

File Number: 3-B-26-DT

**Meeting:** 3/18/2026  
**Applicant:** Michael McGowan River Street Architecture LLC  
**Owner:** Alpesh Patel Kana Hotel Group  
**Project:** Embassy Suites

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### Property Information

**Location:** 507 S. Gay St. **Parcel ID:** 94 L E 01901  
**Zoning:** DK-H (Downtown Knoxville, Historic Subdistrict)  
**Description:** William F. Conley Building, c. 1974  
Multi-story modern concrete hotel building with multiple commercial storefronts along Gay Street and Union Ave.

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### Staff Recommendation

Staff recommends approval of Certificate 3-B-26-DT, subject to the following conditions:

- 1) Meeting all applicable requirements of the City of Knoxville Engineering Department.
  - 2) The addition must not extend beyond the property line.
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### Description of Work

Level II

Addition to an Existing Building/Structure

An enclosed addition on the 14th floor (rooftop) of the Embassy Suites building, measuring 40'-4.5" wide by 36'-2" deep, including a 5'-2" cantilever extending from the Union Avenue elevation. The structure will be approximately 17' tall, which is about 3' shorter than the existing enclosed rooftop addition.

The primary exterior materials are aluminum metal panels on the underside (soffit), fascia, and column wrap, aluminum coping cap, and aluminum curtainwall with a finish and glazing to match the existing storefront. Other exterior finishes include wood siding on the west and south elevations to match the existing and a mural on the west elevation to cover a blank wall. The actual mural design is still to be determined.

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### Comments

**ZONING STANDARDS:** The property is in the DK-H (Downtown Knoxville Historic Subdistrict), but is not located in the Gay Street Commercial (National Register) Historic District. The DK-H zone has a maximum building height of 125'. The existing structure exceeds the maximum height, but a variance is not required because the addition is shorter than the existing 14th floor addition. The DK-H zone as a build-to zone of 0' to 5'. The cantilevered addition extends to within 1' of the Union Avenue street line, which is consistent with the zoning standards.

**BUILDING MATERIALS:** The black aluminum panels, aluminum curtainwall, and wood siding are complimentary to

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those on the existing structure.

ARCHITECTURAL CHARACTER: The cantilever provides architectural interest that is harmonious with the existing rooftop additions and structures. The cantilevered addition on the Union Avenue façade is visible from adjacent historic districts, however, it is the less prominent street facing building elevation. A similar cantilevered addition would not be appropriate on the Gay Street façade, where similar upper story projections, such as balconies, have been discouraged because of their high visibility along the length of that streetscape.

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## **Applicable Design Guidelines**

Downtown Design Guidelines

Section 1

B. PRIVATE REALM

3. Building Materials

3a. Use complimentary materials and elements, especially next to historic building.

4. Architectural Character

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



**3-B-26-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**DESIGN  
REVIEW  
BOARD**



507 S. Gay St.

Level 2: Addition to an existing building/structure

Original Print Date: 2/27/2026 Revised:  
Knoxville/Knox County Planning · Design Review Board

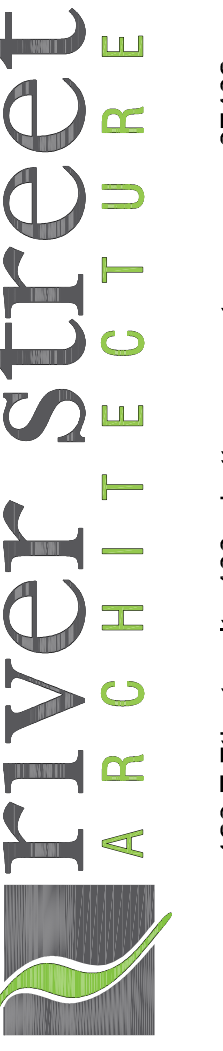
Petitioner: Michael McGowan River  
Street Architecture LLC



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KANA HOTEL GROUP  
EMBASSY SUITES KNOXVILLE  
RADIUS BAR - "RESERVE" ADDITION  
507 S GAY STREET, KNOXVILLE, TENNESSEE

REVISION SCHEDULE

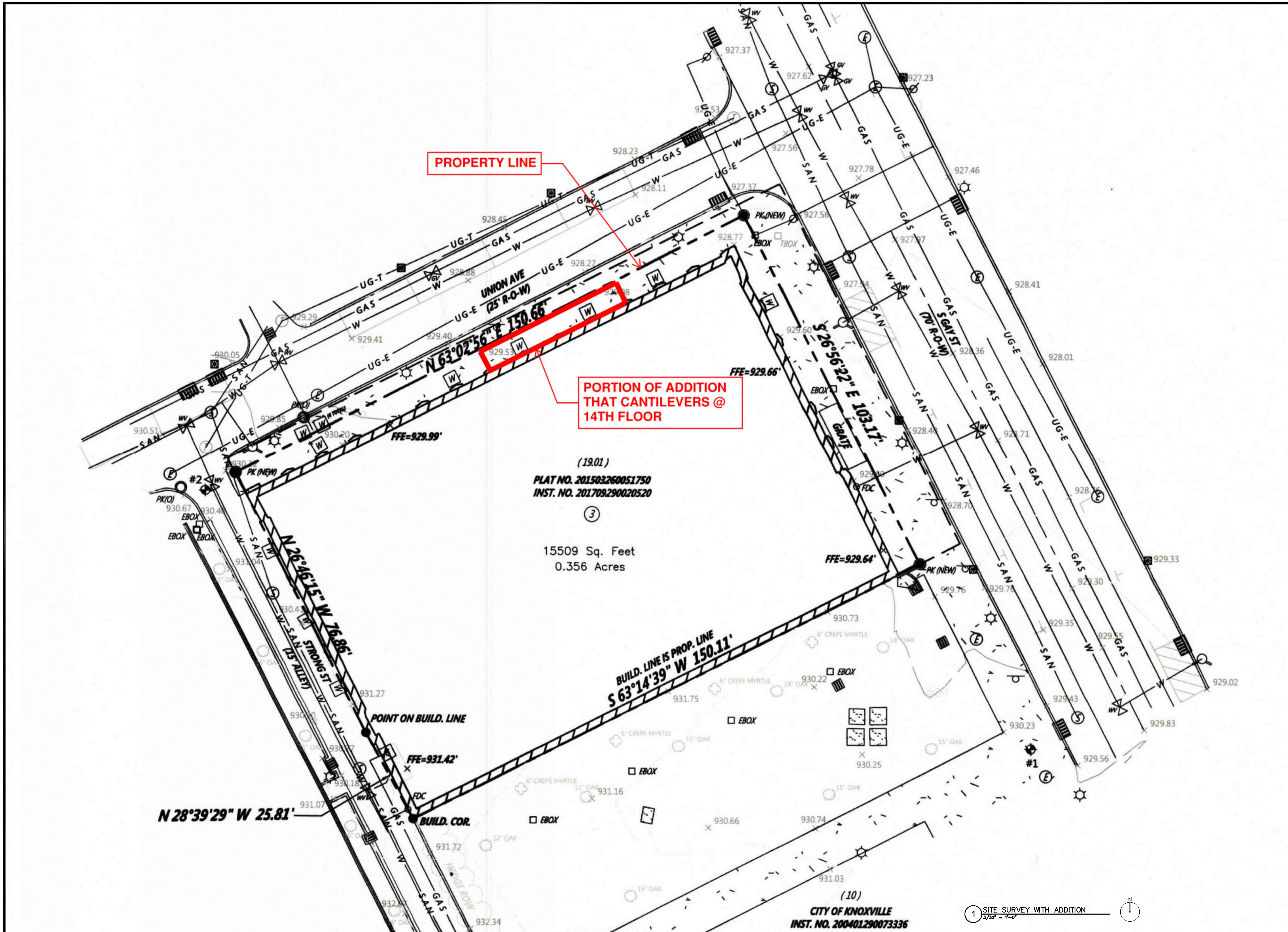
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DATE: 2/20/2026  
PROJECT NO: 25034  
DRAWN BY:  
CHECKED BY:

SHEET DESCRIPTION  
SITE SURVEY

SHEET NO.

SITE



PROPERTY LINE

PORTION OF ADDITION THAT CANTILEVERS @ 14TH FLOOR

(19.01)  
PLAT NO. 201503260051750  
INST. NO. 201709290020520

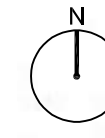
15509 Sq. Feet  
0.356 Acres

BUILD. LINE IS PROP. LINE  
S 63° 14' 39" W 150.11'

N 28° 39' 29" W 25.81'

(10)  
CITY OF KNOXVILLE  
INST. NO. 200401290073336

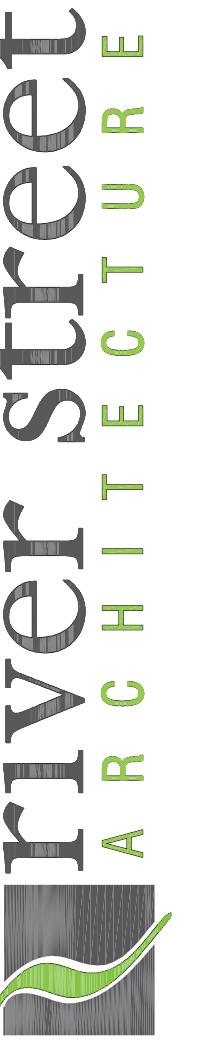
1 SITE SURVEY WITH ADDITION  
3/32" = 1'-0"



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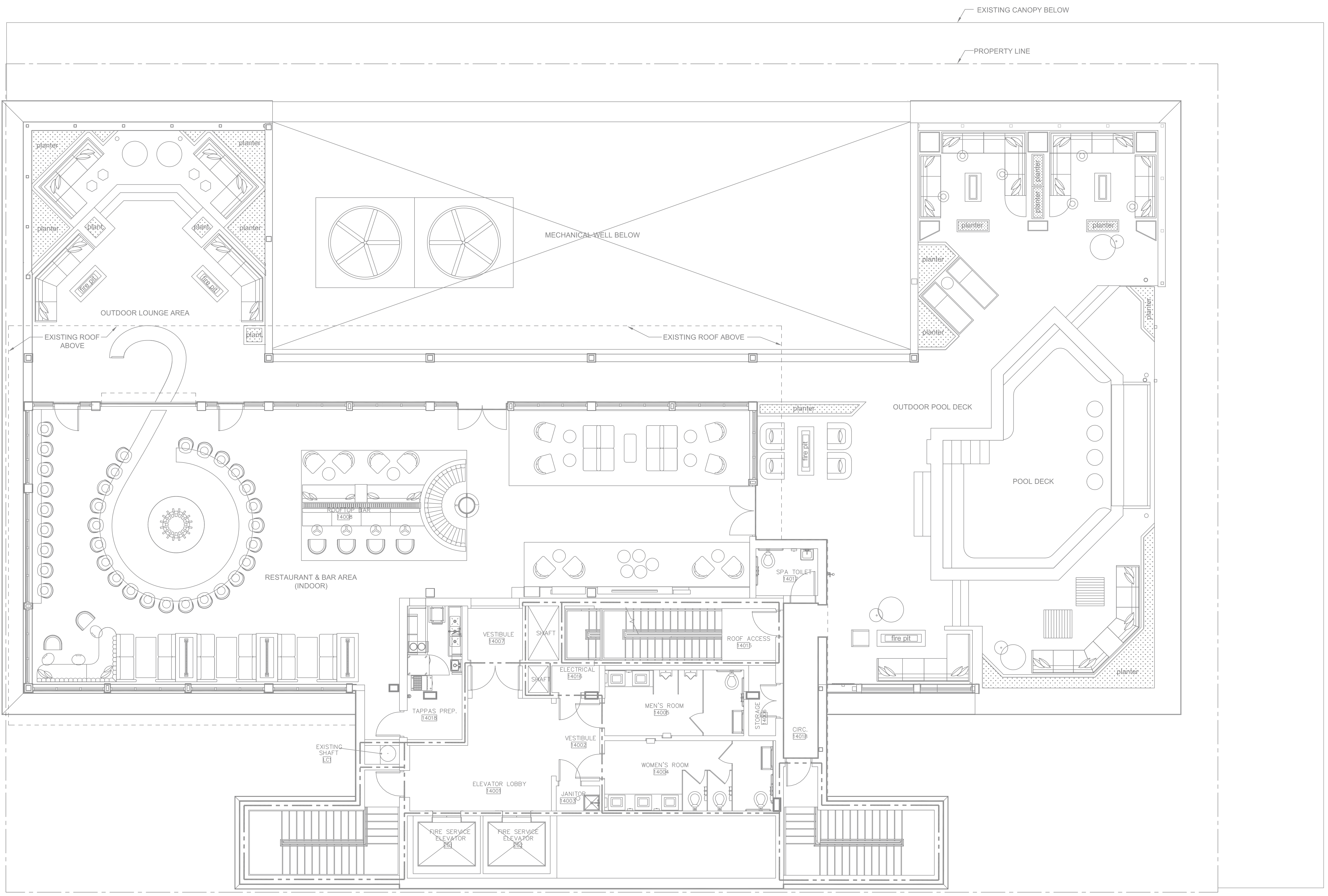
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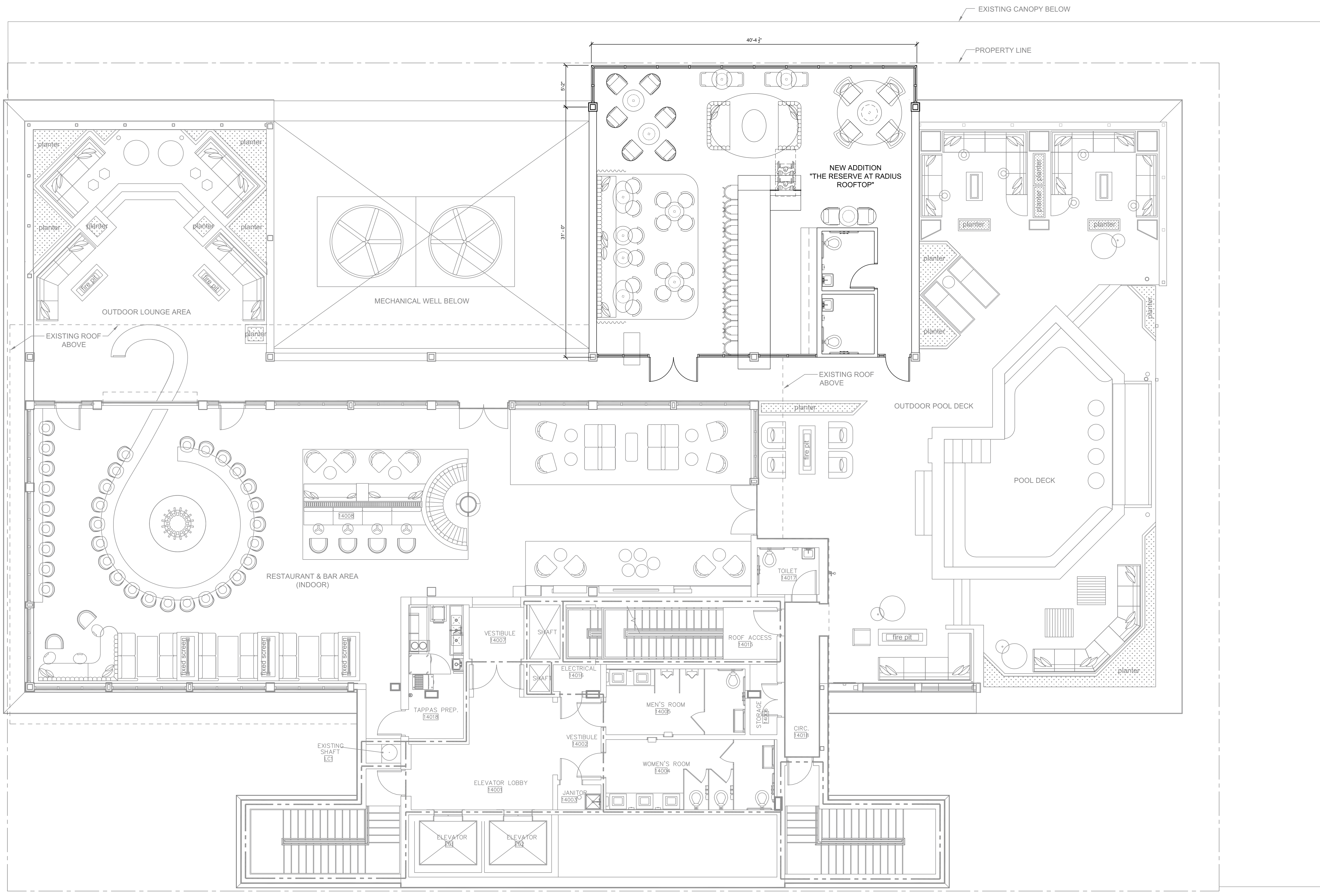
SHEET DESCRIPTION  
EXISTING 14TH  
FLOOR PLAN

SHEET NO.

A1.0



1 EXISTING - 14TH FLOOR PLAN  
3/16" = 1'-0"



1 PROPOSED 14TH FLOOR PLAN  
3/16" = 1'-0"

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**river street**  
ARCHITECTURE

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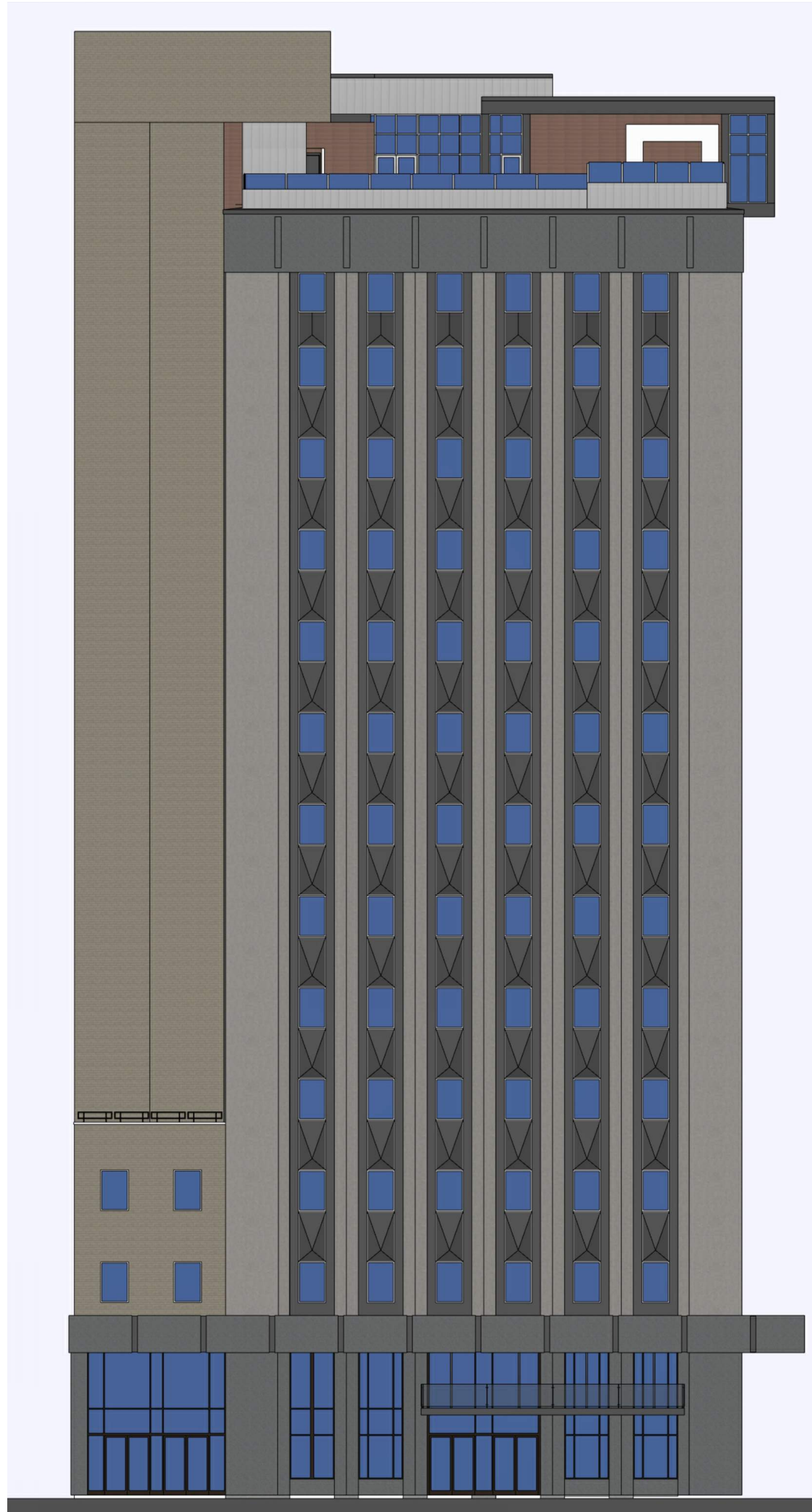
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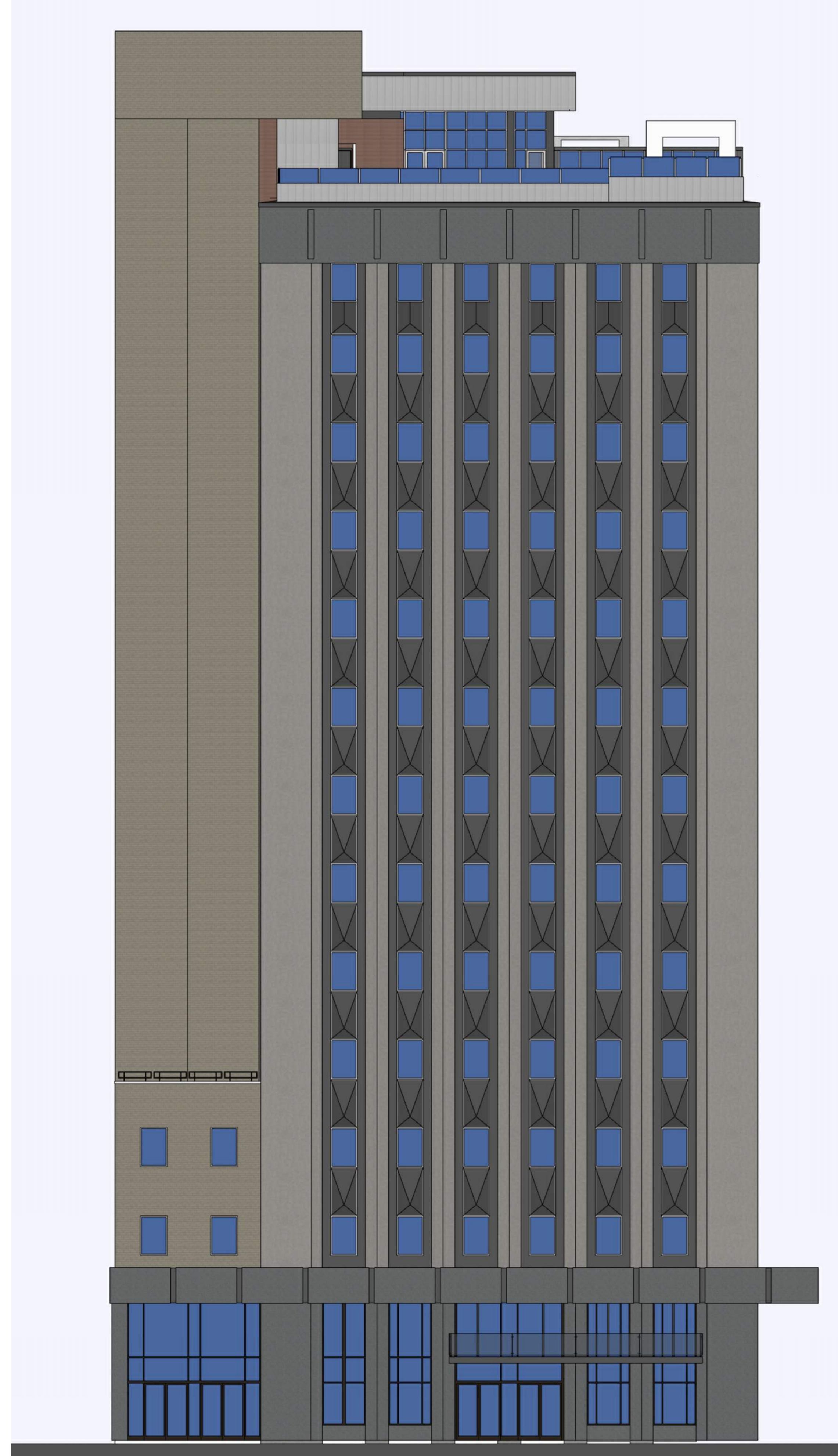
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SHEET DESCRIPTION:  
PROPOSED 14TH FLOOR PLAN

SHEET NO:  
**A1.1**



2 PROPOSED GAY STREET ELEV.  
3/32" = 1'-0"

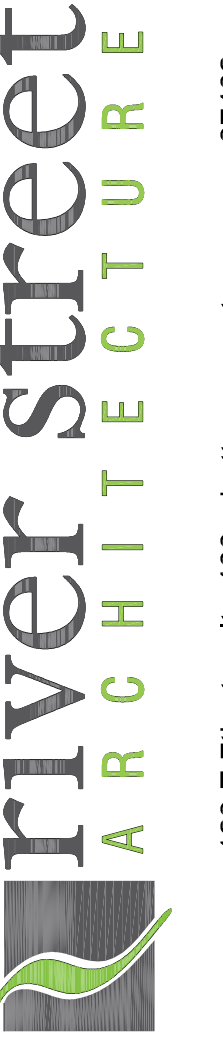


1 EXISTING GAY STREET ELEV.  
3/32" = 1'-0"

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SHEET DESCRIPTION  
EXISTING & NEW  
GAY ST. ELEVATIONS

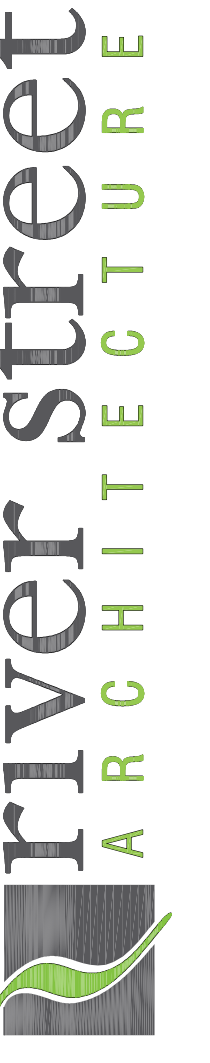
SHEET NO.

A2.0

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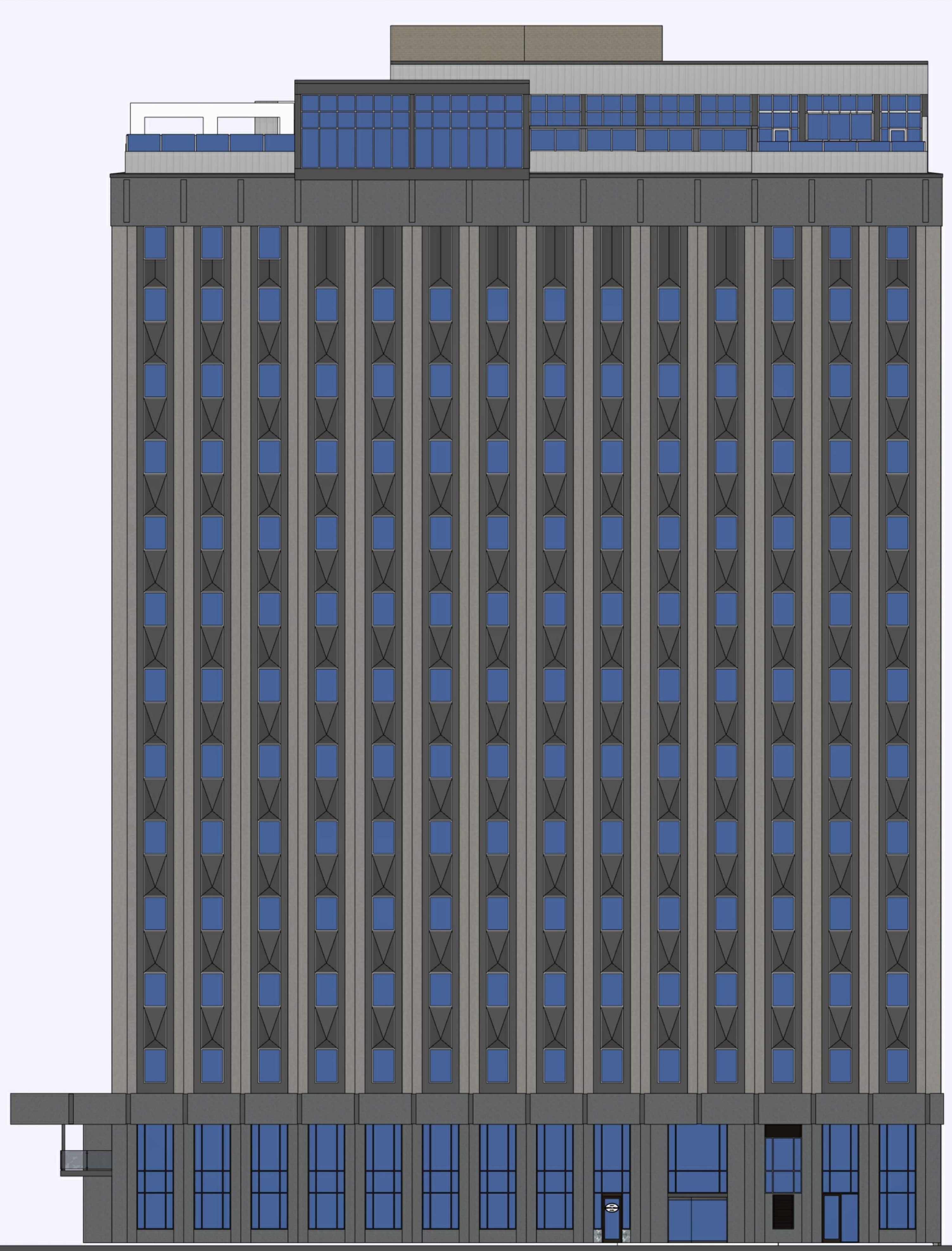
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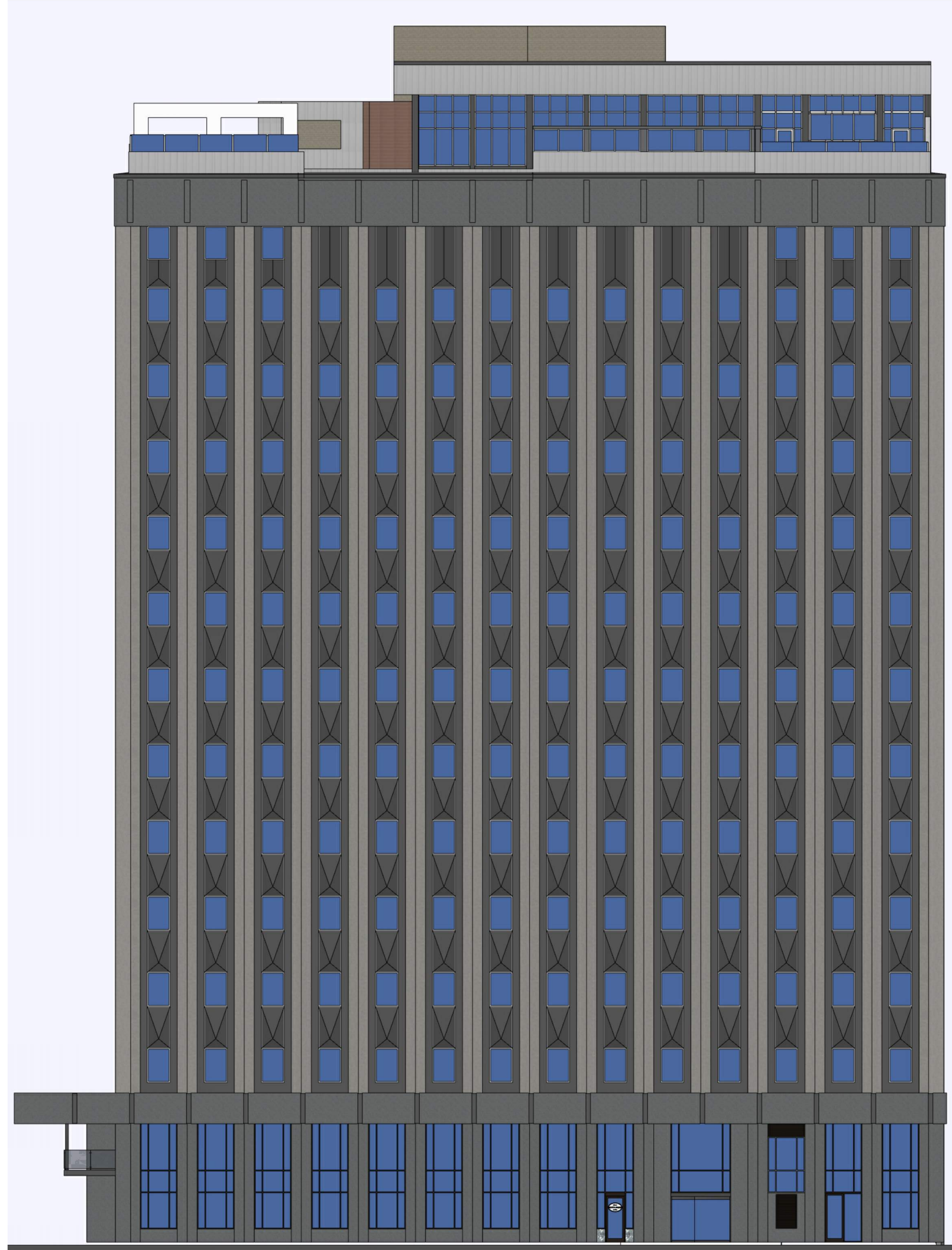
SHEET DESCRIPTION:  
EXISTING & NEW  
UNION ST. ELEV.

SHEET NO.

A2.1



2 PROPOSED UNION STREET ELEVATION  
3/32" = 1'-0"

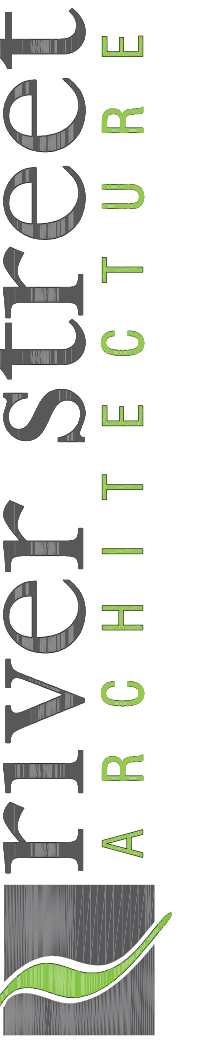


1 EXISTING UNION STREET ELEVATION  
3/32" = 1'-0"

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REVISION SCHEDULE

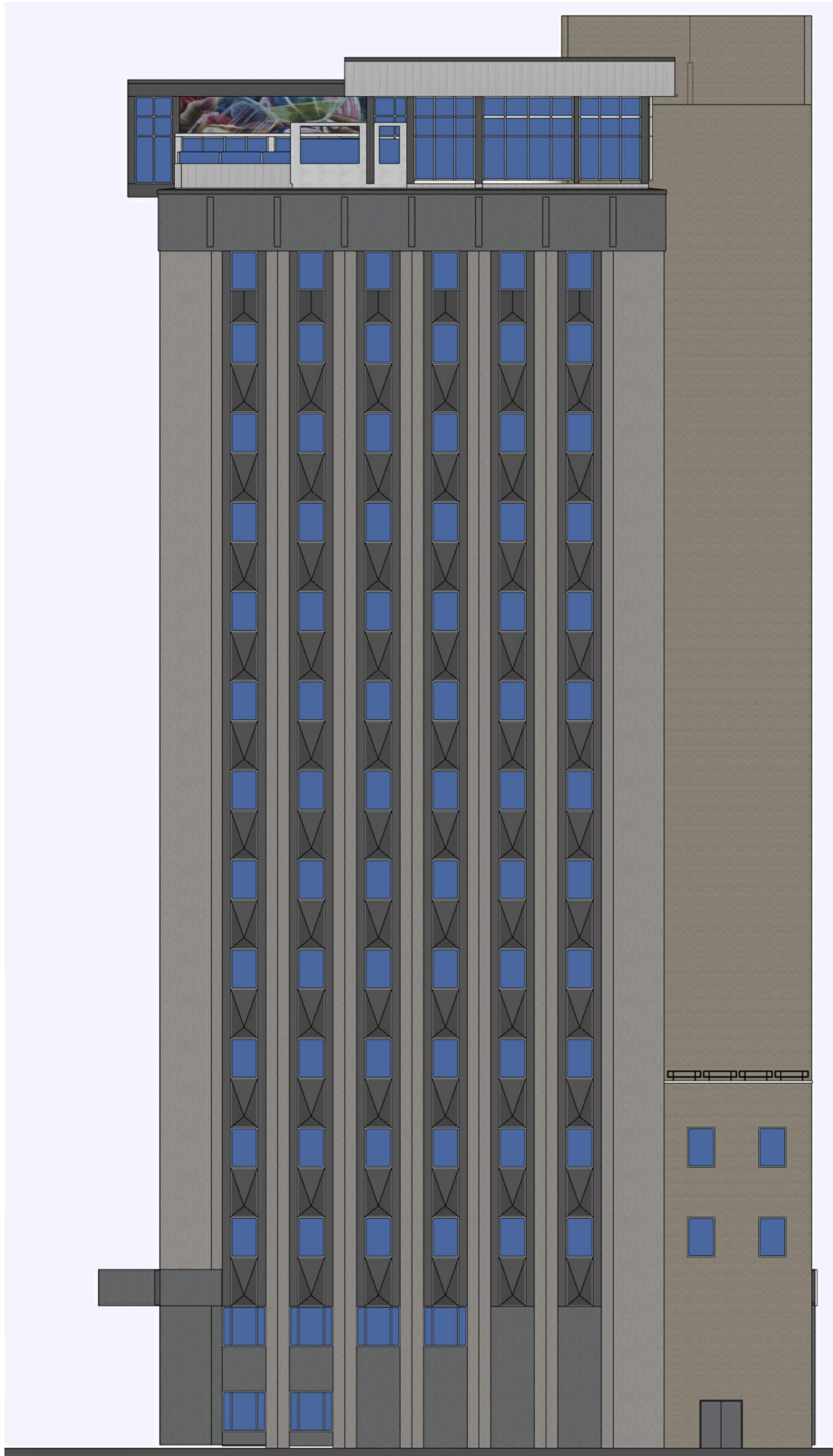
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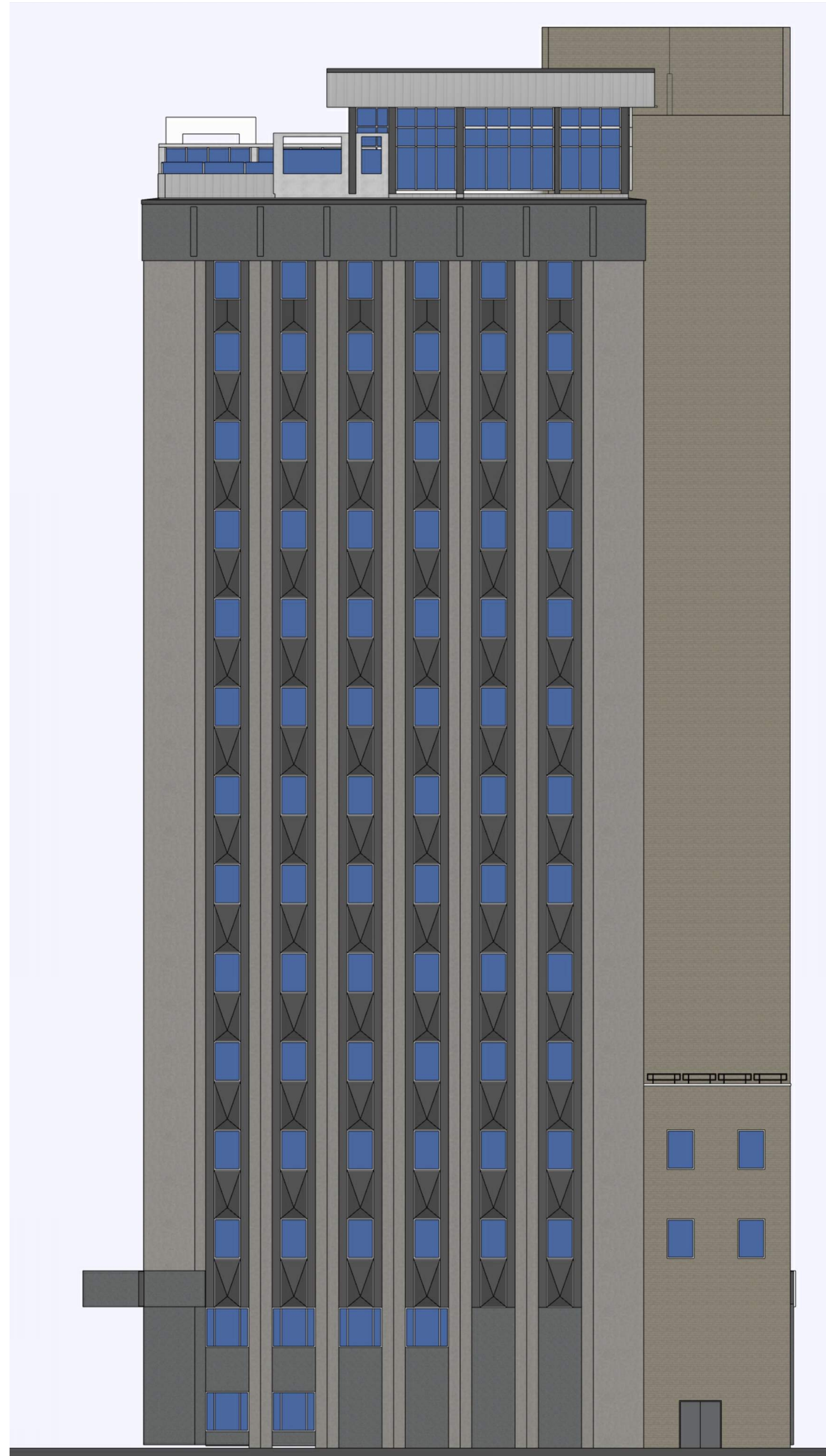
SHEET DESCRIPTION  
EXISTING & NEW  
STRONG ST. ELEVATIONS

SHEET NO.

A2.2



2 PROPOSED STRONG STREET ELEVATION  
3/32" = 1'-0"

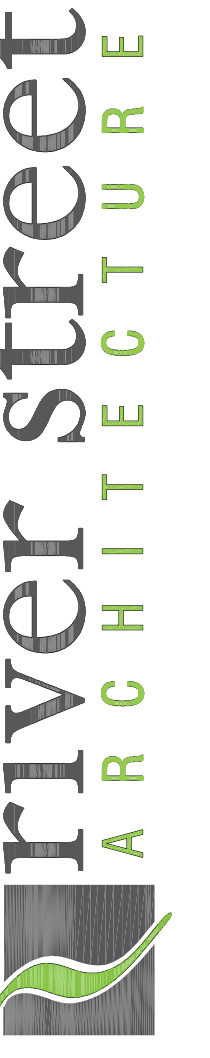


1 EXISTING STRONG STREET ELEVATION  
3/32" = 1'-0"

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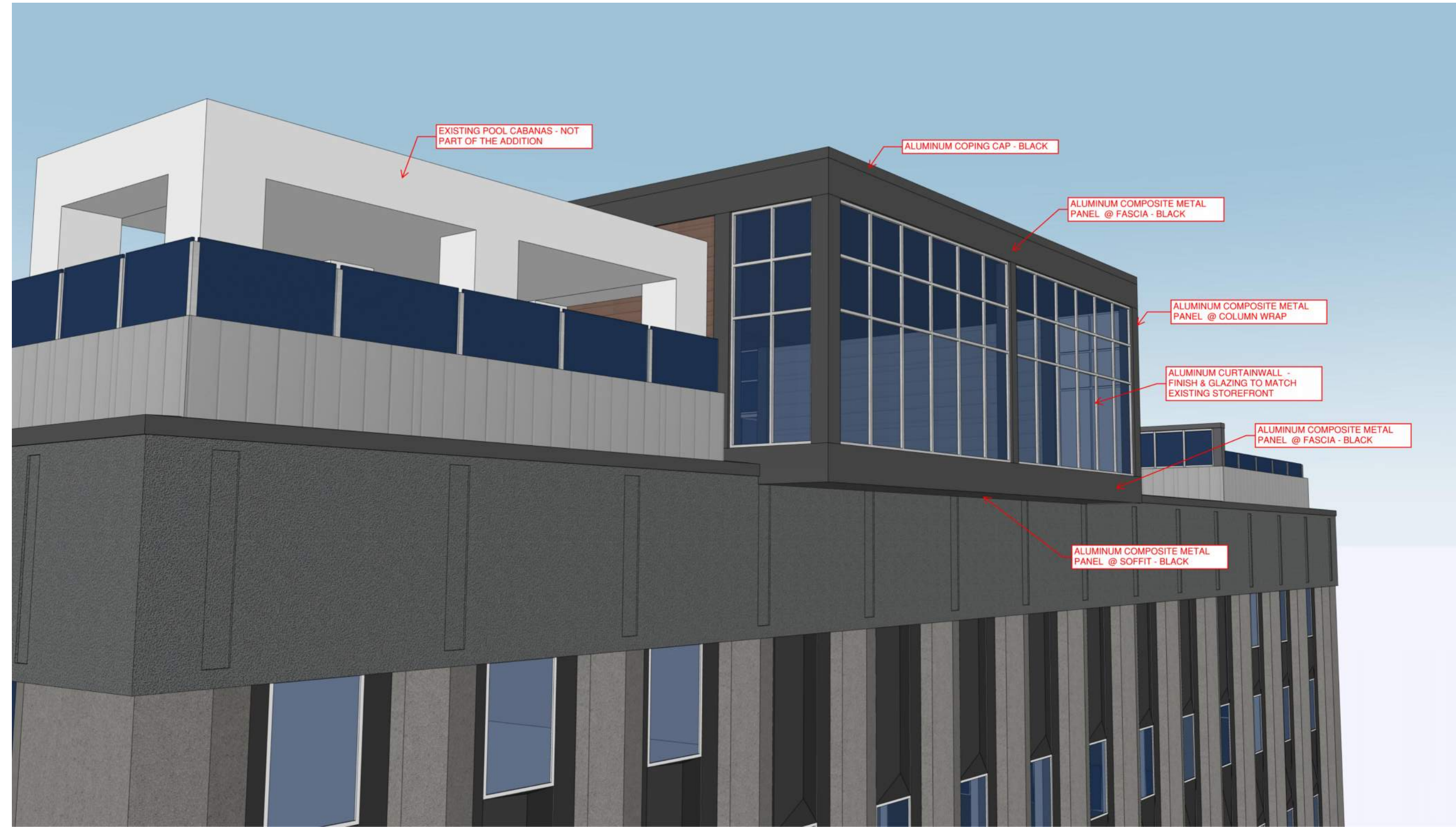
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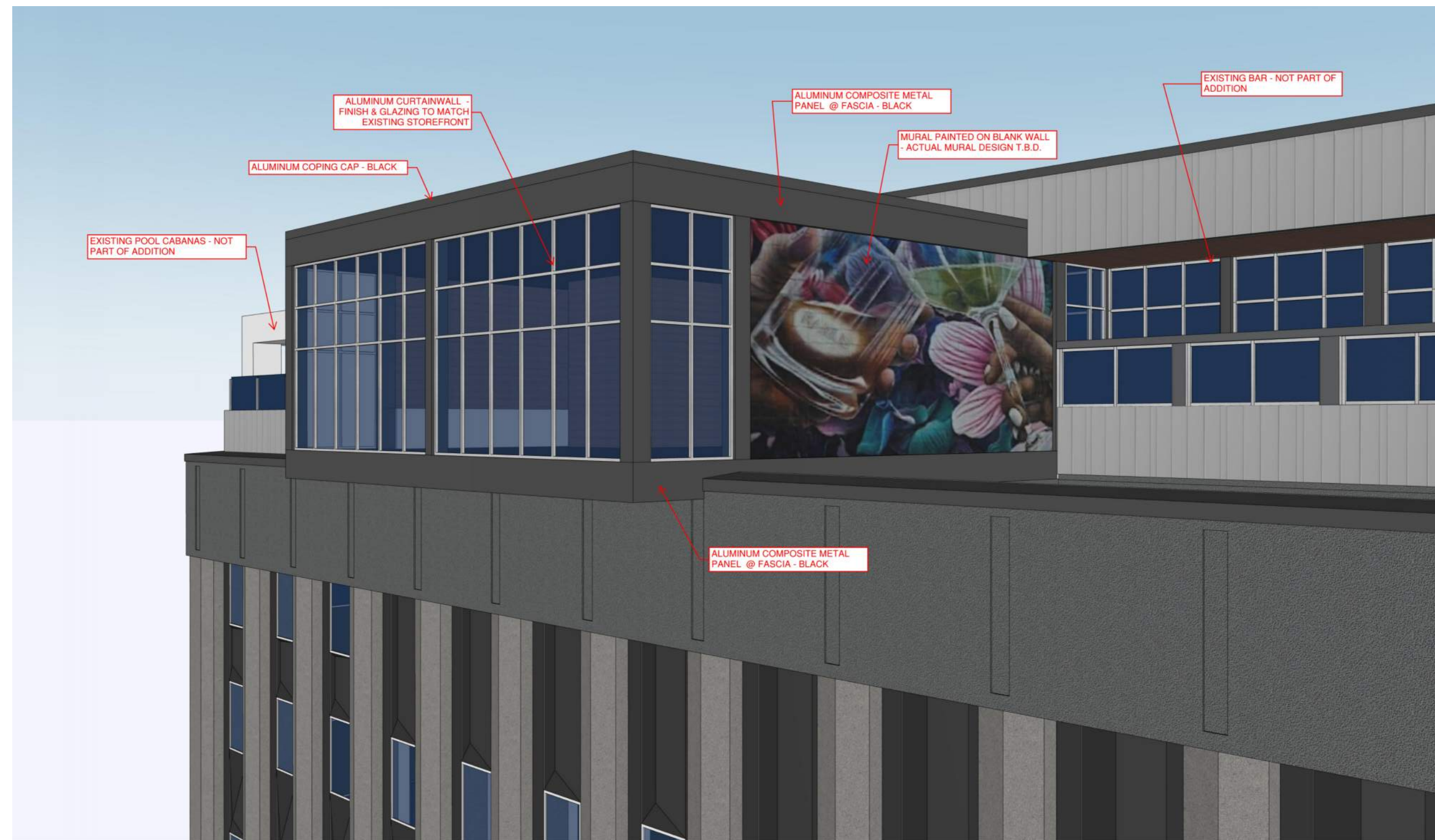
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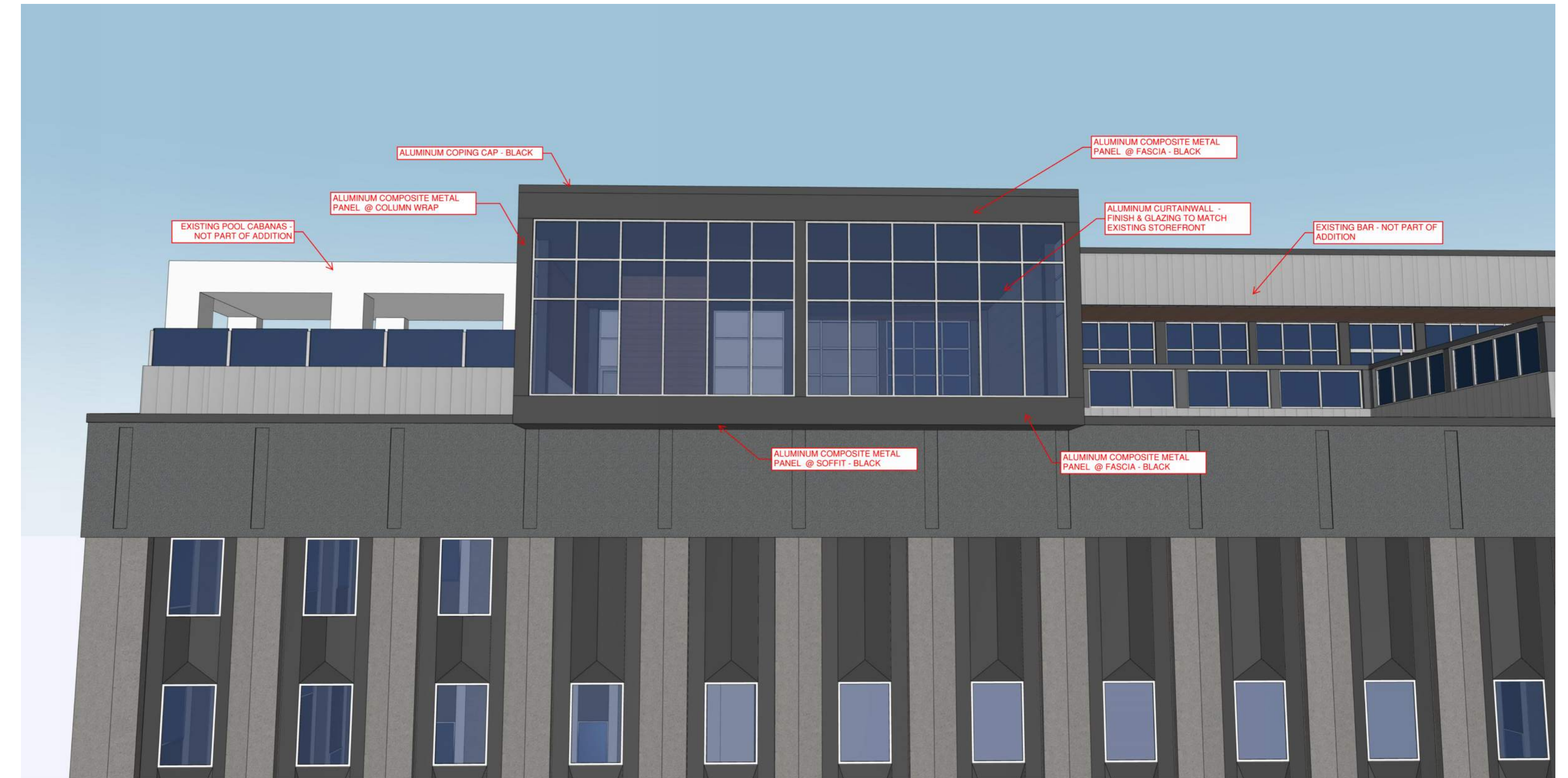
2 "DRONE" VIEW FROM CORNER OF GAY ST. & UNION ST.  
N.T.S.



1 VIEW FROM POOL DECK  
N.T.S.



4 "DRONE" VIEW FROM CORNER OF UNION ST. & STRONG ST.  
N.T.S.



3 UNION ST. SIDE "DRONE" VIEW  
N.T.S.

| REVISION SCHEDULE |      |             |
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SHEET DESCRIPTION  
PERSPECTIVE  
IMAGES

SHEET NO.  
**A2.3**



1 EXISTING VIEW FROM CORNER OF GAY ST. & UNION ST.  
N.T.S.

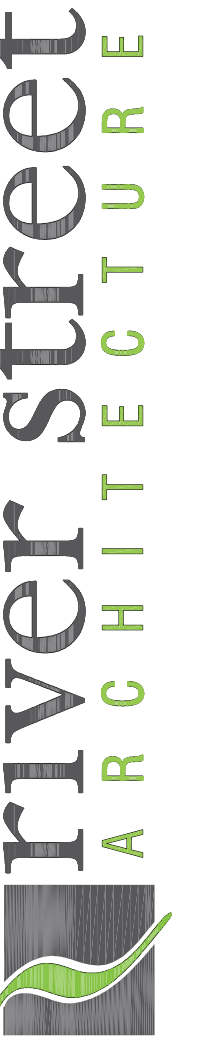


2 PROPOSED VIEW FROM CORNER OF GAY ST. & UNION ST.  
N.T.S.

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DATE: 2/20/2026  
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SHEET DESCRIPTION  
EXISTING & PROPOSED  
STREET VIEWS

SHEET NO:

A3.0