

File Number: 1-D-26-DT

Meeting: 1/21/2026
Applicant: Irina Stevens Colite
Owner: Mohamed Abbas Walnut Hotel LLC
Project: Walnut Building

Property Information

Location: 706 Walnut St. **Parcel ID:** 94 L G 028

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

Description:

c.1955, nine-story commercial building with recessed storefronts at ground level. Exterior features brick masonry cladding and horizontal concrete fins between stories.

Staff Recommendation

Staff recommends approval of Certificate 1-D-26-DT, subject to three conditions:

- 1) Reducing the size of the projecting sign to a maximum of 9 sq ft and submitting revised plans for review and approval by Planning staff.
 - 2) Relocating the “Yassin’s Falafel House” sign from the first (northwest) column to the third column along W Church Avenue, at the same height as it is currently installed. Revised plans with the final location shall be submitted for review and approval by Planning staff.
 - 3) Keeping the “Yassin’s Falafel House” sign on the third column along Walnut Street, in its existing location.
-

Description of Work

Level I - Board Review

Sign

Relocation of two existing projecting signs for Yassin’s Falafel House and installation of an internally illuminated projecting sign for Holiday Inn Express hotel on the ground floor. The 4’-7” wide by 2’-8.5” tall (12.41 sq ft) sign is to be installed approximately 10’-3” above the ground level on the northwestern corner column using eight 1/2” by 12” bolts. The 1’-10” deep sign cabinet is enclosed by an opaque aluminum sheet and features LED-illuminated sign faces of white polycarbonate and blue vinyl.

Comments

Background: In November 2024, the Design Review Board approved three wall signs and a projecting sign for this project (11-B-25-D), subject to additional staff review for the details of internal illumination and electrical wiring, and denied a projecting sign at the corner of the Walnut Street and W Church Avenue, where an existing projecting sign for Yassin’s Falafel House (“Yassin’s”) is located. There is another projecting sign for Yassin’s on the third column of the Walnut Street elevation.

The applicant now proposes relocating the existing Yassin’s signs to the second column on each side of the Walnut Street and W Church Avenue corner and installing the projecting sign that was previously denied. Signs depicted as #1-2 and #4-5 have been previously approved and are therefore excluded from the scope of this review.

Staff Analysis: Projecting signs are included in the design guidelines as one of the recommended sign types for the grid subdistrict. Although the Board has the authority to approve larger signs, the guidelines recommend projecting signs with a maximum size of 9 sq ft. The guidelines also recommend that first-floor signs be scaled to pedestrians.

The previously approved 31.21-sq-ft projecting sign on the right of Walnut Street elevation (#5) will be mounted 33’ above the ground level, so it will appear smaller from the pedestrian level. The proposed 12.41-sq-ft projecting sign (#3) will be installed approximately 10’-3” above the ground level. The size of the proposed sign should be reduced to 9 sq ft to be consistent with the guidelines. The existing signs of Yassin’s Falafel House are also 9 sq ft in size (the sign faces have a diameter of 3 ft).

The proposed new location for Yassin’s sign on W Church Avenue is in close proximity to a “Stop” sign and poses a safety concern, according to the City of Knoxville Engineering Department. The Engineering Department has recommended the third column along W Church Avenue as an alternative acceptable location.

The proposed relocation of Yassin’s sign on Walnut Street from the third column to the second column needs to be further reviewed by City Engineering to determine if it poses a safety concern. It will be very close to an existing City wayfinding sign, and the relocation may obscure the wayfinding sign. It is Planning staff’s opinion that this sign should remain in its current location.

Applicable Design Guidelines

Downtown Design Guidelines

1.4. PRIVATE REALM

4. Architectural Character

4c. Scale first floor signs to pedestrians.

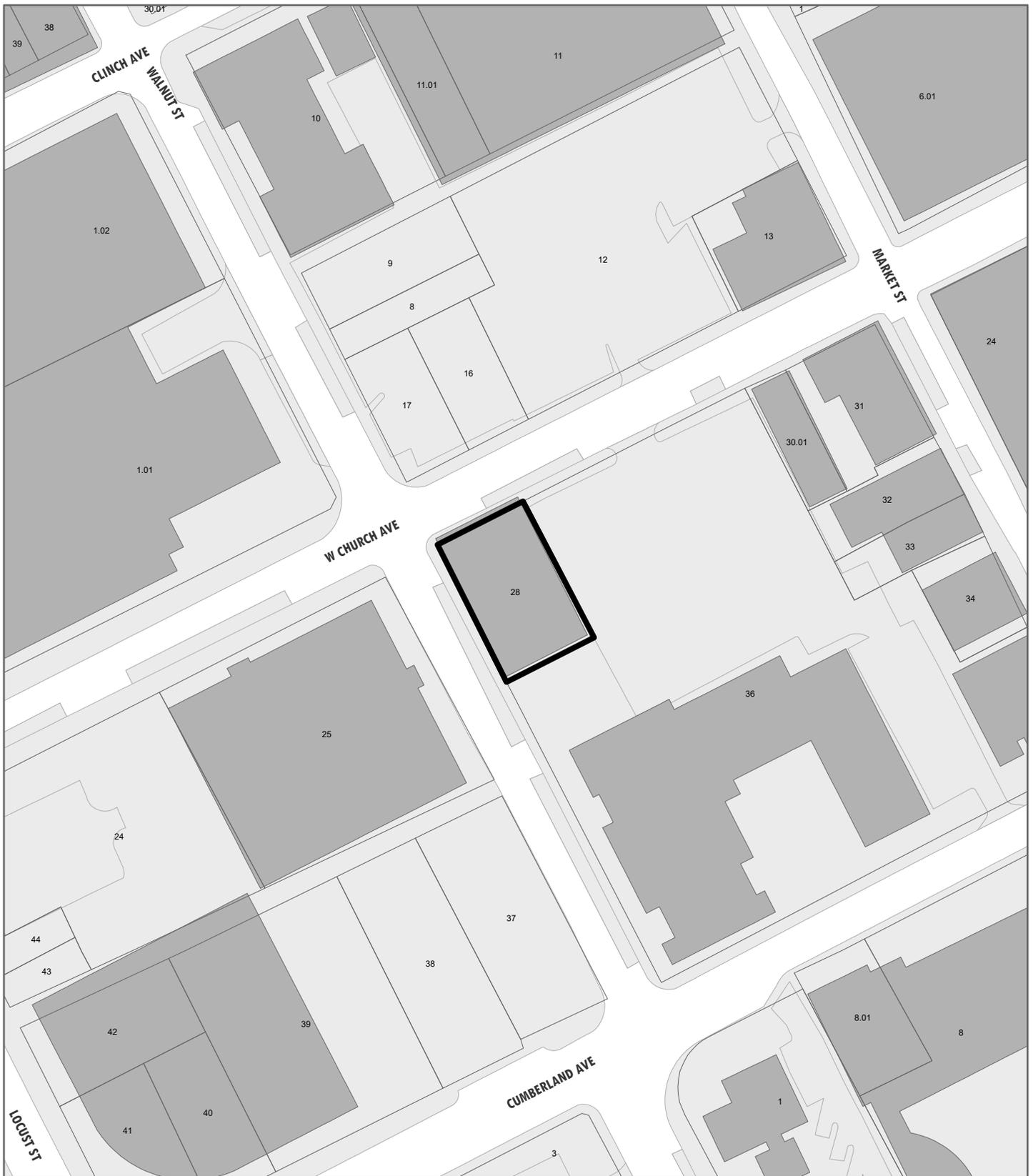
2.B. THE TRADITIONAL GRID DISTRICT

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.



1-D-26-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

706 Walnut St.

Level 1: Sign



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

Petitioner: Irina Stevens Colite



**DESIGN
REVIEW
BOARD**

1-D-26-DT
revised 1/12/2026



*Holiday Inn
Express*

— BY IHG —

HIEX-TN002-R03

Inn Code: TYSWS

706 Walnut St.
Knoxville, TN 37902
United States of America

New Construction
Quote #: 85662
Sales Order #: 82105

NOT PRODUCTION READY
THIS DOCUMENT IS FOR VISUAL PURPOSES ONLY

SITE PLAN



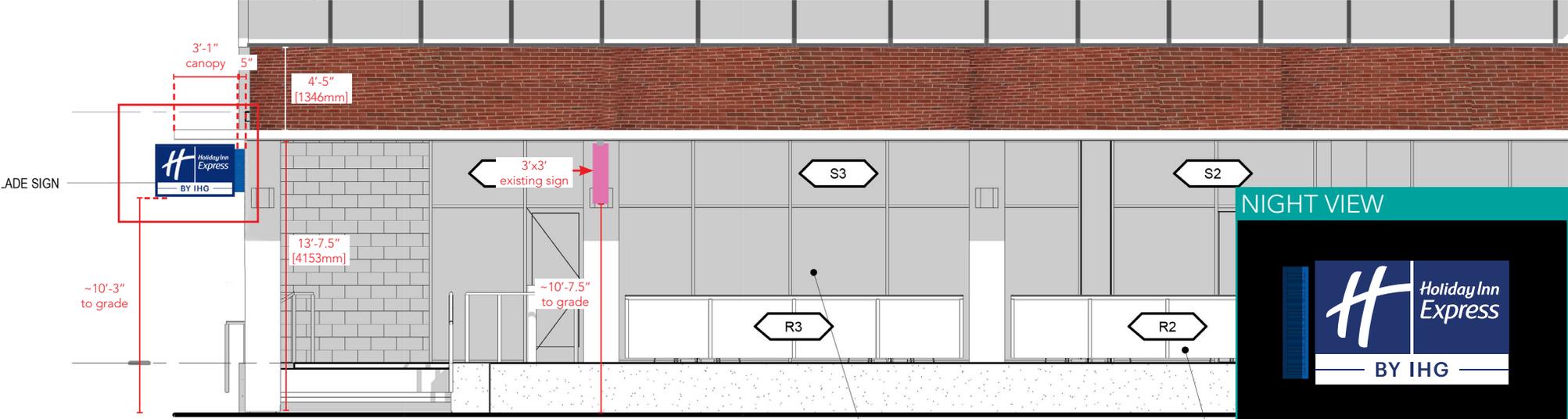
SIGN INVENTORY

L#	EXISTING	RECOMMENDATION	QTY
1A	None	Letterset	1
2	None	Letterset	1
3	None	Blade Sign	1
4	None	Wall Panel	1
5	None	Blade Sign	1

Surveyor: -

LOCATION 3 - HIEX-BLD-005-IL-DF-033H-X

Recommendation: Blade Sign



SURVEY NOTES:
Walnut Street

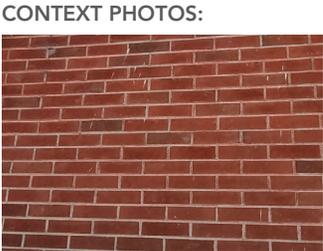
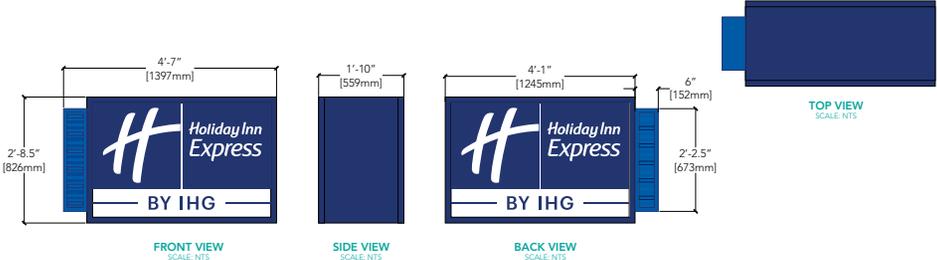
RECOMMENDATION DETAILS:

Quantity	Sign Sq.Ft.	Illumination	Face
1	12.41	Internal	Double
Mounting		Fabrication	
Lag Bolts		XWP-11	

LOCATION SCOPE:

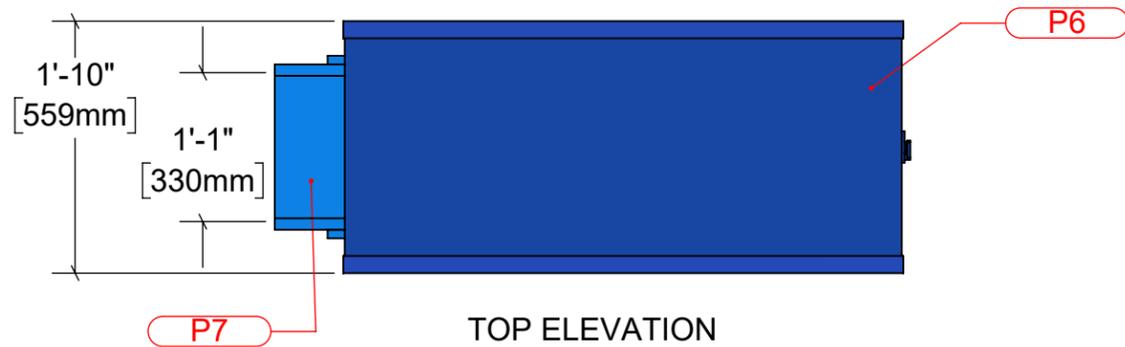
Existing Yassin blade signs to both be relocated to second columns on each side. Install new blade sign as shown. Client Responsibility: provide power to the signs and make final connections. Client to install Yassin's signs. All illuminated signage requires the client's electrician to furnish and install a complete photocell and/or time clock to allow signs to operate at designated intervals. However, sign shall never operate on a 24/7 basis

SIGN DETAIL:

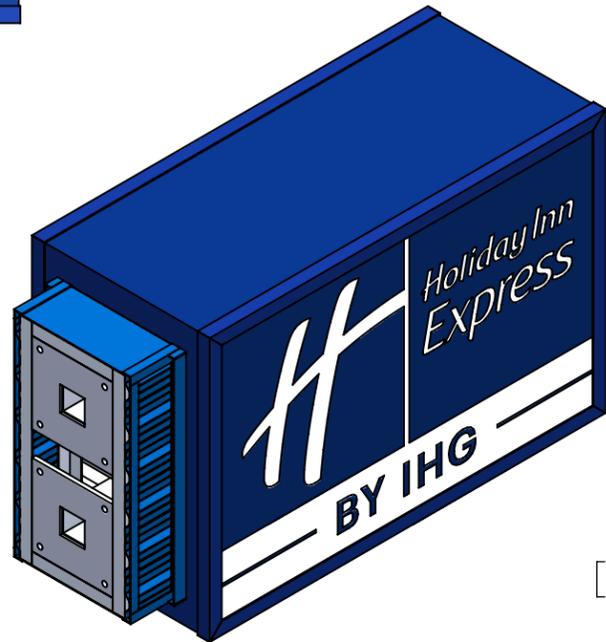


LOCATION 3:

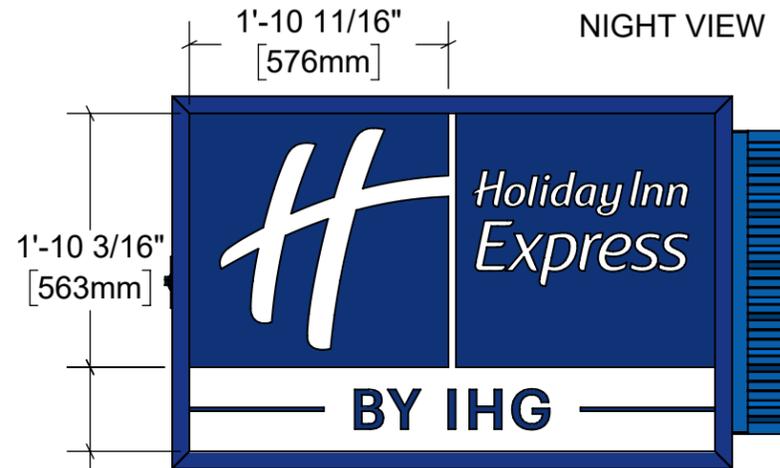




TOP ELEVATION

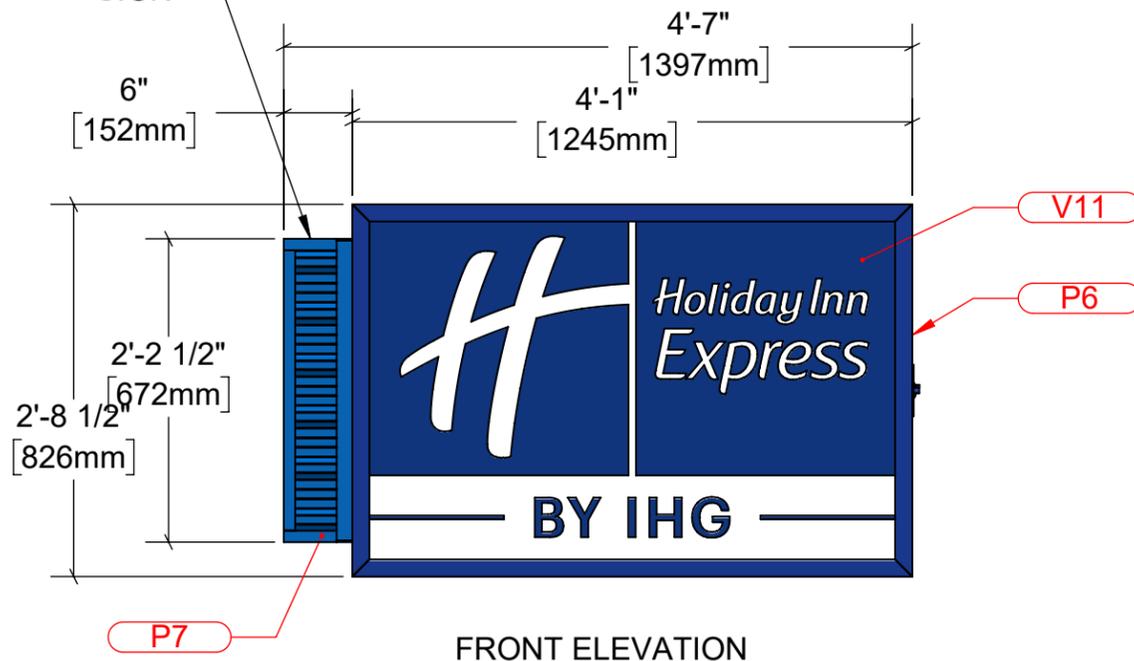


NIGHT VIEW

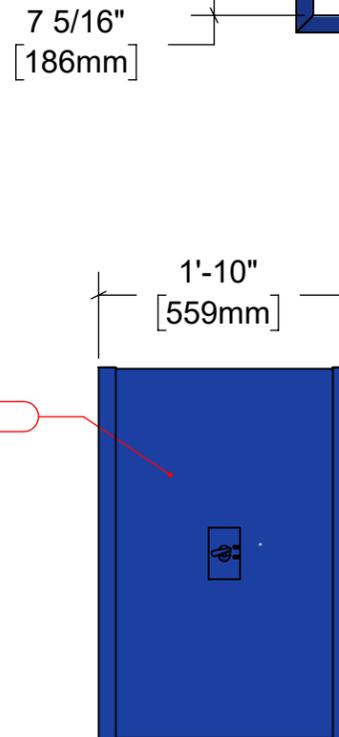


REAR ELEVATION

2 X 4
WET RATED
JUNCTION BOX
WITH 90 DEG
LIQUIDTITE
CONNECTOR FOR
POWER
PAINT
TO MATCH
SIGN



FRONT ELEVATION



SIDE ELEVATION

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5 TECHNOLOGY CIRCLE
COLUMBIA SC 29203
P 803 926.7926

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VIEWS WITH SCALES DIFFERENT THAN THE STATED SHEET SCALE WILL DISPLAY SPECIFICALLY IN THAT VIEW LABEL.

DRAWING NUMBER

HIEX-BLD-005-IL-DF-033H-X

TITLE

ELEVATION

SIGN TYPE

CST XWP-11 BLADE SIGN

CUSTOMER

HOLIDAY INN EXPRESS

LOCATION

HIEX-TN002

DATE

12/12/2025

DRAWN BY

HMD

PRINT

11X17

REVISIONS

REV	BY	DATE	DESCRIPTION
A	HMD	12/12/2025	INITIAL CREATION
B			
C			
D			
E			
F			
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H			
I			
J			

DRAWING VIEWS SCALE CHART
SHEET SCALE: 1:12

1:1	1" = 1'0"
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SPECIFICATIONS - PAINT, VINYL, DIGITAL PRINT

(P6)	(V11)

THIS SIGN TO BEAR UNDERWRITERS LABEL

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100-277 VOLTS

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UL NOTE

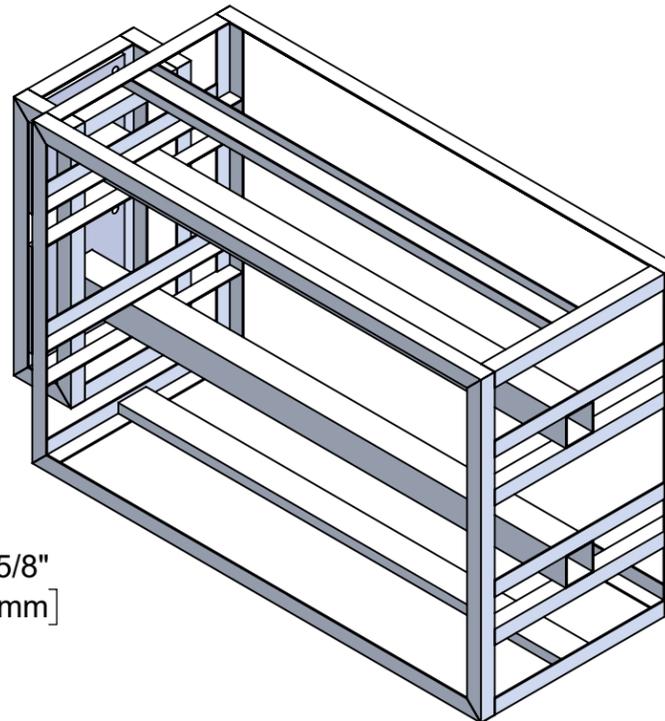
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MANUFACTURING BILL OF MATERIALS

ITEM #	PART #	DESCRIPTION	QTY.
ANG1	AL-EX-125-1_5-1_5-24-ANGL	.125 X 1.5 X 1.5 X 24' ALUMINUM ANGLE	55 LF
TUB1	AL-EX-125-3-3-24-TUBE	.125" X 3" X 3" X 24' ALUMINUM TUBE	10 LF
CNL1	AL-EX-125-1-3-24-CHAN	.125 X 1 X 3 X 24' 6063 ALUMINUM CHANNEL	9 LF
PLT1	AL-PL-500-48-96	.5 x 48 x 96 ALUMINUM PLATE	2 SF

INSTALLATION BILL OF MATERIALS

MNT1	HW-00125	1/2-13 x 12" SS ALL THREAD STUD	8 EA
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DRAWING NUMBER

HIEX-BLD-005-IL-DF-033H-X

TITLE

FRAME

SIGN TYPE

CST XWP-11 BLADE SIGN

CUSTOMER

HOLIDAY INN EXPRESS

LOCATION

HIEX-TN002

DATE

12/12/2025

DRAWN BY

HMD

PRINT

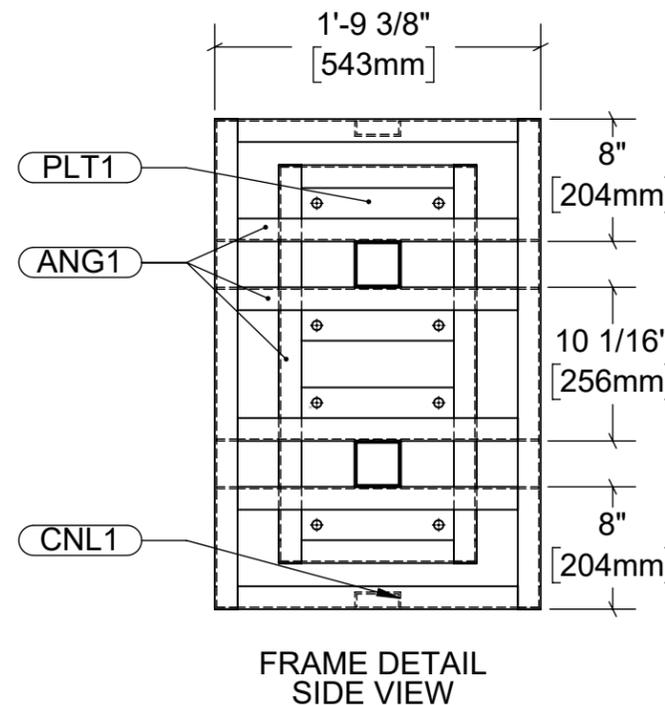
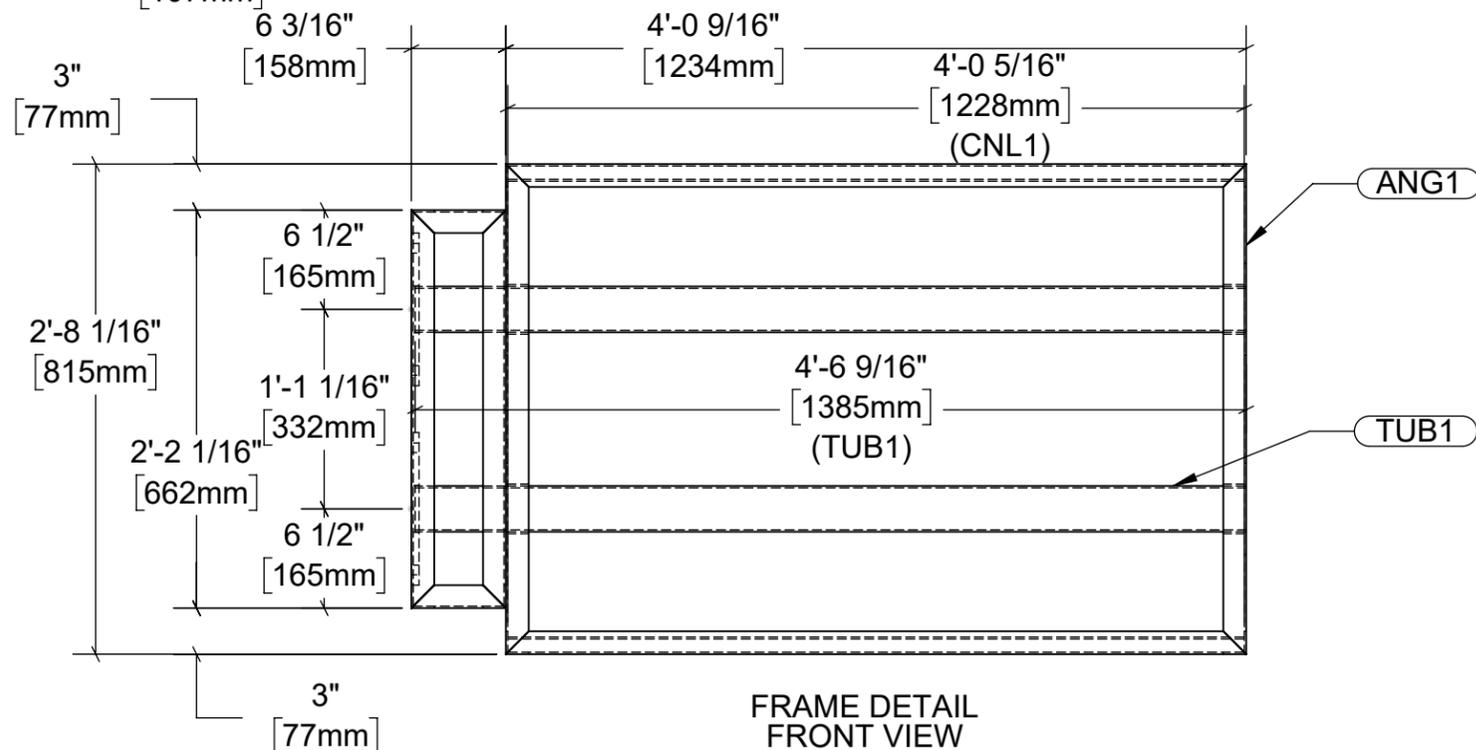
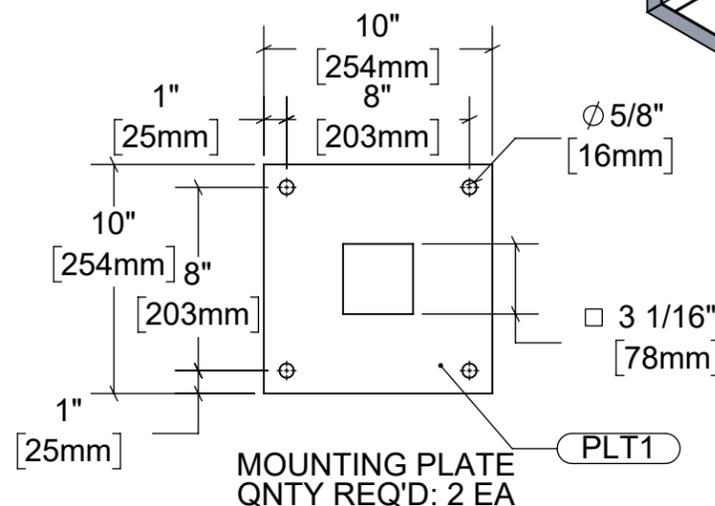
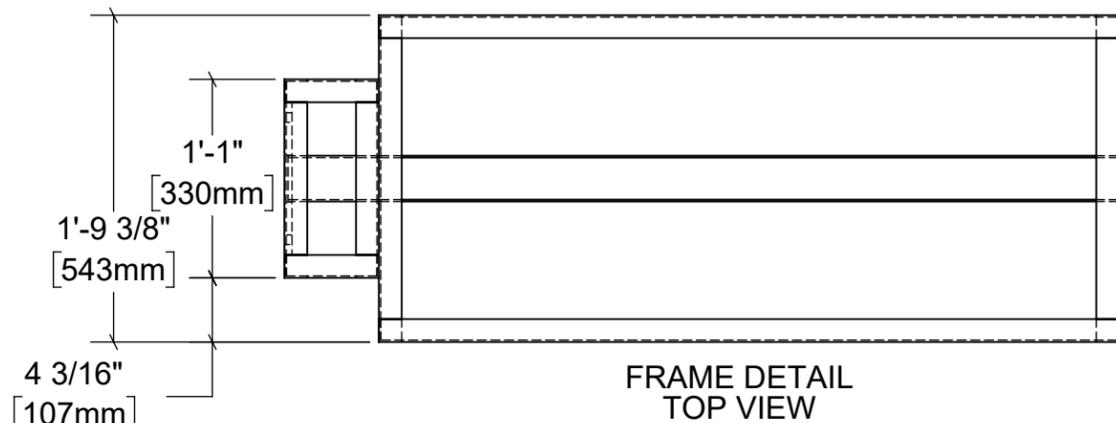
11X17

REVISIONS

REV	BY	DATE	DESCRIPTION
A	HMD	12/12/2025	INITIAL CREATION

DRAWING VIEWS SCALE CHART
SHEET SCALE: 1:12

1:1	1" = 1'0"
1:2	6" = 1'0"
1:3	4" = 1'0"
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SPECIFICATIONS - PAINT, VINYL, DIGITAL PRINT

(P6)	(V11)	
(P7)		

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100-277 VOLTS

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MANUFACTURING BILL OF MATERIALS

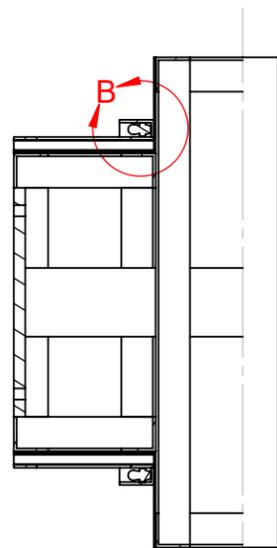
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LED1	SL-701269-6W24SJ1-MB	SLOAN 701269-6W24SJ1-MB 6500K PRISM 24V LED 1.2 MODS/FT	32 EA
LED2	SL-701800-W-8	SLOAN 701800-W-8 COLORLINE WHITE 6500K 8FT LENGTH	1 EA
LED3	SL-701807-COVER	SLOAN SL701807 COLORLINE JOINT COVER	A/R
LED4	SL-400381-25-CLIP	SLOAN 400381-25-CLIP COLORLINE MOUNTING CLIP 25/BAG	A/R
SHT1	AL-SH-125-48-96	.125 x 48 x 96 ALUMINUM SHEET	8 EA / 2 SF
ELC1	EL-EC-00120	Weatherproof Switch and Cover	1 EA
ELC2	EL-EC-00057	MCMMASTER 71695K26 2 X 4 STANDARD JUNCTION BOX	1 EA
ELC3	SL-701895-24S2	PRINCIPAL P-OH96-24-HE OR H96W-SD-24 SLOAN 701895-24S2 100W 24V POWER SUPPLY	1 EA
ANG2	AL-EX-125-1_5-1_5-24-ANGL	.125 X 1.5 X 1.5 X 24' ALUMINUM ANGLE	5 LF

INSTALLATION BILL OF MATERIALS

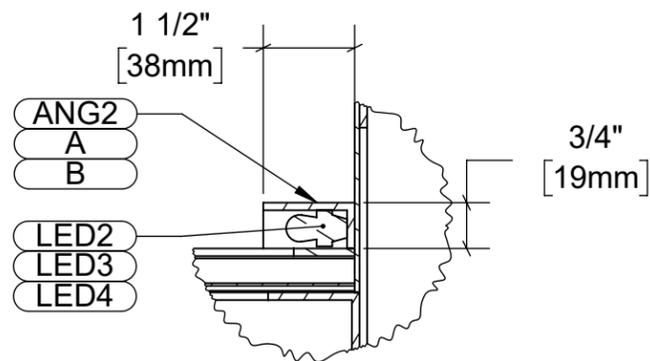
ELC4	EL-EC-00067	2 X 4 WATERTIGHT JUNCTION BOX LID	1 EA
ELC5	EL-EC-00057	MCMMASTER 71695K26 2 X 4 STANDARD JUNCTION BOX	1 EA

A TRIM ONE LEG OF (ANG2) TO 3/4"

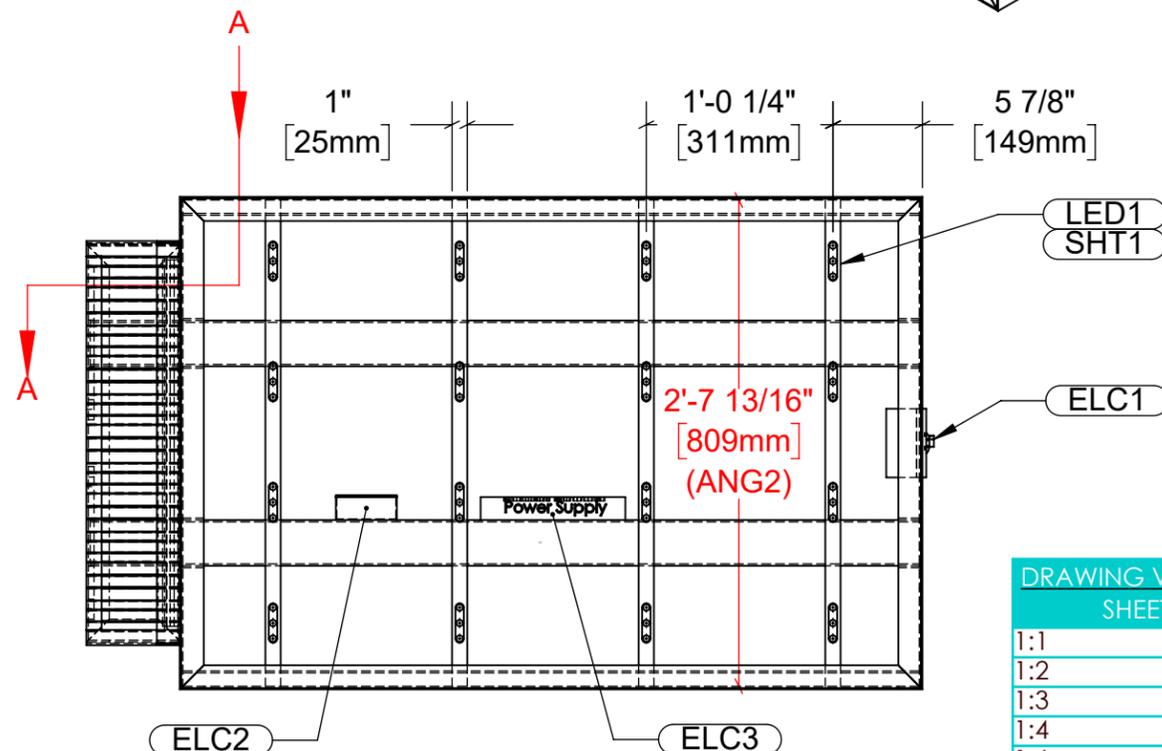
B CAP ENDS OF ANGLE FOR SIDE LIGHT LEAK BLOCKAGE



SECTION A-A
SCALE: 1 : 8



DETAIL B
SCALE: 1 : 3



ELECTRICAL DETAIL

DRAWING VIEWS SCALE CHART
SHEET SCALE: 1:12

1:1	1" = 1'0"
1:2	6" = 1'0"
1:3	4" = 1'0"
1:4	3" = 1'0"
1:6	2" = 1'0"
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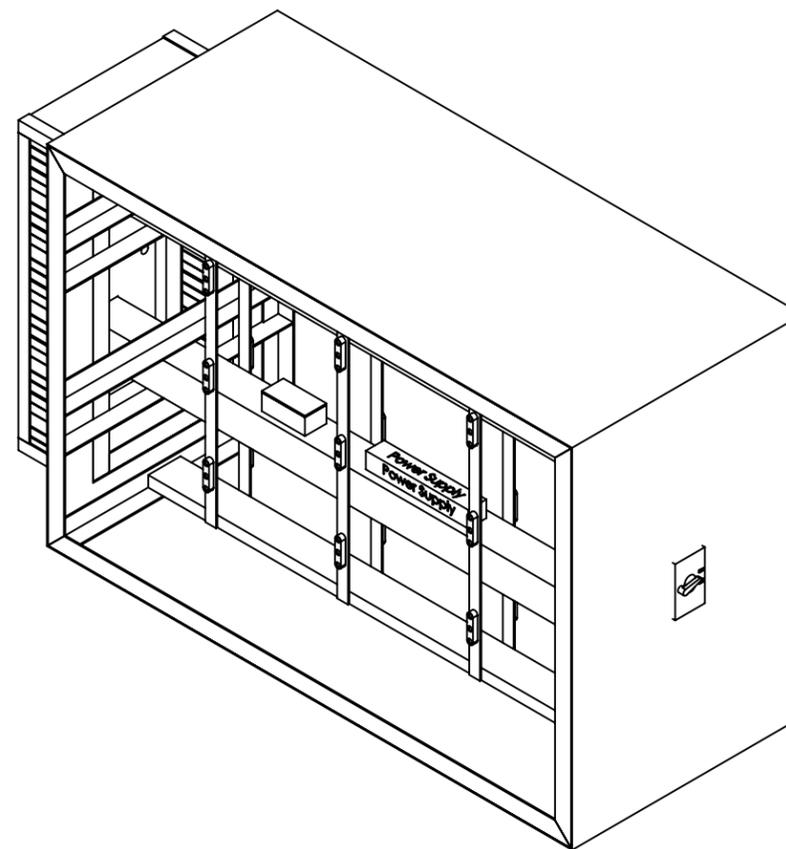
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100-277 VOLTS

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colite

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DRAWING NUMBER

HIEX-BLD-005-IL-DF-033H-X

TITLE

ELECTRICAL

SIGN TYPE

CST XWP-11 BLADE SIGN

CUSTOMER

HOLIDAY INN EXPRESS

LOCATION

HIEX-TN002

DATE

12/12/2025

DRAWN BY

HMD

PRINT

11X17

REVISIONS

REV	BY	DATE	DESCRIPTION
A	HMD	12/12/2025	INITIAL CREATION

B			
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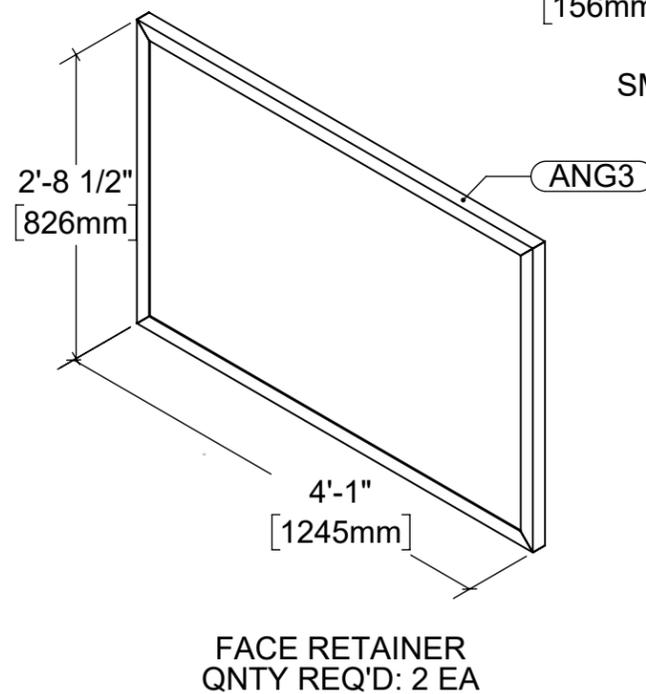
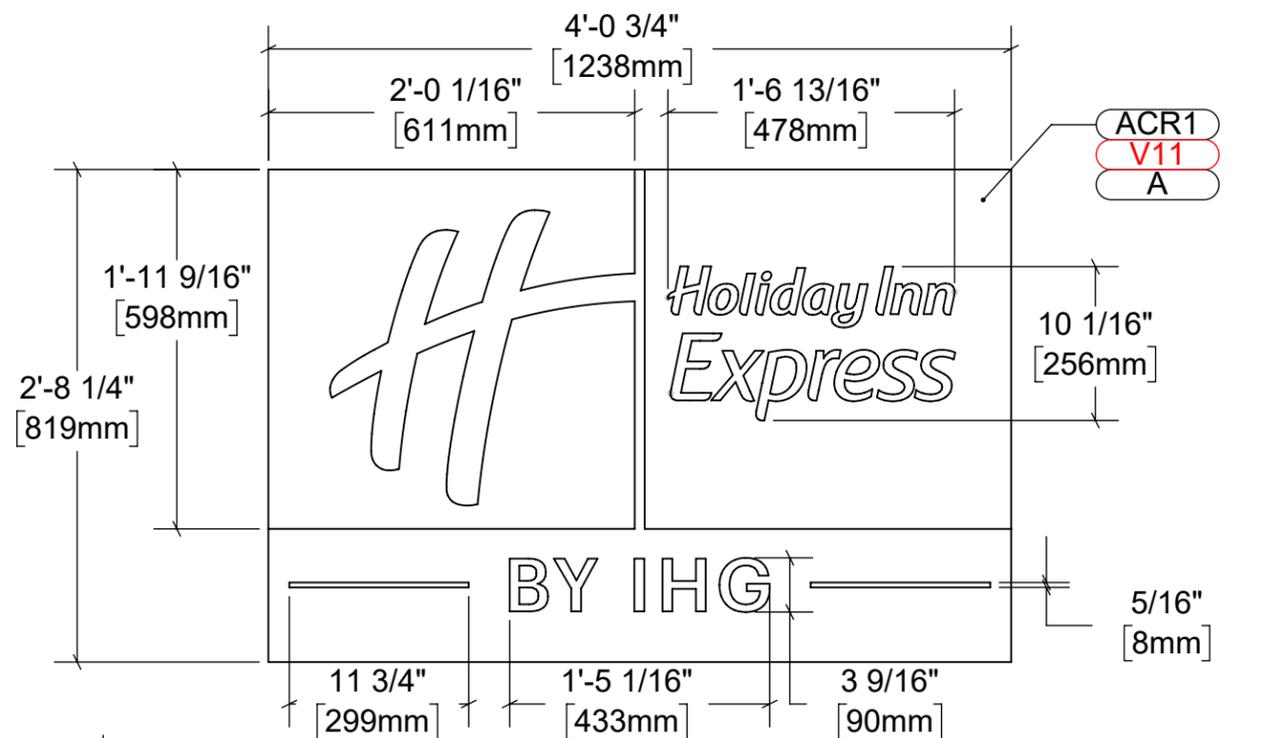
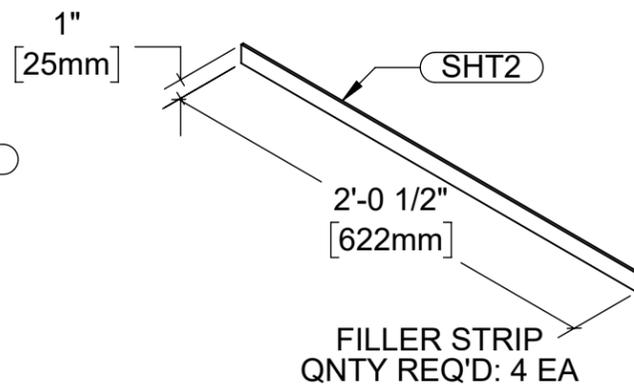
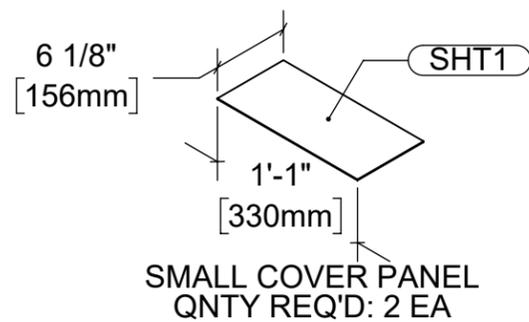
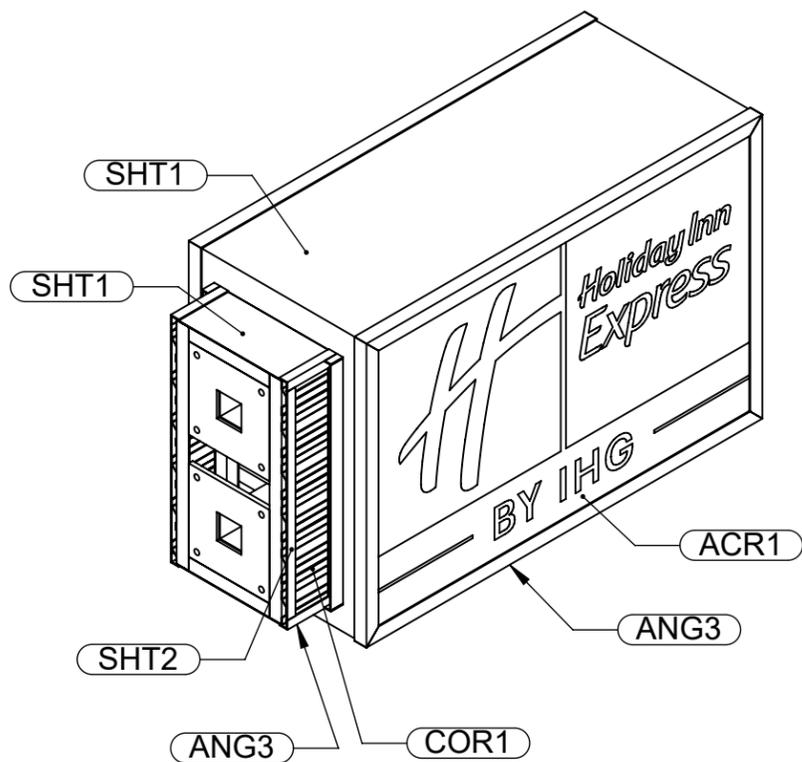
SPECIFICATIONS - PAINT, VINYL, DIGITAL PRINT

(P6)	(V11)	
(P7)		

MANUFACTURING BILL OF MATERIALS

ITEM #	PART #	DESCRIPTION	QTY.
ACR1	P7328-177-48-96-WHIT	.177 x 48 x 96 7328 WHITE POLYCARBONATE	22 SF
ANG3	AL-EX-125-1-1-20-ANGL	.125 X 1 X 1 X 20' ALUMINUM ANGLE	29 LF
SHT1	AL-SH-080-48-120-WH	.080 x 48 x 120 PRE-PAINTED WHITE ALUMINUM SHEET	24 SF
SHT2	AL-SH-125-48-96	.125 x 48 x 96 ALUMINUM SHEET	1 SF
COR1	CORRUGATEDMETAL S-TRAILRIB	032SP-TR0 .032 ALUM NON CLAD SMOOTH TRAIL RIB 43.5"XFT NON PAINTED	2 EA

- A** REMOVE POLYCARBONATE PROTECTIVE SHEET 24 HRS PRIOR TO VINYL APPLICATION TO AVOID GAS BUBBLES
- B** (COR1) TO BE SCREWED TO FRAME AROUND PERIMETER , COVERED BY RETAINER



DRAWING VIEWS SCALE CHART
SHEET SCALE: 1:8

1:1	1" = 1'0"
1:2	6" = 1'0"
1:3	4" = 1'0"
1:4	3" = 1'0"
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100-277 VOLTS

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TITLE

MISCELLANEOUS

SIGN TYPE

CST XWP-11 BLADE SIGN

CUSTOMER

HOLIDAY INN EXPRESS

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INSTALLATION BILL OF MATERIALS

ITEM #	PART #	DESCRIPTION	QTY.
MNT1	HW-00125	1/2-13 x 12" SS ALL THREAD STUD	8 EA
MNT2	HW-00210	1/2" SS FLAT WASHER	8 EA
MNT3	HW-00062	1/2-13 SS Finished Hex Nut	8 EA
PNT1	TOUCHUP-PAINT	TOUCH UP PAINT	1 EA



5 TECHNOLOGY CIRCLE
COLUMBIA SC 29203
P 803.926.7926

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IEWS WITH SCALES DIFFERENT THAN THE STATED SHEET SCALE WILL DISPLAY SPECIFICALLY IN THAT VIEW LABEL.

DRAWING NUMBER

HIEX-BLD-005-IL-DF-033H-X

TITLE

INSTALLATION

SIGN TYPE

CST XWP-11 BLADE SIGN

CUSTOMER

HOLIDAY INN EXPRESS

LOCATION

HIEX-TN002

DATE

12/12/2025

DRAWN BY

HMD

PRINT

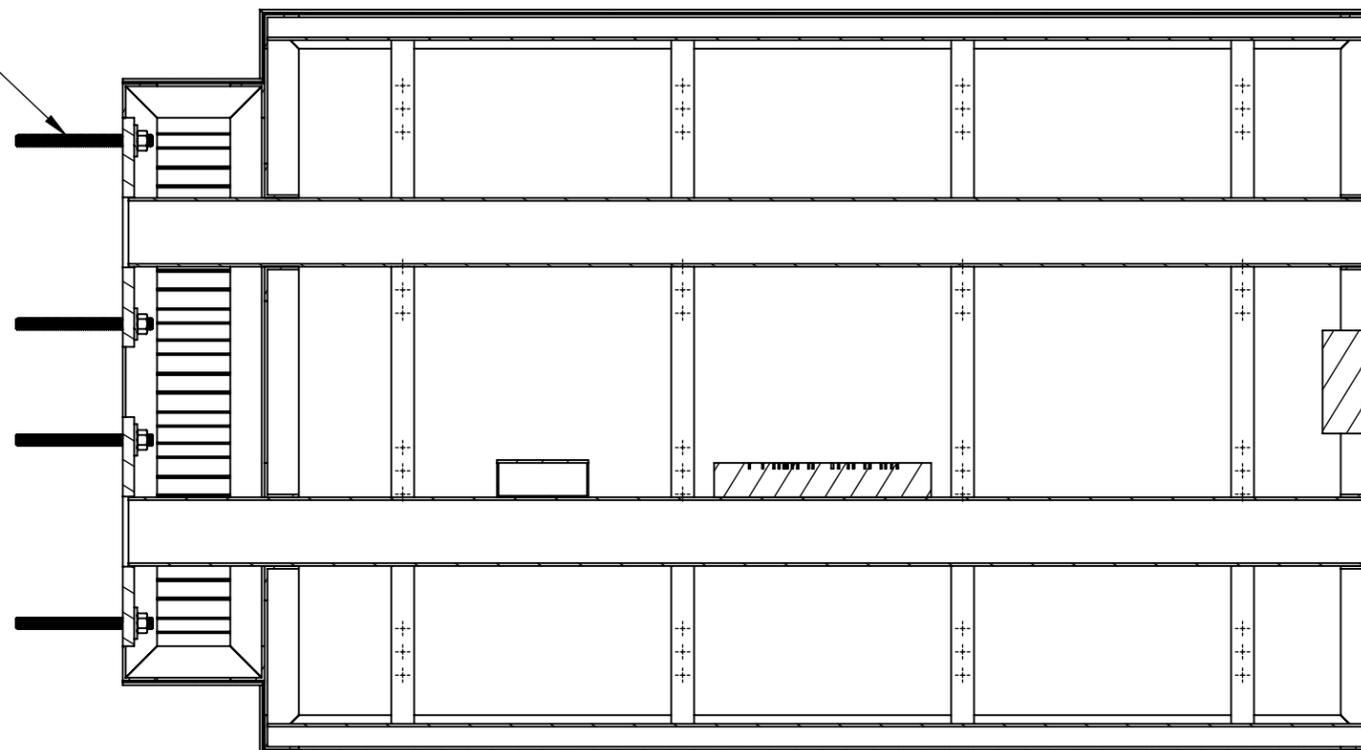
11X17

REVISIONS

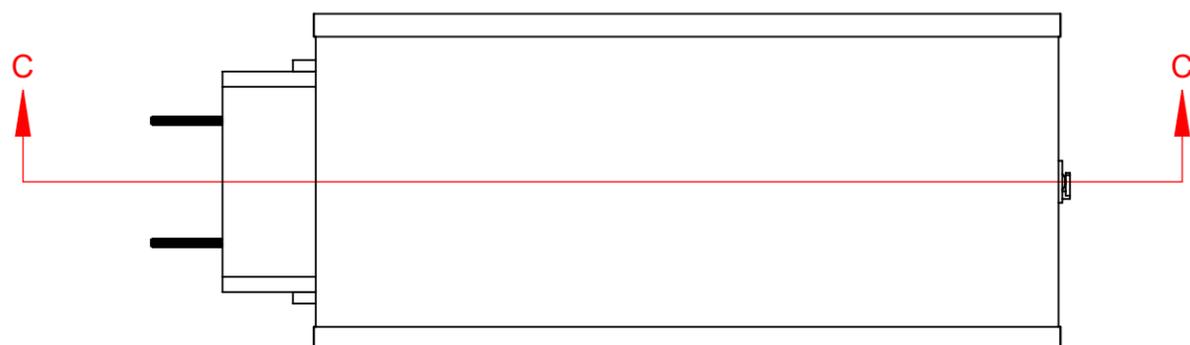
REV	BY	DATE	DESCRIPTION
A	HMD	12/12/2025	INITIAL CREATION
B			
C			
D			
E			
F			
G			
H			
I			
J			

INSTALL BLADE SIGN INTO CONCRETE COLUMN USING MNT1, MNT2, AND MNT3 WITH DEWALT AC100+ GOLD CONCRETE EPOXY TRIM AS NEEDED ON SITE
3.5" MIN EMBEDMENT

MNT1
MNT2
MNT3



SECTION C-C
SCALE: 1 : 8



DRAWING VIEWS SCALE CHART
SHEET SCALE: 1:12

1:1	1" = 1'0"
1:2	6" = 1'0"
1:3	4" = 1'0"
1:4	3" = 1'0"
1:6	2" = 1'0"
1:8	1-1/2" = 1'0"
1:12	1" = 1'0"
1:16	3/4" = 1'0"
1:24	1/2" = 1'0"
1:32	3/8" = 1'0"
1:48	1/4" = 1'0"
1:64	3/16" = 1'0"
1:96	1/8" = 1'0"
1:128	3/32" = 1'0"
1:192	1/16" = 1'0"

SPECIFICATIONS - PAINT, VINYL, DIGITAL PRINT

(P6)		(V11)	
(P7)			

THIS SIGN TO BEAR UNDERWRITERS LABEL

NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

100-277 VOLTS

NOTICE TO SIGN INSTALLER: THE VOLTAGE AT THIS SIGN MUST BE BETWEEN 100 & 277 VOLTS FOR THIS SIGN TO OPERATE PROPERLY.
NOTE: SPLICE CONNECTION BOX AND TRANSFORMER MUST NOT BE EXPOSED TO OUTSIDE WEATHER CONDITIONS.

UL NOTE

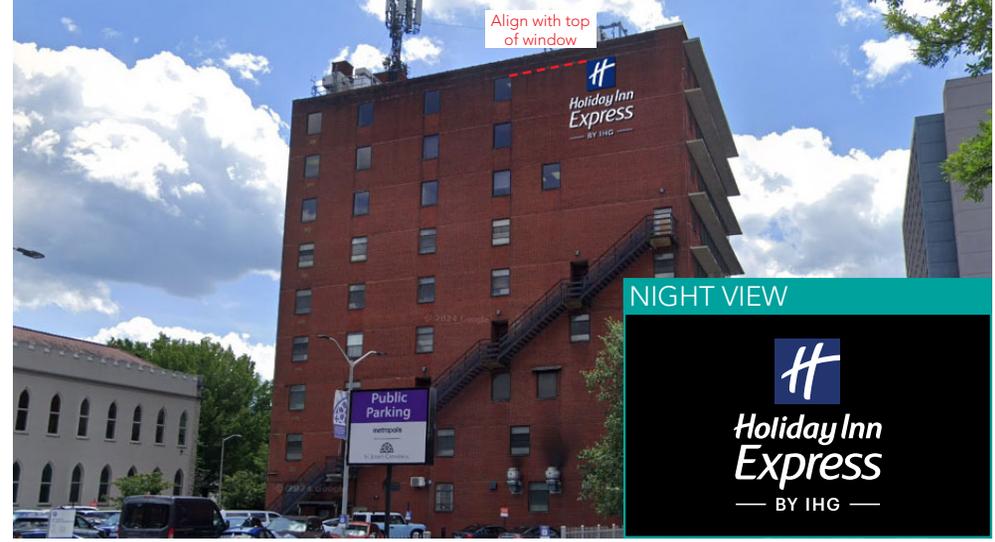
THIS SIGN IS RATED FOR USE IN WET OR DAMP LOCATIONS ONLY

LOCATION 1 - HIEX-LTR-086-IL-EX-192H-X

Existing: None



Recommendation: Letterset



SURVEY NOTES:

RECOMMENDATION DETAILS:

Quantity	Sign Sq.Ft.	Illumination
1	223.19	Internal
Mounting		Fabrication
Studs		HIEX-28-CL-S-W (Custom w/ Face Jumps)

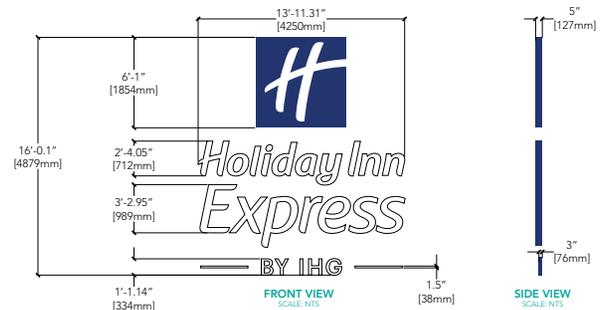
LOCATION SCOPE:

Install new sign. Wall color is original brick.
 Face Jumps to be painted to match brick/ mortar color. Brick is standard size Bowerston Red Flashed Brushtext with Argos Lite Buff mortar.
 One electrical hole for the low voltage in the logo and one electrical hole for the photocell in the logo.
 Client electrician to install access panel on the interior close by the electrical penetration to house wires/ power supplies for any future service.

CONTEXT PHOTOS:

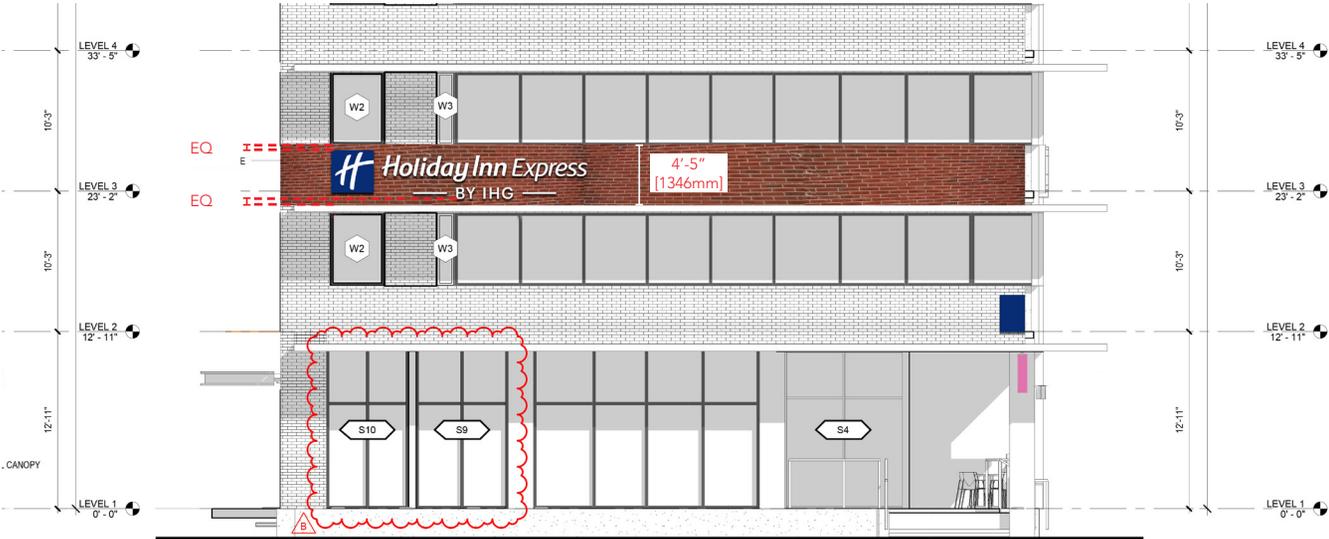


SIGN DETAIL:



LOCATION 2 - HIEX-LTR-087-IL-EX-043H-X

Recommendation: Letterset



SURVEY NOTES:

Church Avenue

RECOMMENDATION DETAILS:

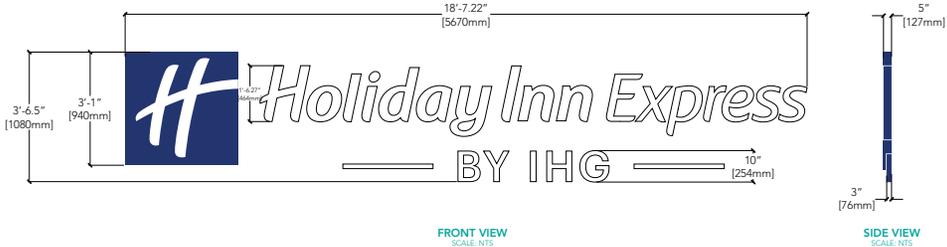
Quantity	Sign Sq.Ft.	Illumination
1	65.88	Internal
Mounting		Fabrication
Studs		HIEX-18-CL-L-W (Custom w/ Face Jumps)

LOCATION SCOPE:

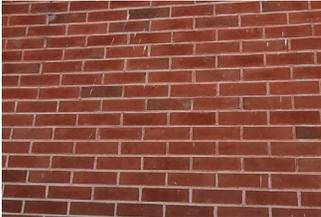
Install new sign. Wall color is original brick.
 Face Jumps to be painted to match brick/ mortar color. Brick is standard size Bowerston Red Flashed Brushtext with Argos Lite Buff mortar.
 One electrical hole for the low voltage in the logo and one electrical hole for the photocell in the logo.

Client electrician to install access panel on the interior close by the electrical penetration to house wires/ power supplies for any future service.

SIGN DETAIL:



CONTEXT PHOTOS:



LOCATION 4 - HIEX-WPL-016-NL-SF-016W-X

Recommendation: Wall Panel



SURVEY NOTES:

Walnut Street

RECOMMENDATION DETAILS:

Quantity	Sign Sq.Ft.	Illumination	Face
1	1.88	None	Single
Mounting		Fabrication	
Spacers		Wall Plaque	

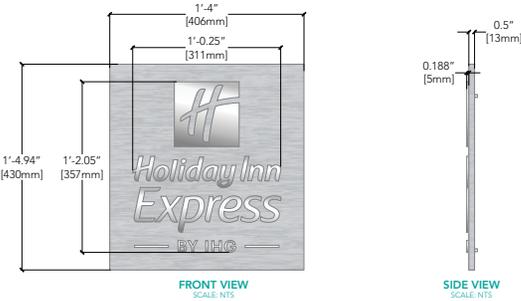
LOCATION SCOPE:

Install new sign. Wall space on column is 22" wide with rounded corners. 16" width of column is a flat surface for sign mounting.

CONTEXT PHOTOS:

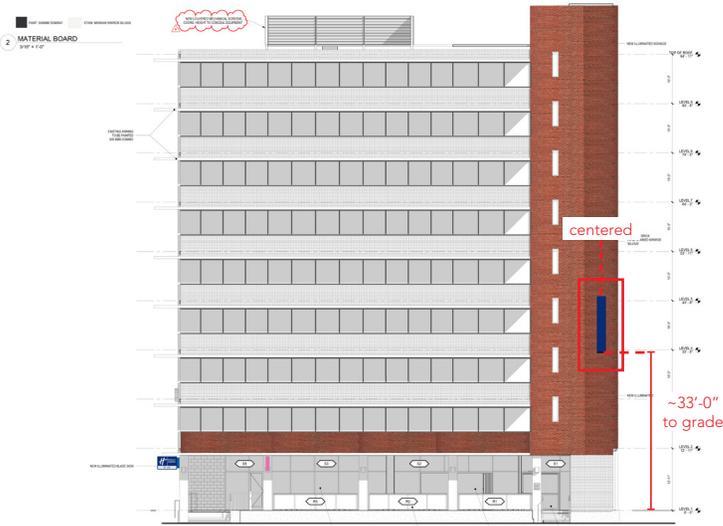


SIGN DETAIL:



LOCATION 5 - HIEX-BLD-006-IL-DF-139H-X

Recommendation: Blade Sign



SURVEY NOTES:
Walnut Street

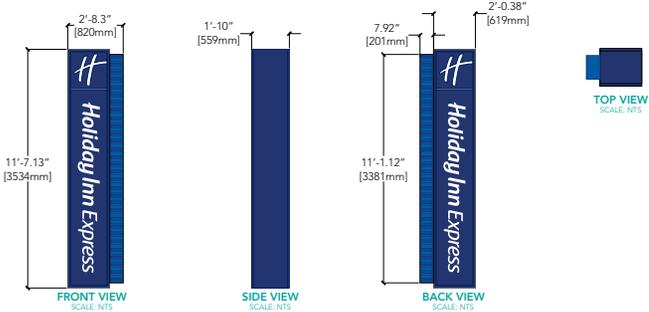
RECOMMENDATION DETAILS:

Quantity	Sign Sq.Ft.	Illumination	Face
1	31.21	Internal	Double
Mounting		Fabrication	
Lag Bolts		XWPS-24	

LOCATION SCOPE:

Install new sign centered on darker brick section as shown. For mounting will need to hit 19" concrete beam on Floors 3 and 4. Wall color is original brick. Brick is standard size Bowerston Red Flashed Brushtext with Argos Lite Buff mortar. All illuminated signage require the client's electrician to furnish and install a complete photocell and/or time clock to allow signs to operate at designated intervals. However, sign shall never operate on a 24/7 basis. Client Electrician Responsibility: to install access panel on the interior close by the electrical penetration to house wires/power supplies for any future service.

SIGN DETAIL:



CONTEXT PHOTOS:

