

Meeting: 4/17/2024
Project: New Hotel
Applicant: Tate Wright Elevate Architectural Studio, LLC

Property Information

Location: 427 Walnut St. **Parcel ID** 94 L H 01901
Zoning: DK (Downtown Knoxville)
Description:

New construction, 7-story hotel building, constructed of metal framing over a concrete podium. Property has frontage on both 427 Walnut Street and 416 Locust Street.

Description of Work

Level I Minor Alteration of an Existing Building/Structure

Revisions to exterior materials and design elements from original submission (8-C-23-DT).

Cladding material: initial proposal was for a composite metal panel; new application requests approval of a smooth-finished fiber cement panel (Nichiha Illumination).

North elevation: the applicant proposes the removal of upper-story windows, and the removal of a section of brick veneer and the installation of a parking drive screening element on the ground levels. Proposed revisions to window patterns, with new black fiber cement panels with louvers between windows.

South elevation: window patterns and designs are slightly modified from previous submission.

Applicable Design Guidelines

Downtown Design Guidelines

1. Building Mass, Scale and Form

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.

3. Building Materials

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

4. Architectural Character

4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

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 proposed revisions to siding materials and window placement exceed what could be approved administratively, so the project has returned to the Design Review Board.

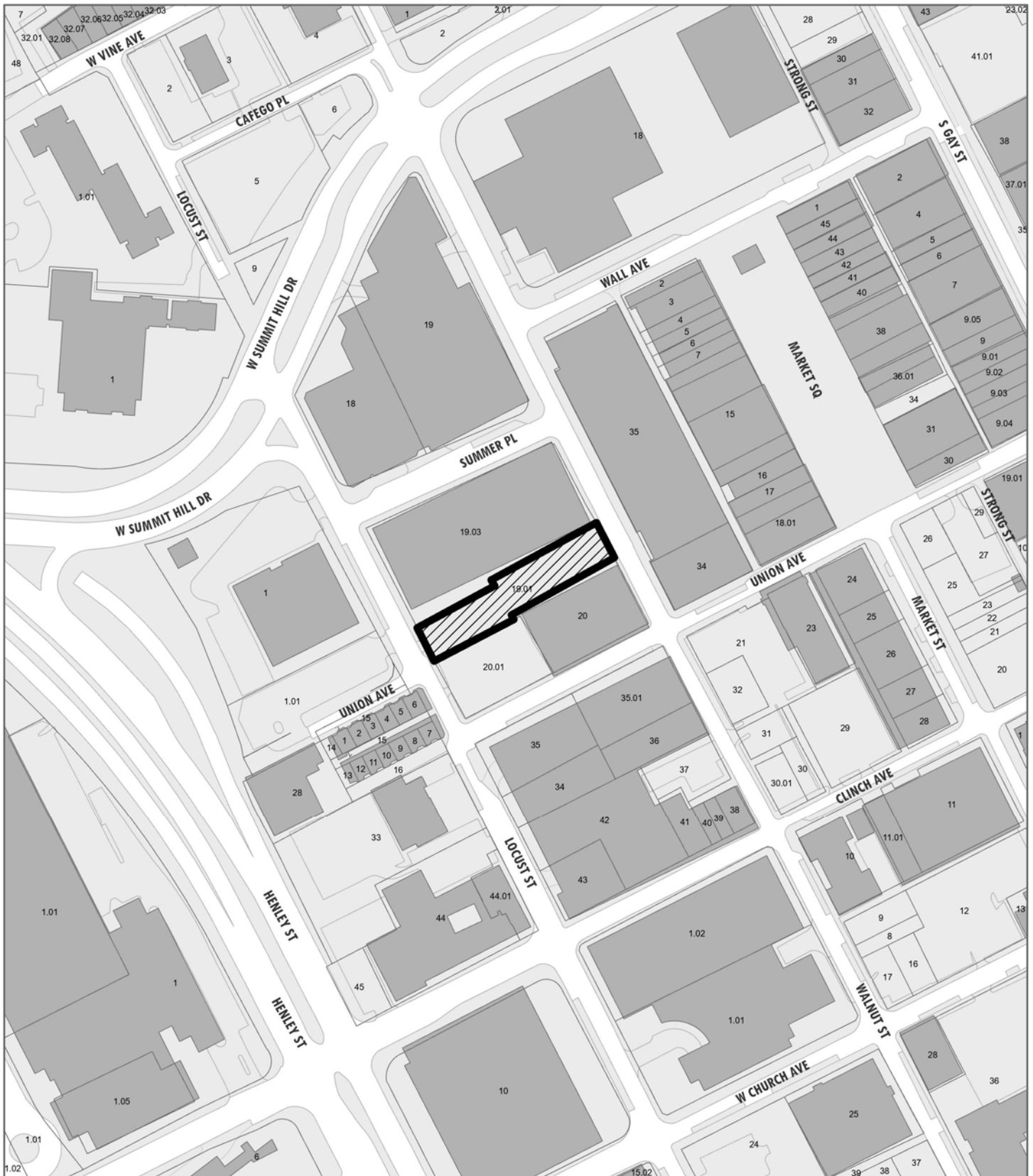
The guidelines encourage using "complimentary materials and elements, especially next to historic buildings." In the previous review, the Board discussed the proposed metal panels and faux-wood fiber cement's relationship to the nearby brick masonry structures such as the Daylight Building, the Pembroke, and the Kendrick Place rowhouses. The application was ultimately approved with the condition that brick cladding be applied to the east elevation, extending to a height comparable to the cladding on the west elevation.

In the opinion of staff, the fiber cement panel, specifically the Nichiha Illumination product, will have a visual effect similar to the previously proposed metal panels. The Board previously discussed potential sun and light reflection off the white metal panel, which would be addressed with a different product. Finally, the siding material in question is primarily on the side elevations; only the left half of the south elevation is significantly visible from the street.

The revisions to window patterns and designs on the north elevation are appropriate as the elevation closely adjoins the multi-story Langley garage. Due to the proximity of the garage, the north elevation will not be visible from the right-of-way on Walnut Street. The revised window designs on the south elevation are not a significant change from the previous approval.

Recommendation

Staff recommends approval of Certificate 4-C-24-DT as submitted.

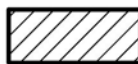


4-C-24-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

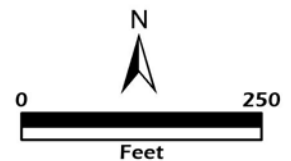
Petitioner: Tate Wright Elevate
Architectural Studio, LLC

**DOWNTOWN
DESIGN
REVIEW
BOARD**



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

Original Print Date: 4/3/2024
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board





DESIGN REVIEW REQUEST

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

AC Hotel Knoxville

Applicant

April 1, 2024

April 17, 2024

4-C-24-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

Tate Wright

Elevate Architecture Studio

Name

Company

1775 The Exchange SE, Suite 600

Atlanta

GA

30339

Address

City

State

Zip

404.301.9592

twright@elevatearchitect.com

Phone

Email

CURRENT PROPERTY INFO

Vector Hospitality

125 Townpark Dr NW, Ste 300, Kennesaw, GA 30144 678.852.5846

Owner Name (if different from applicant)

Owner Address

Owner Phone

416 Locust Street & 427 Walnut Street

094LH02002 & 094LH01901

Property Address

Parcel ID

Downtown Knoxville, Fire District Overlay

DK-G

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

4.1.24

Please Print

Date

L Tate Wright

2024.04.01
08:39:36-04'00'

L Tate Wright

April 1, 2024

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: We are looking to modify one of the approved building materials for the exterior design. In lieu of metal panel, we are looking to substitute that with an architectural wall panel by Nichiha.
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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: _____
-
-

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

FEE 1:

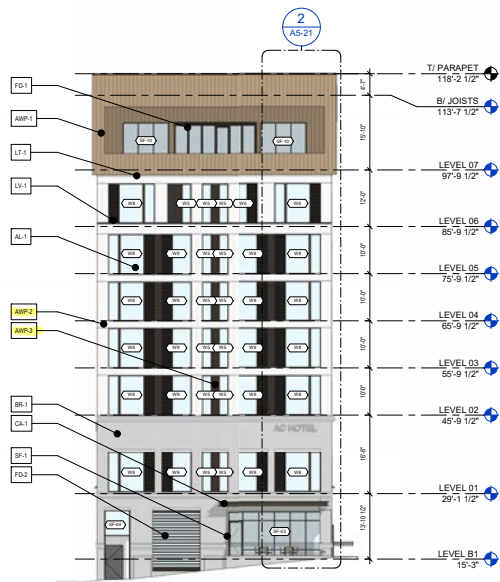
50.00

FEE 2:

FEE 3:

TOTAL:

40.00



2 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR FINISHES

TAG	DESCRIPTION	COLOR / FINISHNISH
BR-1	THIN BRICK VENEER	DARK GRAY
AWP-1	FIBER CEMENT PANEL, NICHIIA VINTAGE WOOD	WOOD, CEDAR
AWP-2	FIBER CEMENT PANEL, NICHIIA ILLUMINATION	WARM WHITE
AWP-3	FIBER CEMENT PANEL, NICHIIA ILLUMINATION	MATTE BLACK, RAVEN
SF-1	ALUMINUM STORFRONT	
AL-1	ALUMINUM FIXED WINDOWS	CLEAR GLAZING
FD-1	SLIDING GLASS WALL	BLACK FRAMES
FD-2	OVERHEAD SERVICE DOOR	
LV-1	VTAC LOUVERS	
CA-1	PREFABRICATED ALUMINUM CANOPY	
CA-2	PARKING DRIVE SCREENING	

TAG	DESCRIPTION
LT-1	RECESSED SOLID WHITE LED LIGHTING
LT-2	FULL CUT-OFF SECURITY LIGHT
SG-1	SIGNAGE LOGO
SG-2	SIGNAGE ENTRANCE CANOPY
SG-3	SIGNAGE BLADE

KEY PLAN



NOT ISSUED FOR CONSTRUCTION

ARCHITECT:
ELEVATE ARCHITECTURE
1775 THE EXCHANGE SE SUITE 600 ATLANTA, GEORGIA 30339
PHONE: 404.591.8882
WWW.ELEVATEARCHITECT.COM

DEVELOPMENT:
AC HOTELS MARRIOTT
KNOXVILLE, TN 37902

OWNER:
VECTOR HOSPITALITY
125 TOWNPARK DRIVE NW SUITE 300 KENNESAW, GA 30144

CONSULTANT:

ISSUANCES:

NO.	DATE	DESCRIPTION	BY
08/21/23		SCHEMATIC DESIGN	
08/16/23		DRB	
07/29/23		DRB	
12/08/23		DESIGN DEVELOPMENT	
04/17/2024		DRB	

ELEVATE PROJECT NUMBER: 22-1301

SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

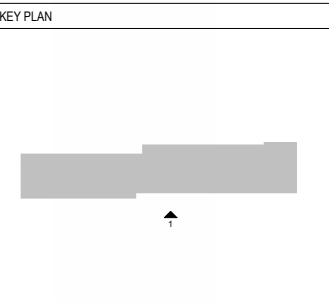
A2-01



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR FINISHES		KEY PLAN		
TAG	DESCRIPTION	COLOR / FINISH NISH	TAG	DESCRIPTION
BR-1	THIN BRICK VENEER	DARK GRAY	LT-1	RECESSED SOLID WHITE LED LIGHTING
AWP-1	FIBER CEMENT PANEL, NICHIIA VINTAGE WOOD	WOOD, CEDAR	LT-2	FULL CUT-OFF SECURITY LIGHT
AWP-2	FIBER CEMENT PANEL, NICHIIA ILLUMINATION	WARM WHITE	SG-1	SIGNAGE LOGO
AWP-3	FIBER CEMENT PANEL, NICHIIA ILLUMINATION	MATTE BLACK, RAVEN	SG-2	SIGNAGE ENTRANCE CANOPY
SF-1	ALUMINUM STORFRONT		SG-3	SIGNAGE BLADE
AL-1	ALUMINUM FIXED WINDOWS	CLEAR GLAZING		
FD-1	SLIDING GLASS WALL	BLACK FRAMES		
FD-2	OVERHEAD SERVICE DOOR			
LV-1	VTAC LOUVERS			
CA-1	PREFABRICATED ALUMINUM CANOPY			
CA-2	PARKING DRIVE SCREENING			



NOT ISSUED FOR CONSTRUCTION

ARCHITECT:
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DEVELOPMENT:
 AC HOTELS MARRIOTT
 KNOXVILLE, TN 37902

OWNER:
 VECTOR HOSPITALITY
 125 TOWNPARK DRIVE NW SUITE 300 KENNESAW, GA 30144

CONSULTANT:

ISSUANCES	NO.	DESCRIPTION	DATE
08/21/23	SCHEMATIC DESIGN		
08/16/23	DRB		
10/26/23	DRB		
12/08/23	DESIGN DEVELOPMENT		
04/17/2024	DRB		

ELEVATE PROJECT NUMBER: 22-1301
 SHEET TITLE:
BUILDING ELEVATIONS
 SHEET NUMBER:
A2-02

NOT ISSUED FOR CONSTRUCTION

ARCHITECT:



DEVELOPMENT:



OWNER:



CONSULTANT:

ISSUANCE	DATE	DESCRIPTION	BY
08/21/23		SCHEMATIC DESIGN	
08/16/23		DRB	
12/29/23		DRB	
12/28/23		DESIGN DEVELOPMENT	
04/17/2024		DRB	

ELEVATE PROJECT NUMBER: 22-1301

SHEET TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A2-03

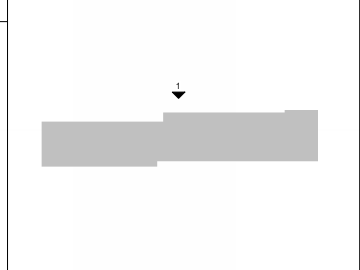


1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR FINISHES

TAG	DESCRIPTION	COLOR / FINISH NISH	TAG	DESCRIPTION
BR-1	THIN BRICK VENEER	DARK GRAY	LT-1	RECESSED SOLID WHITE LED LIGHTING
AWP-1	FIBER CEMENT PANEL, NICHIIA VINTAGE WOOD	WOOD, CEDAR	LT-2	FULL CUT-OFF SECURITY LIGHT
AWP-2	FIBER CEMENT PANEL, NICHIIA ILLUMINATION	WARM WHITE	SG-1	SIGNAGE LOGO
AWP-3	FIBER CEMENT PANEL, NICHIIA ILLUMINATION	MATTE BLACK, RAVEN	SG-2	SIGNAGE ENTRANCE CANOPY
SF-1	ALUMINUM STOREFRONT		SG-3	SIGNAGE BLADE
AL-1	ALUMINUM FIXED WINDOWS	CLEAR GLAZING		
FD-1	SLIDING GLASS WALL	BLACK FRAMES		
FD-2	OVERHEAD SERVICE DOOR			
LV-1	VTAC LOUVERS			
CA-1	PREFABRICATED ALUMINUM CANOPY			
CA-2	PARKING DRIVE SCREENING			

KEY PLAN





NOT ISSUED FOR CONSTRUCTION

ARCHITECT:
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 1775 THE EXCHANGE SE - SUITE 600 | ATLANTA, GEORGIA 30339
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DEVELOPMENT:
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 MARRIOTT
 KNOXVILLE, TN 37902

OWNER:
VECTOR
 HOSPITALITY
 125 TOWNPARK DRIVE NW
 KENNESAW, GA 30144

CONSULTANT:

ISSUANCES	DATE	DESCRIPTION	DATE
08/21/23	DRB	SCHEMATIC DESIGN	
08/16/23	DRB		
07/28/23	DRB		
12/08/23	DRB	DESIGN DEVELOPMENT	
04/17/2024	DRB		

ELEVATE PROJECT NUMBER: 22-1301
 SHEET TITLE:

ARCH RENDERINGS
 - LOCUST STREET

SHEET NUMBER:
A2-11

1 LOCUST STREET
 SCALE: 1/2" = 1'-0"

** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY



REAL:

NOT ISSUED FOR CONSTRUCTION

ARCHITECT:

ELEVATE Architecture + Interiors

1775 THE EXCHANGE SE - SUITE 600 | ATLANTA, GEORGIA 30339
PHONE: 404.594.6882

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DEVELOPMENT:

AC HOTELS
MARRIOTT

KNOXVILLE, TN 37902

OWNER:

VECTOR
HOSPITALITY

125 TOWNPARK DRIVE NW
SUITE 300
KENNESAW, GA 30144

CONSULTANT:

ISSUANCES:

NO.	DATE	DESCRIPTION	BY

ELEVATE PROJECT NUMBER: 22-1301
SHEET TITLE:

ARCH RENDERINGS
- WALNUT STREET

SHEET NUMBER:

A2-12

1 WALNUT STREET

SCALE: 1/8" = 1'-0"

** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY



NOT ISSUED FOR CONSTRUCTION

ARCHITECT:



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1779 THE EXCHANGE SE - SUITE 600 | ATLANTA, GEORGIA 30339
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DEVELOPMENT:



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KNOXVILLE, TN 37902

OWNER:



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HOSPITALITY
125 TOWNPARK DRIVE NW
SUITE 300
KENNESAW, GA 30144

CONSULTANT:

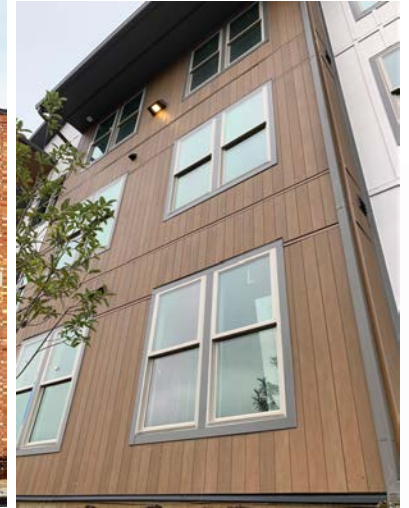
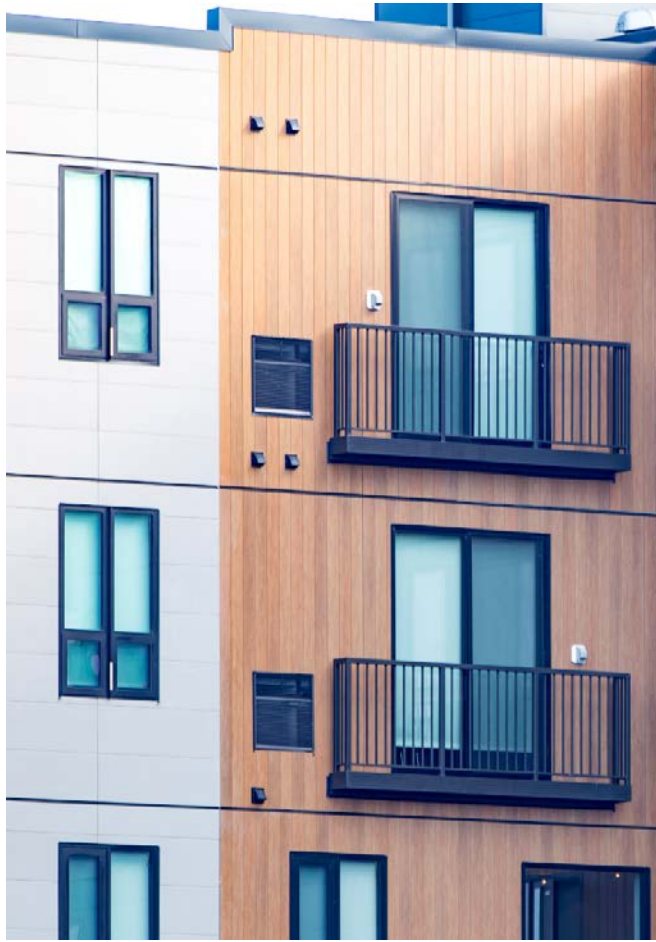
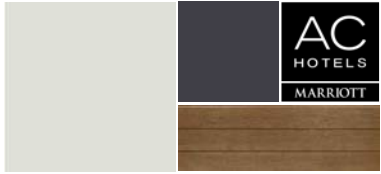
ISSUANCES	DATE	DESCRIPTION	DATE
04/17/2024	DRB		

ELEVATE PROJECT NUMBER: 22-1301
SHEET TITLE:

ARCH RENDERINGS
- LOCUST STREET

SHEET NUMBER:

A2-13



AC HOTEL BY MARRIOTT

KNOXVILLE, TN

22-13.01

