

Meeting: 1/21/2026
Applicant: Hitesh Patel ELEVATE Architecture Studio
Owner: Aman Patel Vector Knoxville III, LLC
Project: Moxy Hotel

Property Information

Location: 137 S. Central St. **Parcel ID:** 94 E G 031
Zoning: DK-G (Downtown Knoxville, Grid Subdistrict)
Description:
This is a vacant lot at the intersection of S Central Street and Summit Hill Drive.

Staff Recommendation

Staff recommends approval of Certificate 1-C-26-DT, and the three requested modifications to the DK-G dimensional standards, subject to the following conditions.

- 1) Obtaining approval from the Board of Zoning Appeals to increase the distance between building entries on the Summit Hill Drive facade to allow the single entry as proposed.
 - 2) Meeting all applicable standards of the Zoning Ordinance on the final plan set.
 - 3) Meeting all applicable requirements of the Department of Engineering and the City's Urban Forestry Division.
 - 4) Submitting the signage package for consideration of approval by the Board under a separate application.
-

Description of Work

Level III

Construction of a New Building/Structure

SUMMARY: New, seven-story (84'-9"), mixed-use structure at the intersection of S. Central Street and Summit Hill Drive. The primary use is a hotel, with amenities and service facilities on the ground floor and a rooftop bar open to the general public. The guest drop-off area and main entrance to the hotel are to the rear of the structure, with access from State Street. Pedestrian access from the public sidewalk to the lobby is provided from S. Central Street and Summit Hill Drive. There is an additional pedestrian access from S. Central Street on the north side of the elevation, serving the hotel office and service spaces. The site plan does not have a pedestrian connection to State Street or on-site parking. The hotel's signage package will be submitted as a separate application at a later date.

SITE LAYOUT: The structure is oriented toward S. Central Street and Summit Hill Drive, and setback from State Street to allow on-site loading and unloading for guests, which is partially located under the building's upper stories. A service driveway extends from State Street to S. Central Street through the middle of the site and the building's first-floor S. Central Street elevation. This driveway is limited to service vehicles only. The hotel intends to activate the service drive as a "pop-up hub" with a mobile bar, seating, and games when not in service. The driveway is located over existing easements that will remain in place.

SETBACKS AND LANDSCAPING: The structure is setback 9.4' from the S. Central Street lot line, varies from 6.5' to 8.9' from the Summit Hill Drive lot line, and 7.1' from the intersection of these two streets. The setback from the State Street lot line is 32', significantly greater than from the other two frontages. There will be landscape beds between the base of the building and adjacent sidewalks that include small shrubs and ground cover and larger evergreen shrubs planted in front of vertical structural elements between the storefront window systems. The majority of plantings will be to the rear of the structure.

One of the three existing street trees in the S. Central Street right-of-way has to be removed, and all street trees in and adjacent to the Summit Hill Drive right-of-way have to be removed. Remediation for the tree canopy loss will be determined by the City's Urban Forestry Division during permitting.

BUILDING MATERIALS:

The proposed exterior finishes are listed at the top right of all building elevation plan sheets, with example images shown on Sheet A2-04. The primary exterior material is brick veneer (queen size), with two different cementitious panels and corten steel as accent materials.

LIGHTING:

The location of decorative wall lighting is shown on the building elevations, with example images and additional location information on Sheet A2-04.

Comments

ZONING DISTRICT AND STANDARDS:

The property is zoned DK-G (Downtown Knoxville Grid Subdistrict), which is "intended to accommodate those areas of Downtown predominantly characterized by the traditional 300-foot by 300-foot grid pattern... [and] to ensure that future development maintains the pedestrian orientation and mixed-use environment characteristic of the traditional grid." To do this, the zoning standards incorporate "build-to" zones, architectural design standards, and building material restrictions to ensure basic urban design principals are incorporated into all projects. In certain instances, the DRB has the authority to approve modifications to the zoning standards, as outlined below.

MODIFICATIONS OF DIMENSIONAL STANDARDS (ARTICLE 16.5.C):

Zoning standards may not always align with the intent of the Downtown Design Guidelines, so the Design Review Board (DRB) is authorized to approve modifications to the dimensional standards of the DK District to avoid the need for variances in cases where a development has been conceived to respect the historic context of the block, provide greater pedestrian activity at the sidewalk level, and/or meet other provisions of the guidelines.

BUILD-TO DIMENSIONAL STANDARDS (ARTICLE 5.5.B, Table 5-3):

A build-to zone (BTZ) is the area on a lot where a structure's facade must be located within the minimum and maximum range of setback provided. A build-to percentage (BTZ%) specifies the percentage of the building facade that must be located within a build-to zone. Plazas and other open space features are counted toward meeting the build-to percentage. Build-to percentage is calculated by building facade, not lot width.

In the DK-G zone, the required BTZ is 0'-5', and the BTZ% is 80%. This means that at least 80% of the building's facade width facing each adjacent street must be within 5' of each street lot line. The applicant is requesting modifications to increase the depth of the BTZ along each street frontage, as outlined below under "requested modifications." If approved by the DRB as requested, the proposed building location will meet the 80% BTZ% along each street frontage. To approve the requested modification, the DRB must determine that the development has been conceived to respect the historic context of the block, to provide greater pedestrian activity at the sidewalk level, and/or to meet other provisions of the guidelines.

FINDINGS OF FACT:

1) S. Central Street modification

a) Respect the historic context of the block — The existing 1-2 story buildings to the north are built up to the edge of the sidewalk.

— In the staff's opinion, the proposed 9' BTZ (setback) is not consistent with the historic context of the block and does not meet this criterion.

B) Provide greater pedestrian activity at the sidewalk level — The ground floor (lobby) is 2'-4" higher than the adjacent sidewalk at the intersection, increasing to approximately 3'-5" at the S. Central Street entrance.

— In the staff's opinion, the increased setback and landscape area between the elevated ground floor and the adjacent sidewalk does not meet this criterion.

C) Meet other provisions of the guidelines — A full list of design guidelines applicable to the overall project is provided at the end of the staff report. The building location guidelines in Section 1.B.2 are the most applicable to this request. In summary, these recommend setting buildings back 5' in order to provide wider sidewalk space in non-historic areas, providing landscape elements to define the sidewalk edge where a building is set back from the sidewalk, and limit grade separations above/below the sidewalk to no more than 3' (generally).

— The board should discuss whether the requested modification is consistent with these or other design guidelines, meeting this criterion for approval.

2) Summit Hill Drive modification

a) Respect the historic context of the block — The existing buildings on both sides of the block to the north have varied setbacks because of road closures and realignment when Summit Hill Drive was constructed. — In the staff's opinion, the varied setback of the structure and proposed 8.5' BTZ is consistent with the historic context of the block and meets this criterion.

— In the staff's opinion, the proposed 9' setback is not consistent with the historic context of the block and does not meet this criterion.

B) Provide greater pedestrian activity at the sidewalk level — In the staff's opinion, the increased setback and landscape area between the ground floor and the adjacent sidewalk does not meet this criterion.

C) Meet other provisions of the guidelines — The design guideline recommendations are the same as discussed for the S. Central Street modification.

— If the board determines the requested modification does not respect the historic context of the block, as outlined above, the board should discuss whether it is consistent with these or other design guidelines, meeting this criterion for approval.

3) State Street modification

a) Respect the historic context of the block — There is only one building remaining that faces this block of State Street, with buildings at both ends of the block facing the adjoining roads.

— The board should discuss whether the requested modification respects the historic context of the block, meeting this criterion for approval.

B) Provide greater pedestrian activity at the sidewalk level — In the staff's opinion, the increased setback, driveways, and landscape area between the ground floor and State Street does not meet this criterion.

C) Meet other provisions of the guidelines — The design guideline recommendations are the same as discussed for the S. Central Street modification.

— If the board determines the requested modification does not respect the historic context of the block, as outlined above, the board should discuss whether it is consistent with these or other design guidelines, meeting this criterion for approval.

DK SUBDISTRICT DESIGN STANDARDS (ARTICLE 5.4.C, Table 5-4)

Facade Design - Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 50 feet.

— The entry on the Summit Hill Drive façade is 54'-3" from the S. Central Street corner of the building, and 56'-2" to the opposite corner, exceeding the maximum 50' separation between entries. The DRB does not have the authority

to approve modifications to the DK subdistrict design standards. The applicant's options are to revise the plan by adding a second entry to this façade or obtain a variance from the Board of Zoning Appeals to increase the maximum separation between entries. If a second entry is proposed and the current entry is shifted to meet this design standard, these revisions may require approval by the DRB.

Applicable Design Guidelines

Downtown Design Guidelines

Section 1:

A. PUBLIC REALM

The public realm is composed of streets, sidewalks, and public open spaces. Public space is defined by development and supports a diversity of uses. It promotes transit use and pedestrian activity. It can be considered the “outdoor room” created by surrounding buildings.

1. Pedestrian and Bicycle Safety

Consider pedestrians first, then transit, then the automobile in designing and developing downtown places.

1a. Prioritize pedestrian safety and comfort through public amenities, such as pedestrian-scale lighting, benches, and trash receptacles.

1g. Consolidate curb-cuts and locate driveways near mid-block, when necessary; alley access should be provided for service and parking, if feasible.

4. Downtown Beautification

Beautifying downtown can occur through many different elements including architecture, landscape architecture, horticulture, art, and performing art.

4a. Foster downtown beautification with landscaping and plantings, public art, and public open space.

4c. Plant street trees where possible. Choose tree planting locations that will not significantly alter the setting of or harm the materials of historic buildings.

B. PRIVATE REALM

The private realm is composed of the buildings, structures, and private or quasi-public open spaces. The private realm is commonly defined by building envelopes.

1. Building Mass, Scale and Form

Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as, upper story setbacks, covered entries, and window size and placement.

1a. Maintain a pedestrian-scaled environment from block to block.

1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning; or buildings may be ‘stepped back’ on upper floors with lower floors meeting the sidewalk edge.

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.

2. Building Location

It is important to establish a strong relationship among buildings, sidewalks, and streets. This is typically accomplished through consistent setbacks that locate buildings on the same line.

2a. Set buildings back five feet in order to provide wider sidewalk space when new construction in non-historic areas is to be more than half the length of the block.

2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the

sidewalk.

2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.

3. Building Materials

New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

3a. Use complementary materials and elements, especially next to historic buildings.

4. Architectural Character

Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.

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.

4c. Scale first floor signs to pedestrians.

4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.

4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.

5. Ground Floor Doors and Windows

Entrances and ground floor windows should foster pedestrian comfort, safety and orientation.

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

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.

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 facade.

7. Mechanical Equipment and Service Utilities

Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual and noise impacts are minimized.

7a. Minimize the visual impact of mechanical equipment through screens or recessed/ low-profile equipment.

7b. Do not locate units on a primary façade.

7c. Screen rooftop vents, heating/ cooling units and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.

7d. Locate utility connections and service boxes on secondary walls.

7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.

C. HISTORIC RESOURCES

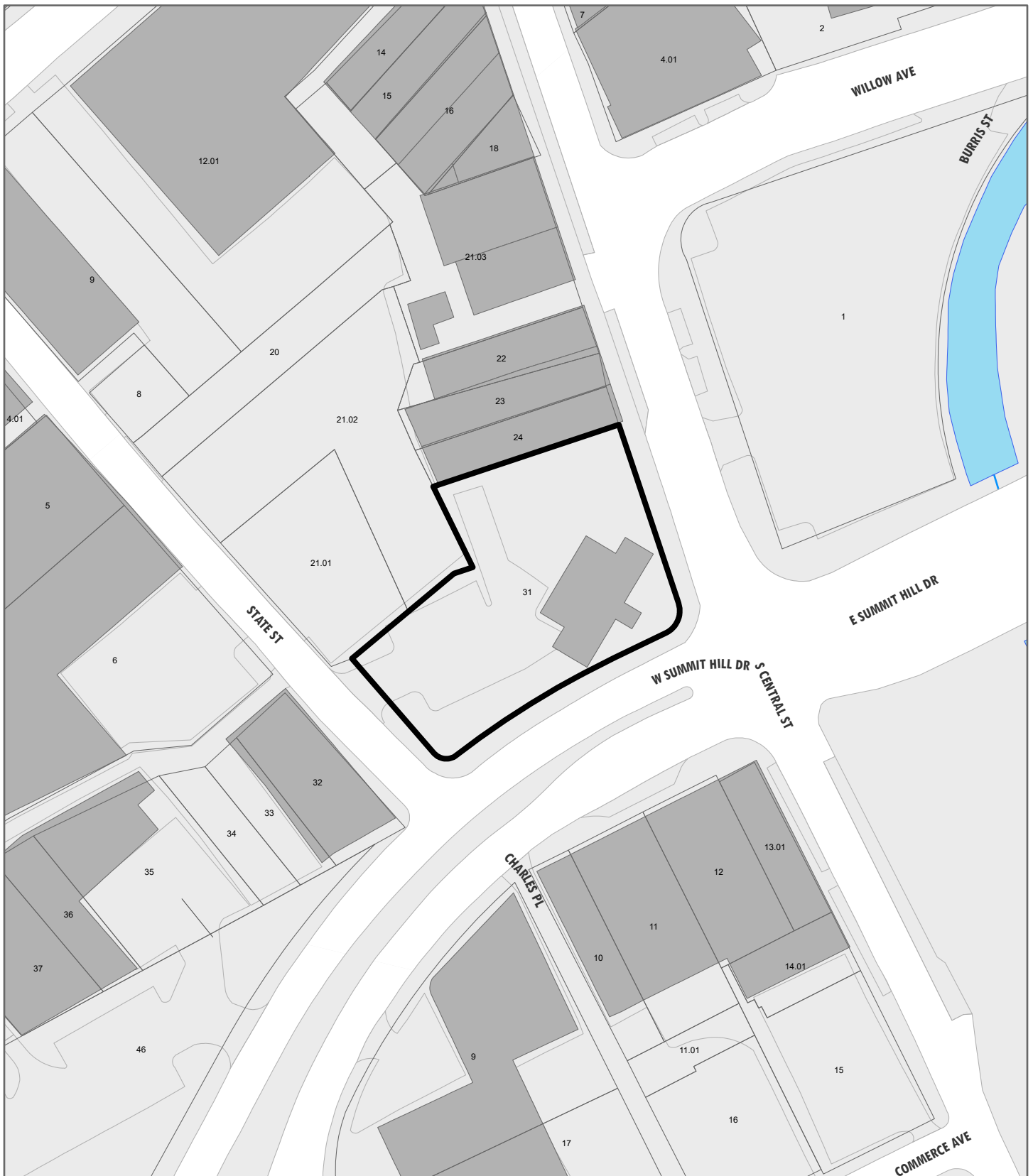
New Construction Within or Adjacent to a Historic District or Building

Infill construction should be designed to reflect architectural and historic qualities. Designs should not duplicate current buildings. Issues of concern will be the siting, size, shape, proportion, materials, and the relationship of all of those to the prevalent character of the historic district.

10a. Maintain the setback of adjacent historic buildings. The height of the lower stories should be similar to adjacent historic buildings. Upper floors may be 'stepped back' behind the front facade.

10b. Duplicate the horizontal floor divisions of existing buildings.

- 10c. Design windows to be of similar proportions to the adjacent historic building windows.
- 10d. Use ornamental stone, brick work, and trim appropriate to the style of the infill building.
- 10e. Recognize the belt courses, strong courses, cornices, and other elements of adjacent buildings.
- 10f. Incorporate storefronts that complement the openness, bulkheads, and transoms of historic buildings.



DESIGN REVIEW BOARD	1-C-26-DT		Petitioner: Hitesh Patel ELEVATE Architecture Studio
	APPLICATION FOR CERTIFICATE OF APPROPRIATENESS		
		137 S. Central St. Level 3: Construction of new building/structure	
Original Print Date: 1/5/2026 Revised:			
Knoxville/Knox County Planning · Design Review Board		 Feet	

VECTOR KNOXVILLE III, LLC



1-C-26-DT
Revised: 1/19/2026

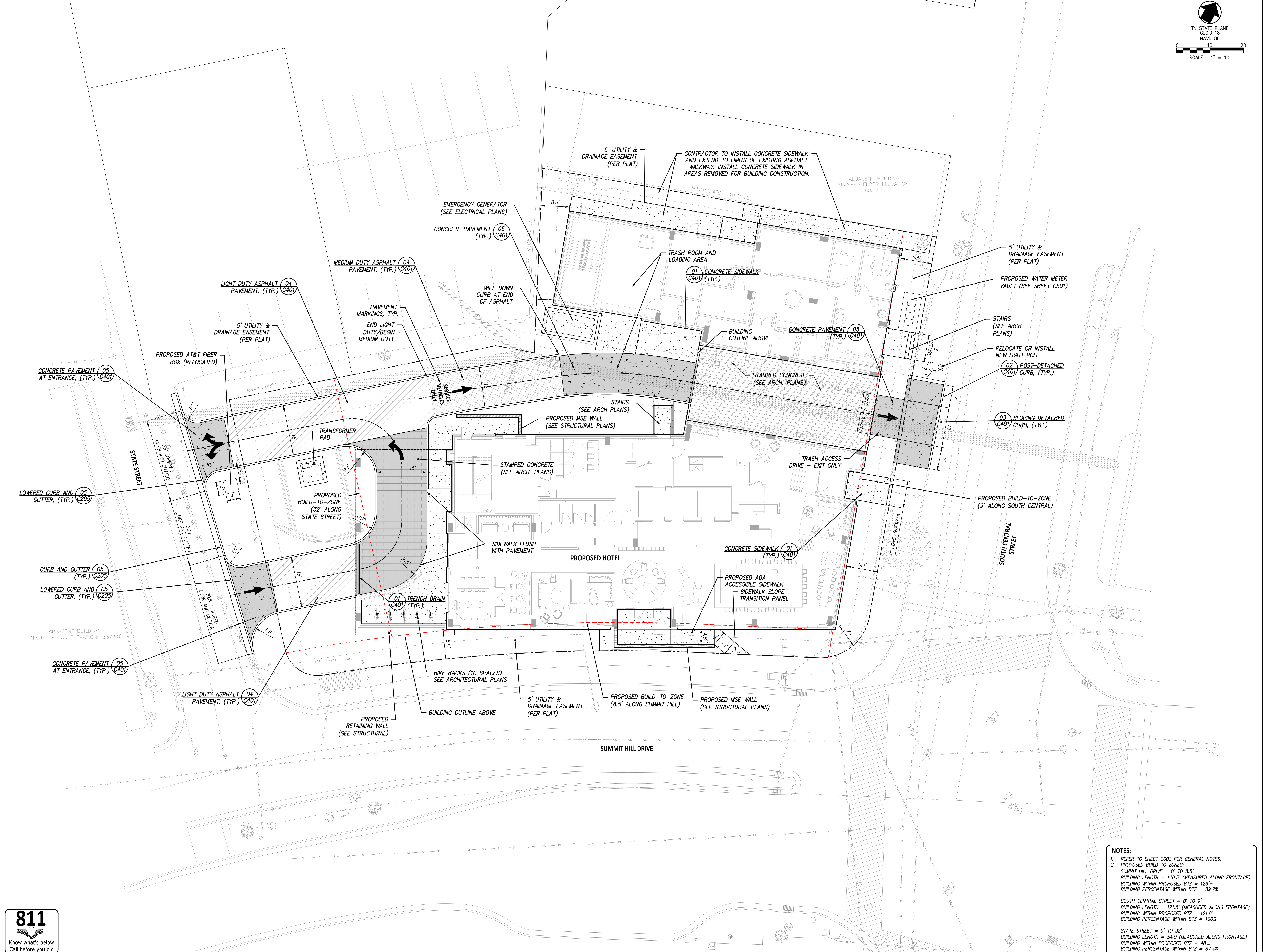
THE DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF ELEVATE ARCHITECTURE STUDIO. COPIES OF THE DRAWINGS MAY BE USED ONLY BY THE OWNER TO CONSTRUCT AND OCCUPY THIS PROJECT. NEITHER THE DRAWINGS NOR THE DESIGN INDICATED ON THE DRAWINGS MAY BE REPRODUCED NOR USED FOR ANY OTHER PROJECT OR PURPOSE. ELEVATE ARCHITECTURE STUDIO ACCEPTS RESPONSIBILITY ONLY FOR THOSE DRAWINGS WHICH HAVE AN ORIGINAL SEAL, SIGNATURE, CONSTRUCTION ISSUE DATE AND DATE OF FINAL REVISIONS.

2024 INTERNATIONAL BUILDING CODE
2024 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2024 INTERNATIONAL MECHANICAL CODE
2024 INTERNATIONAL PLUMBING CODE
2024 INTERNATIONAL FUEL GAS CODE
2023 NATIONAL ELECTRIC CODE WITH LOCAL AMENDMENTS
2017 ICC ANSI A117.1 ACCESSIBILITY CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
MAY 2025 MARIOTT INTERNATIONAL MODULE 14

*LIGHTING VENDOR
COMMERCIAL GREEN SOLUTIONS
P: 214-843-7027
MONI ROGERS
monir@commercialgreensolutions.com
*Electrical subcontractor to purchase &
install lighting & controls supplied by
CGS.

CS-00

*INDICATES CONSULTANT IS NOT UNDER A CONTRACT WITH ELEVATE



C101

NOTES:

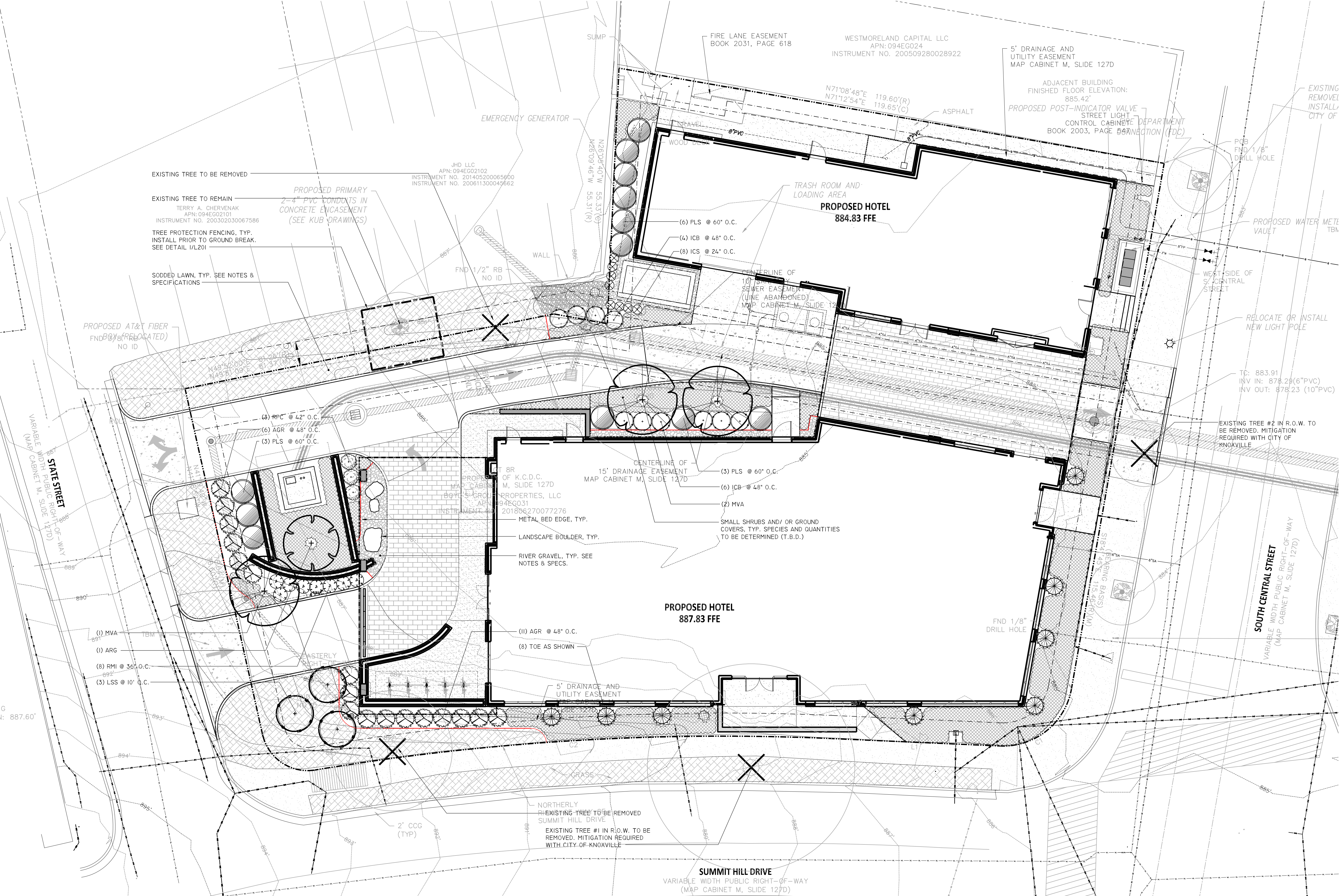
1. REFER TO SHEET C002 FOR GENERAL NOTES.
2. PROPOSED BUILD TO ZONES:
SUMMIT HILL DRIVE = 0' TO 8.5'
BUILDING LENGTH = 140.5' (MEASURED ALONG FRONTAGE)
BUILDING WIDTH PROPOSED BTZ = 126.4'
BUILDING PERCENTAGE WITHIN BTZ = 88.7%

SOUTH CENTRAL STREET = 0' TO 9'
BUILDING LENGTH = 121.5' (MEASURED ALONG FRONTAGE)
BUILDING WIDTH PROPOSED BTZ = 121.5'
BUILDING PERCENTAGE WITHIN BTZ = 100%

STATE STREET = 0' TO 39'
BUILDING LENGTH = 54.9' (MEASURED ALONG FRONTAGE)
BUILDING WIDTH PROPOSED BTZ = 48.4'
BUILDING PERCENTAGE WITHIN BTZ = 87.4%

MOXY KNOXVILLE - PLANT LIST							
QUANTITY	SYMBOL	COMMON NAME * = EVERGREEN SPECIES	BOTANICAL NAME	ROOTS	MIN. SIZE @ INSTALLATION	REMARKS	MATURE SIZE (HT. X WIDTH) * = SPREADING
DECIDUOUS TREES							
1	ARG	Armstrong Gold Red Maple	<i>Acer rubrum</i> 'IFS-KW78' PP25301	B&B	2" Cal.	Specimen	45' x 12.5'
3	LSS	Slender Silhouette Sweetgum	<i>Liquidambar styraciflua</i> 'Slender Silhouette'	B&B	2" Cal.	Matched Specimen	60' x 8'
4							
EVERGREEN TREES							
3	MVA	Moonglow Sweetbay Magnolia (STD)*	<i>Magnolia virginiana</i> 'Jim Wilson'	B&B	2" Cal.	Matched Specimen, Standard (Single Trunk)	30' x 15'
3							
SHRUBS							
17	AGR	Rose Creek Abella*	<i>Abelia grandiflora</i> 'Rose Creek'	Cont.	3 Gal.	Full Plants @ 48" O.C.	48" x 60"
TBD	CHA	Duke Gardens Yew*	<i>Chamaecyparis nortoniae</i> 'Dukes'	Cont.	3 Gal., 12" min. Sprd.	Full Plants @ 48" O.C.	42" x 60"
10	ICB	Dwarf Burford Holly*	<i>Ilex cornuta</i> 'Burfordi Nana'	Cont.	3 Gal.	Full Plants @ 48" O.C.	48" x 48" (pruned)
8	ICS	Sky Pencil Holly*	<i>Ilex crenata</i> 'Sky Pencil'	Cont.	36" Ht.	Full Plants @ 24" O.C.	84" x 24"
TBD	IVR	Red Sprite Winterberry	<i>Ilex verticillata</i> nana 'Red Sprite'	Cont.	3 Gal.	Full Plants @ 36" O.C.	36" x 48"
TBD	IVH	Henry's Garnet Sweetspire	<i>Itea virginica</i> 'Henry's Garnet'	Cont.	3 Gal.	Full Plants @ 48" O.C.	42" x 60"
TBD	JVG	Grey Owl Juniper*	<i>Juniperus virginiana</i> 'Grey Owl'	Cont.	3 Gal., 15" HL (Min.)	Full Plants @ 48" O.C.	30" x 60"
12	PLS	Schip Laurel*	<i>Prunus laurocerasus</i> 'Schipkaensis'	Cont.	7 Gal.	Full Plants @ 60" O.C.	36" x 72"
3	RPC	P.J.M. Compact Rhododendron*	<i>Rhododendron</i> x 'P.J.M. Compact'	Cont.	18" Ht.	Full Plants @ 42" O.C.	48" x 36"
TBD	RMI	Peach Drift Rose	<i>Rosa hybrid</i> 'Meigigil'	Cont.	v	Full Plants @ 36" O.C.	30" x 42"
8	TOE	Emerald Green Arborvitae*	<i>Thuja occidentalis</i> 'Emerald Green'	Cont.	5" Ht.	Full to Ground @ 48" O.C.	12' x 3.5'
TBD							
GROUND COVERS & PERENNIALS							
TBD	CPS	Dwarf Plumbago	<i>Ceratostigma plumbaginoides</i>	Cont.	4" Pots	Full Plants @ 16" O.C.	7" x 18"
112	HOS	Lenten Rose	<i>Helleborus orientalis</i>	Cont.	1 Gal.	Full Plants @ 18" O.C.	18" x 18"
TBD	JHP	Compact Andorra Juniper	<i>Juniperus horizontalis</i> 'Plumosa'	Cont.	3 Gal., 18" Spd.	Full Plants @ 12" O.C.	15" x 48"
TBD	LMB	Big Blue Liriope*	<i>Liriope muscarum</i> 'Big Blue'	Cont.	1 Gal.	Full Plants @ 24" O.C.	16" x 18"
TBD	MCA	White Cloud Muhly Grass	<i>Muhlenbergia capillaris</i> 'White Cloud'	Cont.	1 Gal.	Full Plants @ 30" O.C.	30" x 30"
TBD	PVH	Heavy Metal Switchgrass	<i>Panicum virgatum</i> 'Heavy Metal'	Cont.	3 Gal.	Full Plants @ 48" O.C.	54" x 24"
TBD	PAH	Harmeln Pennisetum	<i>Pennisetum allopecuroides</i> 'Harmeln'	Cont.	1 Gal.	Full Plants @ 30" O.C.	30" x 30"
TBD	SCM	Aromatic Aster	<i>Symphoricarpos oblongifolius</i>	Cont.	1 Gal.	Full Plants @ 24" O.C.	24" x 18"
TBD							
LAWNS							
3,040		Sodded Lawns - Fescue Blend		Sod	1SF	See Notes and Specifications	

- PERMITTING NOTES:
- TH 0.50 ACRE PARCEL IS ZONED CITY OF KNOXVILLE DK-G. ADJACENT PARCELS ARE ZONED DK-W.
 - AS DISCUSSED WITH THE CITY OF KNOXVILLE, THE LANDSCAPE PERMITTING SHALL BE BASED ON THE FINAL DRAFT OF REVISED ARTICLE 12, LANDSCAPE, SUPP. NO. 77, UPDATE 1 DATED 6/14/2024.
 - RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-34 DESTRUCTION OR REMOVAL OF TREES:
 - (2) TREES EXIST WITHIN THE PROPERTY. THE APPLICANT PROPOSES REMOVAL OF BOTH TREES AS REQUIRED FOR CONSTRUCTION.
 - ONE (1) LARGE SHADE TREE EXISTS WITHIN THE SUMMIT HILL DRIVE R.O.W. THAT TREE SHALL BE REMOVED AS REQUIRED FOR CONSTRUCTION. THE DESIGN TEAM SHALL COORDINATE MITIGATION WITH THE CITY OF KNOXVILLE.
 - THREE (3) STREET TREES EXIST WITHIN THE ADJACENT R.O.W. OF SOUTH CENTRAL STREET. ONE (1) STREET TREE SHALL BE REMOVED AS REQUIRED FOR CONSTRUCTION. THE DESIGN TEAM SHALL COORDINATE MITIGATION WITH THE CITY OF KNOXVILLE.
 - RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-35 PROTECTION OF TREES OF HISTORICAL OR BOTANICAL IMPORTANCE: NO EXISTING TREES ON SITE ARE OF HISTORICAL OR BOTANICAL IMPORTANCE.
 - RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-36 PLANTING OF TREES:
 - (8) MIN. PROPOSED TREES PER ACRE ARE REQUIRED. 0.50 x 8 = 4 MIN. TREES ARE REQUIRED. 7 TREES ARE PROPOSED.
 - AT LEAST 50% OF THE REQUIRED TREES SHALL BE CAPABLE OF ATTAINING 50' HT. AT MATURITY. 4 / 2 = 2 MIN. 50' MIN. HEIGHT AT MATURITY TREES ARE REQUIRED. AT LEAST 2 OF THE PROPOSED TREES ARE CAPABLE OF REACHING 50'+ HT. AT MATURITY.
 - RE. KNOXVILLE TREE PROTECTION ORDINANCE, CHAPTER 14-37 MAINTENANCE AND REPLACEMENT OF TREES: SEE LANDSCAPE NOTES.
 - KNOXVILLE ZONING REGULATIONS, APPENDIX B, ARTICLE 12-LANDSCAPING, 12.4, B. SPECIES DIVERSITY:
 - (7) TOTAL NUMBER OF TREES- MAX. QTY. OF SINGLE SPECIES= 60%- 43% PROPOSED. MIN. NO. OF SPECIES = 2, 3 SPECIES PROPOSED.
 - 12.5- PARKING LOT PERIMETER LANDSCAPE YARD (PLPLY): NOT APPLICABLE
 - 12.6- INTERIOR PARKING LOT LANDSCAPE: NOT APPLICABLE
 - 12.7- SITE LANDSCAPE: THE SOUTH FACADE OF BUILDING #1 IS LOCATED > 10' FROM THE STREET LOT LINE AND FRONTS A PARKING LOT:
 - 12.7 B: PLANTING IS REQUIRED ALONG 60% OF THE LINEAR FACADE. 58 LF X 60% = 35 LF MIN. IS REQUIRED. ## LF IS PROPOSED (##%) IS PROPOSED.
 - 12.7, B, 1: SHRUBS @ SOUTH FACADE: LENGTH= 58'; 58/3 = 20 (MIN.) SHRUBS REQUIRED. AT LEAST 20 SHRUBS ARE PROPOSED IN ASSOCIATION WITH THE FACADE BETWEEN THE FACADE AND R.O.W.
 - 12.7, B, 2: TREES @ SOUTH FACADE; LENGTH= 58'; 58/50 = 1.16(MIN.) TREES ARE REQUIRED. 2 TREES ARE PROPOSED.
 - 12.8 BUFFER YARDS: NOT APPLICABLE



ISSUE DESCRIPTION

DATE:

NO.

FOR COORDINATION ONLY

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

PROJECT:
MOXY KNOXVILLE
137 S CENTRAL STREET
KNOXVILLE, TN 37902

10025 Investment Drive, Suite 120
Knoxville, TN 37932
865.670.8555
www.cci-corp.com

CLIENT:
VECTOR KNOXVILLE, LLC
125 TOWNPARK DRIVE NW
SUITE 300
KENNESAW, GA 30144
CONTACT: AMAN PATEL

CCI PROJ. NO. 01705-0003
DATE: JANUARY 8, 2026
PM: J. HUNT
DRAWN BY: B. PETHEL

LANDSCAPE PLAN

L101



DK-G DOWNTOWN KNOXVILLE GRID SUBDISTRICT DESIGN STANDARDS

DIMENSIONAL STANDARDS

- A MINIMUM GROUND FLOOR HEIGHT OF 12 FT MEASURED FROM FLOOR TO FLOOR IS REQUIRED
- BUILDINGS OVER 85 FT IN HEIGHT ARE REQUIRED TO INCORPORATE A STEEPACK A MINIMUM OF 10 FT FROM THE TOP OF THE FACING FACADE PLANE. EACH STEEPACK MUST OCCUR ABOVE THE THIRD STORY & BELOW THE SEVENTH STORY.
- MAXIMUM BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM GRADE AT THE FRONT BUILDING LINE TO TOP OF FLAT ROOF
- MAXIMUM BUILDING HEIGHT = UNLIMITED
- MINIMUM BUILDING HEIGHT = 24 FT

FAÇADE DESIGN

- BUILDING FACADES THAT ABUT A PUBLIC RIGHT-OF-WAY, EXCLUDING ALLEYS, MUST INCORPORATE BUILDING ENTRIES NO LESS THAN ONCE EVERY 50 FT.
- BUILDING FACADES THAT ABUT A PUBLIC RIGHT-OF-WAY, EXCLUDING ALLEYS, MUST NOT CONTAIN BLANK WALL AREAS THAT EXCEED 20 LINEAR FT. MEASURED PARALLEL TO THE STREET.

FENESTRATION DESIGN

- THE GROUND FLOOR OF THE FRONT FACADE MUST MAINTAIN A MINIMUM TRANSPARENCY OF 30% MEASURED BETWEEN 2 FT & 10 FT IN HEIGHT.
- UPPER FLOORS OF THE FRONT FACADE MUST MAINTAIN A MINIMUM TRANSPARENCY OF 25% OF THE WALL AREA OF THE STORY.



SE

NOT ISSUED FOR CONSTRUCTION

ARCHITECT

architecture
studio

ELEVATE

775 THE EXCHANGE SE | SUITE 600 | ATLANTA, GEORGIA 30339

— SUITE 600 | ATLANTA
PHONE: 404.594.8862

WWW.ELEVATEARCHITECT.COM

DEVELOPMENT



137 S CENTRAL ST KNOXVILLE, TN 37902

OWNER



125 TOWNPARK PLACE NW
SUITE 300
KENNESAW, GEORGIA 30144

CONSULTANT:

ISSUANCES

[illegible]

ELEVATE PROJECT NUMBER:	25-13.01
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SHEET TITLE

ZONING DIAGRAMS

SHEET NUMBER

CS-11



SITE DATA

SITE LEGEND

BUILDING DATA

GROSS FLOOR AREA

KEYNOTES

ISSUANCES

PROPERTY LINE

BUILDING SETBACK

PROPOSED BUILD-TO-ZONE

FINISHED FLOOR OR GRADE ELEVATION

BUILDING ENTRANCE

9,870 SF

12,866 SF

12,866 SF

12,866 SF

12,866 SF

12,866 SF

12,866 SF

87,104 SF

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

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19

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23

24

25

26

27

28

29

DATE

DESCRIPTION

MARK

ELEVATE PROJECT NUMBER

25-13.01

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

CS-60

NOT ISSUED FOR CONSTRUCTION

ARCHITECT

architecture studio

ELEVATE

1775 THE EXCHANGE SE SUITE 600 J ATLANTA, GEORGIA 30339

PHONE: 404.594.8662

WWW.ELEVATEARCHITECT.COM

DEVELOPMENT

moxy HOTELS

137 S CENTRAL ST KNOXVILLE, TN 37902

OWNER

VECTOR HOSPITALITY

125 TOWNPARK PLACE NW SUITE 300 KENNESAW, GEORGIA 30144

CONSULTANT

ELEVATE PROJECT NUMBER

25-13.01

SHEET TITLE

ARCHITECTURAL SITE PLAN

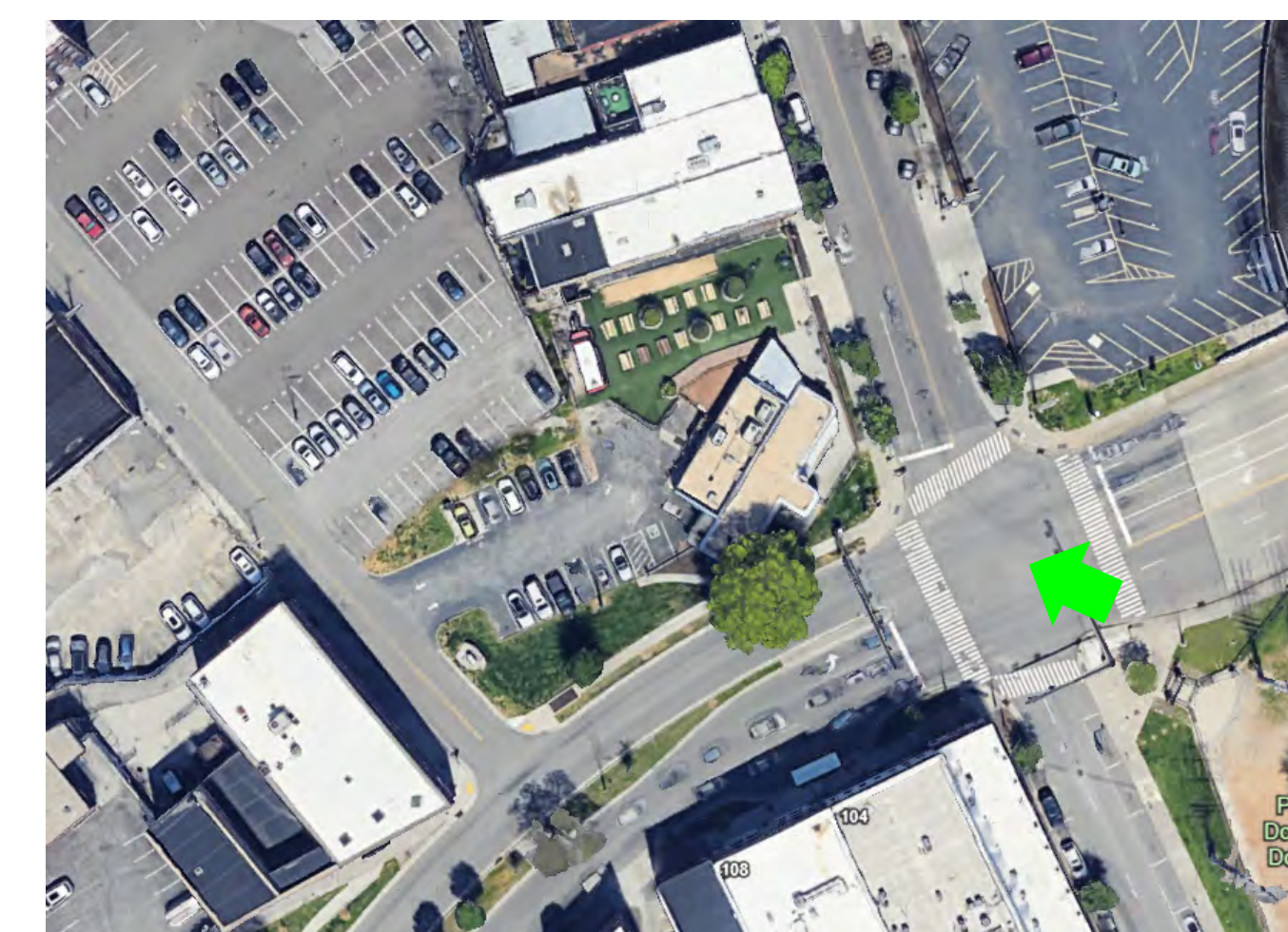
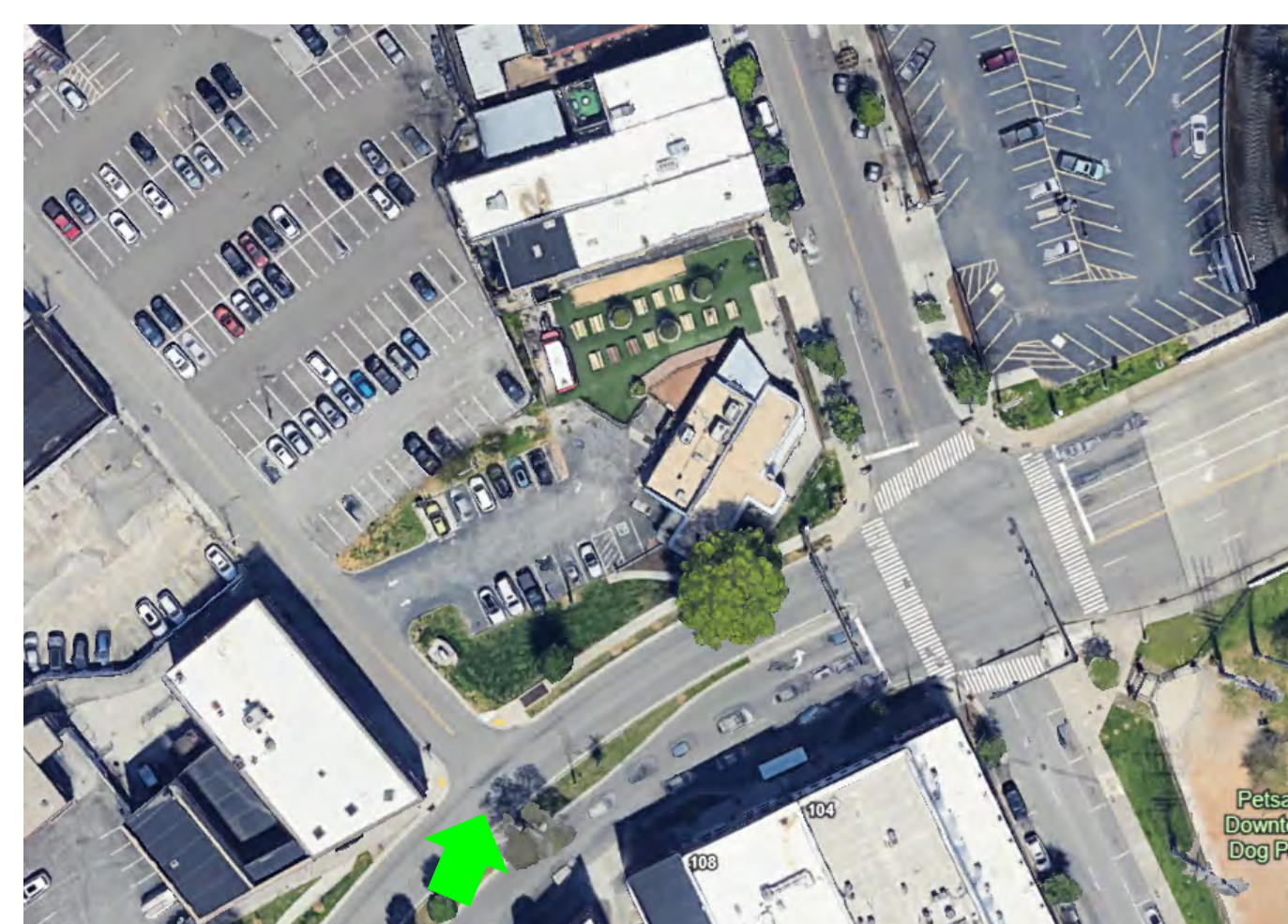
SHEET NUMBER

CS-60

[illegible]



A1-07



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ARCHITECT

architecture
studio

ELEVATE

775 THE EXCHANGE SE | SUITE 600 | ATLANTA, GEORGIA 30339
PHONE: 404.594.8862

UNIVERSITY OF CALIFORNIA, BERKELEY

DEVELOPMENT



137 S CENTRAL ST KNOXVILLE, TN 37902

OWNER



125 TOWNPARK PLACE NW
SUITE 300
KENNESAW, GEORGIA 30144

CONSULTANT:

ISSUANCES

[illegible]

ELEVATE PROJECT NUMBER: 25-13.01

SHEET TITLE:

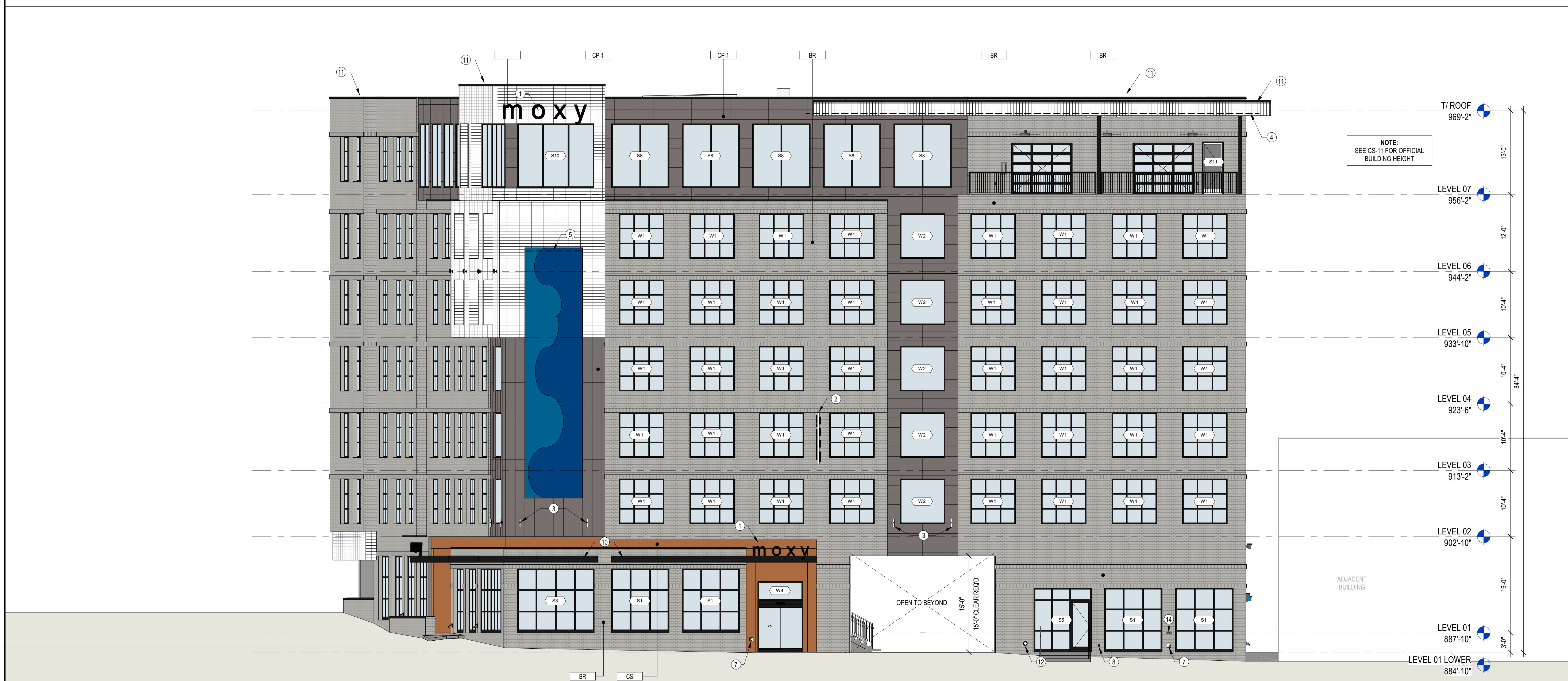
EXTERIOR RENDERINGS

SHEET NUMBER:

A2-00



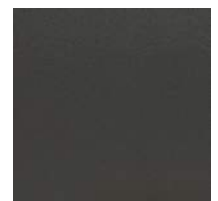
1 BUILDING ELEVATION - SOUTH - SUMMIT HILL DR
1/8" = 1'-0"



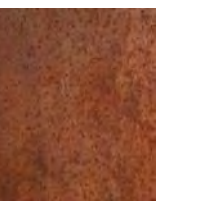
2 BUILDING ELEVATION - EAST - S CENTRAL ST
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUF / PRODUCT	COLOR / FINISH
BR	BRICK VENEER - QUEEN SIZE	PALMETTO BRICK	ASHLAND
CP-1	CEMENTITIOUS PANEL (ACCENT)	NICHHA TUFFBLOCK	STEEL
CP-2	CEMENTITIOUS PANEL (ACCENT)	NICHHA NOVENARY	OPAL
CS	CORTEN STEEL (ACCENT)		


BR
ASHLAND


CP-1
STEEL


CP-2
OPAL


CS
CORTEN

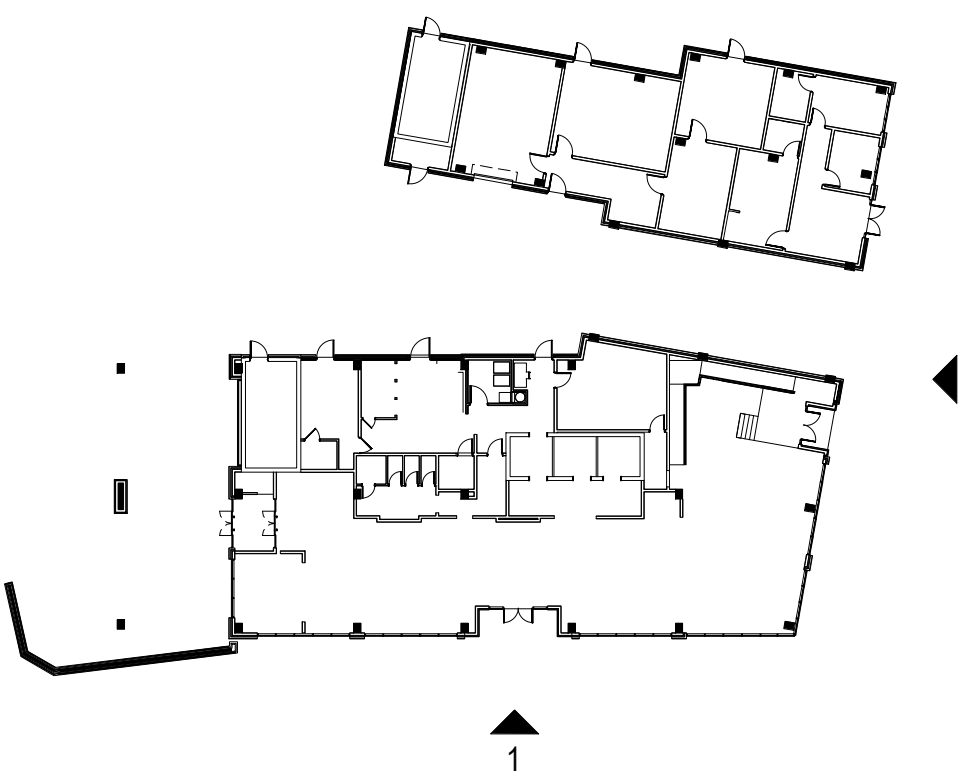
KEYED NOTES

- INTERNALLY ILLUMINATED BRAND SIGN
- INTERNALLY ILLUMINATED BLADE SIGN FOR ROOFTOP BAR
- EXTERIOR UPLIGHT, SEE LIGHTING
- NOT USED
- WALL-MOUNTED LINEAR WALL-WASH
- DECORATIVE EXTERIOR SCONCE, SEE LIGHTING
- FREEZE-PROOF HOSE BIBB, SEE PLUMBING
- EXTERIOR GFCI OUTLET W/ WEATHERPROOF COVER, SEE ELECTRICAL
- 42" HIGH STEEL GUARDRAIL, FINISH TO MATCH STOREFRONT / WINDOW FRAME
- PREFAB ALUMINUM CANOPY, FINISH TO MATCH STOREFRONT / WINDOW FRAME
- METAL COPING, MATCH STOREFRONT / WINDOW FRAME
- DOWNSPOUT NOZZLE FOR ROOF OVERFLOW, SEE ROOF PLAN
- WALL PACK LIGHTING, SEE ELECTRICAL
- FIRE DEPARTMENT CONNECTION

1

2

KEY PLAN



ISSUANCES

DATE	DESCRIPTION	MARK
05/09/2025	SCHEMATIC DESIGN	
08/01/2025	DESIGN DEVELOPMENT	
01/09/2026	CD PROGRESS SET	

ELEVATE PROJECT NUMBER: 25-13.01

SHEET TITLE: BUILDING ELEVATIONS

SHEET NUMBER: A2-01

SEAL:

NOT ISSUED FOR CONSTRUCTION

ARCHITECT:

ELEVATE architecture studio

1775 THE EXCHANGE SE - SUITE 600 - ATLANTA, GEORGIA 30339
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DEVELOPMENT:

moxy HOTELS

137 S CENTRAL ST KNOXVILLE, TN 37902

OWNER:

VECTOR HOSPITALITY

125 TOWNPARK PLACE NW
SUITE 300
KENNESAW, GEORGIA 30144

CONSULTANT:

ISSUANCES

DATE	DESCRIPTION	MARK
05/09/2025	SCHEMATIC DESIGN	
08/01/2025	DESIGN DEVELOPMENT	
01/09/2026	CD PROGRESS SET	

ELEVATE PROJECT NUMBER: 25-13.01

SHEET TITLE: BUILDING ELEVATIONS

SHEET NUMBER: A2-01

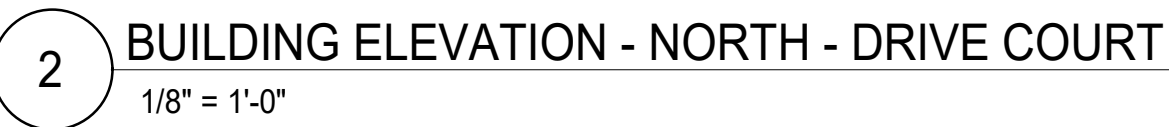
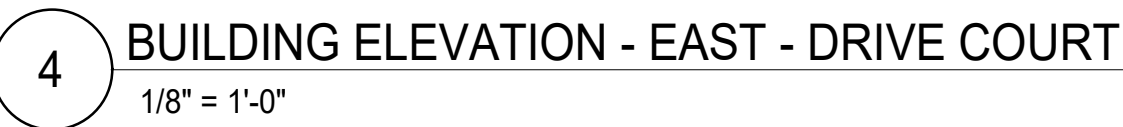


KEYED NOTES

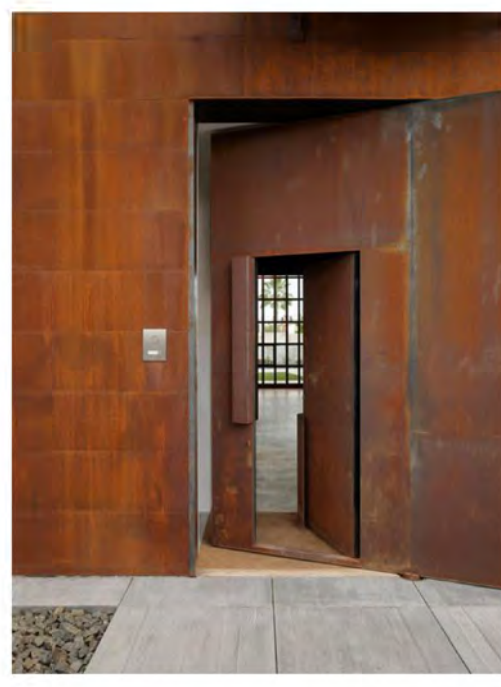
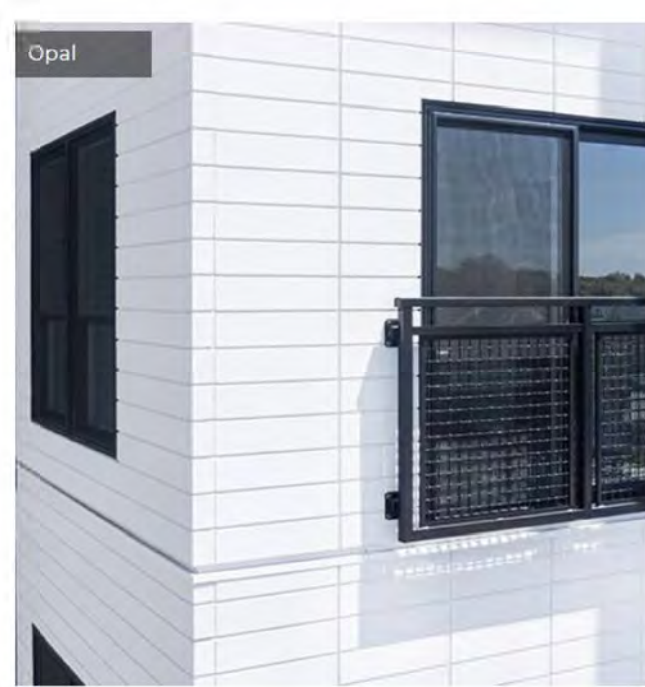
- ① INTERNALLY ILLUMINATED BRAND SIGN
- ② INTERNALLY ILLUMINATED BLADE / BRAND SIGN
- ③ UPLIGHT MONOPOINT FIXTURE
- ④ FASCIA UPLIGHT
- ⑤ WALL-MOUNTED LINEAR WALL-WASH
- ⑥ DECORATIVE EXTERIOR SCOSCE
- ⑦ FREEZE-PROOF HOSE BIBB, SEE PLUMBING
- ⑧ EXTERIOR GFCI OUTLET W/ WEATHERPROOF COVER, SEE ELECTRICAL
- ⑨ 42" HIGH STEEL GUARDRAIL, FINISH TO MATCH STOREFRONT / WINDOW FRAME
- ⑩ PREFAB ALUMINUM CANOPY, FINISH TO MATCH STOREFRONT / WINDOW FRAME
- ⑪ METAL COPING, MATCH STOREFRONT / WINDOW FRAME
- ⑫ DOWNSPOUT NOZZLE FOR ROOF OVERFLOW, SEE ROOF PLAN
- ⑬ WALL PACK LIGHTING, SEE ELECTRICAL
- ⑭ DECORATIVE LINEAR WALL LIGHTING



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ARCHITECT:		
ELEVATE architecture studio 1775 THE EXCHANGE SE SUITE 600 ATLANTA, GEORGIA 30339 PHONE: 404.594.8952 WWW.ELEVATEARCHITECT.COM		
DEVELOPMENT:		
Moxy HOTELS 137 S CENTRAL ST KNOXVILLE, TN 37902		
OWNER:		
VECTOR HOSPITALITY 125 TOWNPARK PLACE NW SUITE 300 KENNESAW, GEORGIA 30144		
CONSULTANT:		
ISSUANCES:		
DATE	DESCRIPTION	MARK
06/09/2025	SCHEMATIC DESIGN	
08/01/2025	DESIGN DEVELOPMENT	
01/09/2026	CD PROGRESS SET	
ELEVATE PROJECT NUMBER:	25-13-01	
SHEET TITLE:		
BUILDING ELEVATIONS		
SHEET NUMBER:		
A2-02		



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ARCHITECT:		
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DEVELOPMENT:		
 137 S CENTRAL ST KNOXVILLE, TN 37902		
OWNER:		
 125 TOWNPARK PLACE NW SUITE 300 KENNESAW, GEORGIA 30144		
CONSULTANT:		
ISSUANCES:		
DATE	DESCRIPTION	MARK
05/09/2025	SCHEMATIC DESIGN	
08/01/2025	DESIGN DEVELOPMENT	
01/09/2026	CD PROGRESS SET	
ELEVATE PROJECT NUMBER:	25-13-01	
SHEET TITLE:		
BUILDING ELEVATIONS		
SHEET NUMBER:		
A2-03		

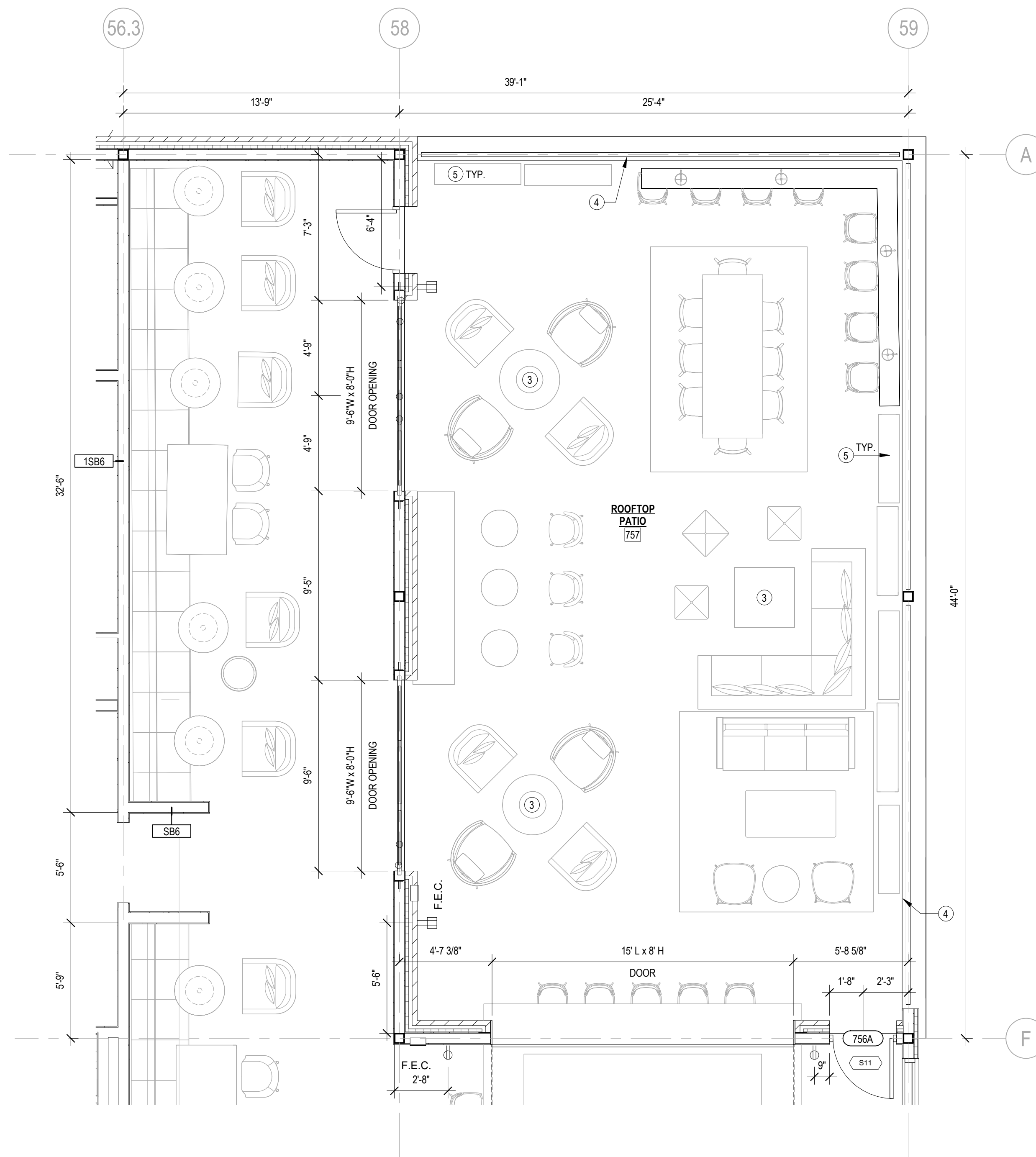
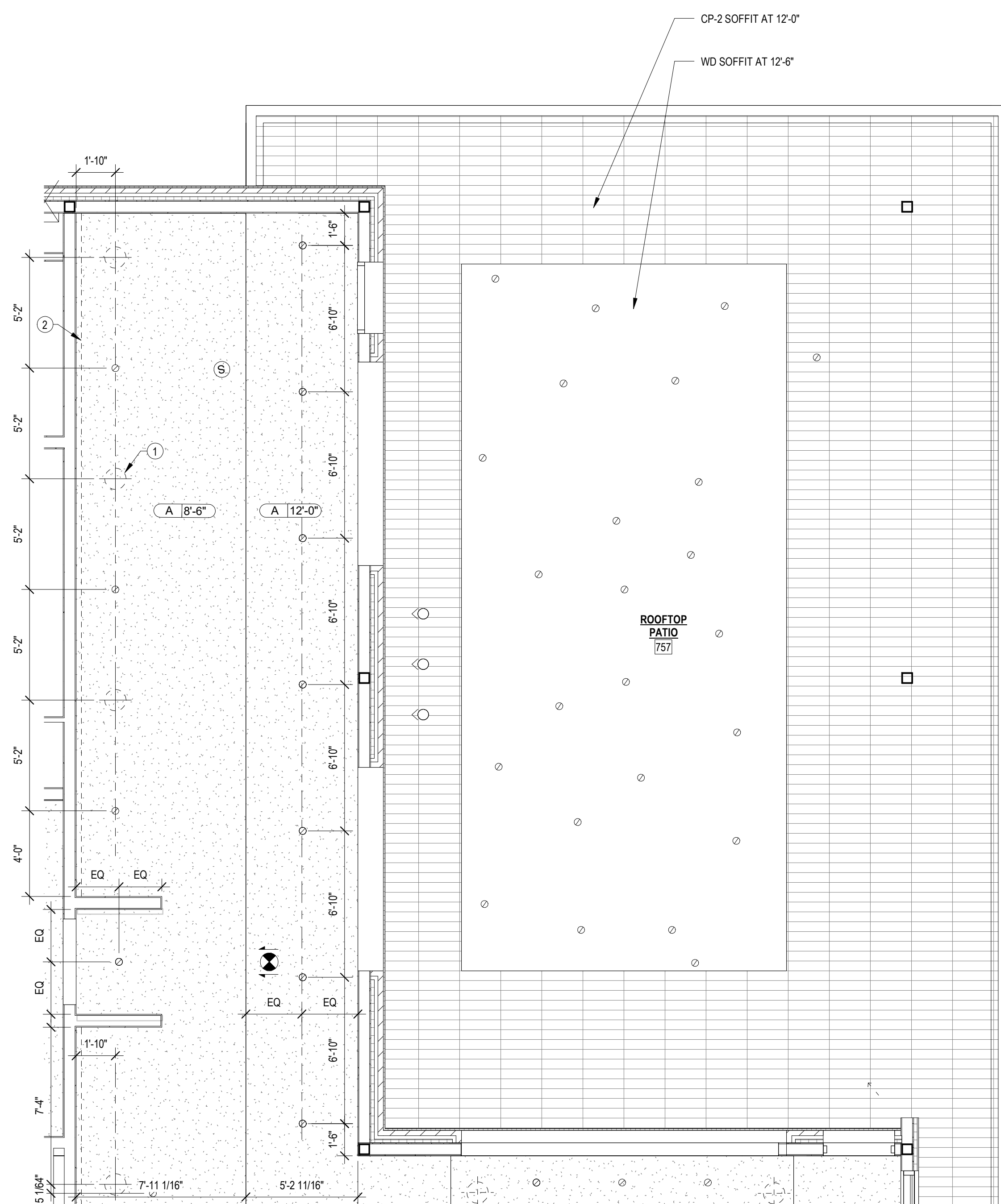


DO NOT DISTURB BUILDING MATERIAL RESTRICTIONS

THE FOLLOWING BUILDING MATERIALS ARE PROHIBITED ON ANY FACE FACING A PUBLIC RIGHT-OF-WAY, EXCLUDING ALLEYS, OR ANY FACE THAT HAS A RESIDENTIAL CHARACTER. SUCH MATERIAL MAY BE USED AS DECORATIVE OR ORIENTAL ELEMENTS FOR UP TO 20% OF THE FACE OF THE BUILDING. THIS RESTRICTION DOES NOT APPLY TO SURFACE FINISH MATERIALS, THE DESIGN REVEAL BOARD, ASPEN OF DESIGN REVEAL BOARD, MAY APPROVE THE USE OF SUCH RESTRICTED MATERIALS ON A CASE BY CASE BASIS. THE DESIGN REVEAL BOARD MUST FIND A REASONABLE ALTERNATIVE TO THE PROHIBITED MATERIALS. THIS RESTRICTION DOES NOT APPLY TO MATERIALS USED TO TIE TOGETHER ARCHITECTURALLY AND/OR ENVIRONMENTALLY INNOVATIVE DESIGN. THIS DOES NOT APPLY TO THE DECK SUB-STRUCTURE WHICH MUST COMPLY WITH THESE BUILDING MATERIAL RESTRICTIONS.

- 1. PLANK COMPOSITE MASONRY (ARTS COMPLEX)
- 2. ALUMINUM, STEEL, OR OTHER METAL SIDINGS. THIS RESTRICTION DOES NOT INCLUDE METAL ARCHITECTURAL WALL PANELS.
- 3. EXPOSED AGGREGATE CONCRETE WALL PANELS.
- 4. 1111 COMPOSITE PLYWOOD SIDINGS.
- 5. PLASTIC.
- 6. VINYL.
- 7. EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

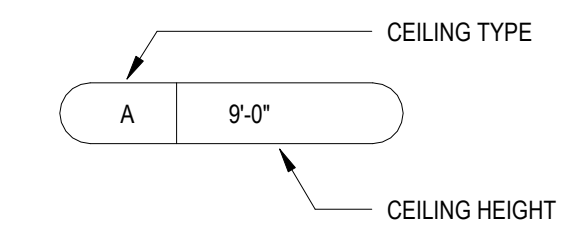
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GENERAL NOTES

1. SEE PLUMBING & FFE SPECS FOR PLUMBING FIXTURES
2. SEE FFE SPECS FOR TOILET ACCESSORIES
3. SEE ACCESSIBILITY GUIDELINE SHEETS FOR FIXTURE & GRAB BAR MOUNTING HEIGHTS & CLEARANCES
4. PROVIDE BLOCKING AT ALL FIXTURES & GRAB BARS
5. SEE FINISH SCHEDULE & FFE SPECS FOR ROOM FINISHES
6. SEE DOOR SCHEDULE & FFE SPECS FOR DOOR FINISHES
7. SEE A3 SERIES FOR ACCESSIBILITY CLEARANCES IN GUEST BATH
8. SEE OVERALL PLANS, ELEVATIONS & WINDOW SCHEDULES FOR WINDOW/DOOR REFRONT TYPE & LOCATION

CEILING TYPES



- A - PRIMED & PAINTED GYPSUM BOARD
- B - PRIMED & PAINTED GYPSUM BOARD - MOISTURE RESISTANT
- C - 2x2 LAY-IN ACOUSTICAL CEILING TILE
- D - 2x4 LAY-IN ACOUSTICAL CEILING TILE
- X - EXPOSED TO UNDERSIDE OF STRUCTURE

KEYNOTES THIS SHEET

- ① DECORATIVE LIGHTING - REFER TO ID
- ② LINEAR LIGHT AT CEILING COVE - REFER TO ID
- ③ FIRE PIT / FIRE TABLE, SEE ID.
- ④ 42" HIGH STEEL GUARDRAIL, FINISH TO MATCH STOREFRONT/WINDOW FRAME
- ⑤ PLANTERS - REFER TO ID
- ⑥ CEILING FAN
- ⑦ CEILING MOUNTED HEATER
- ⑧ AUTOMATED SHADES

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PHONE: 404-594-6862

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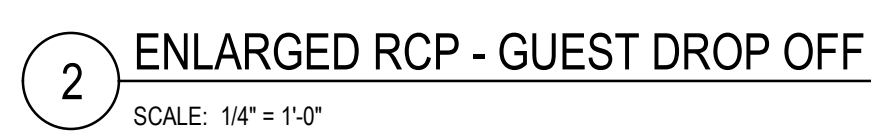
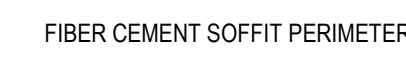


137 S CENTRAL ST KNOXVILLE, TN 37902



125 TOWNPARK PLACE NW
SUITE 300
KENNESAW, GEORGIA 30144

[illegible]



- 1 BIKE RACKS (10 SPACES)
- 2 TRANSFORMER
- 3 AT&T UTILITY BOX

1. SEE PLUMBING & FFE SPECS FOR PLUMBING FIXTURES
2. SEE FFE SPECS FOR TOILET ACCESSORIES
3. SEE ACCESSIBILITY GUIDELINE SHEETS FOR FIXTURE & GRAB BAR MOUNTING HEIGHTS & CLEARANCES
4. PROVIDE BLOCKING AT ALL FIXTURES & GRAB BARS
5. SEE FINISH SCHEDULE & FFE SPECS FOR ROOM FINISHES
6. SEE DOOR SCHEDULE & FFE SPECS FOR DOOR FINISHES
7. SEE A3 SERIES FOR ACCESSIBILITY CLEARANCES IN GUEST BATH

[illegible]

ENLARGED
GUEST DROP, XFMR

SHEET NUMBER:

A4-60



SEAL:		
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ARCHITECT:		
ELEVATE architecture studio 1775 THE EXCHANGE SE SUITE 600 ATLANTA, GEORGIA 30339 PHONE: 404.584.6862 WWW.ELEVATEARCHITECT.COM		
DEVELOPMENT:		
 137 S CENTRAL ST KNOXVILLE, TN 37902 OWNER:		
 125 TOWNPARK PLACE NW SUITE 300 KENNESAW, GEORGIA 30144 CONSULTANT:		
ISSUANCES:		
DATE	DESCRIPTION	MARK
ELEVATE PROJECT NUMBER:	25-13.01	
SHEET TITLE:		
ENLARGED ENTRANCES		
SHEET NUMBER:		
A4-70		