

Meeting: 6/21/2023
Project: Walnut Building
Applicant: Hitesh Patel Elevate Architectural Studio, LLC

Property Information

Location: 706 Walnut St. **Parcel ID** 94 L G 028
Zoning: DK (Downtown Knoxville)
Description:

c.1955, nine-story commercial building with multiple recessed storefronts at ground level. Exterior features brick masonry cladding and horizontal concrete fins between stories.

Description of Work

Level I Minor Alteration of an Existing Building/Structure

Revision to previously approved drawings, focusing on north elevation fronting W. Church Ave. Leftmost bay on the second through fifth stories will be partially enclosed with new exterior brick, to match existing brick on building. New windows will be smaller, square, single-light storefront windows aligned with the bottom of the following bays. On the rear elevation, revisions also include a new brick enclosed stair area.

Applicable Design Guidelines

Downtown Design Guidelines

B. PRIVATE REALM

3. Building Materials

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

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

4. Architectural Character

4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.

Comments

The proposal includes revisions to the previously submitted exterior rehabilitation project reviewed by the DRB in April 2022. The elements submitted for revisions are the partial enclosure of windows on the second through fifth stories and the rear stairwell.

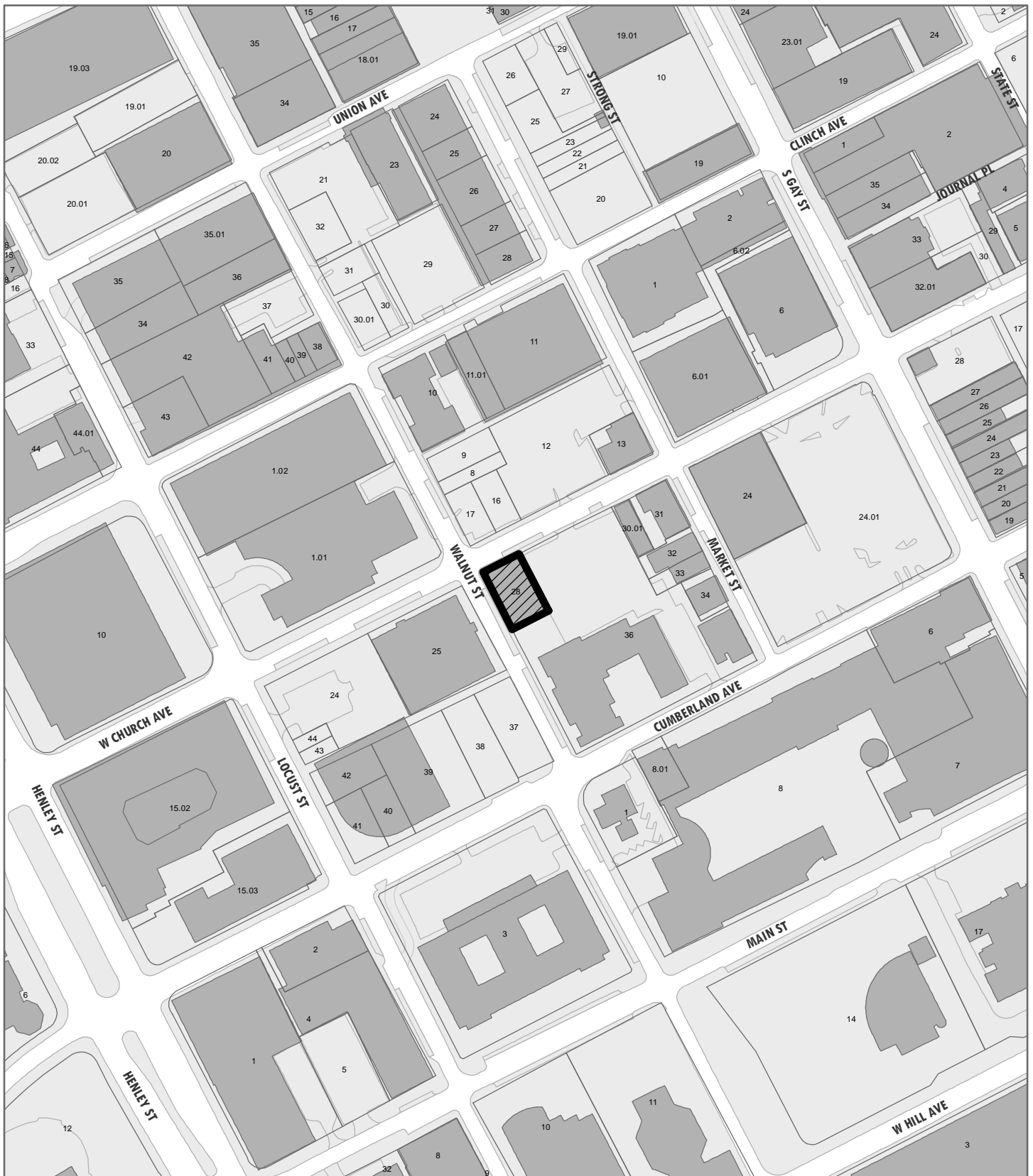
While enclosing portions of original window patterns is not typically appropriate, the proposed modifications to the windows on the second through fifth stories do reflect the somewhat smaller (possibly previously-modified) window size and pattern on the upper stories. However, the existing windows on the sixth through ninth stories feature headers aligned with the flat awnings dividing each story. The drawings show the proposed new windows

aligned with the bottom of the existing windows. The enclosed windows on the second through fifth stories should reflect the upper stories in size, placement, and relationship to the other windows.

The rear elevation stairwell will be located on a secondary elevation and use materials compatible with the building.

Recommendation

Staff recommends approval of Certificate 6-B-23-DT, subject to one condition: 1) revisions to placement or size of enclosed windows, to be compatible with existing windows, to be submitted to staff for approval.



6-B-23-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

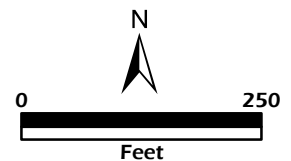
Petitioner: Hitesh Patel Elevate Architectural Studio, LLC

**DOWNTOWN
DESIGN
REVIEW
BOARD**



706 Walnut St.
Level 1: Minor alteration of an existing building/structure

Original Print Date: 6/12/2023
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board





DESIGN REVIEW REQUEST

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

ELEVATE ARCHITECTURE STUDIO

Applicant

06-01-2023

06-21-2023

6-B-23-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

HITESH PATEL

ELEVATE ARCHITECTURE STUDIO, LLC

Name

Company

1775 THE EXCHANGE SE, SUITE 530

ATLANTA

GA

30339

Address

City

State

Zip

770-820-3893

HPATEL@ELEVATEARCHITECT.COM

Phone

Email

CURRENT PROPERTY INFO

HEETESH PATEL (SIDDIQI HOLDINGS, LLC)

706 WALNUT STREET, KNOXVILLE, TN 37902

615-403-6716

Owner Name (if different from applicant)

Owner Address

Owner Phone

706 WALNUT STREET, KNOXVILLE, TN 37902

094LG028

Property Address

Parcel ID

DOWNTOWN

DK-G

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

6.2.23

Staff Signature

Please Print

Date

Hitesh Patel

Digitally signed by Hitesh Patel
DN: C=US, E=hpatel@elevatearchitect.com,
O=ELEVATE Architecture Studio, CN=Hitesh Patel
Date: 2023.06.01 10:10:17-04'00'

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: Overall project was reviewed by DRB in April 2022. Since then, additional building code items have required us to provide minor modifications to 2 sides of the building.
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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: _____
-
-

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:

HOLIDAY INN EXPRESS AT THE WALNUT BUILDING

706 WALNUT STREET - KNOXVILLE, TENNESSEE 37902

A DEVELOPMENT FOR
SIDDIQI HOLDINGS

06/01/2023 - DRB



PROJECT INFORMATION

GUEST ROOM MATRIX										
ROOM TYPE	SF	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	TOTAL
KING ROOM TYPES										
KING GUESTROOM (A)	261	1	1	1	1	1	1	1	1	8
KING GUESTROOM (C)	236	1	1	1	1	1	1	1	1	8
KING GUESTROOM (D)	231	-	1	1	1	1	1	1	1	7
KING ADA GUESTROOM	370	-	1	-	-	-	-	-	-	1
KING ADA GUESTROOM - HEARING IMPAIRED	370	1	-	-	-	-	-	-	-	1
TOTAL										25
QUEEN/QUEEN ROOM TYPES										
QUEEN/QUEEN GUESTROOM (A)	288	2	4	5	4	5	4	5	5	34
QUEEN/QUEEN GUESTROOM (A) - HEARING IMPAIRED	288	1	1	-	1	-	1	-	-	4
QUEEN/QUEEN GUESTROOM (B)	370	-	-	-	-	-	1	1	-	2
QUEEN/QUEEN GUESTROOM (B) - HEARING IMPAIRED	370	-	-	-	-	-	-	-	1	1
QUEEN/QUEEN GUESTROOM (C)	267	1	2	1	2	1	2	1	2	12
QUEEN/QUEEN GUESTROOM (C) - HEARING IMPAIRED	267	-	-	1	-	1	-	1	-	3
QUEEN/QUEEN GUESTROOM (D)	267	-	1	1	1	1	1	1	1	7
QUEEN/QUEEN ADA GUESTROOM	370	-	-	1	1	1	-	-	-	3
TOTAL										66
TOTAL										91

ADA GUEST ROOM - TUB VS ROLL - IN										
ROOM TYPE	SF	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	TOTAL
KING ROOM TYPES										
KING ADA GUESTROOM - TUB	370	-	1	-	-	-	-	-	-	1
KING ADA GUESTROOM - ROLL-IN	370	1	-	-	-	-	-	-	-	1
TOTAL										2
QUEEN/QUEEN ROOM TYPES										
QUEEN/QUEEN ADA GUESTROOM - TUB	370	-	-	1	1	1	-	-	-	3
TOTAL										3
TOTAL										5

GUEST ROOM - HEARING IMPAIRED										
ROOM TYPE	SF	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	TOTAL
KING ROOM TYPES										
KING ADA GUESTROOM - HEARING IMPAIRED	370	1	-	-	-	-	-	-	-	1
TOTAL										1
QUEEN/QUEEN ROOM TYPES										
QUEEN/QUEEN GUESTROOM (A) - HEARING IMPAIRED	288	1	1	-	1	-	1	-	-	4
QUEEN/QUEEN GUESTROOM (B) - HEARING IMPAIRED	373	-	-	-	-	-	-	-	1	1
QUEEN/QUEEN GUESTROOM (C) - HEARING IMPAIRED	266	-	-	1	-	1	-	1	-	3
TOTAL										8
TOTAL										9

GUEST ROOM TYPES - RATIO		
ROOM TYPES	TOTAL	%
KING ROOM TYPES	25	27%
QUEEN/QUEEN ROOM TYPES	66	73%
TOTAL	91	100%

GROSS FLOOR AREA	
BASEMENT LEVEL	4,778 SF
LEVEL 1	4,948 SF
LEVEL 2	4,778 SF
LEVEL 3	4,778 SF
LEVEL 4	4,778 SF
LEVEL 5	4,778 SF
LEVEL 6	4,778 SF
LEVEL 7	4,778 SF
LEVEL 8	4,778 SF
LEVEL 9	4,778 SF
TOTAL GFA	47,948 SF

PROJECT DESCRIPTION:
THIS PROJECT IS PROPOSING AN ADAPTIVE REUSE OF AN EXISTING 9 STORY MASONRY BUILDING IN DOWNTOWN KNOXVILLE. THE INTENT IS TO CONVERT THE CURRENT OFFICE SPACE TO A 91 GUEST ROOM HOTEL.

IMPROVEMENTS TO THE EXTERIOR FACADES INCLUDE STAINING THE EXISTING RED MASONRY TO AN OPAQUE WHITE COLOR, AND THE EXISTING CONCRETE ELEMENTS ARE TO BE REPAIRED AND REPAINTED A DARK GREY COLOR. A PORTION OF THE EXISTING CURVED STOREFRONT ON STREET LEVEL WILL BE REPLACED WITH AN OPERABLE STOREFRONT.

NEW BUILDING MOUNTED LIGHTED SIGNAGE IS PROPOSED TO BE ON THE WALNUT STREET AND WEST CHURCH AVENUE ELEVATIONS.

THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF ELEVATE ARCHITECTURE STUDIO. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. ELEVATE ARCHITECTURE STUDIO ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS.

TEAM MEMBERS

CLIENT
SIDDIQI HOLDINGS
706 WALNUT STREET
KNOXVILLE, TENNESSEE
NADEEM SIDDIQI / HEETESH PATEL

MEP ENGINEER
WESTSIDE ENGINEERING, LLC
5525 INTERSTATE NORTH PARKWAY,
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ATLANTA, GEORGIA 30328
CONTACT: CHRIS ESSLINGER
PHONE: (404) 965-1287

ARCHITECT
ELEVATE ARCHITECTURE STUDIO
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D: 770.620.3883
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STRUCTURAL
PALMER ENGINEERING COMPANY
3585 HABERSHAM AT NORTHLAKE
BUILDING N
TUCKER, GEORGIA 30084
CONTACT: BAKU PATEL
PHONE: (770) 908-9908

APPLICABLE CODES

- THIS PROJECT SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES (INCLUDING LOCAL AMENDMENTS):
- 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
 - 2018 INTERNATIONAL EXISTING BUILDING CODE WITH LOCAL AMENDMENTS
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2009 ICC/ANSI A-117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 - 2018 INTERNATIONAL PLUMBING CODE WITH LOCAL AMENDMENTS
 - 2018 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS
 - 2018 INTERNATIONAL FUEL GAS CODE WITH LOCAL AMENDMENTS
 - 2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS
 - 2018 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
 - 2009 ICC/ANSI A-177.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 - 2010 ADA GUIDELINES FOR ACCESSIBLE DESIGN

VICINITY MAP



SEAL:

ISSUED FOR CONSTRUCTION

ARCHITECT:

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1775 THE EXCHANGE SE - SUITE 530
ATLANTA, GEORGIA 30339
WWW.ELEVATEARCHITECT.COM
(770) 620-3883

DESIGNER:

THE WALNUT BUILDING
AN ADAPTIVE RE-USE PROJECT

STRUCTURAL:

PALMER ENGINEERING COMPANY
3585 HABERSHAM AT NORTHLAKE
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TUCKER, GEORGIA 30084
CONTACT: BAKU PATEL
PHONE: (770) 908-9908

OWNER:

SIDDIQI HOLDINGS
706 WALNUT STREET
KNOXVILLE, TENNESSEE 37902

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
04/27/2022	DESIGN DEVELOPMENT	
12/01/2022	BUILDING PERMIT	
06/01/2023	DRB	

ELEVATE PROJECT NUMBER: 21-10-01
SHEET TITLE:

COVER SHEET

SHEET NUMBER:
CS.00

