

**Meeting:** 3/20/2024  
**Project:** Summer Place Façade Rehabilitation  
**Applicant:** Cory Griffis MBI Companies

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## Property Information

**Location:** 500 W. Summit Hill Ave. **Parcel ID** 94 L C 019  
**Zoning:** DK (Downtown Knoxville)  
**Description:**  
c.1980 commercial building with an exterior of brick cladding.

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## Description of Work

Level I Minor Alteration of an Existing Building/Structure

Exterior rehabilitation project, including brick cladding removal, window replacement, and installation of new aluminum composite panel cladding.

On the interior bays, the soldier-course brick dividing the windows will be replaced with aluminum composite panels. The existing windows will be replaced with aluminum storefront windows. At the ground level on the north and east elevations, the storefront windows are proposed to be enclosed with aluminum composite panel cladding.

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## Applicable Design Guidelines

Downtown Design Guidelines

B. PRIVATE REALM

3. BUILDING MATERIALS

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

B. PRIVATE REALM

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.

B. PRIVATE REALM

5. GROUND FLOOR DOORS AND WINDOWS

5a. Use consistent rhythm of openings, windows, doorways, and entries.

5e. All windows at the pedestrian level should be clear.

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## Comments

500 W. Summit Hill Drive is not a historic building; it was constructed in approximately 1980. Removal of the

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exterior brick cladding elements which contribute to water intrusion, and replacement with aluminum composite panels, is appropriate. Replacement of the existing, non-historic, single-light windows with new aluminum storefront windows of similar size and fenestration pattern meets the guidelines.

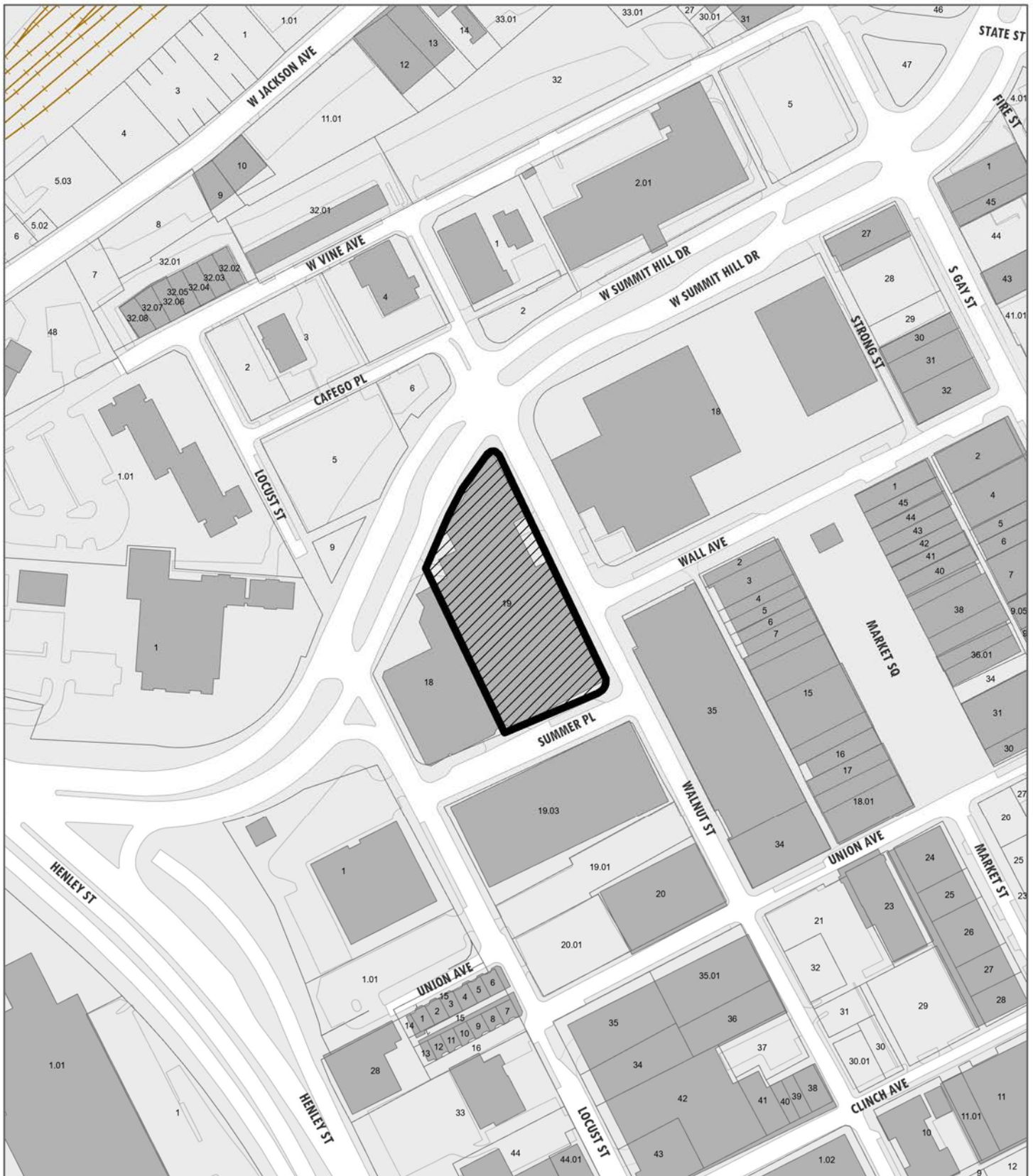
Typically, the design guidelines discourage first-floor uses without pedestrian traffic and removing transparent rhythms of entrances and windows, and encourage all windows at the ground level to be clear. The building is owned by Knox County, which has leased space to an "information technology center" since 2021. The IT center houses a "data center" on the ground floor, and the application notes that transparent glazing into the data center is a "security risk." The ground-level windows are recessed from the primary building elevation and have never featured doors accessible to the pedestrian. The building's north elevation ground level has been surrounded with tall trees, adjacent to the windows, since at least 2007. The existing 1980s-style dark-tinted glass does not provide transparency.

While first-floor spaces without a public use and the removal of ground-level transparency does not meet the guidelines, in the opinion of staff, the enclosure of the ground-level windows is appropriate for this specific instance. The Board should discuss modifications to the building's ground level.

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## **Recommendation**

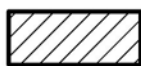
Staff recommends approval of 3-A-24-DT as submitted.



**3-A-24-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**

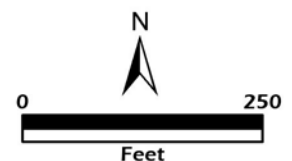


500 W. Summit Hill Ave.

Level 1: Minor alteration of an existing  
building/structure

Original Print Date: 3/8/2024  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board

Petitioner: Cory Griffis MBI Companies





## DESIGN REVIEW REQUEST

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

Cory Griffis

Applicant

3/01/2024

3/20/2024

3-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

Cory Griffis

MBI Companies

Name

Company

299 N. Weisgarber Rd.

Knoxville

TN

37919

Address

City

State

Zip

8655840999

coryg@mbicompanies.com

Phone

Email

## CURRENT PROPERTY INFO

Knox County

400 Main Street, Knoxville, TN 37902

8652154613

Owner Name (if different from applicant)

Owner Address

Owner Phone

500 W Summit Hill Drive, Knoxville, TN 37902-2013

094LC019

Property Address

Parcel ID

Downtown

Neighborhood

Zoning

## AUTHORIZATION

Lindsay Crockett

3.1.2024

Staff Signature

Please Print

Date

Cory Griffis

Digitally signed by Cory Griffis  
DN: C=US, E=coryg@mbicompanies.com,  
O=MBI Companies, CN=Cory Griffis  
Date: 2024.02.29 14:43:26-05'00'

Cory Griffis

3/01/2024

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: Removal of damaged and poorly supported brick and replacement with proper support and ACM panels. Replacement of all windows.

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:

N/A

FEE 2:

FEE 3:

TOTAL:

N/A

### GENERAL

The project objective is to repair the façade due to water intrusion through brick which is not properly supported or waterproofed. The existing soldier course bands adjacent to windows are a single wythe brick wall with no sheathing or vapor barrier behind. The existing windows are also past their expected lifespan and perform poorly. The windows on the ground level look into a data center and are a security risk. The project proposes to remove the existing windows and single wythe brick portions of the façade and replace them with better performing assemblies. The solid portion of the façade and the data center windows would be built back with metal studs, sheathing, air and vapor barrier, and ACM panels.

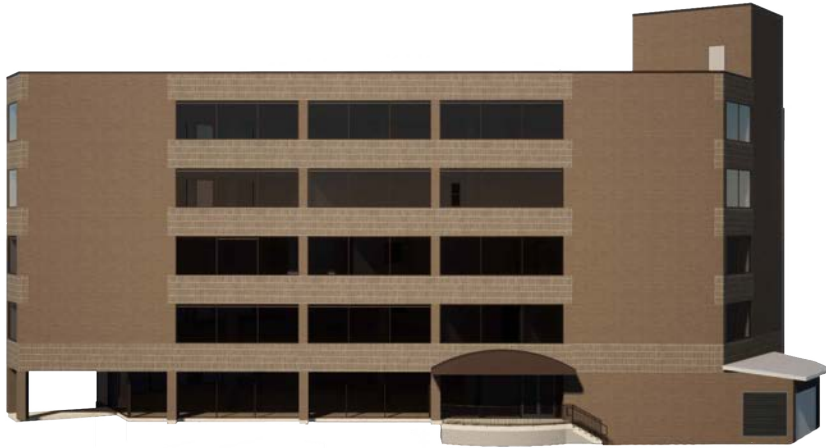
### MATERIALS

ACM - The proposed colors and patterns of ACM panels are shown on the attached renderings. The product will be similar to Alpolic / PE with a .020" aluminum skin over a polyethylene core. The majority of the panels would be Clear Anodized to match the storefront. Accent bands would be Charcoal or Dark Bronze for contrast.

Windows – New storefront windows would composed of clear anodized mullions and glazing similar to Vitro Solarban Low-E glazing with SolarGray tint.

### LANDSCAPING

All existing landscaping will be preserved where possible. Any landscaping that must be removed during construction will be replaced with similar plantings.



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



EXISTING

210142.18  
02/29/24

## SUMMER PLACE FACADE UPGRADE

500 W. SUMMIT HILL DR SE  
KNOXVILLE, TN





NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



PROPOSED

210142.18  
02/23/24

SUMMER PLACE FACADE UPGRADE

500 W. SUMMIT HILL DR SE  
KNOXVILLE, TN



Knoxville, Tennessee

Google Street View

Dec 2016

[See more dates](#)

## NORTH SIDE

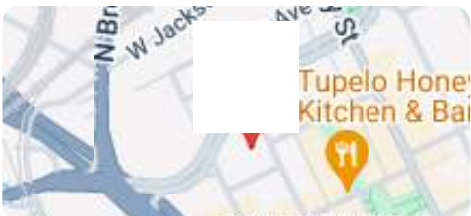
CHARCOAL ACM AT  
CORNERS

WINDOWS TO BE REPLACED

UNSUPPORTED SOLDIER  
COURSE BRICK BETWEEN  
WINDOWS TO BE REMOVED  
AND REPLACED WITH CLEAR  
ANODIZED ACM PANELS

Google

Image capture: Dec 2016 © 2024 Google





Knoxville, Tennessee

Google Street View

Feb 2017

See more dates

## NORTHWEST SIDE

WINDOWS TO BE REPLACED

CHARCOAL ACM AT VERTICAL BANDS

UNSUPPORTED SOLDIER COURSE BRICK BETWEEN WINDOWS TO BE REMOVED AND REPLACED WITH CLEAR ANODIZED ACM PANELS

GLAZING INTO DATA CENTER TO BE REPLACED W/ ACM

EXISTING CANOPY IS BROWN AND WILL REMAIN

Google

Image capture: Feb 2017 © 2024 Google





Knoxville, Tennessee

Google Street View

Oct 2022

See more dates

NORTHEAST SIDE

WINDOWS TO BE  
REPLACED

CHARCOAL ACM AT  
VERTICAL BANDS

UNSUPPORTED SOLDIER  
COURSE BRICK BETWEEN  
WINDOWS TO BE REMOVED  
AND REPLACED WITH CLEAR  
ANODIZED ACM PANELS

GLAZING INTO DATA  
CENTER TO BE  
REPLACED W/ ACM

Google

Image capture: Oct 2022 © 2024 Google

