

Meeting: 8/20/2025
Applicant: Amy Sherrill Benefield Richters
Owner: Break One LLC
Project: 319 S. Gay St.

Property Information

Location: 319 S. Gay St. **Parcel ID:** 94 L D 031 / 094LD030, 094LD032

Zoning: DK (Downtown Knoxville)

Description:

Former TVA Credit Union building, original core constructed prior to 1900, and most recent exterior rehabilitation dating to the early 1980s.

Description of Work

Level II Major Alteration of an Existing Building/Structure

Exterior rehabilitation scopes include renovating the existing storefronts, removing existing windows on the second floor to create new inset patios, installing an overhead garage door and seven new windows, and replacing windows on the third floor. The window frames will be painted, and the precast concrete panels will be stained to match the existing. New precast headers and sills will match the precast concrete headers and sills on the existing windows.

Gay Street elevation: Three bays of storefronts (the first, second, and fourth bays) will be replaced with new windows and single-swing doors with transom and black aluminum frames. The center (third) bay is to be replaced with a new storefront entrance that includes a wide solid wood door framed by extended metal panels and precast concrete panels, complemented with natural gas lanterns on both sides of the door. The door and wall area with granite accents on the northmost (fifth) bay will remain. The decorative grills under the beams are to be removed from all bays.

Three inset patios will be created on the second floor, each requiring the removal of a set of three windows. The patios will include precast headers and sills that matches with the remaining windows and steel guardrails with finishes matching the aluminum frames of the storefronts.

Wall Avenue elevation: Portion of the wall area with granite accents on the westernmost (first) bay of the storefront will be replaced with a new glass storefront. A new wooden door, accentuated by a metal entrance port and precast concrete panels, will be installed on the second bay. Other storefronts will be replaced with a single-light storefront system. Precast infill panels are to be installed to cover the wall openings above the lintel of two bays. The third-floor windows will be replaced with new double-hung windows, with the transoms being preserved.

Strong Street elevation: Seven new double-hung windows are to be installed on the north side of the existing windows. A new overhead garage is to be installed.

Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

1. Building Mass, Scale, and Form

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

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.

5b. Orient front entrances to the main street; secondary entrances should be clearly defined and oriented towards streets and 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.

Comments

319 S. Gay Street, while zoned DK-H, is not located within the Gay Street Commercial National Register Historic District, so the Historic Resources section of the design guidelines does not apply. The proposal largely adheres to other sections of the design guidelines.

While sections of the original building were built prior to 1900, the building has had several exterior rehabilitation campaigns, most recently in 1984, so the proposal will not result in the modification or removal of any character-defining historic features. The proposal retains the existing building's use of "traditional considerations such as show-windows, transoms, friezes, and signboards," differentiating the ground-floor massing from the upper floors. Existing design elements in good condition will be retained, including the granite accents, precast concrete panels on the first floor, and precast concrete cornice and detailing. The entrances will be oriented towards the two main streets, and the residential garage door will be located on less visible Strong Street.

The renovation of storefronts on the first story will enhance pedestrian interest and engagement in the site. However, proposed modifications to two bays of storefront will result in the creation of some new blank wall sections and solid wood doors. This is inconsistent with the guidelines' recommendation for "avoid blank walls along street-facing elevations" and "enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows."

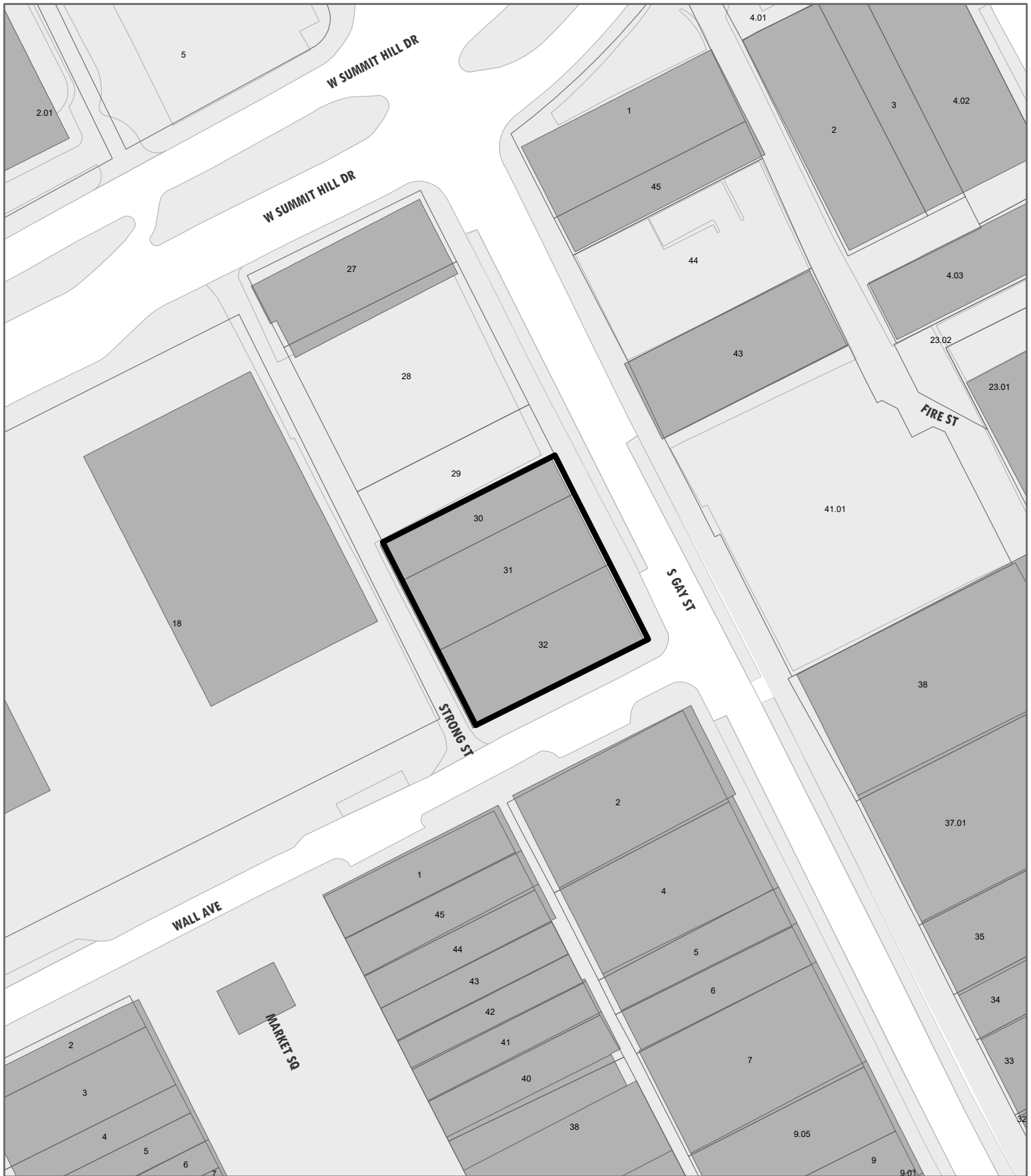
The window installation and replacements create a "largely consistent rhythm" that is recommended by the guidelines. The proposed double-hung windows in place of the existing windows on the Wall Street elevation will retain the concrete sills and lintels. The new windows on the Strong Street elevation will not have transom windows or a header capstone, but the use of matching header and sills proposes to create a cohesive look.

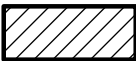


The removal of nine second-story windows on the Gay Street elevation should be discussed by the board. The proposed renovations have no conflicts with the design guidelines. The patios have a depth of 19'-4", so the sliding doors that opens to the patios will not be visible from the sidewalks in front of the building. They can create a visual interest for the pedestrian if they are activated with seating, planting, or lighting.

Recommendation

Staff recommends approval of Certificate 8-A-25-DT, subject to the following conditions:

- 1) All windows at pedestrian level to be clear.
- 2) Replacing the proposed wooden doors on the storefronts with glass doors. Revised drawings shall be submitted to Planning staff for review and approval.



DESIGN REVIEW BOARD	8-A-25-DT		Petitioner: Amy Sherrill Benefield Richters
	APPLICATION FOR CERTIFICATE OF APPROPRIATENESS		
		319 S. Gay St. Level 2: Major alteration of an existing building/structure	
Original Print Date: 8/12/2025 Revised:			
Knoxville/Knox County Planning · Design Review Board		 Feet	



DESIGN REVIEW REQUEST

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

Amy Sherrill

Applicant		
2025.08.01	2025.08.20	8-A-25-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

Amy Sherrill		Benefield Richters	
Name		Company	
902 N Central Street	Knoxville	TN	37917
Address	City	State	Zip
8656377009	team@benefieldrichters.com		
Phone	Email		

CURRENT PROPERTY INFO

Break One LLC	3643 Taliluna Acve STE F-1	305-606-1178
Owner Name (if different from applicant)	Owner Address	Owner Phone
319 S. Gay Street	094LD031, 094LD030, 094LD032	
Property Address	Parcel ID	
downtown	DK-G	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Lanois
Staff Signature

Lindsay Lanois	8.1.25
Please Print	Date

Amy Sherrill
Applicant Signature

Amy Sherrill	2025.08.01
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 4 STORY BUILDING. BASEMENT TO BE STORAGE. GROUND FLOOR TO BE MERCANTILE, AND UPPER 2 FLOORS TO BE RESIDENTIAL. SCOPE OF WORK INCLUDES WINDOW AND STOREFRONT REPLACEMENT, INTERIOR LAYOUT AND FINISHES, FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL RENOVATIONS

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:

100.00

FEE 2:

FEE 3:

TOTAL:

100.00

Pd. 08/01/2025, SG

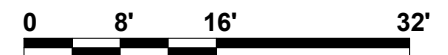


1 SITE PLAN
DRB-01 1" = 20'-0"





1 SOUTH ELEVATION - WALL STREET - DRB REVIEW
DRB-02 1/16" = 1'-0"



NEW DOUBLE HUNG WINDOWS (THIRD FLOOR, SOUTH FACADE);
COLOR TO MATCH EXISTING; TRANSOM WINDOWS TO REMAIN
AND BE REPAINTED TO MATCH EXISTING.

NEW PRECAST INFILL AT FLYING BEAM

NEW STOREFRONT ENTRANCE + WINDOWS



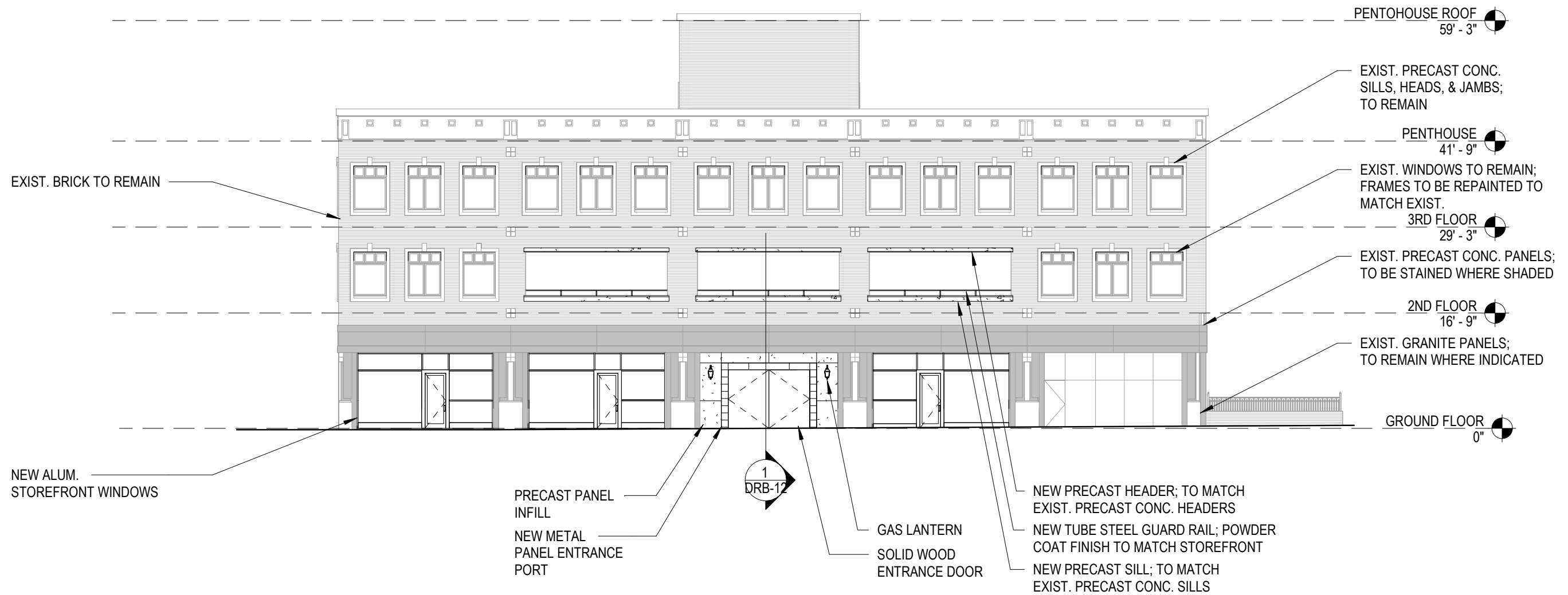
NEW DOUBLE HUNG WINDOWS (THIRD FLOOR, SOUTH FACADE);
COLOR TO MATCH EXISTING; TRANSOM WINDOWS TO REMAIN
AND BE REPAINTED TO MATCH EXISTING.

NEW SOLID WOOD ENTRANCE DOOR

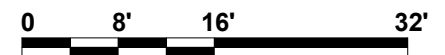
EXIST. PRECAST CONC. PANELS; TO BE STAINED WHERE INDICATED

NEW METAL PANEL ENTRANCE PORT





1 EAST ELEVATION - GAY STREET - DRB REVIEW
DRB-04 1/16" = 1'-0"

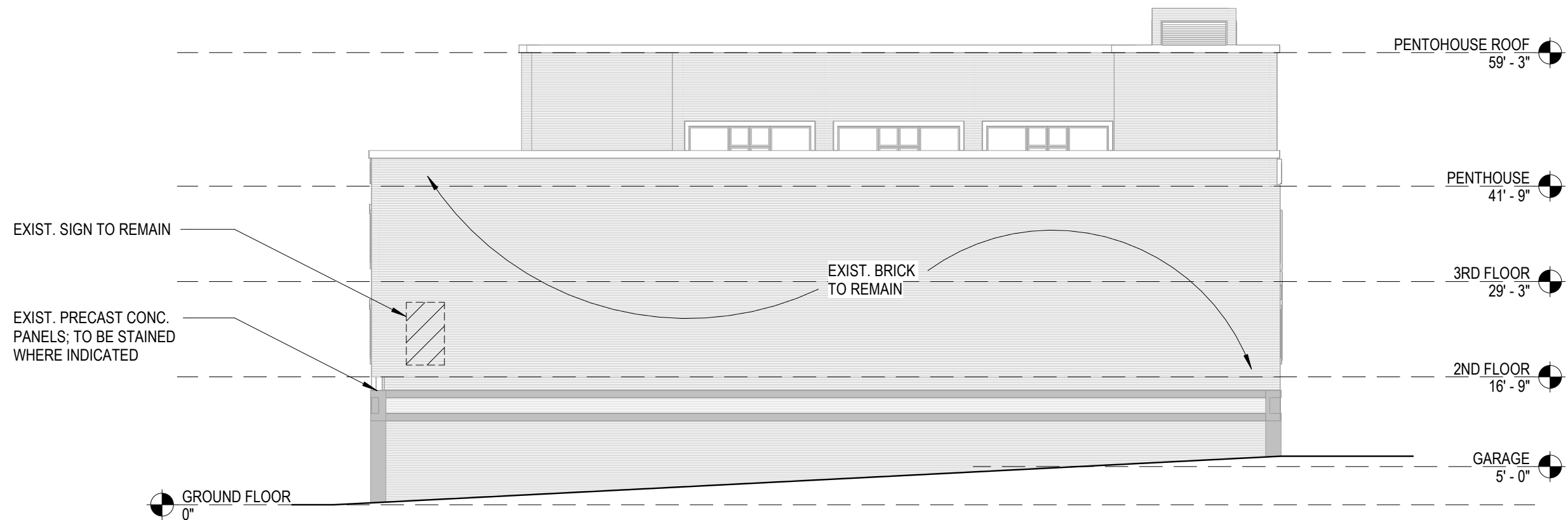


NEW METAL PANEL ENTRANCE PORT, PRECAST
PANEL INFILL, LIGHTS, AND DOOR

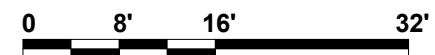
NEW OPENING, PRECAST HEADER AND
SILL (TO MATCH EXISTING) ,
AND STEEL TUBE GUARD RAIL

NEW ALUM. STOREFRONT WINDOWS
AND ENTRANCES





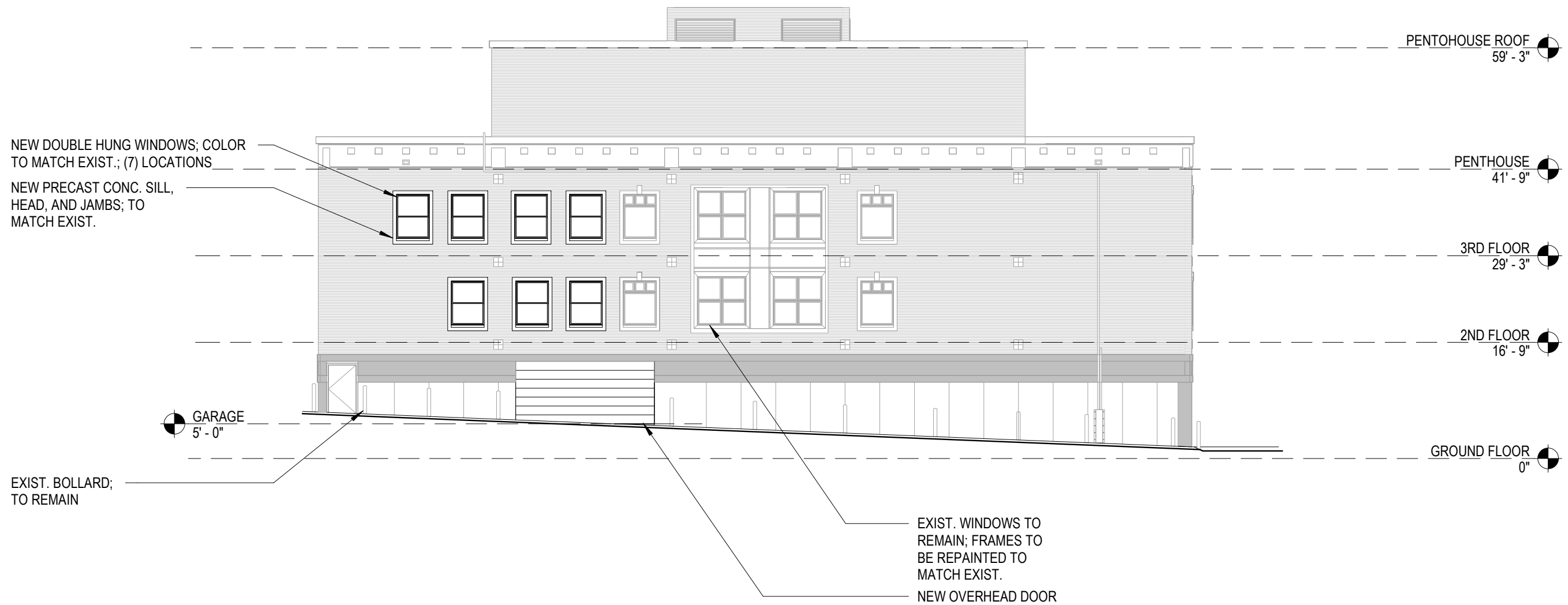
1 NORTH ELEVATION - DRB REVIEW
DRB-06 1/16" = 1'-0"



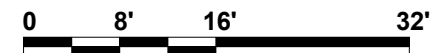
EXIST. SIGN TO REMAIN

EXIST. PRECAST CONC. PANELS;
TO BE STAINED WHERE INDICATED





1 WEST ELEVATION - STRONG STREET - DRB REVIEW
DRB-08 1/16" = 1'-0"



NEW DOUBLE HUNG WINDOWS;
COLOR TO MATCH EXIST.; (7) LOCATIONS.
WITH NEW HEAD / JAMB/ SILL TO MATCH EXISTING

NEW OVERHEAD DOOR



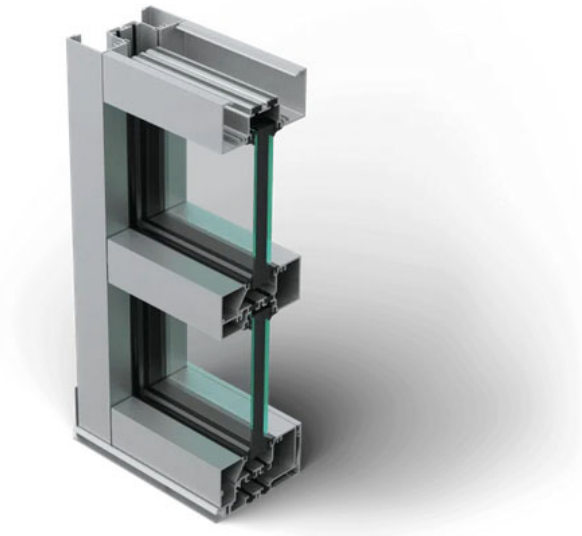
CONCRETE STAIN

- EXISTING PRECAST CONCRETE WALL SURFACES AT AND BELOW BANDING DEMARCATING THE FIRST FLOOR ABOVE GRADE.
- TEXTURE TO REMAIN SMOOTH.
- COLOR TO BE DARK GREY.



STOREFRONT

- AT SOUTH AND EAST ELEVATIONS
- ANODIZED FINISH, KAWNEER FINISH #29 'BLACK'
- 2" SITE LINE
- 4-1/2" DEPTH



OVERHEAD GARAGE DOOR

- RESIDENTIAL GARAGE AT WEST ELEVATION
- DOOR COLOR TO MATCH STOREFRONT FRAMES AND PRECAST CONCRETE STAIN

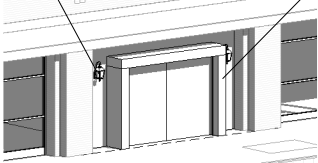


PRECAST CONC. PANELS

- SOUTH ELEVATION (INFILL AT FLYING BEAMS AND NEW PRECAST FACED WALL.
- STAINED TO MATCH EXISTING PRECAST WALL SURFACES TO RECEIVE STAIN.

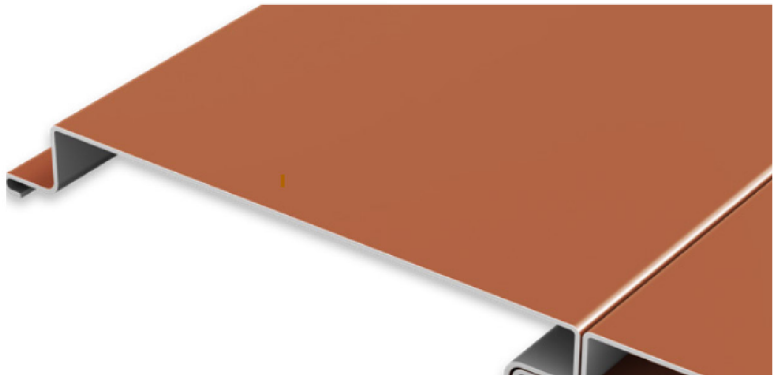


- NATURAL GAS LANTERN**
- AT GALLERY ENTRANCE ON GAY STREET
 - FIXTURE TO BE BLACK TO MATCH STOREFRONT



ENTRANCE AXON

- METAL PANEL**
- PAC CLAD 12" FLUSH PANEL
 - SIRREA TAN, ALUMNIUM



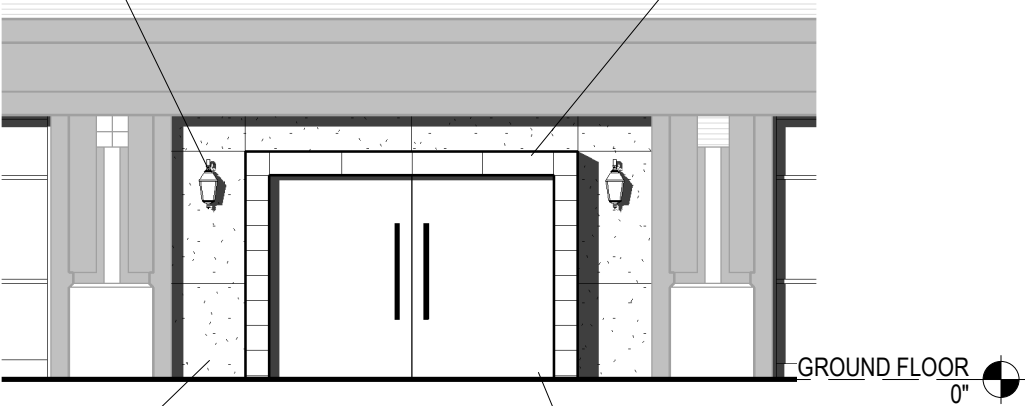
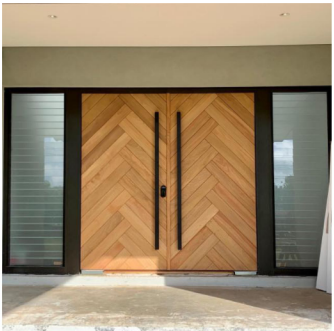
SIERRA TAN



- PRECAST PANEL INFILL**
- MAIN ENTRANCE TO GALLERY SPACE AT EAST ELEVATION FROM GAY STREET.
 - FINISH:
 1. MATERIAL: HIGH PERFORMANCE CONCRETE PANEL RAIN SCREEN SYSTEM AS MANUFACTURED BY 'TAKTL'.
 2. TEXTURE/COLOR: 'KORSA' A02 W/ WHITE 87 AS BASE COLOR.



- WOOD ENTRANCE DOOR**
- ORNATE SOLID WOOD DOOR
 - HIDDEN FRAME WITH BLACK HARDWARE



1 EAST ELEVATION - GAY STREET - ENTRANCE PORT
DRB-11 1/8" = 1'-0"

