

File Number: 8-C-26-DT

Meeting: 8/19/2026
Applicant: Kayland Sheckles Sign Co Inc
Owner: Complete Hospitality Solutions, LLC
Project: AC Hotel

Property Information

Location: 427 Walnut St. **Parcel ID:** 94 L H 01901
Zoning: DK-G (Downtown Knoxville, Grid Subdistrict)
Description: New signs
Multi-story hotel currently under construction

Staff Recommendation

Recommend approval of Certificate 8-C-26-DT subject to the following condition.

- 1) Meeting all applicable requirements of the Article 13 (Signs) of the City of Knoxville Zoning Code.
-

Description of Work

Level I - Board Review

Sign

New internally illuminated wall signs, projecting sign, and awning sign.

Wall signs (top of building): Three 8'-0" x 8'-0" (64 sqft) internally illuminated wall signs with a dark background color and white lettering. One sign will be located on the east elevation, facing Walnut Street, and two will be on the south elevation, facing Union Avenue, with one at each corner of that elevation.

Wall sign (Locust Street, second floor): One 7'-10" x 1'-2" (9.2 sqft) internally illuminated, channel letter wall sign with a white sign face.

Wall sign (Walnut Street, first floor): One 2'-0" x 2'-0" (4 sqft) internally illuminated wall sign, mounted perpendicular to Walnut Street, next to the hotel entry, adjacent to the small storefront space.

Projecting sign (Walnut Street): One 10'-7.5" x 2'-0" (21.25 sqft) internally illuminated projecting sign, mounted 14'-4" above the Walnut Street sidewalk between the first and second bay of windows on the left (south) side of the elevation. The sign face is aluminum with a dark background, routed to allow the light to shine through the white letters.

Awning sign (Walnut Street): One 16'-11" x 1'-2" (27 sqft) internally illuminated channel letter sign with a white sign face attached to the front of the awning, centered above the guest entry driveway.

Comments

The design guidelines do not specifically address large wall signs near the top of large buildings, but the board can consider them on a case-by-case basis to ensure they are scaled appropriately for the location.

The design guidelines recommend projecting signs with a maximum area of 9 sqft. The imagery in the design guidelines is of a sign hung at street level, where smaller signs are more appropriate. This projecting sign is located on the second floor, where a larger size can be more appropriate.

The design guidelines recommend wall signs located on the signboard, above storefronts and below second-story windows. The awning sign meets the general location recommendation, but is located on the awning instead of the building. Other wall signs are sized appropriately for the locations and meet the general intent of the guidelines.

Applicable Design Guidelines

Downtown Design Guidelines

Section 2: The Districts

B. The Traditional Grid District

1. Recommended Signs - These recommendations for signs in the traditional grid district recognize that certain types of signs are more pedestrian-friendly and should be encouraged within the grid district.

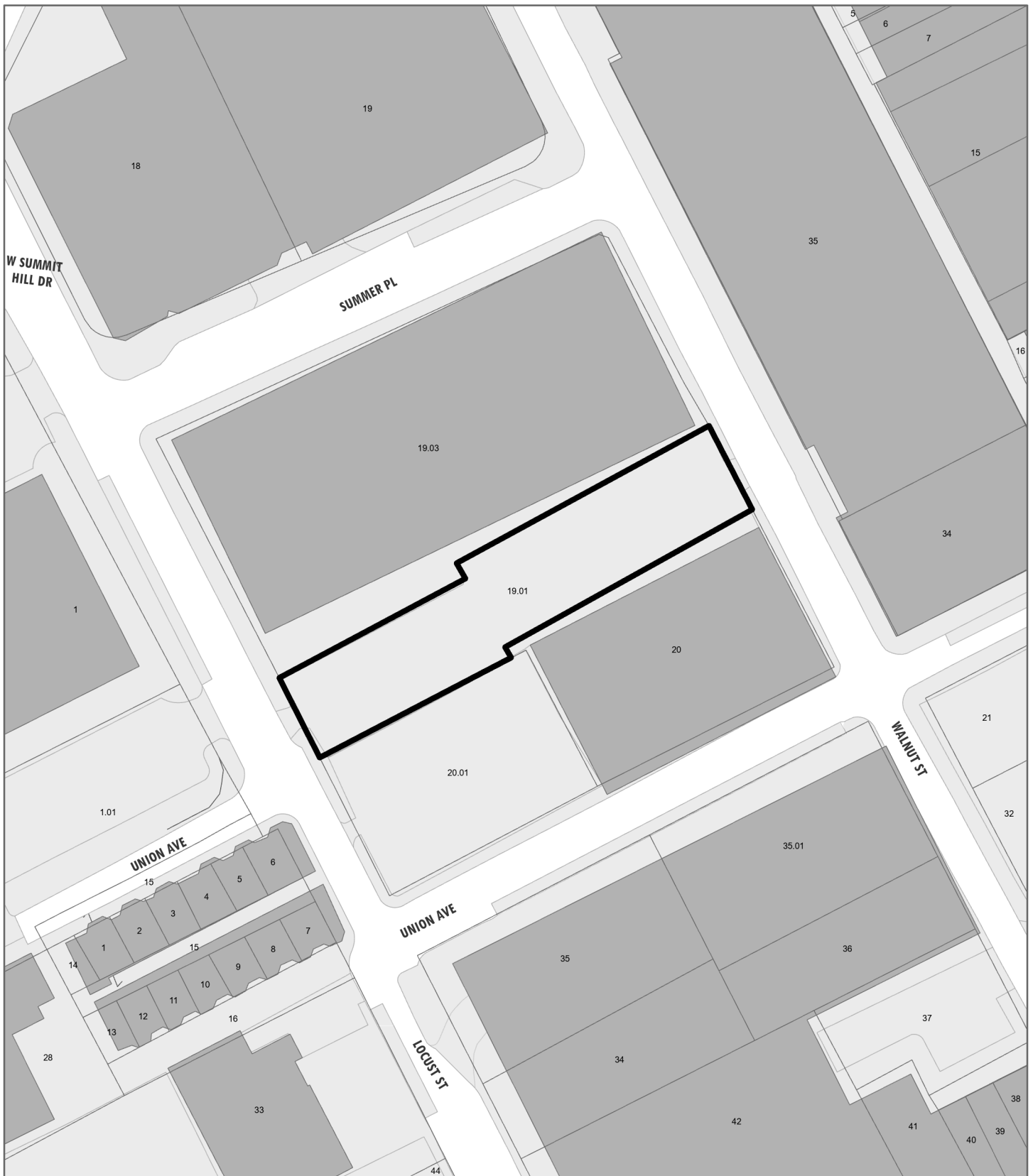
1a. Wall signs on sign boards that are above a transom or first story and mounted flush to the building façade.

1b. Projecting signs of modest size.

(9 square feet, maximum); a larger sign must be approved by the board.

1c. Window signs, less than 30 percent coverage, including neon signs.

1d. Building name sign and/or building directory.

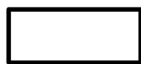


8-C-26-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

427 Walnut St.

Level 1: Sign



Original Print Date: 7/30/2026 Revised:
Knoxville/Knox County Planning · Design Review Board

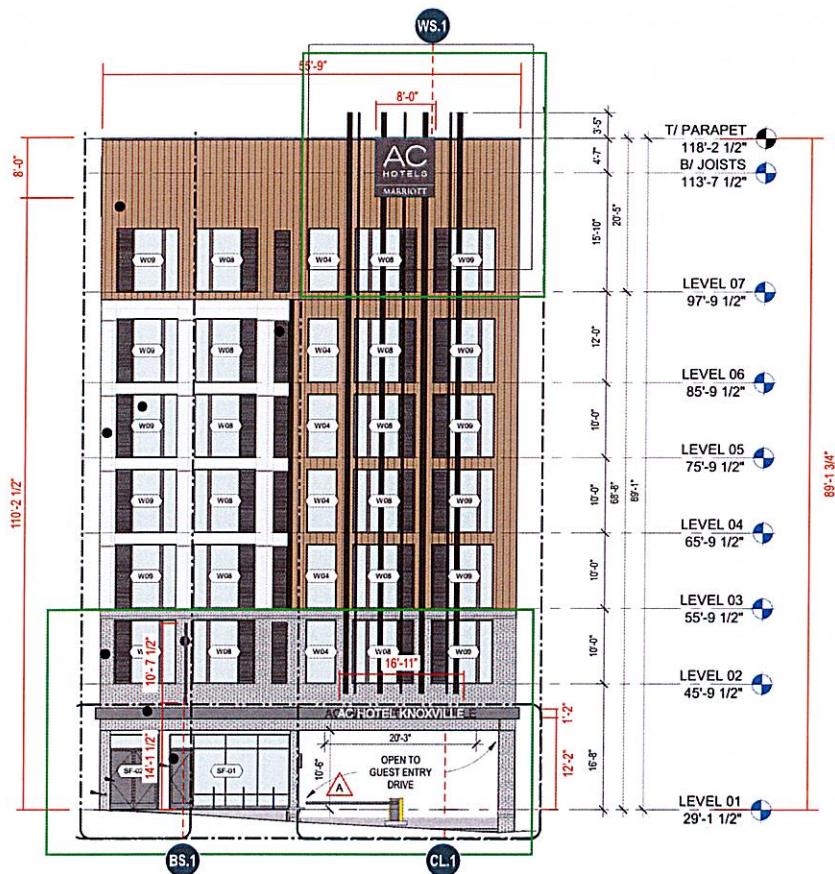
Petitioner: Kayland Sheckles Sign Co Inc



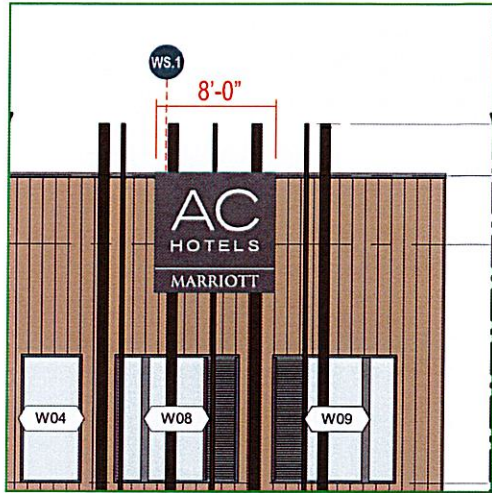
0 160
Feet

**DESIGN
REVIEW
BOARD**

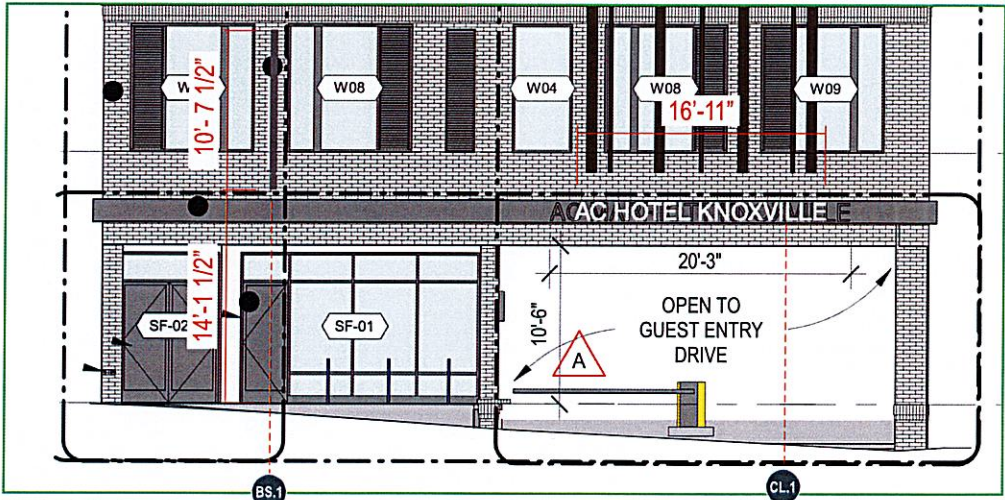
EAST ELEVATION



EAST ELEVATION - PROPOSED SIGNAGE
SCALE: 1/16" = 1'-0"



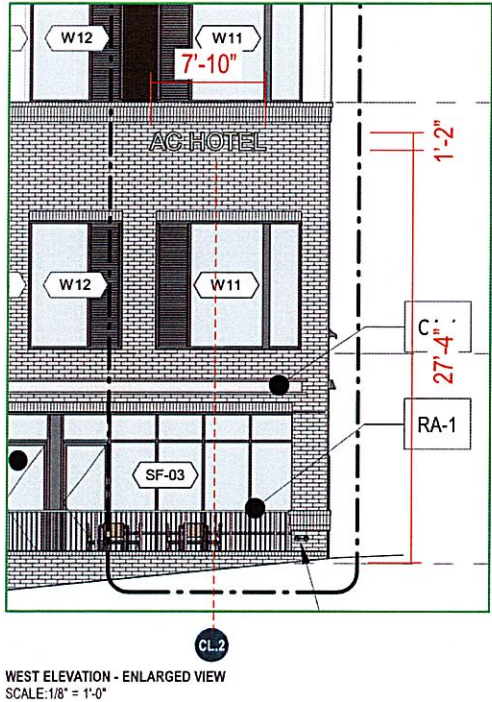
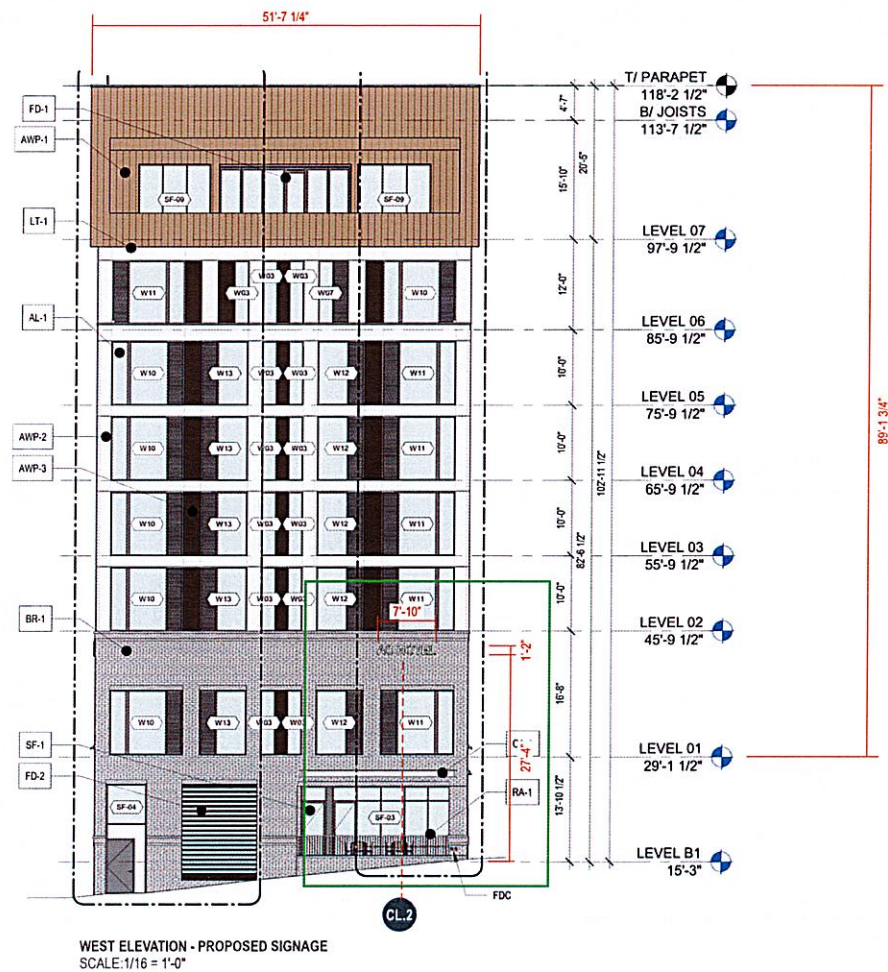
EAST ELEVATION - ENLARGED VIEW
SCALE: 1/8" = 1'-0"



JONES	JOB # 316593_R2 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP: - PROJ MGR: W. WISKOW	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING OTHER:	LANDLORD APPROVAL	DATE		AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 4.0
			CLIENT APPROVAL	DATE			

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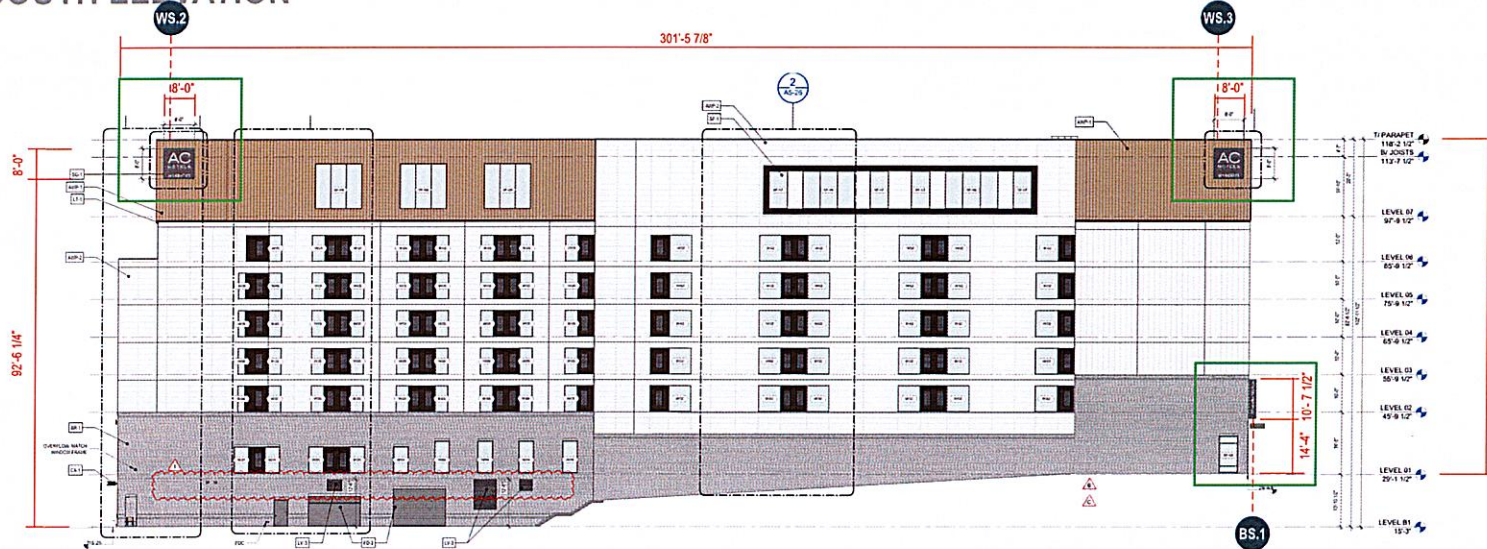
WEST ELEVATION



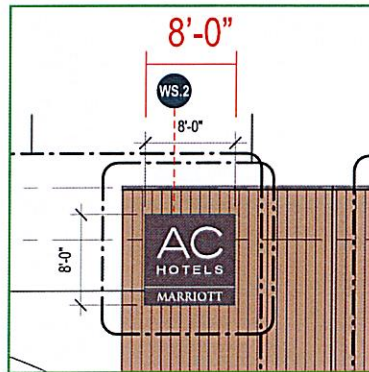
JONES	JOB # 316593_R2 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP: - PROJ MGR: W. WISKOW	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL DATE	AC HOTELS MARRIOTT	AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 5.0

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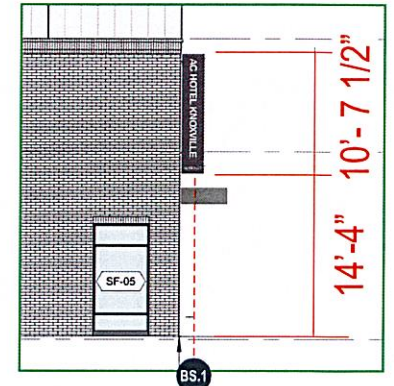
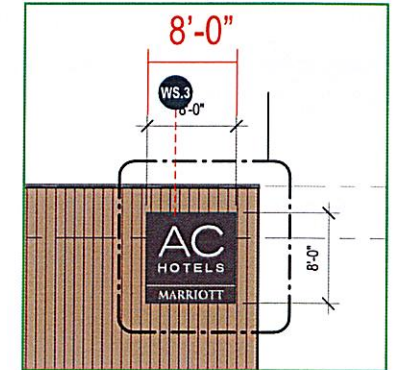
SOUTH ELEVATION



SOUTH ELEVATION - PROPOSED SIGNAGE
SCALE: 1/32 = 1'-0"



SOUTH ELEVATION - ENLARGED VIEW
SCALE: 3/32 = 1'-0"



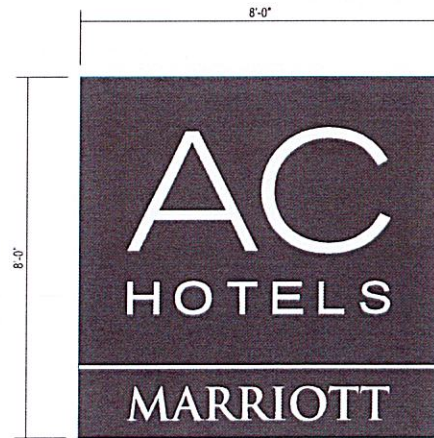
SOUTH ELEVATION - ENLARGED VIEW
SCALE: 3/32 = 1'-0"

	JOB #: 316593_R2 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP.: - PROJ MGR: W. WISKOW	REQUIRED: ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING OTHER:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 6.0
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WS.1, WS.2 & WS.3 S/F ILLUMINATED CABINET SIGN (QTY 3)

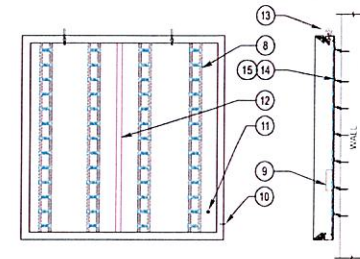
OVERALL SQUARE FOOTAGE: 64



FRONT VIEW
SCALE: 3/8" = 1'-0"



SIDE VIEW
SCALE: 3/8" = 1'-0"



LED LAYOUT FRONT VIEW
SCALE: NTS

SIDE VIEW
SCALE: NTS

QTY & PLACEMENT OF LED TBD IN PRODUCTION

SPECIFICATIONS:

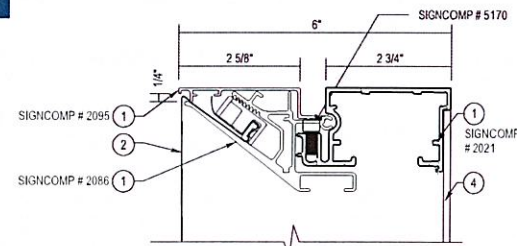
- SIGNCOMP KIT 2021/86/95 P-1
- BLEED FRAME FLEX FACE BACKGROUND TO BE TRANSLUCENT PRINT DP-1 COPY IS **SHOW THRU WHITE**
- NOT USED
- ACM BACK, CAULKED & POP-RIVETED TO FRAME
- NOT USED
- WHITE LED'S 7100K
- LED POWER SUPPLY
- TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK / "ON" IS TOWARDS THE FACE
- ELECTRICAL HOLE
- 1" X 2" TUBULAR / ANGLE ALUMINUM SUPPORTS ON 4 FT. CENTERS
- LIFTING EYEBOLT, MIN. (2) NO MORE THAN 8 FT. APART
- MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
- CLIP MOUNT P-1

NOTES:

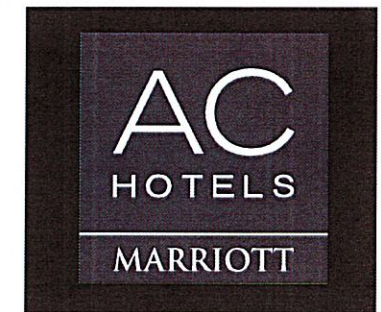
- ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND.
- HINGES MUST BE STAINLESS STEEL.

COLORS / FINISHES:

- P-1 PMS 425C GRAY (SATIN FINISH)
- DP-1 VINYL TO MATCH PMS 425C GRAY



CROSS SECTION VIEW
SCALE: NTS



NIGHT VIEW

JONES

JOB #: 316593_R2

DATE: 05.28.2026

DESIGNER: L. HOLTON

SALES REP: -

PROJ MGR: W. WISKOW

REQUIRED:

- ☐ FIELD SURVEY
- ☐ PAINT COLOR
- ☐ FONTS
- ☐ VECTOR ARTWORK
- ☐ CLIENT PMS COLOR
- ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE



AC HOTEL
427 WALNUT STREET,
KNOXVILLE, TN 37902

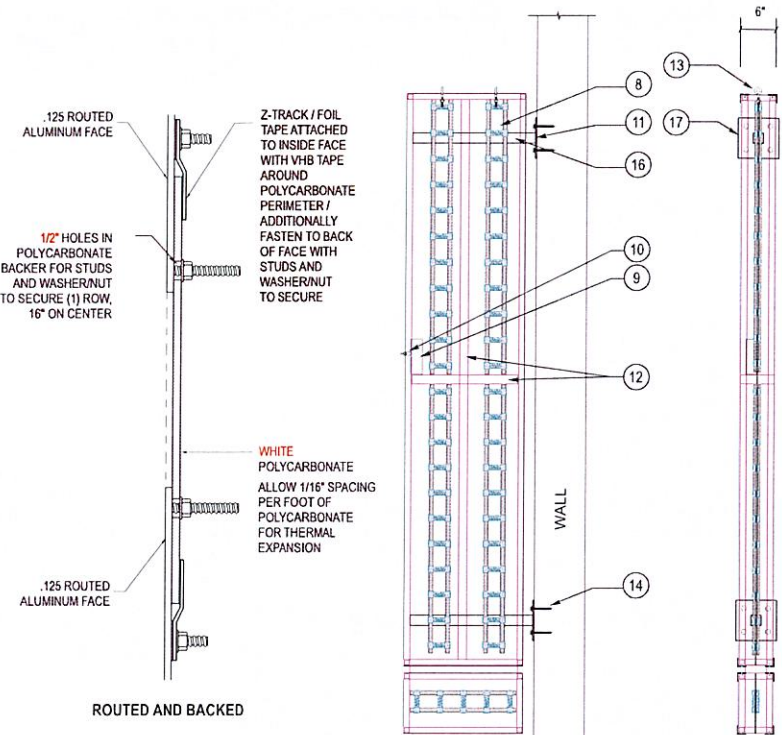
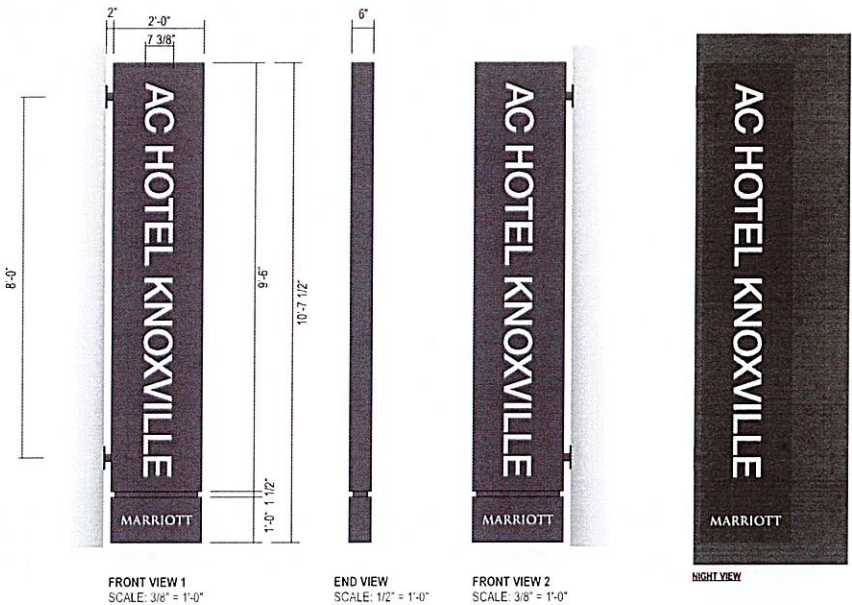
SHEET NUMBER

7.0

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BS.1 D/F ILLUM. BLADE SIGN (QTY 1)

OVERALL SQUARE FOOTAGE: 21.25



SPECIFICATIONS:

1. ALUMINUM TUBE, BUTTED & WELDED P-1
2. FACE ALUM. ROUTED BACKED UP SEE DETAIL
3. ALUM. RETAINER
4. POP RIVET RETAINER AT TOP & BOTTOM
5. NON-DRILL POINT PAN-HEAD SCREW RETAINER AT SIDES
6. NOT USED
7. .063" PRE-FINISHED ALUMINUM SKIN AT SIDES, POP RIVETED TO FRAME P-1
8. WHITE LED'S
9. LED POWER SUPPLY
10. TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK / "ON" IS TOWARDS THE FACE
11. ELECTRICAL HOLE
12. 1" X 2" TUBULAR / ANGLE ALUMINUM SUPPORTS
13. LIFTING EYEBOLT, MIN. (2) NO MORE THAN 8 FT. APART
14. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
15. FLAT ALUM. BAFFLE AT CENTER FOR LEDS
16. 2" X 2" TUBE MOUNTING SUPPORT P-1 (VERIFY W/ ENGINEERING)
17. 1/4" X 8" ALUM. MOUNTING PLATE P-1 (VERIFY W/ ENGINEERING)

COLORS / FINISHES:

P-1 PMS 425C GRAY (SATIN FINISH)
FONTS:
HELVETICA MEDIUM

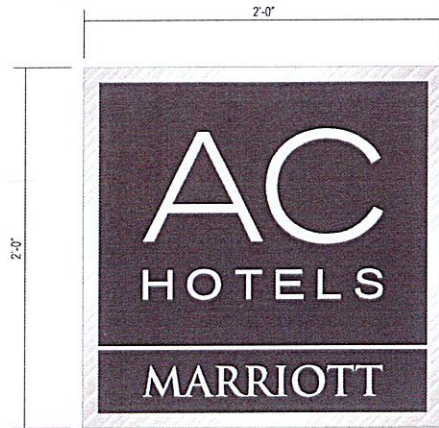
- NOTES:
1. ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND.

JONES	JOB #: 316593_R2 DATE: 05.28.2026 DESIGNER: L. HOLTEN SALES REP: - PROJ MGR: W. WISKOW	REQUIRED:	LANDLORD APPROVAL	DATE		AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 10.0
		☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☒ ENGINEERING OTHER:	CLIENT APPROVAL	DATE			

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WS.4 S/F ILLUMINATED WALL SIGN - INTERIOR (QTY 1)

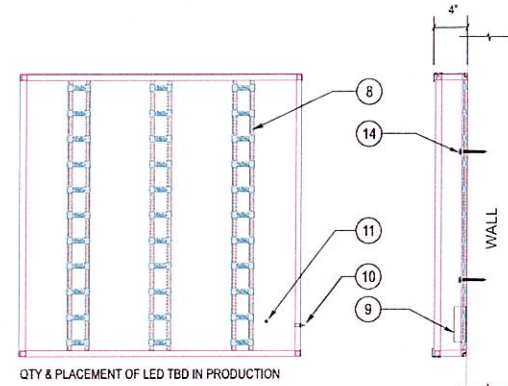
OVERALL SQUARE FOOTAGE: 4



FRONT VIEW
SCALE: 1 1/2" = 1'-0"



SIDE VIEW
SCALE: 1 1/2" = 1'-0"



QTY & PLACEMENT OF LED TBD IN PRODUCTION

LED LAYOUT FRONT VIEW
SCALE: NTS

SIDE VIEW
SCALE: NTS



NIGHT VIEW

SPECIFICATIONS:

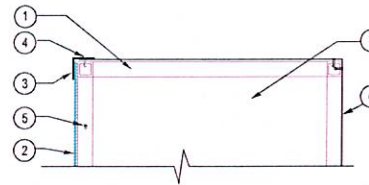
1. ALUMINUM TUBE, BUTTED & WELDED - MIRROR POLISHED
2. .188" CLEAR SOLAR GRADE POLYCARBONATE FACE W/ 1ST SURFACE TRANSLUCENT FILM DIGITALLY PRINTED TO MATCH PMS 425c GRAY W/ 2ND SURFACE 3M 3630-20 WHITE TRANSLUCENT FILM
3. 1" ALUM. RETAINER - MIRROR POLISHED
4. POP RIVET RETAINER AT TOP & BOTTOM
5. NON-DRILL POINT PAN-HEAD SCREW RETAINER AT SIDES
6. ACM BACK, CAULKED & POP-RIVETED TO FRAME
7. .063" PRE-FINISHED ALUMINUM SKIN AT SIDES, POP RIVETED TO FRAME
8. WHITE LED'S
9. LED POWER SUPPLY
10. TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK / "ON" IS TOWARDS THE FACE
11. ELECTRICAL HOLE
12. NOT USED
13. NOT USED
14. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS

NOTES:

1. ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND.

COLORS / FINISHES:

V-1 VINYL TO MATCH PMS 425C GRAY



CROSS SECTION VIEW
SCALE: NTS

JONES

JOB #: 316593_R2

DATE: 05.28.2026

DESIGNER: L. HOLTEN

SALES REP: -

PROJ.MGR: W. WISKOW

REQUIRED:

- ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE



AC HOTEL

427 WALNUT STREET,
KNOXVILLE, TN 37902

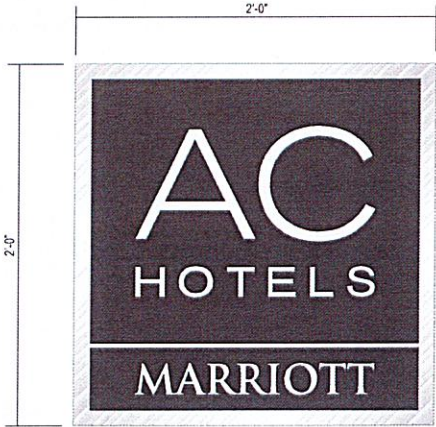
SHEET NUMBER

11.0

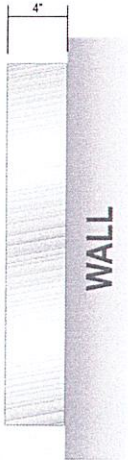
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WS.4 S/F ILLUMINATED WALL SIGN - INTERIOR (QTY 1)

OVERALL SQUARE FOOTAGE: 4



FRONT VIEW
SCALE: 1 1/2" = 1'-0"



SIDE VIEW
SCALE: 1 1/2" = 1'-0"



PROPOSED INTERIOR PHOTO RENDER



NIGHT VIEW

SPECIFICATIONS:

1. MIRROR POLISHED ALUMINUM CABINET SIGN
2. .118" CLEAR SOLAR GRADE POLYCARBONATE FACE
3. TRANSLUCENT FILM DIGITALLY PRINTED TO MATCH PMS 425C GRAY
3M 3630-20 WHITE TRANSLUCENT FILM
4. INTERNALLY ILLUMINATED WITH WHITE LED's & POWER SUPPLIES

NOTES:

COLORS / FINISHES:

V-1 VINYL TO MATCH PMS 425C GRAY

JONES	JOB #: 316593_R1 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP: - PROJ MGR: W. WISKOW	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING OTHER:	LANDLORD APPROVAL	DATE		AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 11.0
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