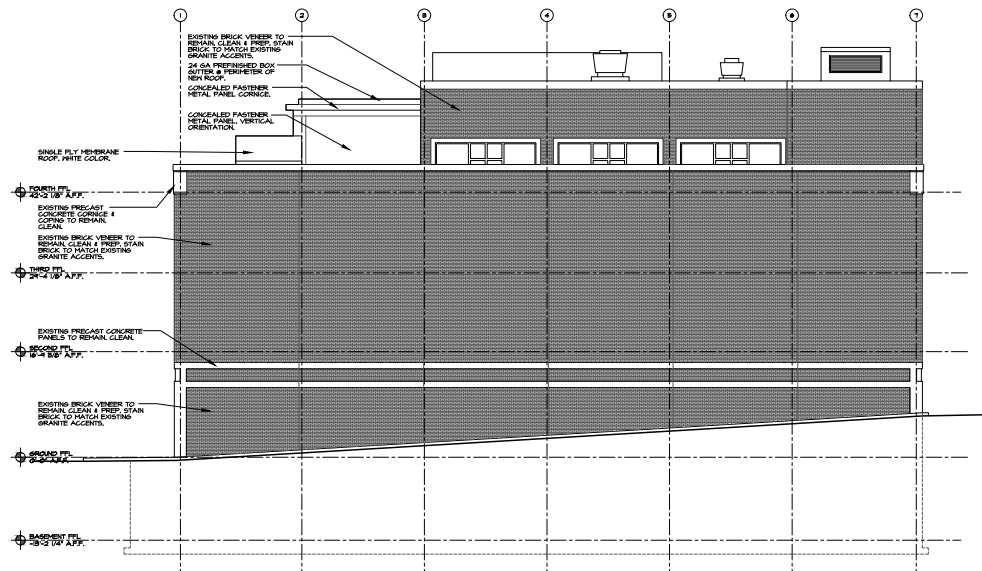
A501



NO.	REVISIONS



1 STRONG STREET ELEVATION
 A502 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION @ PARKING LOT
 A502 SCALE: 1/8" = 1'-0"

A Renovation for:
SKY-LITE HOTEL
 319 SOUTH GAY STREET, KNOXVILLE, TN 37902
ELEVATIONS & NOTES

CONTRACT	
PROJECT NO. 221233	
SHEET NUMBER	

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PROJECT NO. 221233

SHEET NUMBER

A502



D&E DOLLAR & STEEL, INC.
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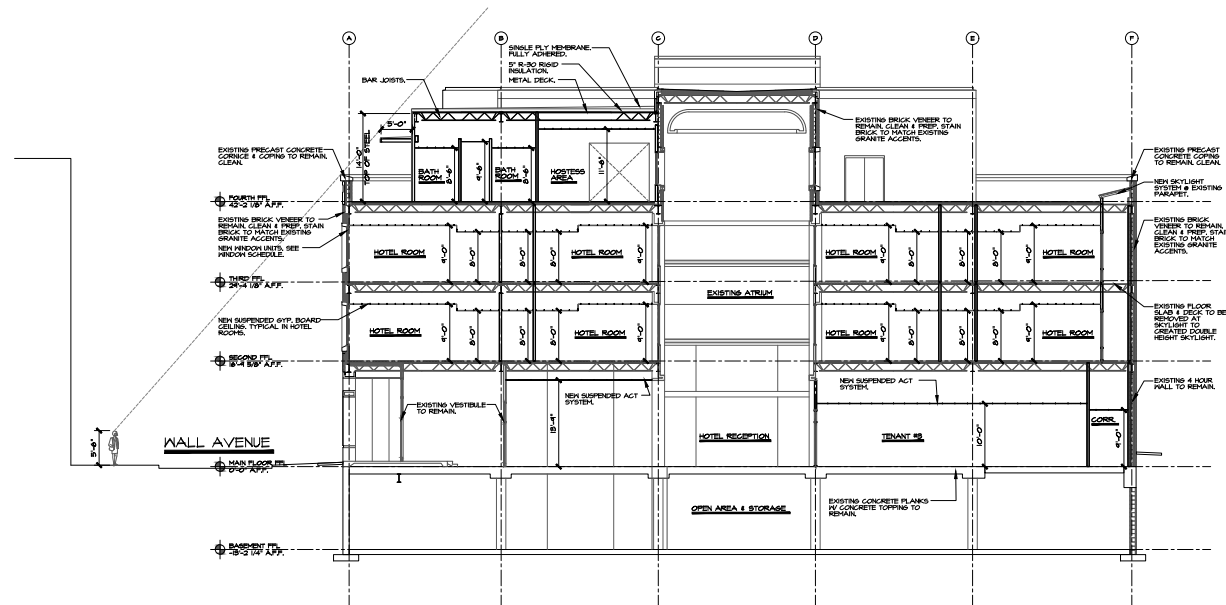
NO.	REVISION

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 319 SOUTH GAY STREET, KNOXVILLE, TN 37902
CROSS SECTIONS

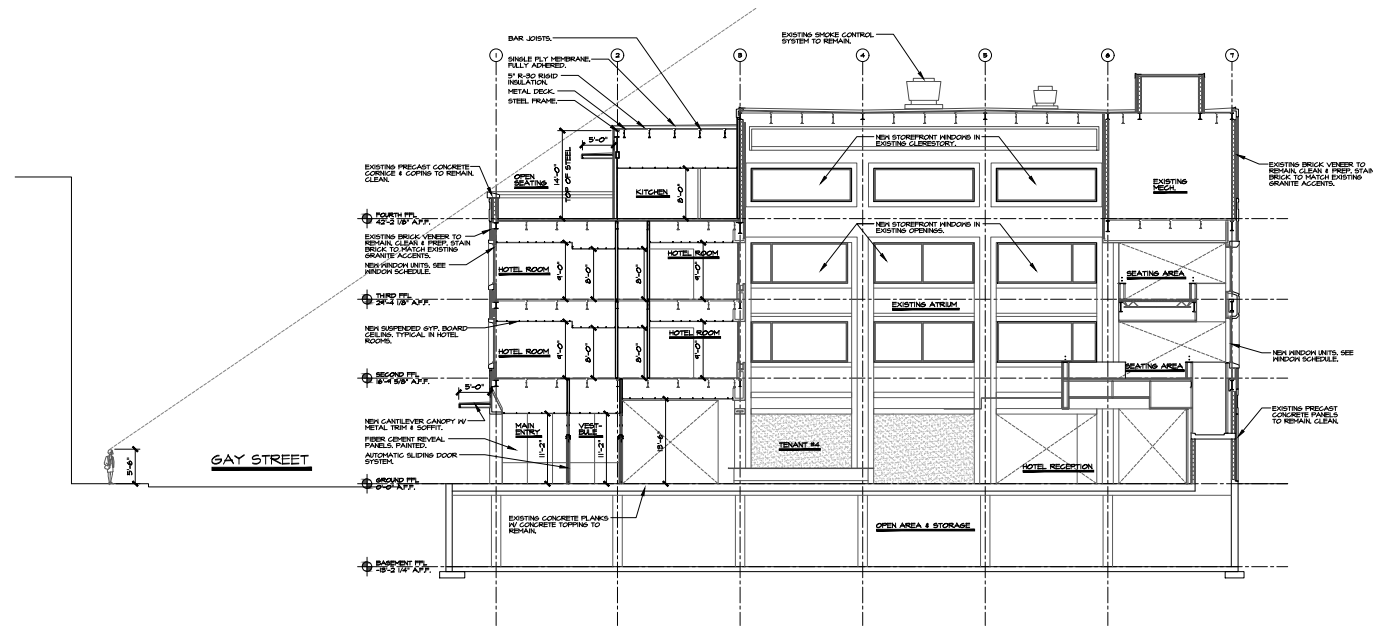
NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
 2. ALL MATERIALS SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
 3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS SPECIFICALLY NOTED OTHERWISE.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 5. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT.
 6. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL FIRE DEPARTMENT.
 7. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT.
 8. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL ENVIRONMENTAL AGENCY.
 9. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL HISTORIC COMMISSION.
 10. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL PLANNING COMMISSION.
 11. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL ZONING COMMISSION.
 12. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL UTILITIES COMMISSION.
 13. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL TRANSPORTATION COMMISSION.
 14. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL COMMUNITY DEVELOPMENT COMMISSION.
 15. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL ECONOMIC DEVELOPMENT COMMISSION.
 16. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL TOURISM COMMISSION.
 17. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL ARTS AND CULTURE COMMISSION.
 18. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL RECREATION COMMISSION.
 19. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL PARKS AND RECREATION COMMISSION.
 20. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL HISTORIC PRESERVATION COMMISSION.

ISSUE DATE: MARCH 31, 2022
 PROJECT NO.: 221233
 SHEET NUMBER:

A601



1 CROSS SECTION
 A601 SCALE: 1/8" = 1'-0"



2 CROSS SECTION
 A601 SCALE: 1/8" = 1'-0"