Staff Report

Downtown Design Review

File Number: 11-D-25-DT

Meeting: 11/19/2025

Applicant: Doyle Seiber Print FX

Owner: Industrial Development Board of the City of Knoxville

Project: City Summit

Property Information

Location: 515 Cafego Pl. **Parcel ID:** 94 L C 003

Zoning: DK-B (Downtown Knoxville, Boulevard Subdistrict)

Description:

Five-story multi-family building (under construction)

Description of Work

Level I Sign

Installation of two identical non-illuminated channel letter wall signs, each measuring 2' wide by 26' tall (52 sq ft). The black channel letters with 1.5" returns will be mounted on the fiber cement boards with 3/8" toggle anchors, without a raceway. One sign will be placed on the south elevation, facing Cafego Place, and the other will be placed on the east elevation, facing the site's parking lot. The top of the signs will align with the top of the fifth-story windows, and will be approximately 25' above ground level.

Applicable Design Guidelines

Downtown Design Guidelines

A. The Boulevard District
3. Recommended Signs
3a. Wall signs, mounted flush to the building façade or on the building’s sign board

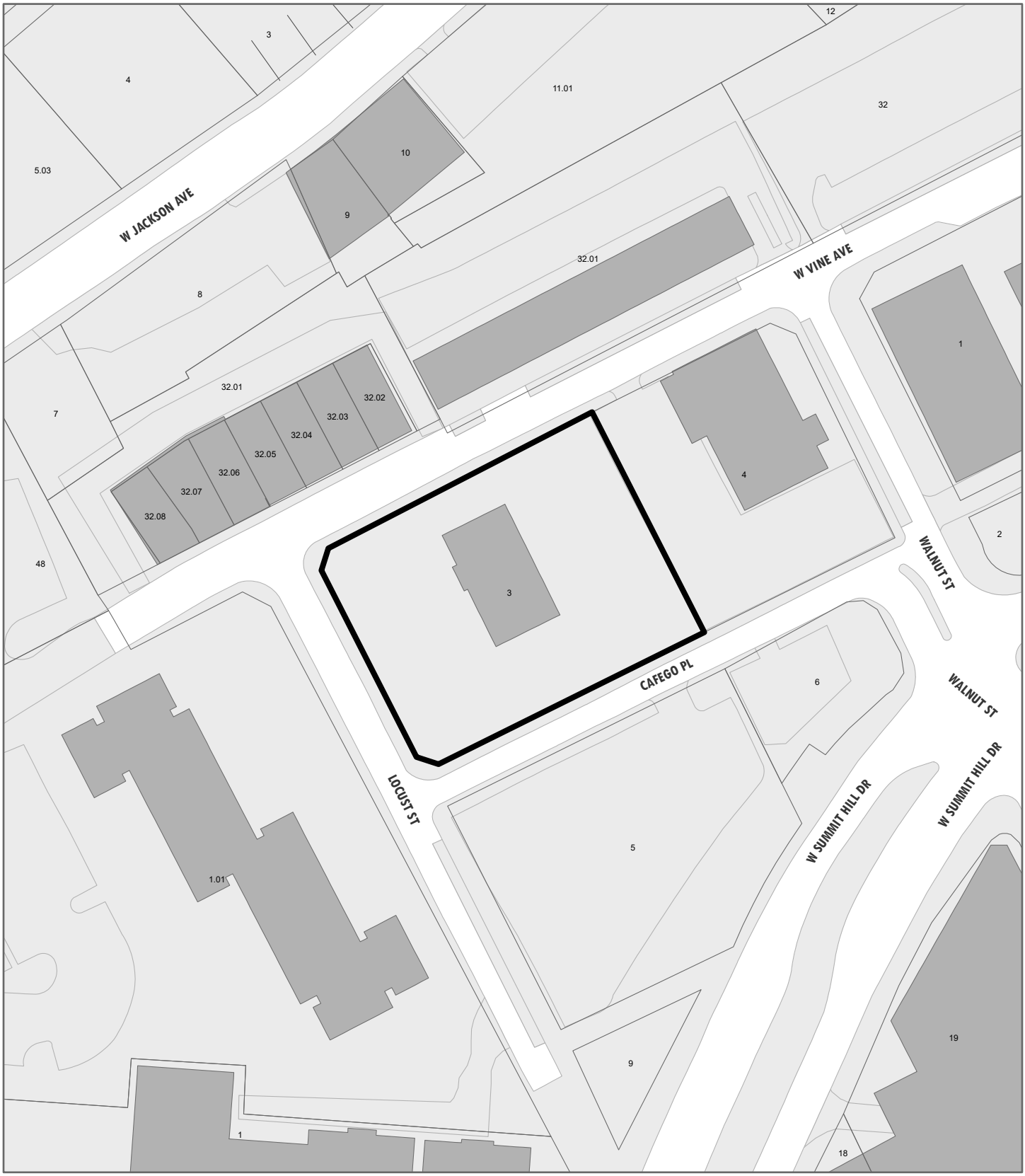
Comments

The Design Review Board approved certificate 4-E-24-DT for the construction of a five-story multifamily development on the subject parcel. One of the conditions of approval was that signage must be submitted to the Board as a separate application. The proposed signs reflect the recommended types for the Boulevard district, and the scale and location of the proposed sign are compatible with the height of the building. The plans note that the signs will be externally lit; however, the applicant has stated that these will be non-illuminated.

Recommendation

Staff recommends approval of Certificate 11-D-25-DT, subject to the following conditions:
1) The signs shall be placed centrally on the fiber cement board, maintaining an equal distance from windows on both sides.

2) Any future external lighting for these signs must be reviewed and approved by Planning staff.



DESIGN REVIEW BOARD

11-D-25-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

515 Cafego Pl.

Level 1: Sign

Original Print Date: 11/7/2025 Revised:

Knoxville/Knox County Planning · Design Review Board

Petitioner: Doyle Seiber Print FX

N

0 160

Feet

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Print FX (Doyle Seiber)		
Applicant		
10/31/2025	11/19/2025	11-D-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
- [x] Contractor
- [ ] Engineer
- [ ] Architect/Landscape Architect

Doyle Seiber	Print FX		
Name	Company		
427 Whitecrest drive	Maryville	TN	37801
Address	City	State	Zip
865-307-0448	doyle.seiber@printfx.com		
Phone	Email		

CURRENT PROPERTY INFO

Joe Petree	900 S. Gay Street suite 1600 Knoxville, Tn. 37902	865-549-7429
Owner Name (if different from applicant)	Owner Address	Owner Phone
515 Cafego Place Knoxville, Tn 37902	094LC003	
Property Address	Parcel ID	
Summit Hill	DK-B ZONE	
Neighborhood	Zoning	

AUTHORIZATION

Samiul Haque	Samiul Haque	10.31.2025
Staff Signature	Please Print	Date
Doyle Seiber	Doyle Seiber	10/31/2025
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: Installation of Two (2) lettersets. Letters will be flat cut out letters pin mounted with Copy reading City Summit.
The signs will be non-illuminated, and the letters will be black with 1.5" return.

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

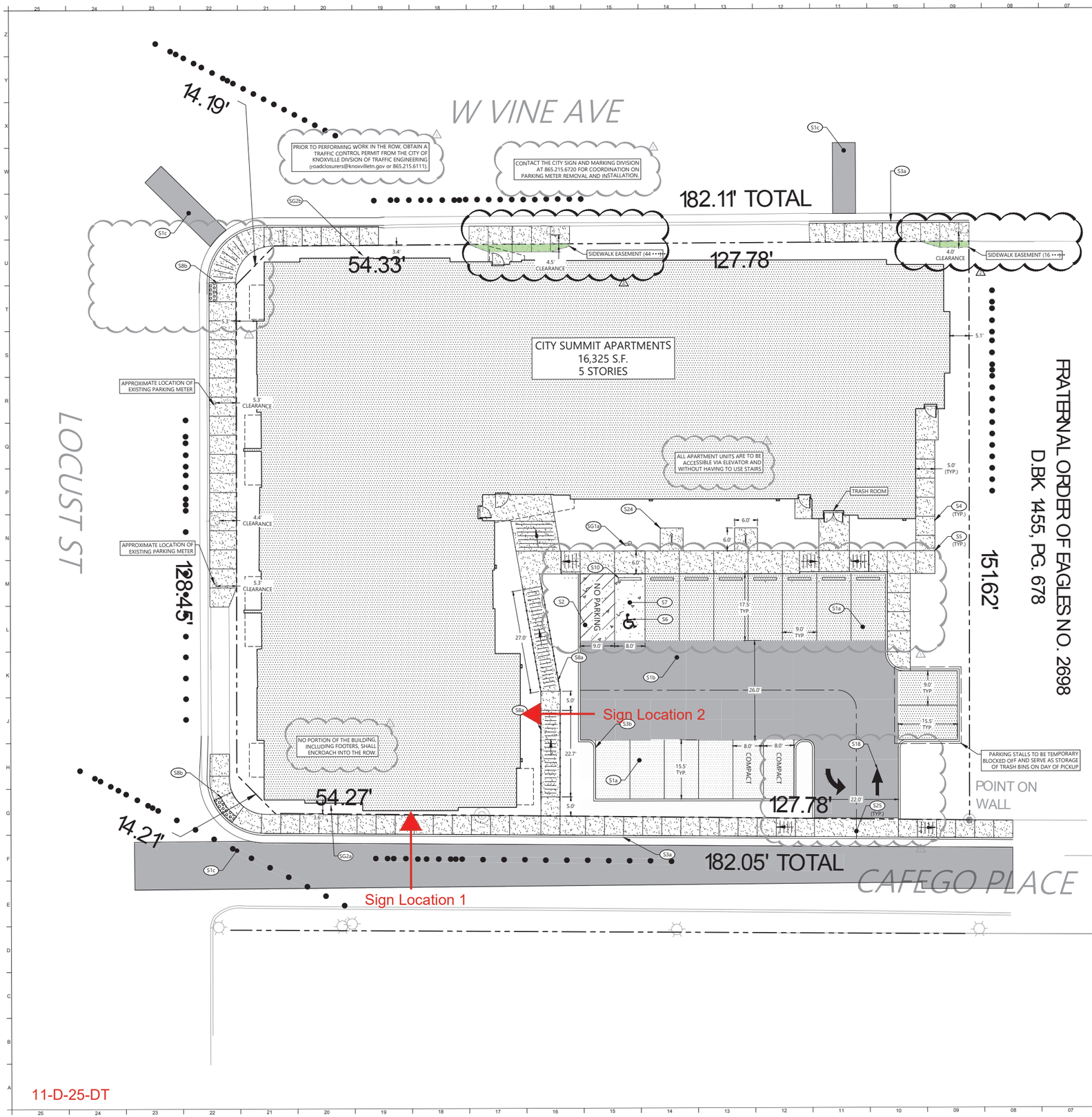
FEE 1:

FEE 2:

FEE 3:

TOTAL:

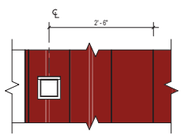
50.00
Paid 11/4/2025
DD



11-D-25-DT

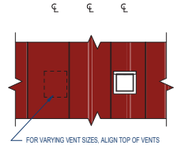
SITE DATA

COUNCIL DISTRICT:	6
COUNCIL MEMBER:	GWEN MCKENZIE
CITY BLOCK:	06082
PARCEL ID.:	094LC003
SITE ADDRESS:	516 WEST VINE AVENUE KNOXVILLE, TN 37902
SITE ACREAGE:	0.659 AC. (28,720▪▪ ▪▪▪▪▪▪
EXISTING ZONING:	DK-B (DOWNTOWN KNOXVILLE BOULEVARDS SUBDISTRICT)
PROPOSED USE:	MULTI-FAMILY DEVELOPMENT
PROPOSED UNITS:	
STUDIO:	3
ONE BEDROOM:	51
TWO BEDROOM:	35
TOTAL UNITS:	89
PROPOSED MAX. BUILDING HEIGHT:	5 STORIES
ALLOWED MAX. BUILDING HEIGHT:	UNLIMITED
MINIMUM SETBACK FROM LOT LINE:	0 - 25 FEET
MINIMUM BUILD-TO PERCENTAGE:	N/A
INTERIOR SIDE SETBACK:	NONE
REAR SETBACK:	NONE
EXISTING IMPERVIOUS SURFACE AREA	
BUILDINGS:	▪▪▪▪▪▪



NOTE: ALL VENT COVERS AT RED METAL PANELS TO BE FABRICATED BY THE METAL PANEL SIDING MANUFACTURER - REFER TO MECHANICAL FOR WALL CAP MATERIAL.

T25 DBL. EXHAUST VENT - MP
3/4" = 1'-0"



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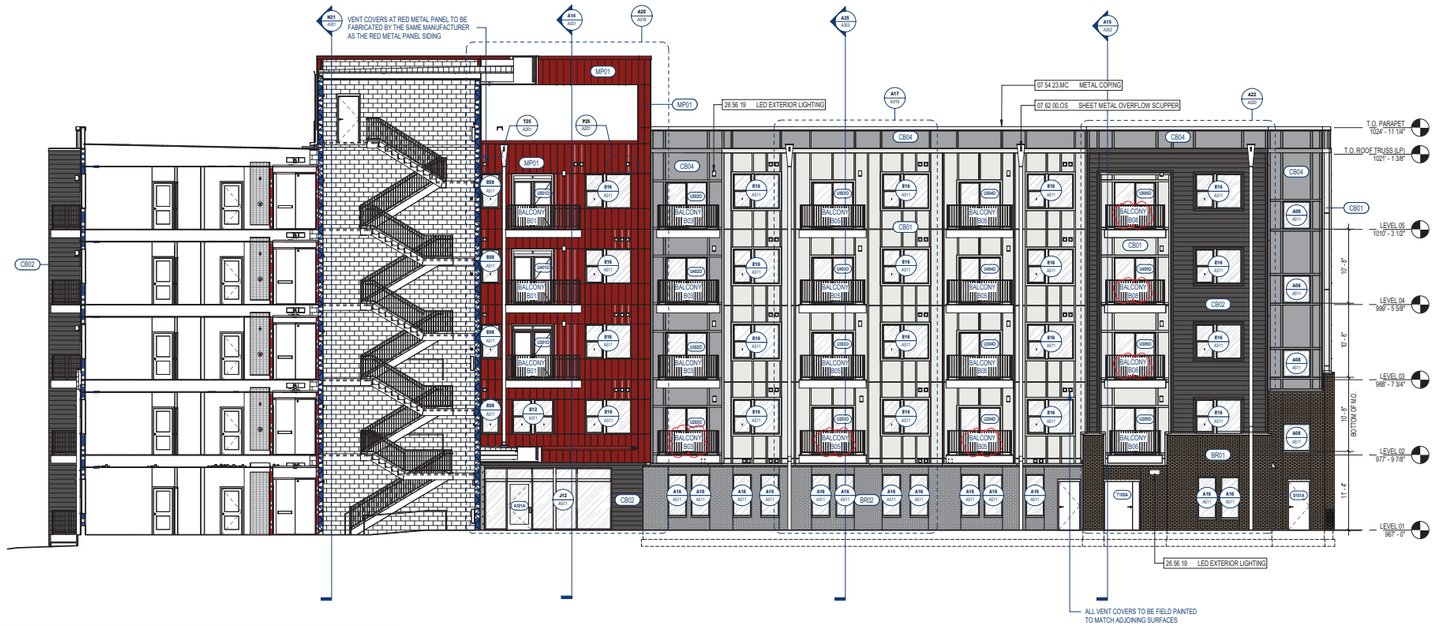
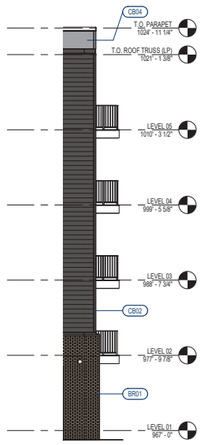
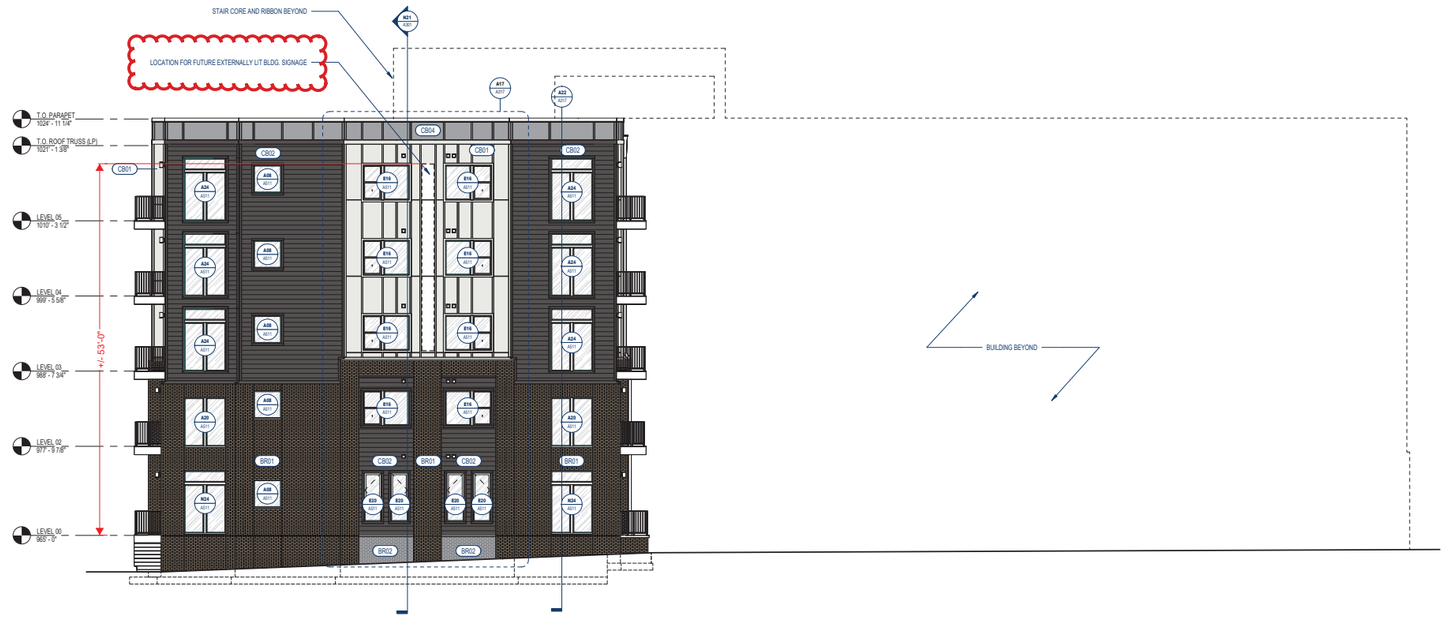
P25 SGL. EXHAUST VENT - MP
3/4" = 1'-0"



P22 SOUTH ELEVATION B
1/8" = 1'-0"



A25 PARTIAL WEST ELEVATION
1/8" = 1'-0"



A22 SOUTH ELEVATION A
1/8" = 1'-0"

GENERAL NOTES
EXTERIOR ELEVATIONS

A EXAMPLE EXTERIOR ELEVATION GENERAL NOTES CONTENT

KEYED NOTES
EXTERIOR ELEVATIONS

KEY	DESCRIPTION
07 54 23.MC	METAL COPING
07 62 00.OS	SHEET METAL OVERFLOW SCUPPER
26 56 19	LED EXTERIOR LIGHTING

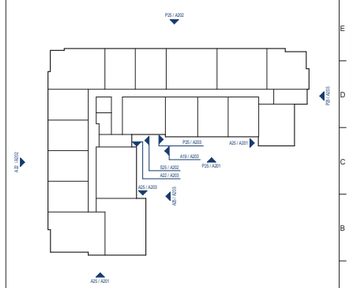
MATERIAL KEYNOTE LEGEND
NOT TO SCALE

BRICK
- BR01 BRICK VENEER; TAN
- BR02 BRICK VENEER; DARK GREY

CEMENT BOARD
- CB01 PAINTED CEMENT BOARD, COLOR #01 (SHOWN AS WHITE)
- CB02 PAINTED CEMENT BOARD, HORIZONTAL SHIPLAP, 5/8" THICK, COLOR #02 (SHOWN AS MEDIUM GRAY)
- CB03 PAINTED CEMENT BOARD, VERTICAL PANELS, COLOR #03 (SHOWN AS DARK GRAY)
- CB04 PAINTED CEMENT BOARD, VERTICAL PANLES WITH ACCENTS, COLOR #04 (SHOWN AS LIGHT GRAY)
- CB05 PAINTED CEMENT BOARD, HORIZONTAL SHIPLAP COLOR #01 (SHOWN AS WHITE)

METAL PANEL
- MP01 EXTERIOR METAL PANEL, COLOR #01 (SHOWN AS RED)

A04 KEY PLAN
NOT TO SCALE



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Design Innovation
ARCHITECTS + INTERIORS + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
ph 865.637.8540 | fx 865.544.3840
www.dia-tech.com

CONSTRUCTION DOCUMENTS
CITY SUMMIT
516 W. VINE AVENUE, KNOXVILLE, TN 37902

NO.	DESCRIPTION	DATE
4	REVISION 04	01-14-2025
7	REVISION 07	04-15-2025

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SHEET DESCRIPTION
EXTERIOR ELEVATIONS

A201

PROJECT DATE	PROJECT NUMBER
2024-07-15	21011

C.O.K. PLANS REVIEW
ELECTRONICALLY STAMP

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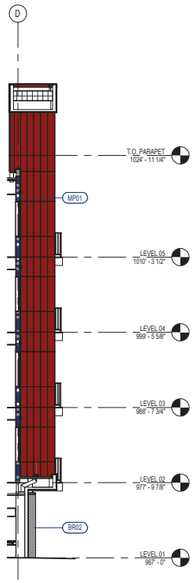
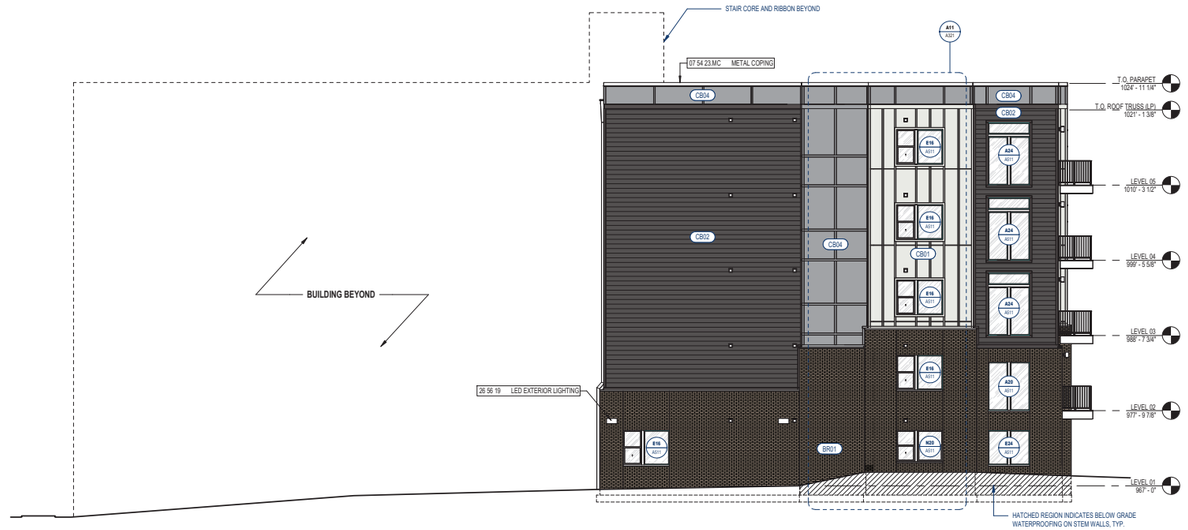
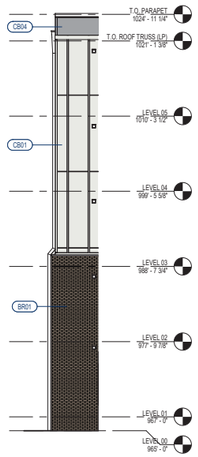


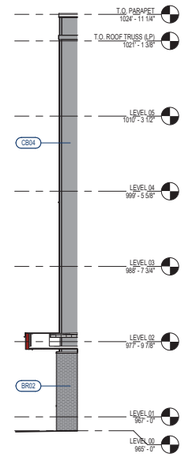
P25 VINE ENTRANCE
1/8" = 1'-0" EAST ELEVATION



P22 EAST ELEVATION A
1/8" = 1'-0"



A25 PARTIAL NORTH ELEVATION
1/8" = 1'-0"



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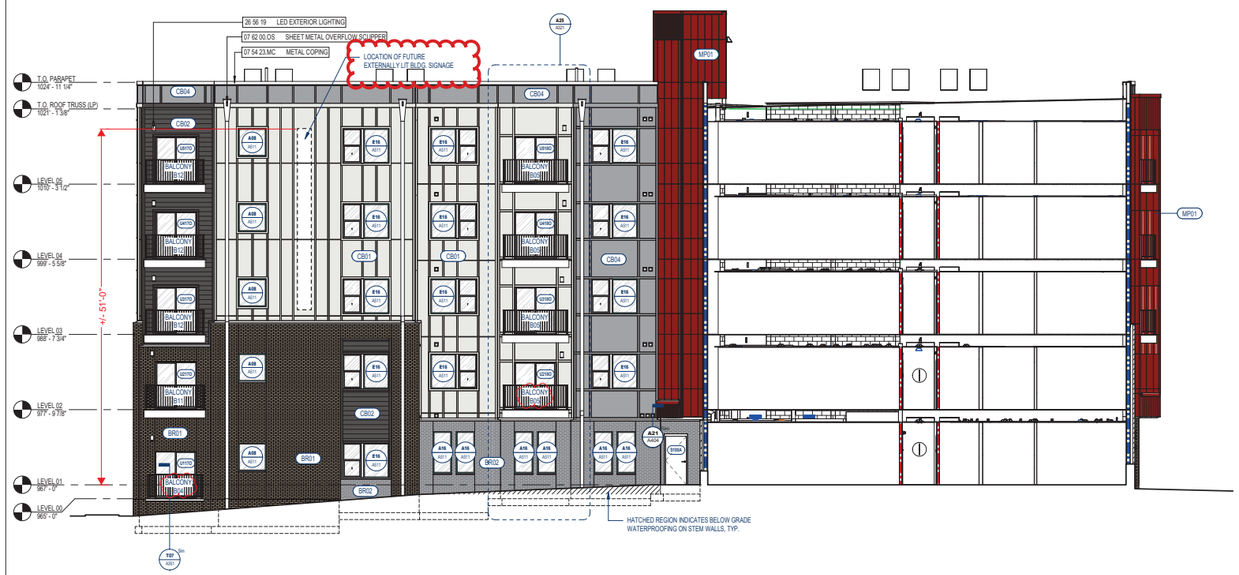

A19 EAST ELEVATION B
1/8" = 1'-0"

GENERAL NOTES
EXTERIOR ELEVATIONS

A EXAMPLE EXTERIOR ELEVATION GENERAL NOTES CONTENT

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EXTERIOR ELEVATIONS

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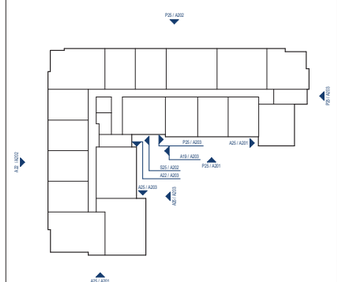

A04 KEY PLAN
NOT TO SCALE

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SHEET DESCRIPTION
EXTERIOR ELEVATIONS

A203

PROJECT DATE	PROJECT NUMBER
2024-07-15	21011

C.O.K. PLANS REVIEW
ELECTRONIC REVIEW STAMP

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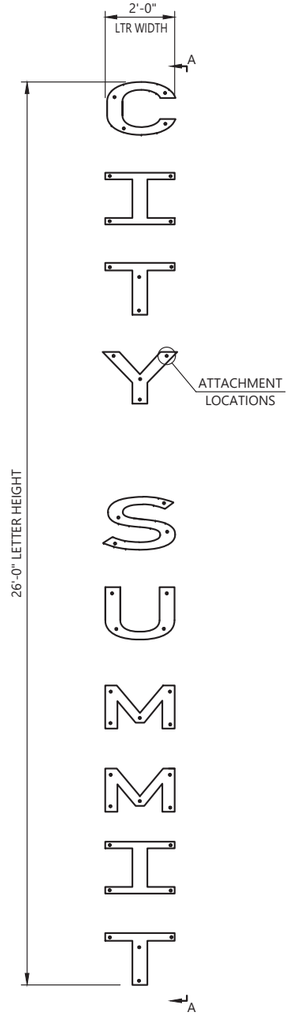
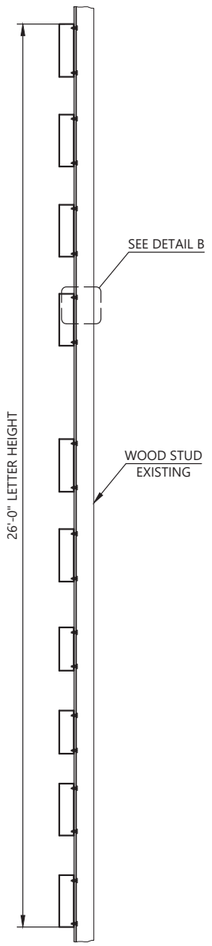
GENERAL NOTES:

1. All design, fabrication, installation and construction shall conform to the following specifications, unless specifically noted otherwise on the drawing:
   - The 2021 International Building Code
   - American Institute of Steel Construction, Inc Manual of Steel Construction (360-16).
   - American Welding Society ANSI/AWS D1.1 & D1.2 Structural Welding Code - Steel or Alum
   - The Aluminum Association Design Manual, 2020 Edition.
2. All components shall be as listed below, unless noted otherwise:
   - All structural aluminum shall be 6061-T6, 6063-T5, 5052-H32, or equal.
   - Mechanical wall fasteners shall be installed according to manufacturers specifications.
   - All ferrous to non-ferrous materials shall be adequately separated to prevent corrosion.
   - All bolts in contact with steel and aluminum shall be galvanized or stainless steel.
   - Stainless steel bolts shall be AISI 304 or 316.
   - Steel bolts shall be A325 bolts or equivalent.
   - All exposed materials shall be properly protected from weathering and/or corrosion.
3. All field welds shall be made by a welder certified in the specified position.
6. The structure has been designed to withstand a 115 mph (3-sec gust) design wind speed with a maximum design pressure of 46.2 psf according to ASCE 7-16 , Exposure B - Risk Cat. II, 70' bldg ht.
5. If existing and proposed conditions are not as detailed in this design drawing the installer shall notify the engineer immediately.
6. If the integrity of the attached-to structure is substandard, the installer shall notify the engineer immediately for re-design.



MIN (4) ATTACHMENTS PER LETTERS C, I, T, Y, S, U
MIN (5) ATTACHMENTS PER LETTER M

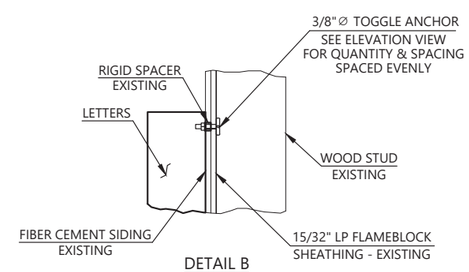
ELEVATION VIEW



SECTION A-A

SPACER NOTE:
RIGID SPACERS SHALL BE USED AROUND ANCHOR TO RESIST CRUSHING OF THE FIBER CEMENT SIDING SPACERS SHALL BE SEATED AGAINST THE REAR OF THE SIGNAGE AND THE FRONT OF THE EXISTING SHEATHING. ALL WALL PENETRATIONS SHALL BE SEALED AGAINST WATER INFILTRATION.

ANCHOR NOTE:
THE TOGGLE ANCHORS SHALL BE 3/8"∅ GALVANIZED STEEL THREADED RODS WITH McMASTER CARR STANDARD T-STYLE TOGGLE ANCHORS OR AN EQUIVALENT APPROVED ANCHOR. THE T-END SHALL BE FIRMLY SEATED BEHIND THE PLYWOOD.



DETAIL B
1/8"=1"

NOTICE OF RESPONSIBILITY:
BY THIS DRAWING, CORNERSTONE ENGINEERING, INC. IS RESPONSIBLE ONLY FOR THE STRUCTURAL DESIGN OF THE LETTER ATTACHMENT AS SHOWN. LETTER COMPONENTS ARE THE RESPONSIBILITY OF THE MANUFACTURER. CORNERSTONE IS NOT RESPONSIBLE FOR THE ADEQUACY OF THE ATTACHED-TO BASE BUILDING STRUCTURE.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JAMES CORDELL KING III, P.E. ON THE DATE SHOWN ON THE TIME STAMP USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CORNERSTONE ENGINEERING, INC.
1020 William Blount Drive - Maryville, TN 37801
(865) 273-2688 - www.CornerstoneTN.com

PREPARED FOR:
PRINT FX
427 Whitecrest Drive - Maryville, TN 37801

City Summit Wall Mounted Letters
518 West Vine Avenue - Knoxville, Tennessee

Project #: 250775	Drawn By: CRS		
Dwg #: CA31038	Date: 09/09/2025		
Scale: 3/8"=1'-0"	Sheet: 1 of 1		

JAMES CORDELL KING III
James Cordell King III
Digitally signed by James Cordell King III
Date: 2025.09.09 07:58:29 -04'00'

TN P.E. # 114975