

Meeting: 11/20/2024
Project: Emporium Building + Jackson Avenue Ramps
Applicant: The Arts & Culture Alliance of Greater Knoxville- Emporium Performing Arts

Property Information

Location: 100 S. Gay St. **Parcel ID** 94 E G 044
Zoning: DK-G (Downtown Knoxville, Grid)
Description:

Work to be located below recently reconstructed Jackson Avenue ramps and provide secondary access to the Emporium Building.

Description of Work

Level II Sign, Major Alteration of an Existing Building/Structure

Exterior rehabilitation to area below the Jackson Avenue ramp to create a new exterior "prefunction space" including a box office and new entry to the basement of 100 S. Gay Street. Scope of work includes a new full-light entry door with a transom, new transom windows installed in existing enclosed openings, and a new textured masonry infill wall on the leftmost bay. New screening via a new textured masonry knee wall with a decorative wood screen wall structure above; some of the panels are operable and some are fixed. New exterior lighting and new signage to be installed on the fixed screen section above the entry.

Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

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.

5. Ground Floor Doors and Windows

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

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

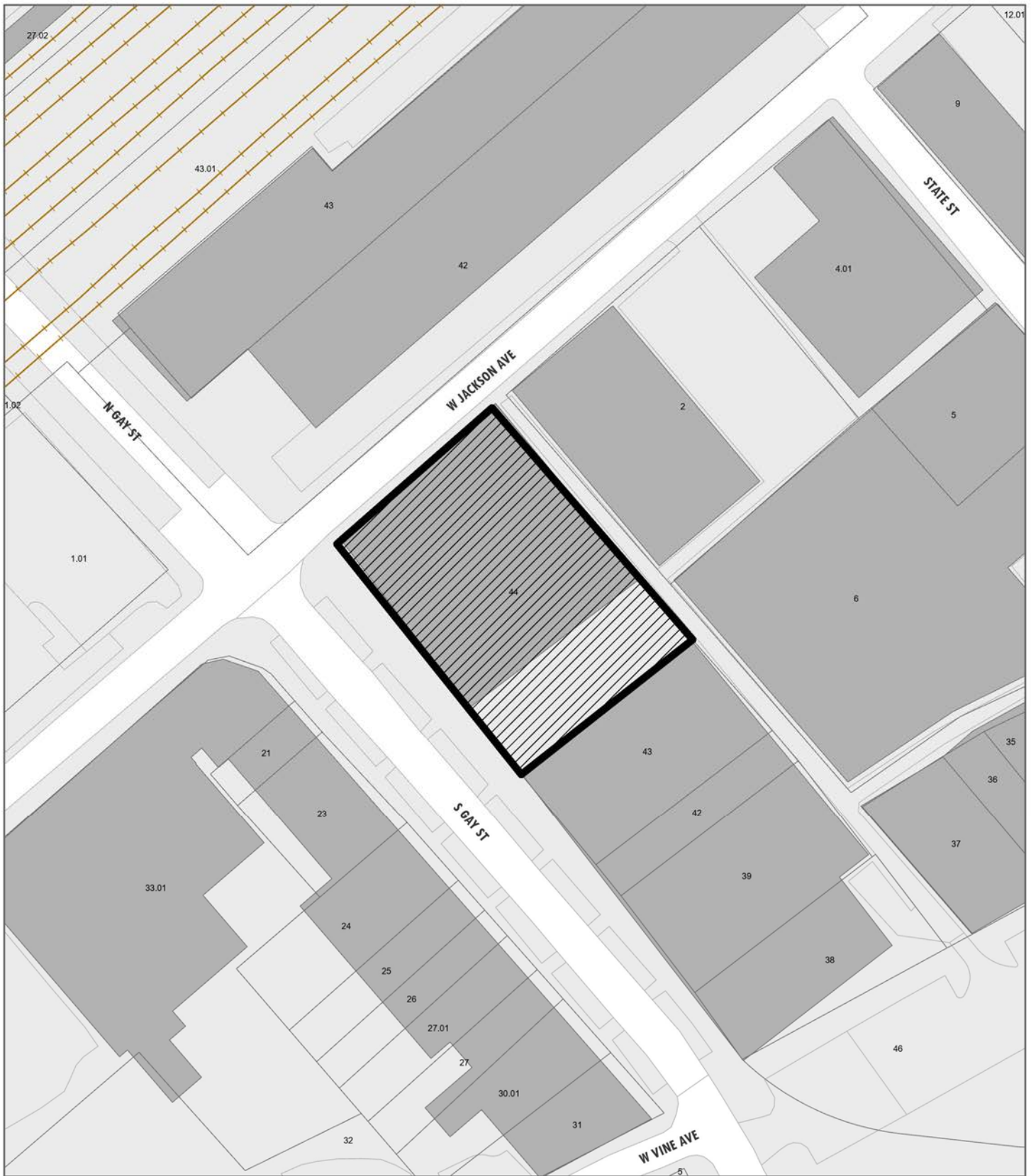
Comments

While the associated building is 100 S. Gay Street (the Emporium Building), the majority of work will be concentrated in the right-of-way below the Jackson Avenue ramp. Overall, the project meets the design guidelines

as it creates activates an underutilized space to enhance pedestrian interest with new windows and an entrance, and a creative screening solution. The proposed screening is complimentary but differentiated from the existing concrete and masonry ramp, and the masonry building. The sign placement is appropriate within the design guidelines, as a wall sign on a sign board; revisions to the lettering could be approved administratively.

Recommendation

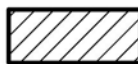
Staff recommends approval of Certificate 11-B-24-DT as submitted.



11-B-24-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

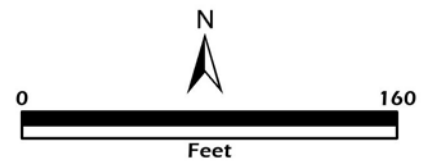
**DOWNTOWN
DESIGN
REVIEW
BOARD**



100 S. Gay St.
**Level 2: Addition to an existing building/
structure**

**Petitioner: The Arts & Culture Alliance of
Greater Knoxville- Emporium
Performing Arts**

Original Print Date: 11/6/2024
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board





DESIGN REVIEW REQUEST

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

The Arts & Culture Alliance of Greater Knoxville - Emporium Performing Arts

Applicant

1 Nov. 2024

20 Nov 2024

11-B-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

Chad Boetger, AIA LEED AP

McCarty Holsaple McCarty Architects

Name

Company

550 W. Main Street

Knoxville

TN

37902

Address

City

State

Zip

865.544.5000

cboetger@mhminc.com

Phone

Email

CURRENT PROPERTY INFO

100 S. Gay Street

865.523.7543

Owner Name (if different from applicant)

Owner Address

Owner Phone

100 S. Gay Street

094EG044

Property Address

Parcel ID

DK-G

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Please Print

Date

[Signature]
Applicant Signature

Chad Boetger

1 Nov. 2024

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: The Arts & Culture Alliance will be renovating the basement of the Emporium building to accommodate an immersive digital gallery & small performance venue. To support this effort, the area under the existing Jackson Avenue ramp will be activated & used as a new exterior prefunction space, box office, and new entry into the Emporium basement

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:	1001	\$50.00	TOTAL:
FEE 2:			
FEE 3:			
			\$50.00
		11/01/2024	OI



STOP



MHM



MHM



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