

File Number: 1-A-26-DT

**Meeting:** 1/21/2026  
**Applicant:** Thomas Rockafellow Kana Hotel Group  
**Owner:** Alpesh Patel Kana Hotel Group  
**Project:** Conley Building

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### Property Information

**Location:** 507 S. Gay St. **Parcel ID:** 94 L E 1901  
**Zoning:** DK-H (Downtown Knoxville, Historic Subdistrict)  
**Description:**  
The subject property is the Embassy Suites hotel.

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### Staff Recommendation

Staff recommends approval of Certificate 1-B-26-DT as submitted.

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### Description of Work

Level I - Board Review

Minor Alteration of an Existing Building/Structure

This proposal is to modify an existing window opening, west of the Union Avenue hotel entrance, to install a door for external access to a new commercial space in the Embassy Suites lobby. The storefront windows are two stories tall, and are broken into three sections vertically. Only the lower window bay will be modified by removing the middle window pane and cutting the marble panel below to install a full lite door as shown in detail #2 on sheet A1.1. A portion of the marble panel will remain on either side of the door.

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### Comments

The creation of an additional entrance is consistent with the design guidelines which recommend active uses on the ground floor, consistent rhythm of openings, windows, doorways, and entries, and having clear windows at the pedestrian level.

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### Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

5. Ground Floor Doors and Windows

Entrances and ground floor windows should foster pedestrian comfort, safety and orientation. Not every building in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.

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

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- 5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.
- 5c. Design entrances according to the proportions of the building's height and width.
- 5d. Consider corner entrances at the ends of blocks.
- 5e. All windows at the pedestrian level should be clear
- 5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the façade.



**1-A-26-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**DESIGN  
REVIEW  
BOARD**



507 S. Gay St.

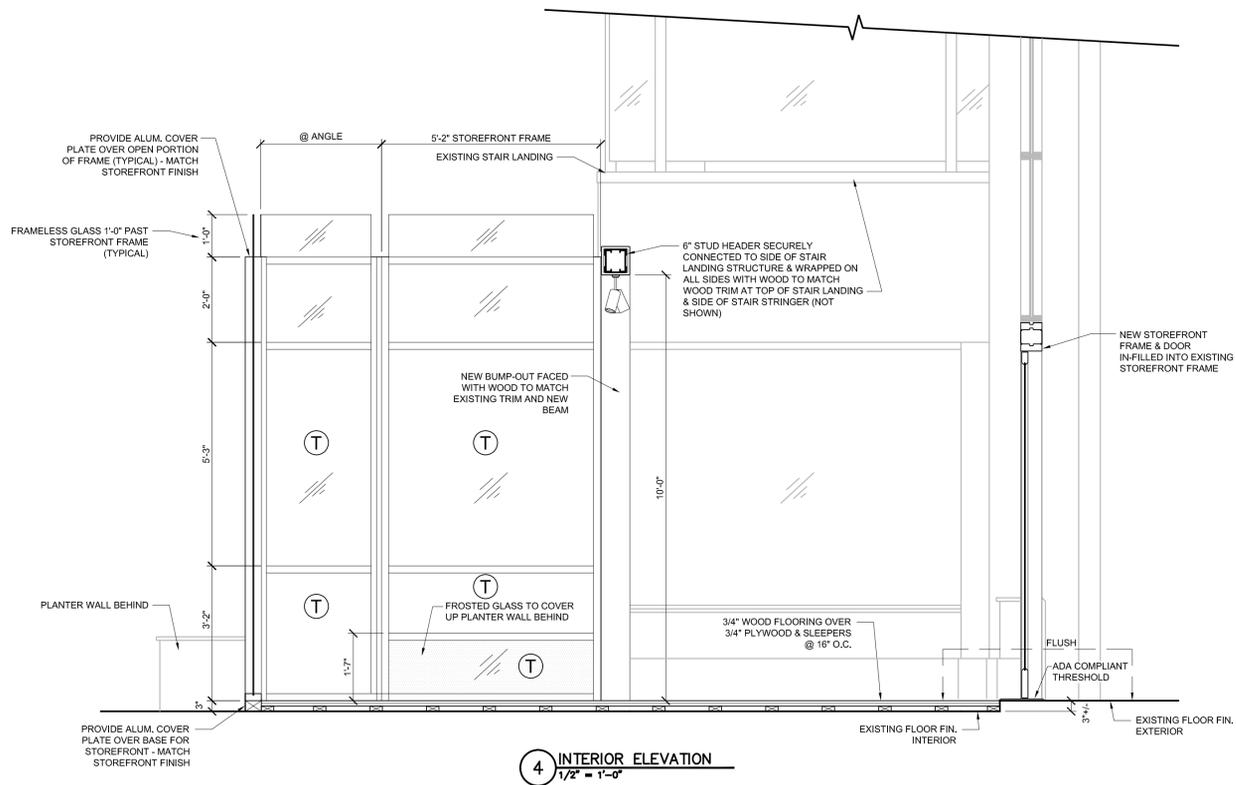
Level 1: Minor alteration of an existing building/  
structure

Original Print Date: 1/5/2026 Revised:  
Knoxville/Knox County Planning · Design Review Board

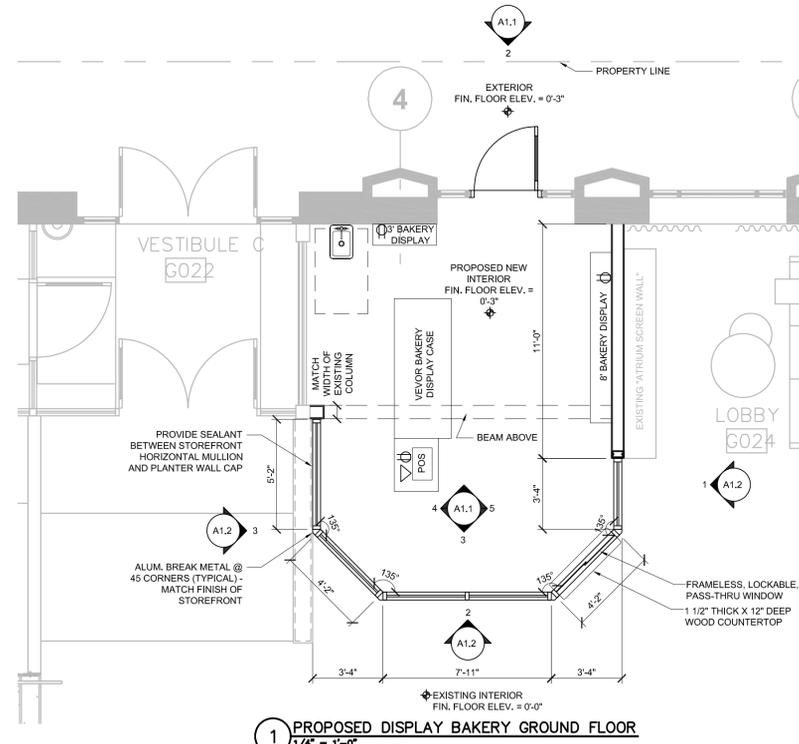
Petitioner: Thomas Rockafellow Kana  
Hotel Group







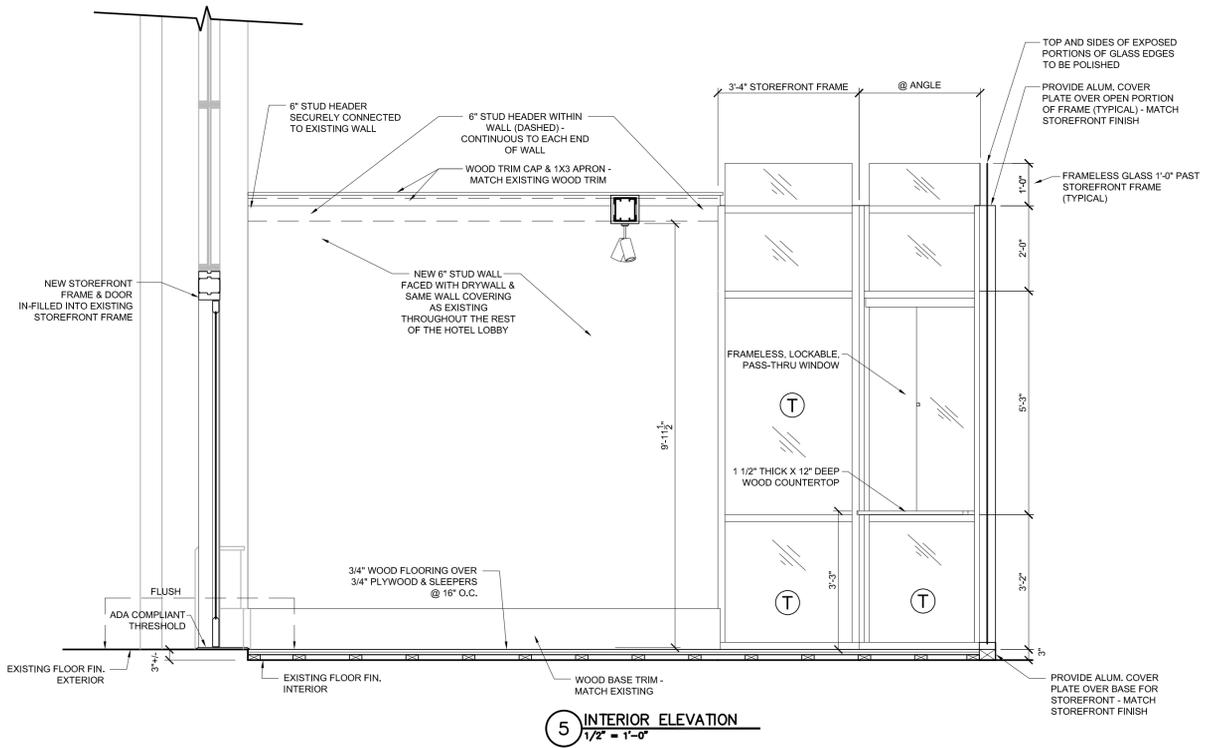
4 INTERIOR ELEVATION  
1/2" = 1'-0"



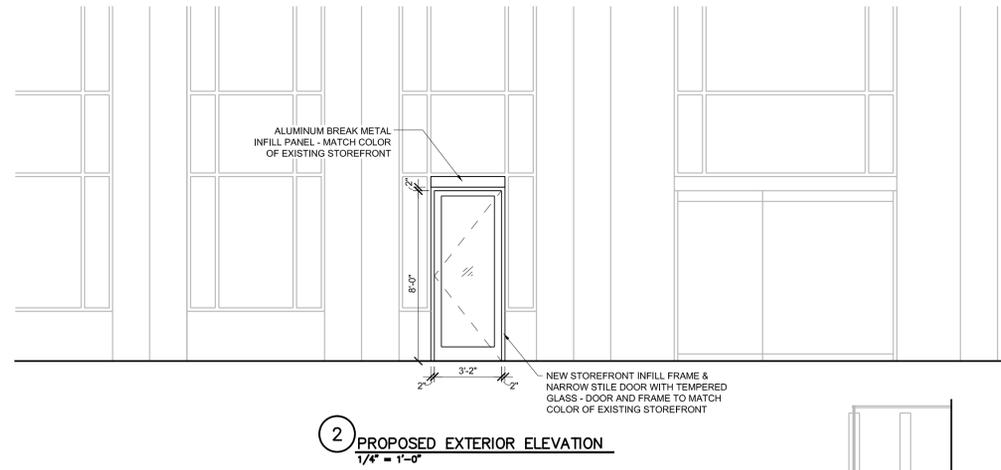
1 PROPOSED DISPLAY BAKERY GROUND FLOOR  
1/4" = 1'-0"

NOTES:

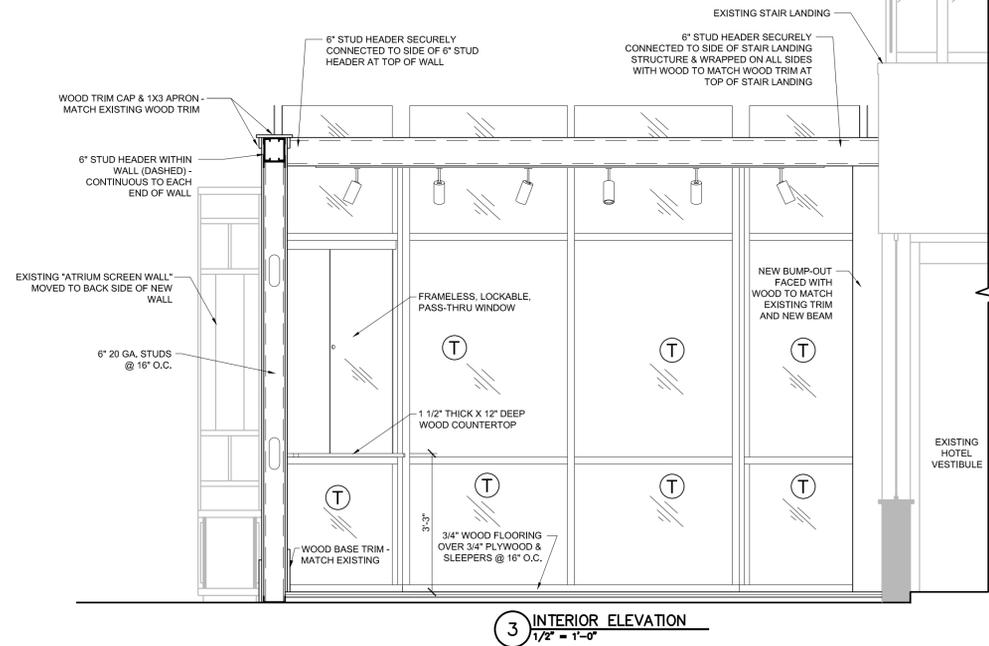
1. NEW WOOD FLOORING IN BAKERY AND ON ENTRY LANDING TO BE STAINED (MINWAX - SPECIAL WALNUT) WHITE OAK - PROVIDE PHYSICAL SAMPLE PRIOR TO PURCHASING STAIN
2. (T) INDICATES TEMPERED GLASS
3. ALL MILLWORK & DISPLAYS ARE NOT PART OF CONTRACT AND ARE TO BE PURCHASED BY OWNER
4. NEW STOREFRONT DOOR TO HAVE THE FOLLOWING HARDWARE:
  - CONTINUOUS HINGE
  - KEYPED LOCK CYLINDER
  - SINGLE ACTING DOOR PULL
  - CLOSER
  - ADA COMPLIANT THRESHOLD
5. DESIGN STANDARD FOR FRAMELESS, LOCKABLE PASS THRU WINDOW IS CRL SHCXOBRZ



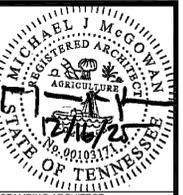
5 INTERIOR ELEVATION  
1/2" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION  
1/4" = 1'-0"



3 INTERIOR ELEVATION  
1/2" = 1'-0"



STAMPING ARCHITECT  
LICENSE NUMBER  
EXPIRATION DATE: XX-XX-XXXX

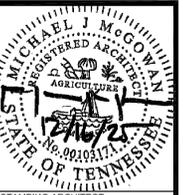
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KANA HOTEL GROUP  
EMBASSY SUITES KNOXVILLE  
ADDED DISPLAY BAKERY  
507 S GAY STREET, KNOXVILLE TENNESSEE

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION

DATE: 12.16.25  
PROJECT NO: 25029  
DRAWN BY:  
CHECKED BY:  
SHEET DESCRIPTION:  
PLANS, ELEVATION & INT. ELEVATIONS  
SHEET NO.  
**A1.1**



STAMPING ARCHITECT  
 LICENSE NUMBER  
 EXPIRATION DATE: XX-XX-XXXX

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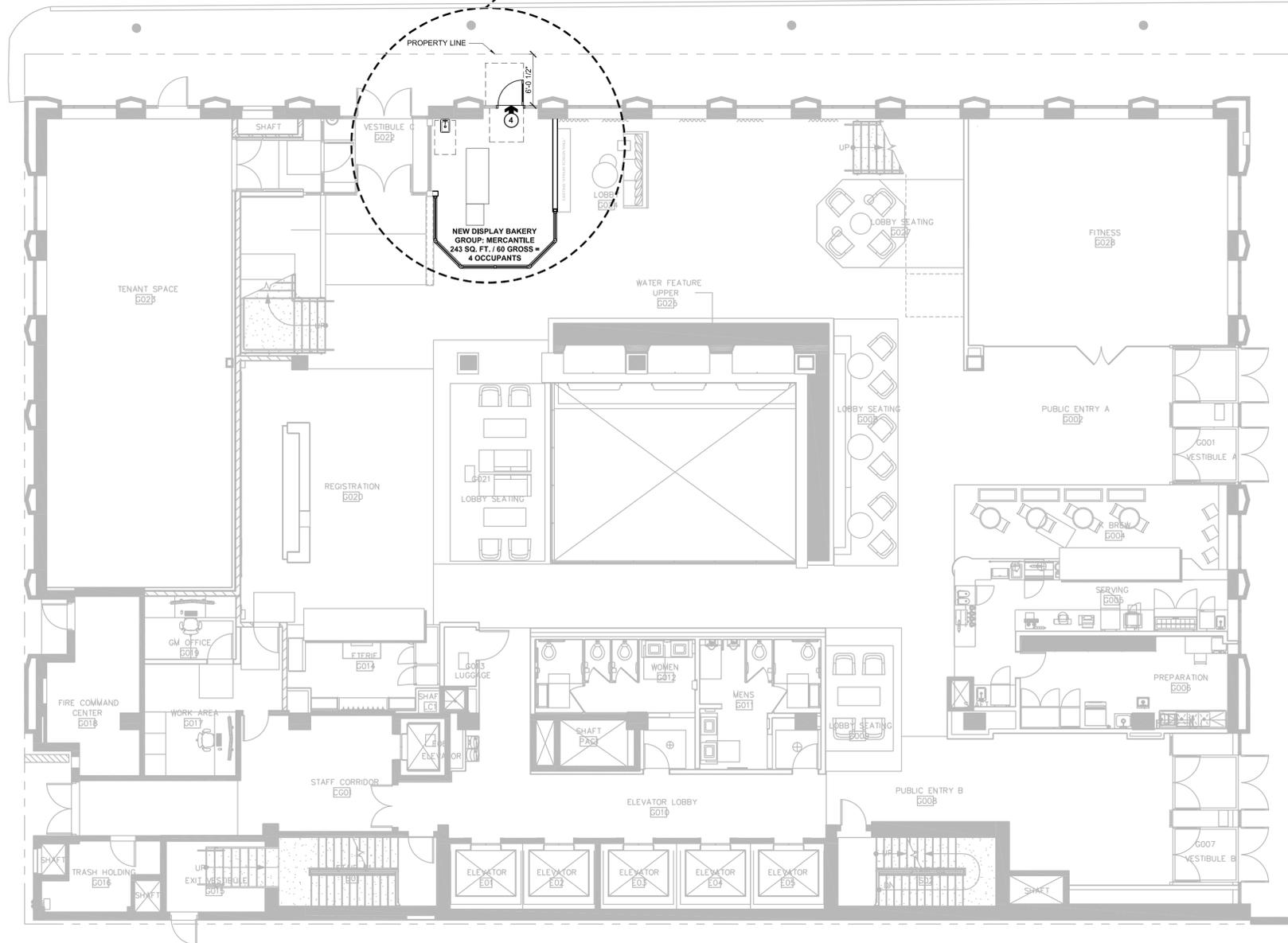
**river street**  
 ARCHITECTURE

123 E 7th st, suite 400 chattanooga, tennessee 37402  
 p. 423 634 0806 www.riverstreetarchitecture.com

**KANA HOTEL GROUP**  
**EMBASSY SUITES KNOXVILLE**  
**ADDED DISPLAY BAKERY**  
 507 S GAY STREET, KNOXVILLE TENNESSEE

**AREA OF FOCUS FOR PLANS REVIEWER**

- EXISTING SPACE IS ASSEMBLY @ 15 NET SQ. FT. PER PERSON; 243 SQ. FT. / 15 NET = 16 EXISTING OCCUPANTS
- PROPOSED DISPLAY BAKERY IS CONSIDERED A NON-SEPARATED MIXED OCCUPANCY PER SECTION 508.3 IN THE 2018 IBC.
- PROPOSED DISPLAY BAKERY ONLY DISPLAYS BAKED GOODS. NO BAKED GOODS ARE BAKED IN THE STORE.



**1 LIFE SAFETY PLAN**  
 1/8" = 1'-0"

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION

DATE: 12.16.25  
 PROJECT NO: 25029  
 DRAWN BY:  
 CHECKED BY:

SHEET DESCRIPTION:  
**LIFE SAFETY PLAN**

SHEET NO.  
**LS1.1**