

**Meeting:** 8/21/2024  
**Project:** 808 State Street  
**Applicant:** Steve Young Oysk 3 Architects

---

## Property Information

**Location:** 808 State St. **Parcel ID** 95 I D 021  
**Zoning:** DK (Downtown Knoxville)  
**Description:**

One-story, brick commercial building with garage door openings and windows on the façade partially enclosed. The building has received numerous exterior rehabilitation campaigns, with the most recent work removing c.1980 stone veneer and mansard roof elements.

---

## Description of Work

Level II Major Alteration of an Existing Building/Structure  
Exterior rehabilitation of existing building and site work.

On the façade, a corten metal panel system will be added above two central bays, featuring a parapet which extends above the existing roofline. The metal section will feature a new double-hung ticket window and paired full-light entry doors.

On the leftmost bays, the existing fixed single-light windows will be repaired and mirror film will be installed on the inside; new corten metal panels will be installed between the windows which are currently infilled with plywood panels. On the rightmost bay, which was originally a garage entry, a multi-light fixed storefront system will be installed, with additional corten metal paneling above and to the right. Metal finish will be installed as a horizontal trim along the existing ends of wood joists on the façade.

On the north elevation, fronting Cumberland Ave, a new 17' by 36-2" concrete patio will be installed, featuring a covering of patio shade sails supported by 6 by 6 wood posts. The patio will be accessed by two new full-light French doors in an existing opening. The patio will also include new accessibility ramp and handrail and including string lights and other overhead sconces. A new secondary door will be installed in the location of an existing window towards the rear elevation.

Additional exterior work includes "sandblasting the brick back to red clay brick color," patching and painting existing windows on the rear, and new fencing.

The application also includes signage, with a 3.5' by 7' (24.4 sq. ft.) anodized aluminum sign on the façade, featuring back lit letters. A square marquee sign (4' by 12', 48 sq. ft.) will feature changeable letters immediately below the business sign.

On the site, a new concrete slab will be installed in front of right half of the building (currently grass/sidewalk), with

landscaping on the left half of the façade. The existing parking lot on the side elevation will remain, with spaces to be remarked.

---

## Applicable Design Guidelines

### Downtown Design Guidelines

#### A. Public Realm

##### 4. Downtown Beautification

- 4a. Foster downtown beautification with landscaping and plantings, public art, and public open space.
- 4b. Establish performance spaces for the arts including opportunities for artists to perform, display, or create work.
- 4c. Plant street trees where possible. Choose tree planting locations that will not significantly alter the setting of, or harm the materials of historic buildings.

#### B. Private Realm

##### 1. Building Mass, Scale, and Form

- 1a. Maintain a pedestrian-scaled environment from block to block.
- 1e. Avoid blank walls along street-facing elevations.

##### 2. Building Location

- 2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.
- 2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.
- 2e. Design private plazas to be pedestrian-friendly. Provide human-scale amenities and include landscaping.

##### 3. Building Materials

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

##### 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 sign boards.

##### 5. Ground Floor doors and Windows

- 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.
- 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.

##### 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.

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

1c. Window signs, less than 30 percent coverage, including neon signs

1d. Building name sign and/or building directory

---

## Comments

808 State Street is not listed on the National Register of Historic Places, so the Historic Resources section of the design guidelines does not apply. The modest midcentury brick commercial building has received several campaigns of exterior rehabilitation, most recently removing non-historic stone veneer and a c.1980 wood shake mansard roof.

In general, the exterior rehabilitation scopes meet the design guidelines. Previous submissions for the building included removing transparency from the façade, as the stage had been located towards the State Street elevation, but this submission adds transparency to the façade with a multi-light garage door. The façade will further engage the street via a new ticket booth and full-light doors. The proposed metal materials are compatible with the building.

The proposed concrete and wood patio, featuring a shade sail roof, will add visual interest and pedestrian engagement to the building. Guidelines recommend private plazas be pedestrian friendly, with human-scale amenities and landscaping, all of which the patio incorporates. The patio could be removed without further impact on the historic building.

While the building does not have formal historic designation, it is a midcentury building constructed of older masonry materials. Sandblasting is typically discouraged as a method of removing paint from older bricks (see NPS Preservation Brief 6, Dangers of Abrasive Cleaning to Historic Buildings), as it may erode the surface of the brick, removing the hard outer protective surface and making the brick more susceptible to weathering and deterioration. It may also increase the water permeability of the exterior brick, and erode the bond between the mortar and the brick. Unless the applicant can provide information detailing a non-abrasive treatment of paint removal, sandblasting should be avoided and the exterior paint should be retained.

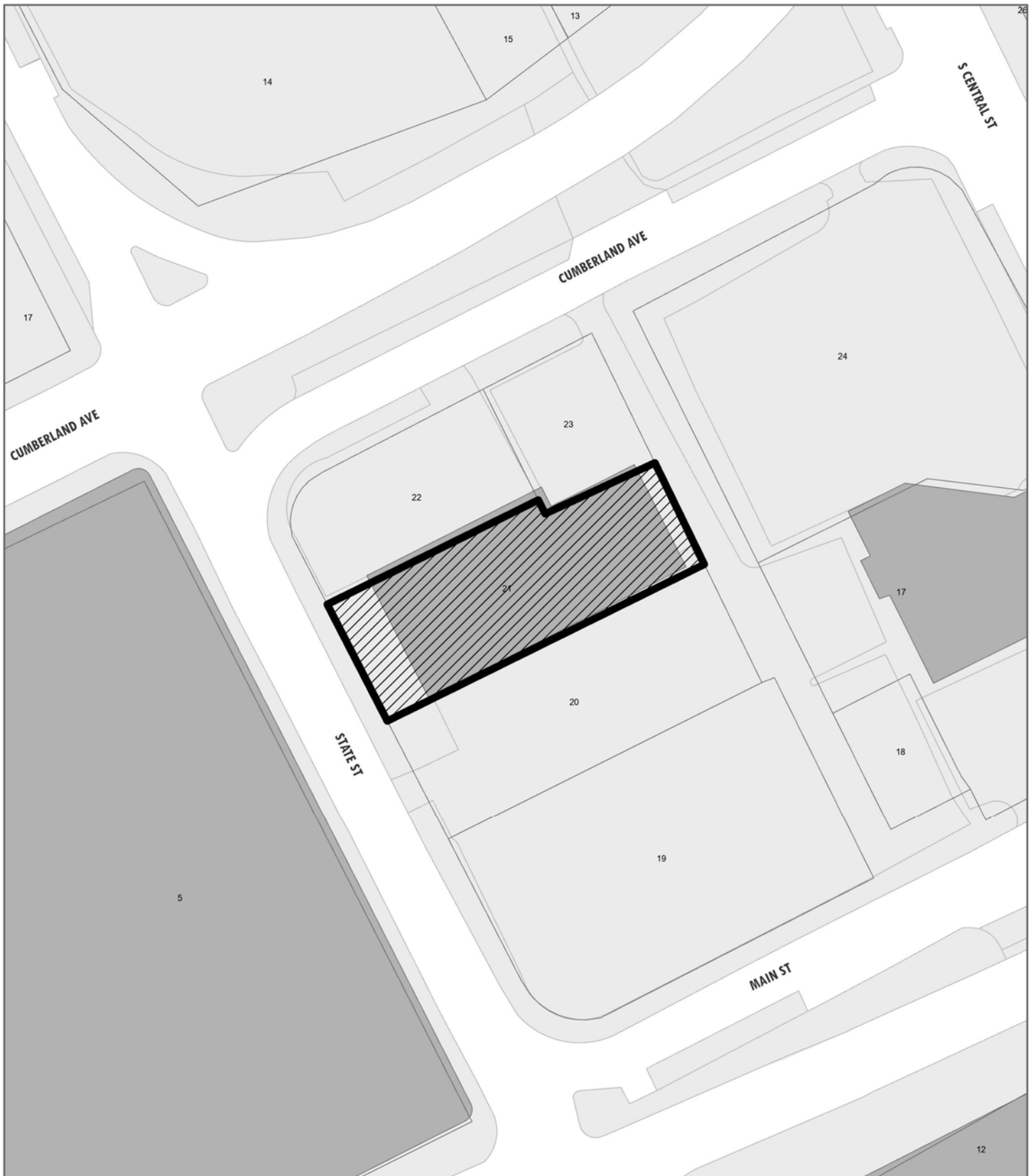
Other exterior rehabilitation scopes are minor, including increasing existing fenestrations to install new doors. The final site plan, including parking layout and any modifications to the site, will need to meet City Engineering standards.

Signage will require a separate permit from the City of Knoxville. Overall, the application includes sufficient information for the Board to approve the proposed signs. The signs are proportionate to the wall areas where the signs will be installed. The applicant should provide further information on the lighting included in the marquee. While signs featuring white internal illumination typically are discouraged by the Board and design guidelines, internal illumination may be appropriate for a marquee sign.

---

## Recommendation

Staff recommends approval of Certificate 8-A-24-DT, subject to the following conditions: 1) final specifications on marquee lighting to be submitted to staff for approval; 2) final site plan to meet all standards of City Engineering and the City Zoning code; 3) omission of "sandblasting exterior brick back to red clay brick color" scope.

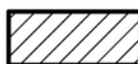


**8-A-24-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

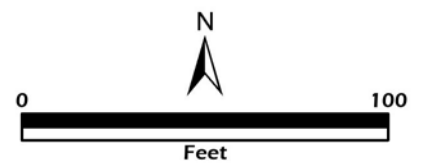
Petitioner: Steve Young Oysk 3 Architects

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



808 State St.  
Level 2: Major alteration of an existing building/structure

Original Print Date: 8/9/2024  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board





# DESIGN REVIEW REQUEST

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

Steve Young

Applicant

07/25/2024

08/21/2024

8-A-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

Steve Young

oysk3 Architects

Name

Company

1545 Western Ave. Suite 100

Knoxville

TN

37921

Address

City

State

Zip

865-523-8200

Phone

Email

## CURRENT PROPERTY INFO

State Properties LLC

805 Corridor Park Blvd.

865-389-6111

Owner Name (if different from applicant)

Owner Address

Owner Phone

808 State Street

095D019, 095D020, 0951D021, 0951D022, 0951D023

Property Address

Parcel ID

Central City

DK-G

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*

Lindsay Crockett

7.25.24

Staff Signature

Please Print

Date

*Steve Young*

Steve Young

07/25/2024

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: Renovation of an existing building into a music venue. The interior layout will be reworked to include amenities needed for a music venue.

A marquee with signage will be added to the main entrance to increase curb appeal. Finishes on the front façade and side of the building will be updated where necessary.

Parking will be re striped, and landscaping will be added to the front and side of the building. A patio with sunscreens will be added to the side.

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

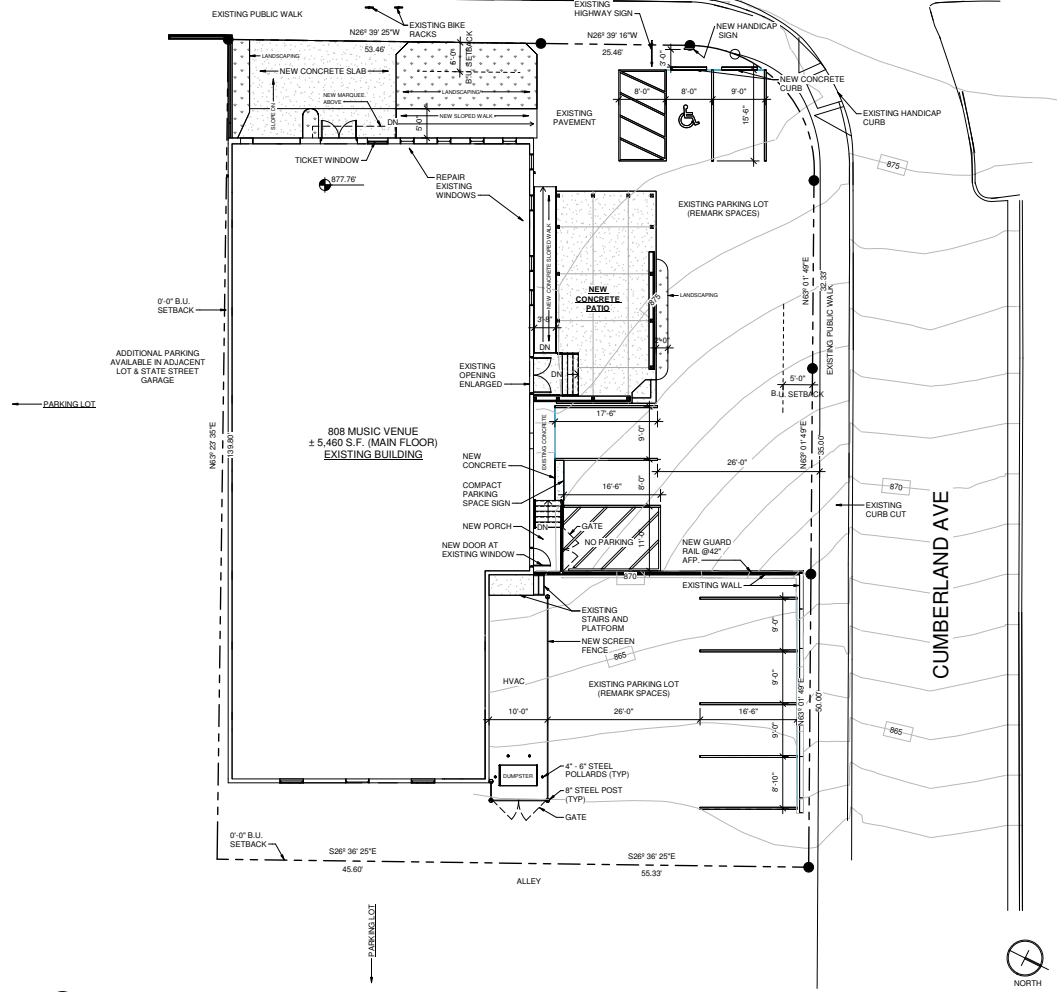
**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b> 100.00	<b>TOTAL:</b> 100.00
<b>FEE 2:</b>	
<b>FEE 3:</b>	
<b>Pd. 07/25/2024, SG</b>	



**ZONED DK-6**  
 USE: A-2 ASSEMBLY MUSIC EVENT VENUE  
 EXTERIOR LIGHTING SHALL BE DESIGNED FOR 6 FOOT  
 CANDLES AT THE EDGE OF THE PROPERTY LINE  
 ALL SIGNAGE SHALL MEET THE SIGN ZONING  
 REQUIREMENTS

STATE STREET



**1** ARCHITECTURAL SITE PLAN  
 1" = 10'-0"

1" = 10'-0" 0' 10' 20' 30' 40'

**THE 808**  
**Scott Campbell**  
 808 State St, Knoxville, TN 37902

DATE	7/26/2024
REVISION	DOWNTOWN REVIEW

Drawn by: KG  
 Checked by: SY

ARCHITECTURAL  
 SITE PLAN

**A101**

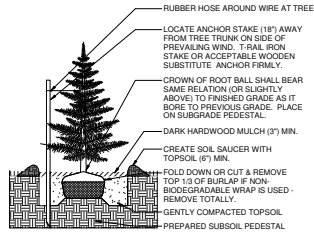
DATE: 7/26/2024  
 PROJECT: 24101

© COPYRIGHT 2024

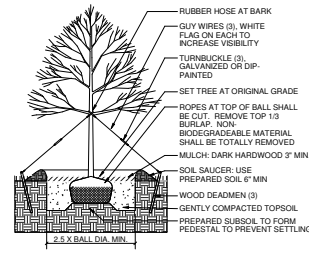
\\sny\Projects\Current\Projects\24101\_808MusicVenue\Drawings\24101\_808MusicVenue.rvt

**PLANTING NOTES:**

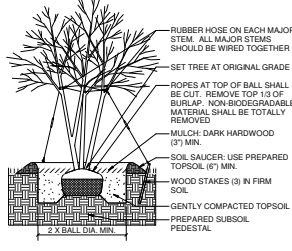
1. CONTRACTOR'S BASE BID TO INCLUDE ALL MATERIALS, LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE, ETC. TO PERFORM THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
2. CONTRACTOR TO PROVIDE ALLOWANCE FOR SOIL AMENDMENTS, PERCOLATION TESTS, SOIL TESTS, MULCH AND IRRIGATION.
3. IRRIGATION SYSTEM TO BE DRIP UNLESS OTHERWISE NOTED AND APPROVED.
4. CONTRACTOR TO COMPLETE WORK WITHIN SCHEDULE ESTABLISHED BY OWNER.
5. CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM DATE OF SUBSTANTIAL COMPLETION.
6. CONTRACTOR TO PROVIDE INTERIM MAINTENANCE (WATERING, PRUNING, FERTILIZING, GUYING, MOWING, TRIMMING, ADEQUATE DRAINAGE OF PONDING AREAS, EDGING, WEEDING, MULCHING, APPLICATION OF INSECTICIDES/HERBICIDES, AND GENERAL LANDSCAPE CLEAN-UP) UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE ARCHITECT. PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR PERMITS REQUIRED BY LOCAL AUTHORITIES.
8. ALL PLANT MATERIAL TO BE SPECIMEN QUALITY AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN HORTICULTURAL STANDARDS, LATEST EDITION. QUALITY OF THE PLANT MATERIAL TO BE JUDGED BY THE LANDSCAPE ARCHITECT. INFERIOR PLANT MATERIAL TO BE REJECTED.
9. PLANT MATERIAL TO BE FREE OF DISEASE, WEEDS AND INSECT PESTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED.
10. NO PLANTING SHALL TAKE PLACE UNTIL ROUGH GRADE HAS BEEN REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
11. PLANTING PLANS MAY NEED TO BE ADJUSTED IN THE FIELD. CONTRACTOR TO COORDINATE LAYOUT OF PLANT MATERIAL WITH ARCHITECT FOR ON-SITE APPROVAL PRIOR TO INSTALLATION.
12. TEST PLANT BEDS AND PLANT PITS FOR ADEQUATE DRAINAGE. HARDPAN OR MOISTURE BARRIERS SHALL BE BROKEN, OR DRAIN PIPES TO BE INSTALLED TO PROVIDE PROPER DRAINAGE OF PLANT AREAS. PLANT PITS SHALL BE EXCAVATED TO THE BOTTOM OF THE PIT. FILL EACH PLANT PIT WITH WATER AND OBSERVE THE PIT FOR 2 HOURS. IF THE WATER HAS NOT DISSIPATED BY 50% WITHIN 2 HOURS, NOTIFY LANDSCAPE ARCHITECT OF SUCH IN WRITING BEFORE INSTALLING PLANTS IN THE QUESTIONABLE AREA. OTHERWISE CONTRACTOR SHALL BE HELD LIABLE FOR PLANTS.
13. TREES SHALL BE INSTALLED 3" ABOVE FINISH GRADE IN HARDPAN AREAS TO PROVIDE GOOD DRAINAGE UNLESS OTHERWISE DIRECTED.
14. GROUND COVER AND SHRUB MASS BEDS SHALL BE CULTIVATED TO A DEPTH OF 12 INCHES BELOW GRADE TO BREAK THROUGH COMPACTED OR HARDPAN SOIL. REMOVE ALL STONES, ROOTS, AND WEEDS. ADD SPECIFIED SOIL AMENDMENTS AND FERTILIZER. INSTALL PLANTS, EDGE BED AREA, MULCH AND WATER THOROUGHLY.
15. SET ALL PLANTS PLUMB AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
16. PLANTS SHALL BE MEASURED TO THEIR MAIN STRUCTURE, NOT TIP TO TIP OF BRANCHES.
17. TREE PIT AND SHRUB PIT TO BE TWICE THE SIZE OF THE ROOT MASS. FILL WITH PLANT MIX.
18. BROKEN ROOT BALLS FOR TREES SHALL BE REJECTED. CONTRACTOR TO CHECK ROOT BALLS AND EXPOSE ROOTFLARES TO CHECK FOR ROOT GIRDING. DO NOT ASSUME THE ROOTFLARE IS EXPOSED UPON PURCHASE FROM THE NURSERY.
19. ANY PLANT MATERIALS SHIPPED TO SITE IN UNCOVERED VEHICLES' TRAILER SHALL BE REJECTED REGARDLESS OF SEASON.
20. ALL TREE SCARS OVER 1" - 1 1/2" SHALL BE REJECTED AND TREE TO BE REPLACED.
21. ALL SHRUBS TO BE DENSE AND FULL. ALL TREES TO HAVE A SYMMETRICAL GROWTH HABIT (90 DEGREES) UNLESS UNCHARACTERISTIC TO PLANT TYPE OR OTHERWISE NOTED ON PLANS.
22. REMOVE ALL EXCESS GROWTH OF TREES AND SHRUBS AS DIRECTED BY LANDSCAPE ARCHITECT. DO NOT CUT CENTRAL LEADER.
23. IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.



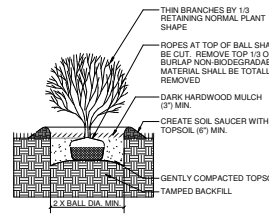
CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



MULTI-STEM TREE PLANTING DETAIL



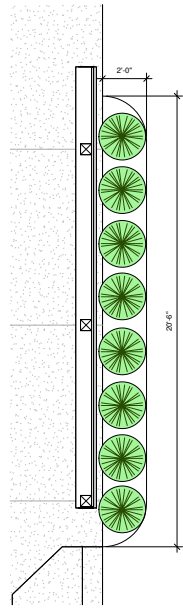
SHRUB PLANTING DETAIL

3 PLANTING DETAILS  
A102 3/8" = 1'-0"

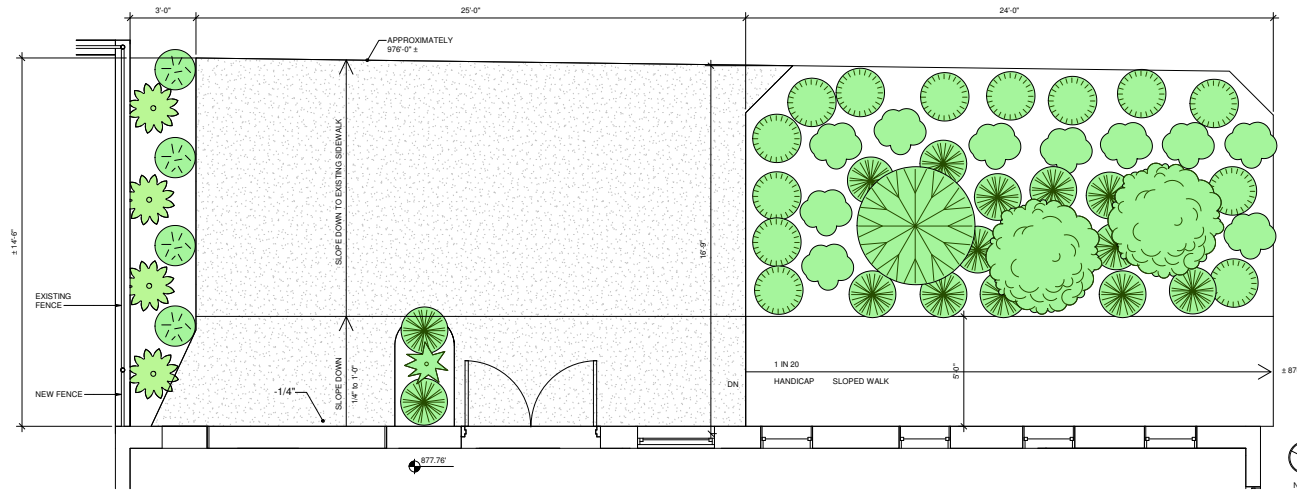
PLANTING LEGEND:			
QNTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>EVERGREEN GROUND COVER</b>			
23	LIRIOPE MUSCARI	"SUPERBLUE" LIRIOPE	1 QT.
13	JUNIPERUS CHINENSIS	GOLD LACE JUNIPER	1 GALLON
<b>EVERGREEN SHRUBS</b>			
4	JUNIPERUS HORIZONTALIS	BLUE RUG JUNIPER	18" TALL
4	ILEX GLABRA	INKBERRY HOLLY	18" TALL
1	ABELIA X CHINESIS	ROSE CREEK ABELIA	18" TALL
<b>DECIDUOUS SHRUBS</b>			
10	PHYSCARPUS	NINEBARK	18" TALL
<b>DECIDUOUS TREE</b>			
2	CORNUS FLORIDA	WHITE DOGWOOD	2.5' CALIPER, 8' TALL
1	ACER PALMATUM	BLOODGOOD JAPANESE MAPLE	2.5' CALIPER, 8' TALL

**LANDSCAPE REQUIREMENT NOTES:**

- 2.5 PARKING LOT PERIMETER LANDSCAPE YARD - N/A, PARKING IS LESS THAN 10,000 SF
- 12.6 INTERIOR PARKING LOT LANDSCAPE - N/A, PARKING IS LESS THAN 20,000 SF
- 12.7 SITE LANDSCAPE N/A. EXISTING STRUCTURE W/ LESS THAN 30% SF ADDITIONS
- 12.8 BUFFER YARDS - NO BUFFER YARD REQUIRED AS THERE ARE NO ADJACENT RESIDENTIAL ZONING.
- TREES - TOTAL PROPERTY AREA - 3 ACRES. 8 TREES PER ACRE REQUIRED. 3"8 = 2.5, 3 TREES REQUIRED AND PROVIDED



2 SIDE LANDSCAPING  
A102 3/8" = 1'-0"



1 FRONT LANDSCAPING  
A102 3/8" = 1'-0"



DATE	12/20/2024
REVISION	DOWNTOWN REVIEW

Drawn by: KG  
Checked by: SY

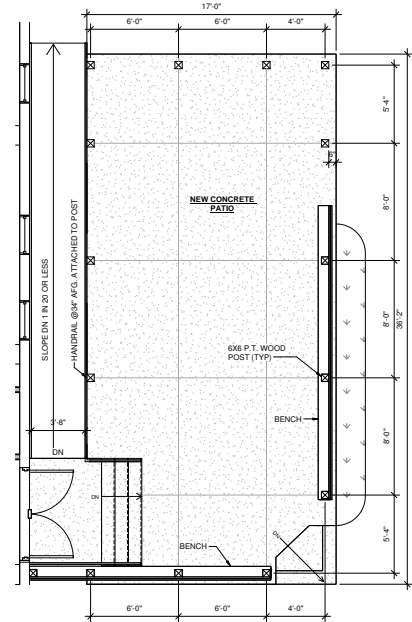
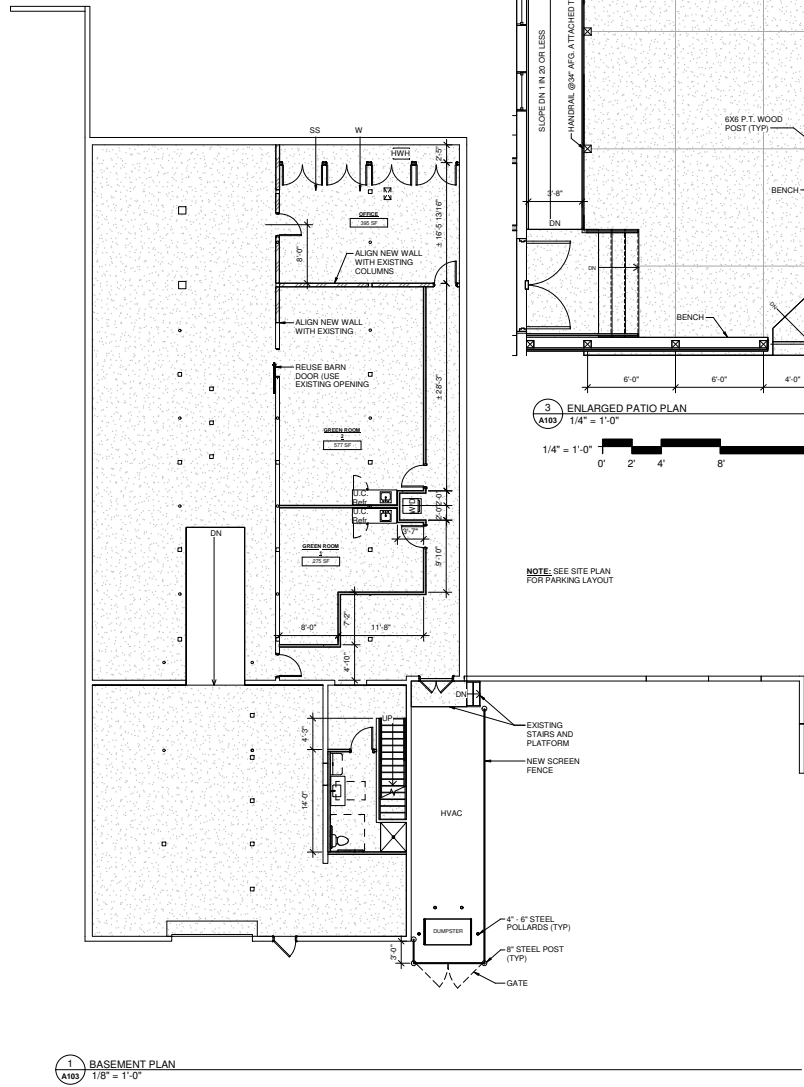
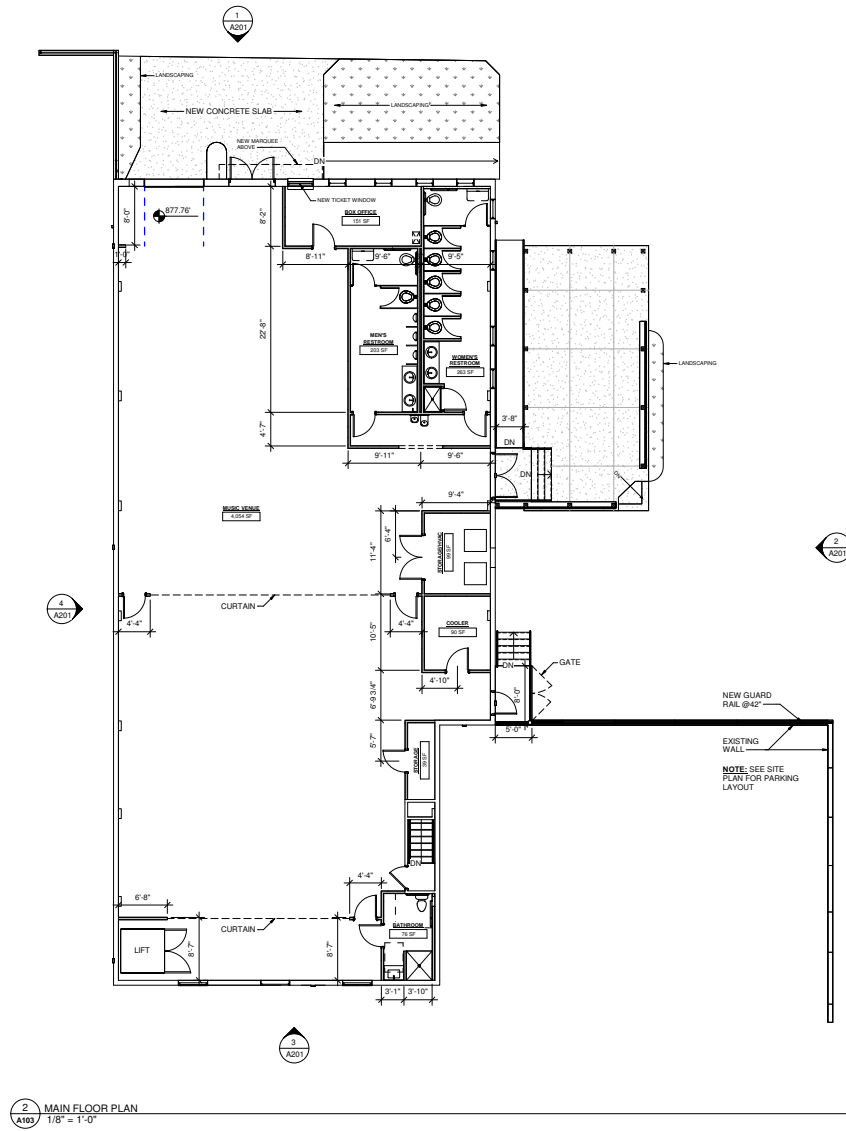
ARCHITECTURAL  
LANDSCAPE PLAN

**A102**

DATE: 7/26/2024  
PROJECT : 24101



\\\Fs-Projects\scottcampbell\24101-808\Main\Drawings\DWG\24101-808-Main-Rev.rvt



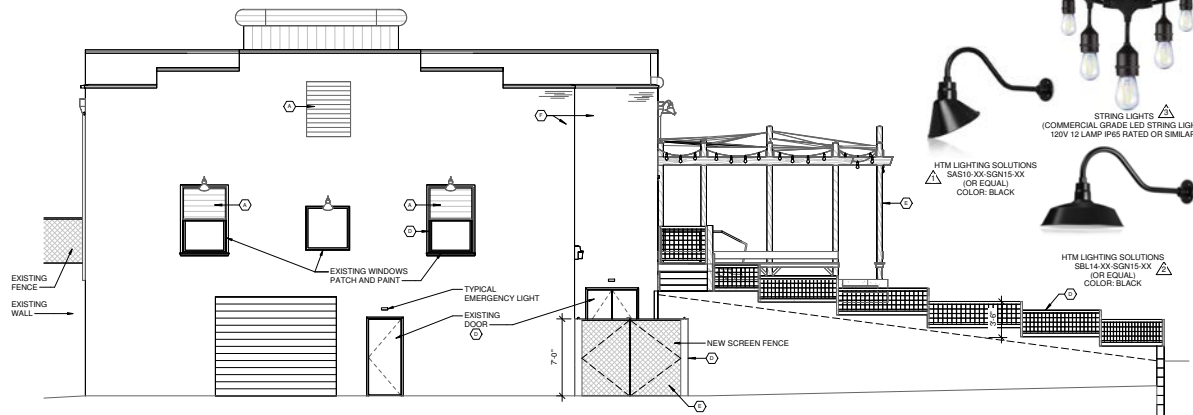
NOTE: SEE SITE PLAN FOR PARKING LAYOUT



**THE 808**  
**Scott Campbell**  
 808 State St, Knoxville, TN 37902

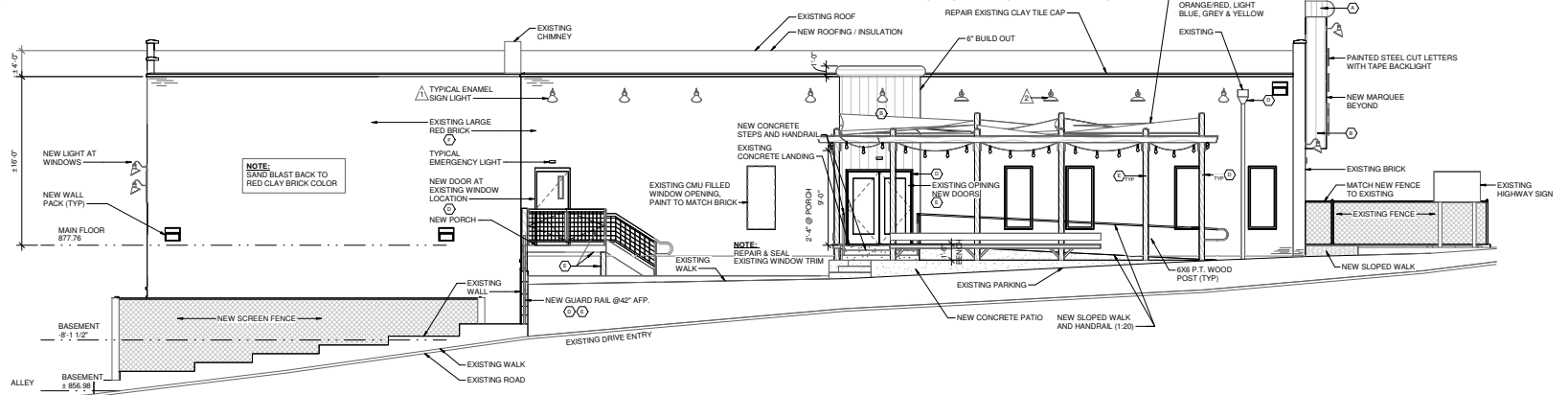
Drawn by: KG  
 Checked by: SY  
 FLOOR PLANS

**A103**  
 DATE: 7/26/2024  
 PROJECT : 24101



3 REAR ELEVATION  
A201 3/16" = 1'-0"

- SIGN NOTES:**
- SIGN EXTERNAL LIGHTING SHALL NOT EXCEED 75 FOOT CANDLES. IT SHALL BE SHIELDED SO AS NOT TO CAUSE GLARE ACROSS PROPERTY LINES. SIGN SHALL BE BACK-LIT WITH TAPE LIGHT.
  - MOVEABLE SIDEWALK SIGN WILL BE UTILIZED FROM TIME TO TIME. IT WILL BE 2' X 3'. IT WILL BE LOCATED ON SIDEWALK WITHIN 15' OF ENTRY. IT WILL NOT BE ILLUMINATED.
  - 4' X 12' MARQUEE SIGN (CHANGEABLE LETTERS) (48 S.F.)
  - BUSINESS SIGN 3.5 X 7' (24.4 S.F.) LETTERS SHALL BE BACK-LIT. (ANODIZED ALUMINUM POWDERCOAT FINISH)
  - SEE SIGN DRAWINGS
- FINISH LEGEND:**
- (A) HWP HORIZONTAL CORTEN
  - (B) 12" CORTEN STANDING SEAM
  - (C) CORTEN COVER
  - (D) PAINT "FLAT BLACK"
  - (E) LIGHT GREY WOOD STAIN
  - (F) EXISTING RED BRICK, SAND BLASTED

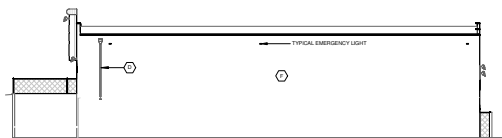
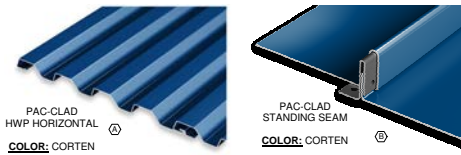


2 LEFT ELEVATION (CUMBERLAND AVE)  
A201 3/16" = 1'-0"

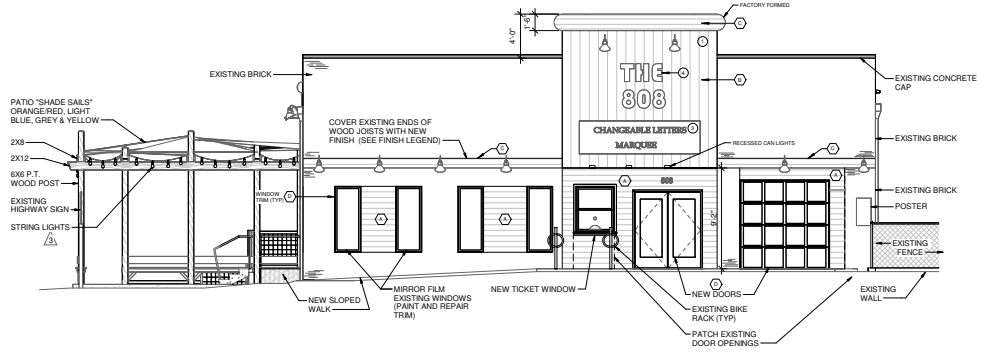
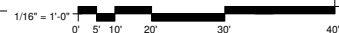
#ST-365 CAPE COD GRAY SEMI-TRANSPARENT WATERPROOFING EXTERIOR WOOD STAIN AND SEALER (OR SIMILAR)

KRYLON FLAT COLORMAXX BLACK ENAMEL LATEX INTERIOR/EXTERIOR PAINT + PRIMER (OR SIMILAR)

CORTEN METAL (BAIRD & WILSON SHEETMETAL, INC)



4 RIGHT ELEVATION  
A201 1/16" = 1'-0"



1 FRONT ELEVATION (STATE STREET)  
A201 3/16" = 1'-0"



THE 808  
Scott Campbell  
808 State St, Knoxville, TN 37902

Drawn by: KG  
Checked by: SY

EXTERIOR ELEVATIONS

A201  
DATE: 7/26/2024  
PROJECT: 24101

\\fs1\Projects\2024\24101 - THE 808\24101 - THE 808\Drawings\24101 - THE 808\A201.dwg



3 REAR ELEVATION COLOR  
A202 3/16" = 1'-0"



**SIGN NOTES:**

- SIGN EXTERNAL LIGHTING SHALL NOT EXCEED 75 FOOT CANDLES. IT SHALL BE SHIELDED SO AS NOT TO CAUSE GLARE ACROSS PROPERTY LINES. SIGN SHALL BE BACKLIT WITH TAPE LIGHT.
- MOVABLE SIDEWALK SIGN WILL BE UTILIZED FROM TIME TO TIME. IT WILL BE 2' X 2'. IT WILL BE LOCATED ON SIDEWALK WITHIN 15' OF ENTRY. IT WILL NOT BE ILLUMINATED.
- 4' X 12' MARQUEE SIGN (CHANGEABLE LETTERS) (68 S.F.)
- BUSINESS SIGN 3.5 X 7' (24.4 S.F.) LETTERS SHALL BE BACKLIT (ANODIZED ALUMINUM POWDERCOAT FINISH)
- SEE SIGN DRAWINGS

**FINISH LEGEND:**



USASHADE PATIO "SHADE SAIL" (OR EQUAL)



2 LEFT ELEVATION (CUMBERLAND AVE) COLOR  
A202 3/16" = 1'-0"



#ST-365 CAPE COD GRAY SEMI-TRANSPARENT WATERPROOFING EXTERIOR WOOD STAIN AND SEALER (OR SIMILAR)



KRYLON FLAT COLORMAXX BLACK ENAMEL LATEX INTERIOR/EXTERIOR PAINT + PRIMER (OR SIMILAR)



CORTEN METAL (BAIRD & WILSON SHEETMETAL, INC)

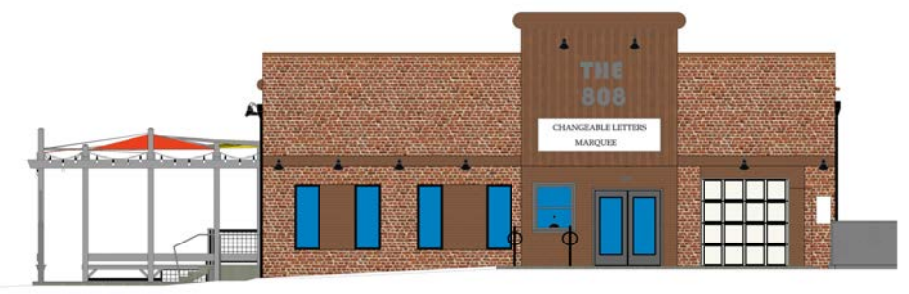


PAC-CLAD HWP HORIZONTAL  
COLOR: CORTEN

PAC-CLAD STANDING SEAM  
COLOR: CORTEN



4 RIGHT ELEVATION COLOR  
A202 1/16" = 1'-0"



1 FRONT ELEVATION (STATE STREET) COLOR  
A202 3/16" = 1'-0"

THE 808  
Scott Campbell  
808 State St, Knoxville, TN 37902

DATE:	7/26/2024
PROJECT:	24101
REVISION:	
NO.	DESCRIPTION
1	INITIALS
2	DATE
3	BY
4	DATE
5	BY
6	DATE
7	BY
8	DATE
9	BY
10	DATE

Drawn by: KG  
Checked by: SY

EXTERIOR ELEVATIONS (COLORED)

A202  
DATE: 7/26/2024  
PROJECT: 24101

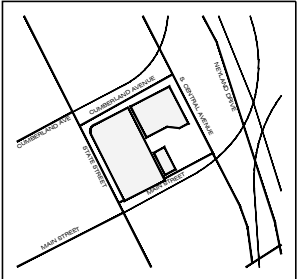
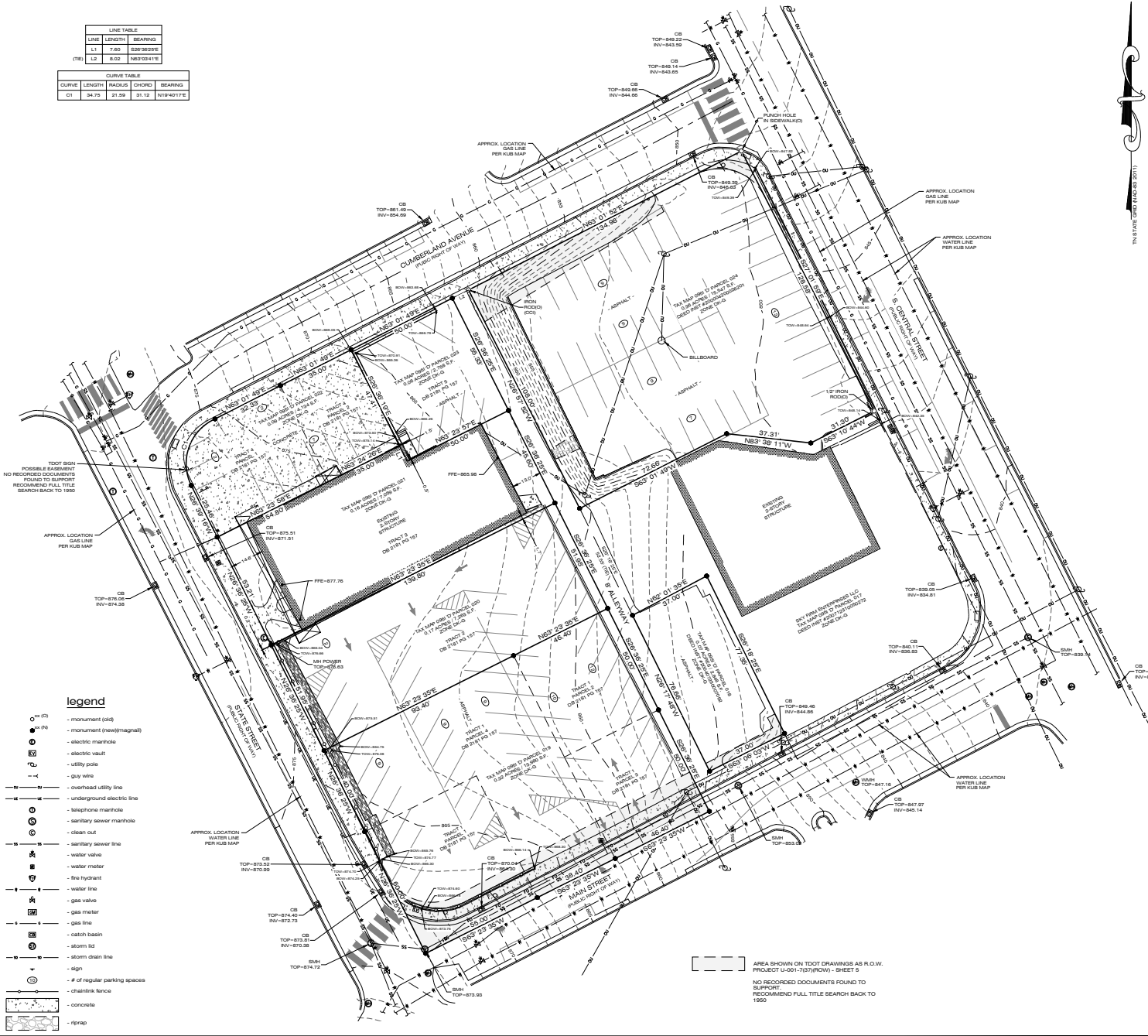
© COPYRIGHT 2024

\\Fs1\Projects\2024\24101\_808\808.dwg (7/26/2024 10:00:00 AM) (A202) (1/16\"/>

LINE TABLE				
LINE	LENGTH	BEARING		
L1	7.00	S28°30'59"E		
L2	5.02	N63°04'11"E		

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	34.75	21.59	31.12	N19°40'11"E



GRAPHIC SCALE  
 (IN FEET)  
 1 inch = 20 ft.

- GENERAL NOTES**
- Verify exact size, depth and location of all underground utilities prior to construction.
  - Property subject to all applicable easements, setback and restrictions of record.
  - Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
  - This survey plat does not warrant title.
  - Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
  - By graphic plotting, this property lies in Zone X on FEMA Panel #47093C0283G, which bears an effective date of August 5, 2013, and is not in a special flood hazard area.

- UTILITY INFORMATION**
- |   |  |  |
|---|--|--|
| <b>ELECTRIC SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911 | <b>WATER SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911 | <b>SEWER SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911 |
| <b>GAS SERVICE</b><br>Knoxville Utilities Board<br>4505 Middlebrook Pike<br>Knoxville, TN 37921<br>Phone: 865-524-2911      | <b>TELEPHONE SERVICE</b><br>AT&T<br>9132 Paradise Drive<br>Knoxville, TN 37922<br>Phone: 865-539-2566                    | <b>CABLE SERVICE</b><br>Xfinity<br>3733 Ashtree Way<br>Knoxville, TN 37924<br>Phone: 800-255-2278                        |
- Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
  - Verify exact size, depth and location of all underground utilities prior to design and/or construction.
  - Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

- ZONING INFORMATION**
- Property is zoned: DK-G (Downtown Knoxville Grid Subdistrict)
  - Building setbacks:  
Front: 5-8 feet  
Side: None  
Rear: None
  - Verify full zoning regulations by contacting:  
KNOXVILLE-KNOX COUNTY PLANNING  
Suite 402, City/County Building  
400 Main Street  
Knoxville, Tennessee 37902  
Phone: (865) 215-2500  
contact@knxplanning.org

**SURVEYOR'S CERTIFICATION**

**CERTIFICATE OF ACCURACY**  
 I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is 1 : 10,000 as shown herein. No title opinion was furnished to this surveyor and easements shown and/or not appeared in the field may or may not be discovered by a title search by a title attorney.

I hereby certify that 90% of the contours / spot elevations shown herein are within 1/2 one-half of the contour interval as shown herein.

H. Wade Lovin, PLS  
 TN REG. NO. 2151

- Legend**
- monument (old)
  - monument (new/magnified)
  - electric manhole
  - electric vault
  - utility pole
  - guy wire
  - overhead utility line
  - underground electric line
  - sanitary manhole
  - sanitary sewer manhole
  - clean out
  - sanitary sewer line
  - water valve
  - water meter
  - fire hydrant
  - water line
  - gas valve
  - gas meter
  - gas line
  - catch basin
  - storm silt
  - storm drain line
  - sign
  - # of regular parking spaces
  - chainlink fence
  - concrete
  - riprap

AREA SHOWN ON TPO DRAWINGS AS F.O.W.  
 PROJECT U-091-7079(R/W) - SHEET 5  
 NO RECORDED DOCUMENTS FOUND TO SUPPORT  
 RECOMMEND FULL TITLE SEARCH BACK TO 1950

**MBI**

MBI COMPANIES INC.  
 259 N. WEIGANDER ROAD  
 KNOXVILLE, TN 37919

PHONE: (865) 584-5973  
 FAX: (865) 584-5973  
 WEB: [www.mbi.com](http://www.mbi.com)

**811**  
 Know what's below.  
 Call before you dig.  
 In Tennessee call 811 or 1-800-981-1111

OWNER:  
 State Properties LLC  
 702 E. Jackson Ave.  
 Knoxville, TN 37919

SEAL

**WIDE LOU**  
 REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF TENNESSEE  
 2017

COPYRIGHT © MBI COMPANIES INC.

STATE STREET  
 KNOXVILLE, TENNESSEE

Know County, TN City of Knoxville, TN  
 City Ward: 6 City Block: 07023

Tax Parcel ID:  
 Map 099 O Parcel 018  
 Map 099 O Parcel 019  
 Map 099 O Parcel 020  
 Map 099 O Parcel 021  
 Map 099 O Parcel 022  
 Map 099 O Parcel 023  
 Map 099 O Parcel 024

Drawn By: M. Blankenship  
 Apprd. By: W. Lovin

Field date: 1-8-20  
 Drawing date: 1-8-20  
 Last Revision:

Scale: 1" = 20'

Job No: 19086  
 SHEET NO. 1 OF 1



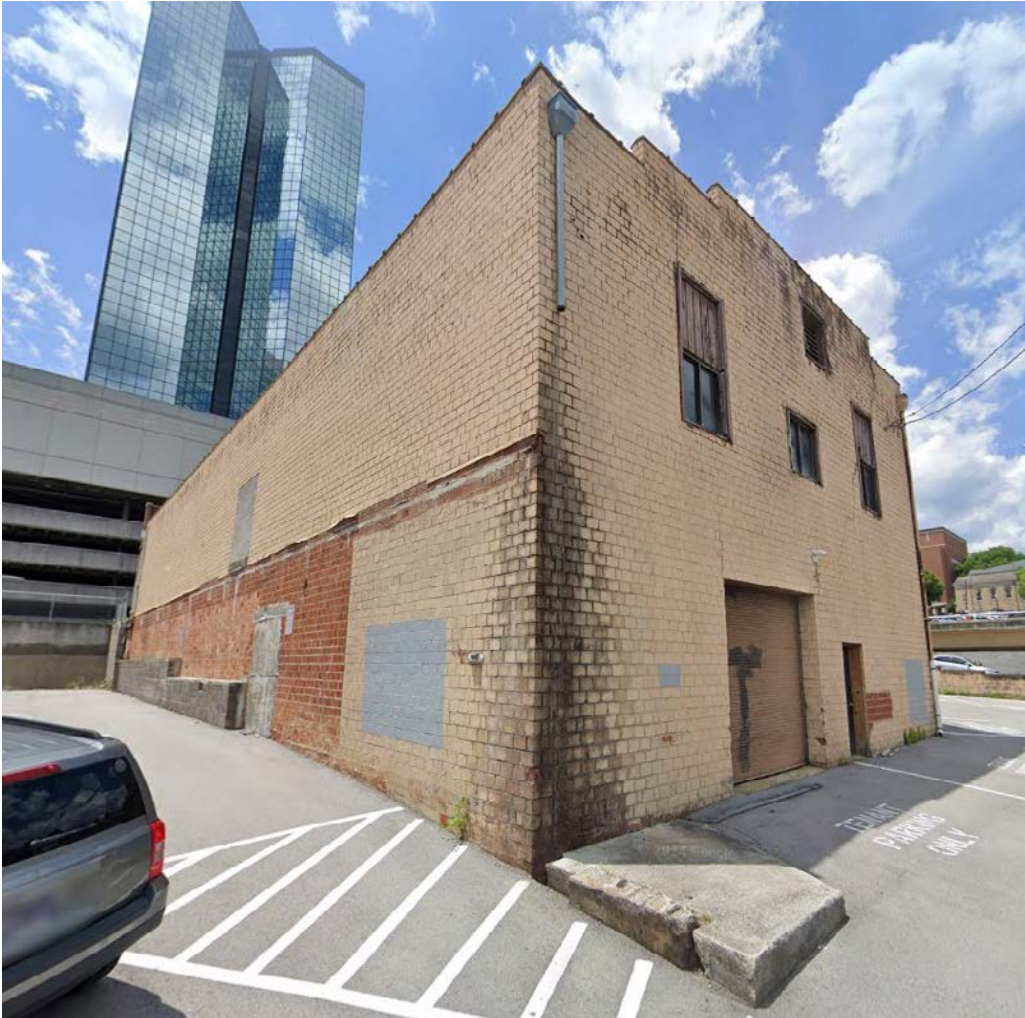
This view shows the front of the building from State Street.



This view shows the side of the building from Cumberland Ave.



Looking at the back of the building from Cumberland Ave.



Looking at the back and side of the building from the alley.



This is the parking lot to the side of the building



This view shows the alley and the parking lot behind the building.



This view shows one of the parking lots that will be remarked.



This picture shows the side of the building from Cumberland Ave, and the other parking lot that will be remarked.





This view shows the parking garage across the street from the building.



This view shows the parking lot to the side of the building.

