

Meeting: 11/19/2025
Applicant: Patrick King Compass Ventures
Owner: Patrick King Compass Ventures
Project: Emporium Building

Property Information

Location: 112 S. Gay St. **Parcel ID:** 94 E G 044

Zoning: DK-G (Downtown Knoxville, Grid Subdistrict)

Description:

c.1898 brick building renovated around 2004, includes gallery and flexible use space on the ground floor and residential units on the top floors.

Description of Work

Level II Minor Alteration of an Existing Building/Structure, Addition to an Existing Building/Structure

Installation of a new rooftop deck of black aluminum framing and PVC decking, measuring 13' by 20', to be installed on top of existing wood beams under the roof. The deck will be attached to and accessed from the adjacent fourth-story unit to the south and recessed from the building edge by 7'-5". It will be enclosed by 6' tall privacy screens with matching PVC boards and black powder-coated frames on the east (rear) side and half of the north side, and 3'-6" tall black powder-coated cable railing along the west (front) side and half of the north side. Existing vents under the proposed deck will be relocated.

Installation of a 3' wide by 6'-9" tall door and two 3' wide by 5'-6" tall windows (casement or fixed) on the abutting southern wall of the fourth-story unit. The black door and windows will include headers and sills.

Applicable Design Guidelines

Downtown Design Guidelines

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.

C. HISTORIC RESOURCES

1. Rooflines and Additions

Alterations of the rooflines of historic buildings are not appropriate. A one-story rooftop addition, including railings, may be possible on taller buildings if it is inconspicuous from the public right-of-way. Additions should be set back from the primary elevation of the building, and should not damage character-defining features, including parapets

and side walls. These walls are often topped by coping stones offering contrasting color or texture, or contain cornices, decorative grills, chimneys, corbelled brickwork and other architectural elements. Rooftop additions are almost never appropriate on buildings less than four stories in height.

- 1a. Preserve or restore historic roofline features, including parapet walls and cornices.
- 1b. Design rooftop additions to be complimentary to the historic building in terms of materials and color.
- 1c. Avoid construction that maintains only the historic façade.
- 1d. Do not alter, obscure or destroy significant features of historic resources when constructing additions.
- 1e. Design rooftop additions so that they are not seen from adjoining streets and sidewalks.

Comments

The Emporium Building is a contributing resource to the Southern Terminal and Warehouse District, so the Historic Resources section of the guidelines applies. Overall, the proposal adheres to the relevant sections of the design guidelines.

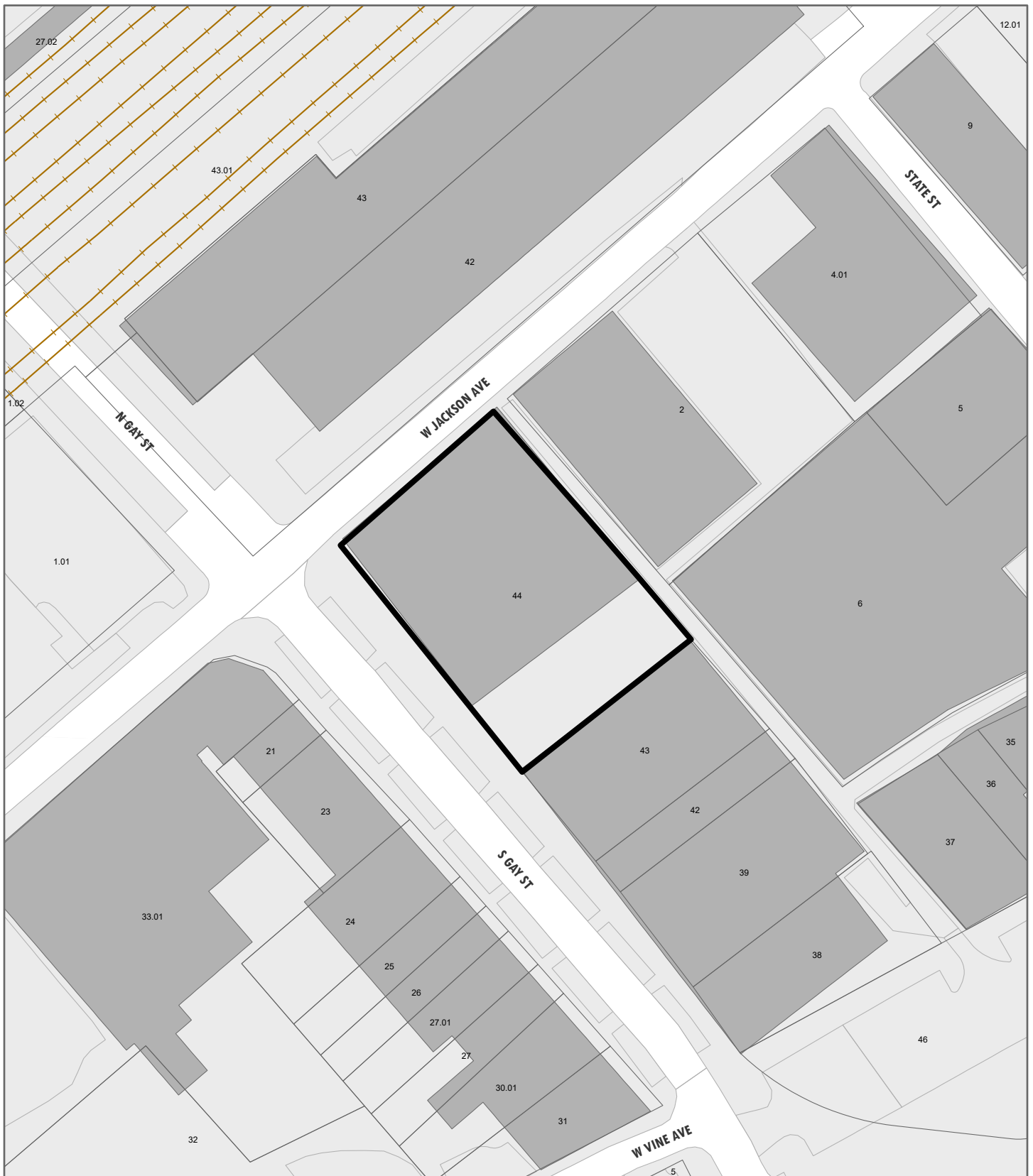
Rooftop additions can be approved on historic buildings when “they are not seen from adjoining streets and sidewalks.” The applicant has provided a line-of-sight drawing illustrating the proposed deck’s lack of visibility from the sidewalk across the street. The railing of the deck will be recessed 7’-5” from the building edge. The proposed structure “will not alter, obscure or destroy significant features of historic resources.” The height of the deck is not noted in the plans, but it should be included prior to permitting.

The fourth-story wall facing the roof of the Emporium Building currently includes no openings except for an access door and a small window that are not visible from the street. Plans indicate that the proposed windows and doors will be partially visible from the street. The black doors and windows with headers and sills, mirroring a feature of the existing front windows, can be seen as an “use of complementary materials and elements.” The scale of the openings are proportionate to the wall and they will “enhance pedestrian interest.” The details of the headers and sills are not included in the plans and should be discussed by the Board.

Recommendation

Staff recommends approval of Certificate 11-C-25-DT, subject to 1 conditions:

- 1) Submitting revised plans with deck height and details of the headers and sills of the door and windows, for review and approval by Planning staff.



11-C-25-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**DESIGN
REVIEW
BOARD**

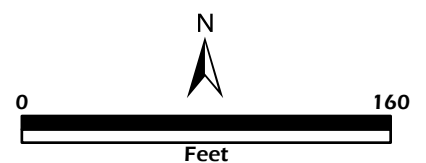


112 S. Gay St.

Level 1: Minor alteration of an existing building/structure; Level 2: Addition to an existing building/structure

Original Print Date: 11/7/2025 Revised:
Knoxville/Knox County Planning · Design Review Board

Petitioner: Patrick King Compass Ventures



(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DESIGN REVIEW REQUEST

☒ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Patrick King on behalf of CV Development

Applicant

10/31/2025

11/19/2025

11-C-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

Patrick King

Compass Ventures

Name

Company

2029 Red Bank Rd.

Sevierville

TN

37876

Address

City

State

Zip

865-712-5344

patrick@compassventures.net

Phone

Email

CURRENT PROPERTY INFO

CV Development

2029 Red Bank Rd.

865-771-1246

Owner Name (if different from applicant)

Owner Address

Owner Phone

112 S. Gay Street, Unit 401

094EG044

Property Address

Parcel ID

Central City

DK-G

Neighborhood

Zoning

AUTHORIZATION

Samiul Haque

Samiul Haque

10.31.2025

Staff Signature

Please Print

Date

A handwritten signature in black ink, appearing to be "Patrick King".

Patrick King

10/16/2025

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: Alteration of an existing building/structure; Two windows and one door opening will be created through existing common wall between addresses such that occupant of adjacent 4th floor unit @ 106 S Gaycan access new rooftop deck above 100 S Gay building.

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:		TOTAL: \$100.00 paid 10/31/2025 DD
1002	\$100	
FEE 2:		
FEE 3:		

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EMPORIUM LOFT DECK

100 & 106 SOUTH GAY STREET, KNOXVILLE, TN 37920

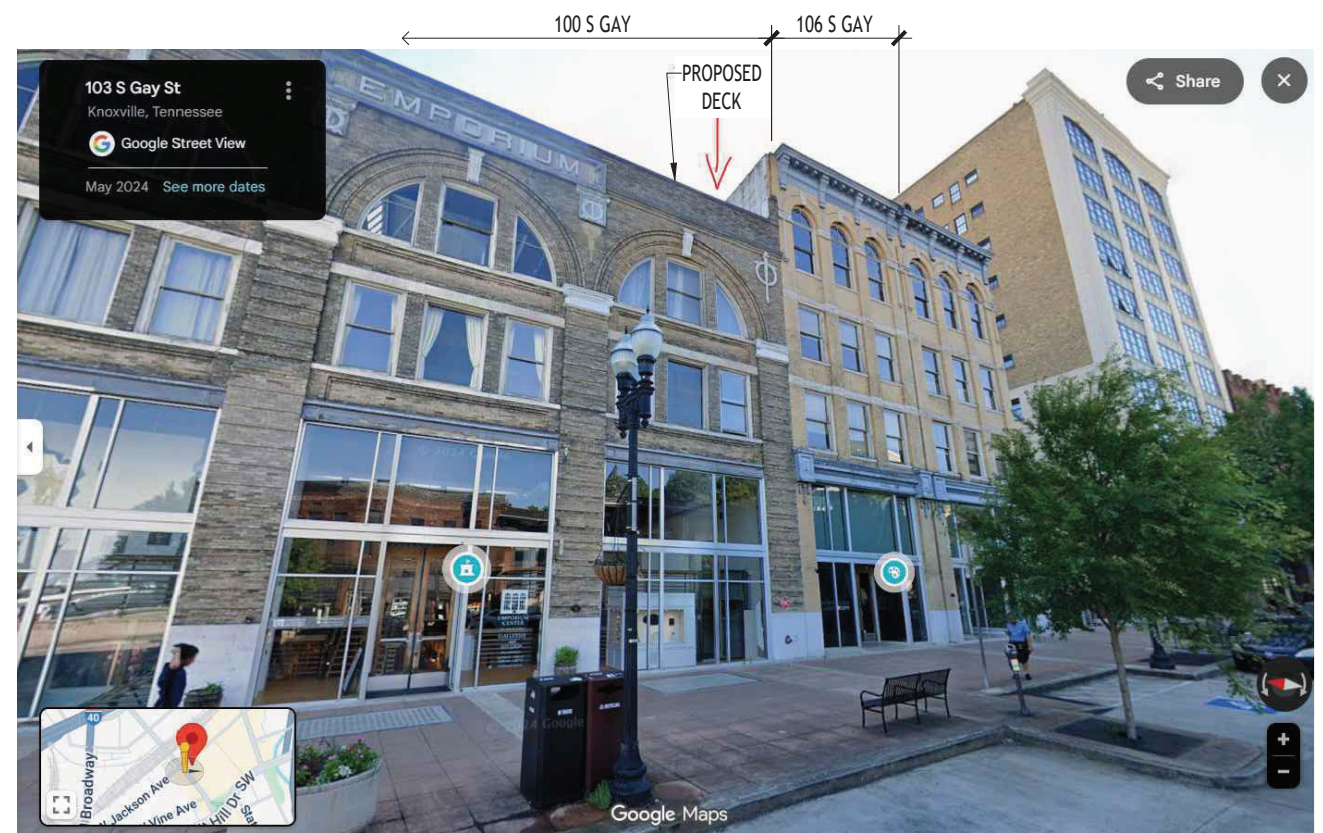
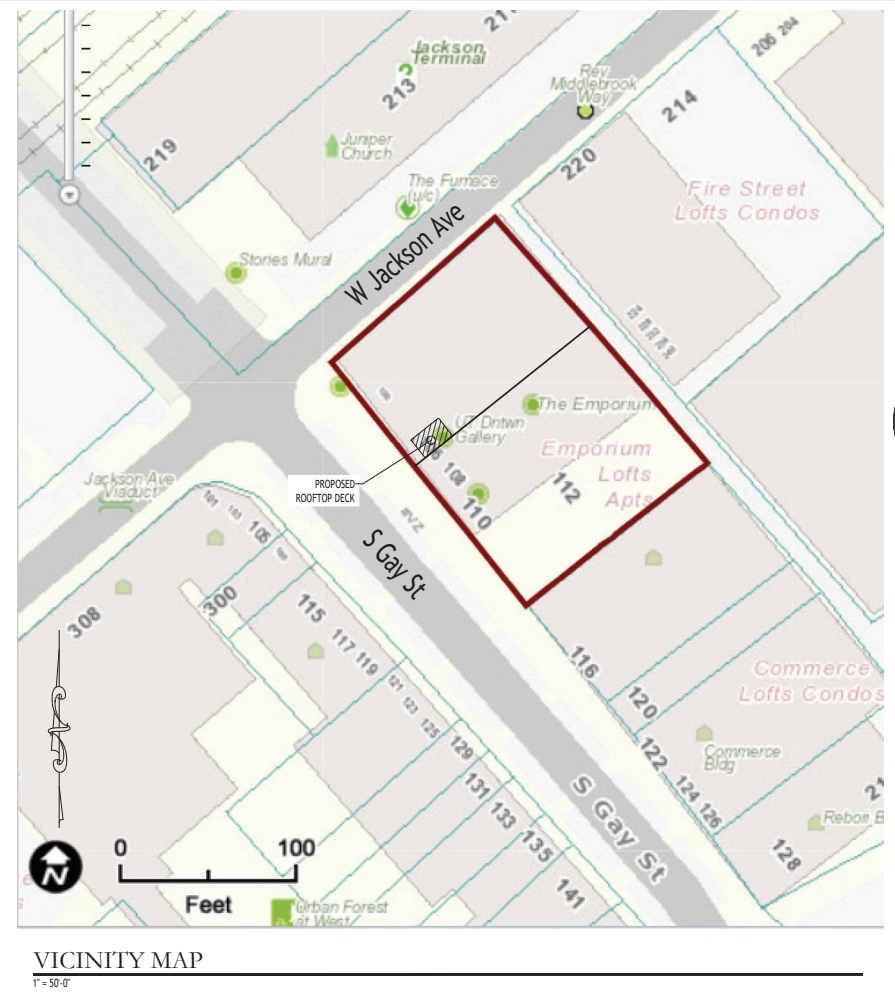
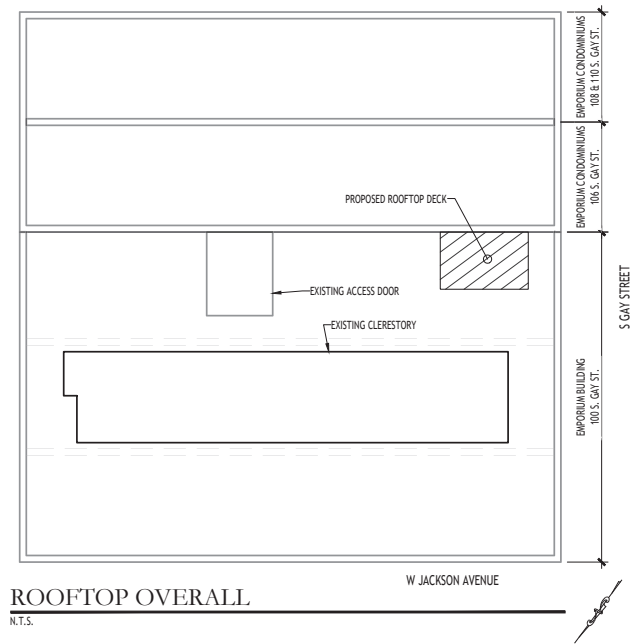
REVISIONS

DATE
Design Review
November 19, 2025

PROJECT
2505006

DRAWN	CHECKED
BML	---

001



FRONT FACADE
N.T.S.

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911 Sevier Avenue
Knoxville · TN 37920
865-309-4461
www.C3StudioLLC.com



REVISIONS	
DATE Design Review November 19, 2025	
PROJECT 2505006	
DRAWN BML	CHECKED ---

002



Design Review Board presentation

2025.11.19

Materials & Examples

Decking: Timbertech, PVC, color cypress

https://www.timbertech.com/order-samples/?utm_source=Google&utm_medium=cpc&utm_campaign=20502830351&utm_content=185162116707+e_&utm_term=timbertech%20decking%20colors&ad=762592124622&gad_source=1&gad_campaignid=20502830351&gbraid=0AAAAAD8gMDoXTbLW2kp4g3LFtSes2jiFc&gclid=Cj0KCQjwsPzHBhDCARIsALIWNG0g9_lwajNozrlr2oQXERNT4uDrEY3AzoVxkJw_gbLSA75JlZs0e98aAvi2EALw_wcB

Deck framing: Timbertech, aluminum, color black powder coat

<https://www.timbertech.com/products/aluminum-framing/>

Front guard rail: cable railing system with black powder-coated posts

<https://rdirail.com/products/elevation-rail/>

Privacy screens: Aluminum posts & rails, color black powder coat; screen's boards match decking

https://www.thedecksupply.com/product/deck-privacy-screen-frame-kit-by-deckorators/?srsltid=AfmBOooAHWqvbgMyF_781mst-xb0gchuD73bUORkeeuv5mIRAFmLhYHU

Windows:

Sierra Pacific H3 Fusion Tech Casements (or fixed) with aluminum cladding, black:

<https://www.sierrapacificwindows.com/Product/Detail/Window/Casement/H3%20Fusion%20Tech/H3%20Casement>

Door:

Sierra Pacific Inswing - CA, black:

<https://www.sierrapacificwindows.com/Product/Detail/Door/Swinging/Aluminum%20Clad%20Wood/Inswing%20-%20CA>

100 S. GAY ST., ROOF DECK SELECTIONS



Cypress

Very closely resembles ipe, an exotic hardwood featuring a range of tropical auburn-brown tones with light and dark mineral streaks

- Wire-brushed finish
- Highly color-blended with complex, multitone designs
- Multi-Width options: (3.5", 5.5", 7.25")
- Ignition Resistant designation, Class A Flame Spread Rating, & WUI Compliance

[VIEW FULL DETAILS](#)



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[Overview](#) [Specs](#)

The Deck Privacy solution for creating a deck, patio, or outdoor room enhances any outdoor space with comfort. With this system, you can choose 5/8" fascia or slat.

This easy-to-install system includes rails and hardware for your choice.

Deck Privacy Screen Kit – Frame Components

- 4' x 6' x 72" Universal Privacy Screen System – accommodates various infill options including 1/4" privacy screen panels, 5/8" double-sided slats, & 7/8" thick Decorators decking
- 4' x 6' x 72" Decking Privacy Screen System – accommodates 7/8" thick Decorators decking
- Each frame kit includes (2) 44.375" top/bottom frame rails, (2) 72.5" side frame rails, (4) brackets, all necessary screws and filler strips/connector strips to accommodate infill options
- 2-1/2" Flange-Mounted Post Kit (76" tall)



Inswing - CA

Single or double, with or without sidelites, Sierra Pacific's inswing doors are the most eloquent answer to opening your world to the outdoors. Personalize your design with a graceful radius top, lockrail, or bottom panel. Beyond their beauty, you'll quickly see our doors are built to the highest of quality standards.

- 1-3/4" thick panels.
- Protected by our exclusive CoreGuard Plus™, the industry's best wood protection.
- Constructed of the heaviest extruded aluminum cladding, .062" thick frame & .075" thick panels.
- Multi-point locking mechanism with solid forged brass handles.
- Continuous extruded nailing flange integral part of the frame extrusion and factory applied drip cap affording the best installation.
- Standard: Stiles and top rail 4-5/8"; bottom rail 6-13/16".
- Optional swing screen.
- Personalize designs with optional radius top, lockrail, or bottom panel.
- Largest selection of options including 50 exterior AAMA 2605 powder-coat finishes.



H3 Casement

At the core of our advanced H3® is Fusion Technology™, the perfect integration of extruded aluminum, vinyl and wood. Its patent pending design and construction give it an industry-leading seal against the elements. It's also extremely durable and easy to install.

- Wood interior for warmth and beauty.
- Extra-strong 0.078" vinyl base frame offers superior rigidity, protection against rot, and greater resistance to air or water leaks. Vinyl components remain hidden when window is closed.
- Extra heavy duty 0.055" extruded aluminum cladding is twice as thick as roll-form cladding.
- Integral rigid nailing fin provides greater structural integrity, an improved water barrier and easier installation that nearly eliminates racking problems.
- Choose from four innovative brickmould frames. Each uniquely integrates trim for designer styling, while still taking advantage of a nailing fin installation.
- Protected by our exclusive CoreGuard Plus™, the industry's best wood protection.

Elevation® Rail Aluminum Railing

Available in pre-assembled kits that can install 38% faster than the leading competition* — and easy to shop with fewer SKUs to order — RDI® Elevation Rail is the perfect quick-to-install cable railing for decks. It requires no special tools or fasteners and is unlike any other cable railing system on the market. With pre-strung, continuous stainless-steel cables and adjustable panels that span up to 6' wide, RDI Elevation Rail features the patent-pending OneTen™ built-in centralized system that eliminates the need to tension each cable individually and decreases the need for seasonal adjustments. This horizontal cable railing offers a modern, industrial design and a continuous top rail for both level and stair applications. This horizontal cable railing offers unobstructed views and can be used indoors or outdoors.

*Claim based on a 12'x18' deck with 8 posts and 7 panels (RDI Elevation Rail installed 49 minutes faster than competitive cable railing install of 129 minutes).



TimberTech

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