

File Number: 5-B-26-DT

Meeting: 5/20/2026
Applicant: Patrick Core DIA
Owner: Crystal Building, LLC
Project: Crystal Building

Property Information

Location: 607 Market St. **Parcel ID:** 94 L G 011
Zoning: DK-G (Downtown Knoxville, Grid Subdistrict)
Description: c. 1965

Staff Recommendation

Staff recommends approval of Certificate 5-B-26-DT as submitted.

Description of Work

Level I - Board Review

Minor Alteration of an Existing Building/Structure

Construct four rooftop decks above the first story, replacing the existing louvers on the 12th floor with new storefront glazing system to match the existing, and replacing the overhead door on the rear (alley) with double doors. The decks will be constructed at the base of the 12-story tower and will not be visible from the street. They are made of 2x2 IPE wood tiles on a pedestal system, with metal railings. The opening for the new double doors will be lowered to the alley level, and metal panel infill will be installed above.

Comments

The proposal is consistent with the design guidelines because the rooftop decks will not be visible from adjacent streets and sidewalk, and the proposed materials are complimentary to the building.

Applicable Design Guidelines

Downtown Design Guidelines

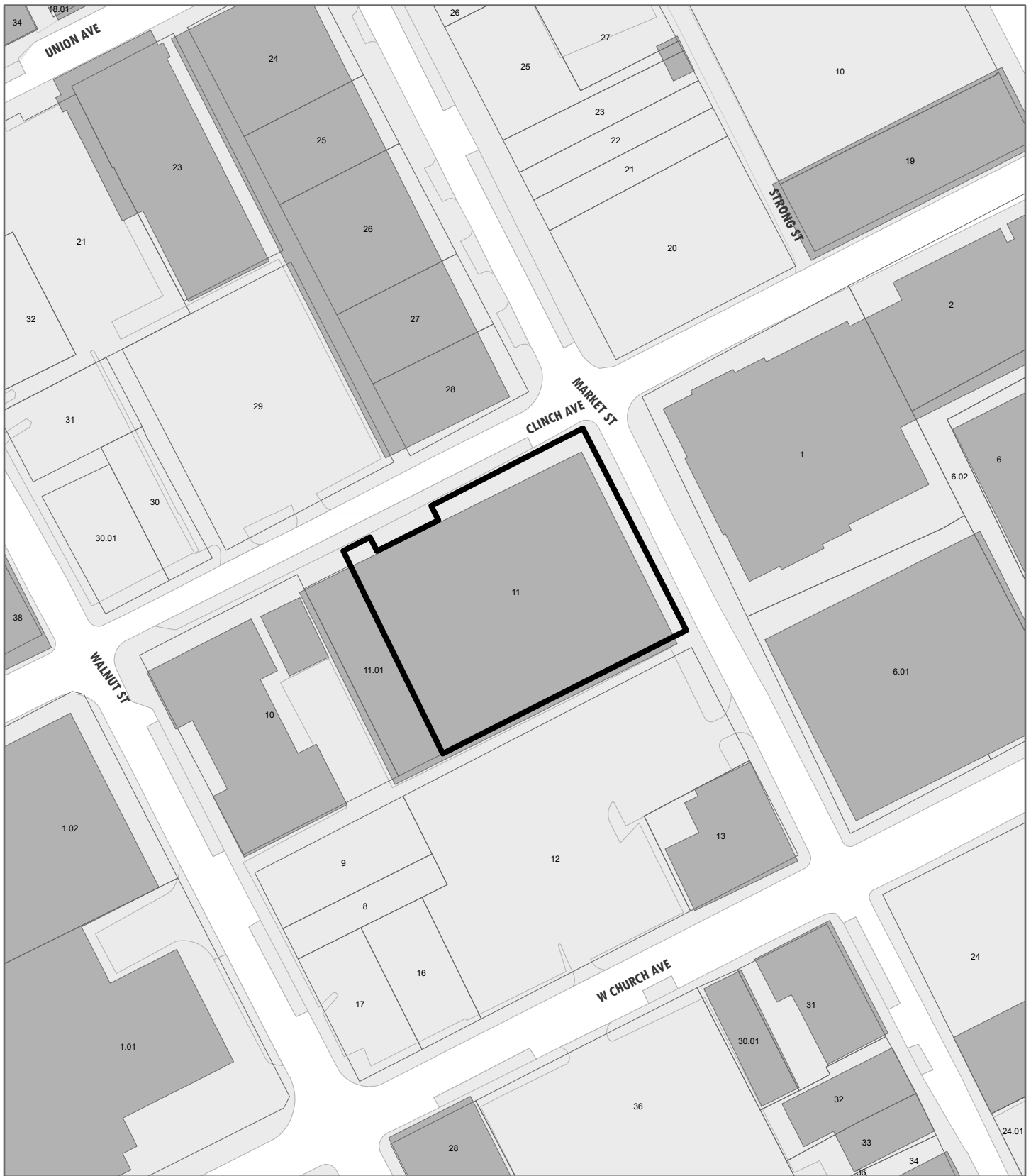
Section 1: General Principles

B. PRIVATE REALM

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 complimentary materials and elements, especially next to historic buildings.



5-B-26-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**DESIGN
REVIEW
BOARD**



607 Market St.

**Level 1: Minor alteration of an existing building/
structure**

Original Print Date: 5/8/2026 Revised:
Knoxville/Knox County Planning · Design Review Board

Petitioner: Patrick Core DIA





Design Innovation

ARCHITECTS + INTERIORS + PLANNING

Project Name: **Crystal Building Renovation**
Project No: **25089** File No.: I01
Date / Time: 2026-04-22
To: Mike Reynolds, Knoxville - Knox County Planning
From: Patrick Core, Design Innovation (DIA)

PROJECT INFORMATION

Project location – 607 Market St.

Existing use

- Office

Proposed use

- Ground level - office (same as existing), residential amenity space
- Upper levels - residential and at 2nd level, private rooftop amenity spaces

Per Downtown Knoxville Design Guidelines, the property is within the Grid District.

From Downtown Knoxville Design Guidelines

B. PRIVATE REALM

3. BUILDING MATERIALS

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

GUIDELINES:

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

Replacement glass will match existing glass. Existing mullions will remain. New storefront at Level 12 will match existing storefront in finish and mullion dimensions.

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 proximity by the pedestrian.

GUIDELINES: 4f. Encourage the use of ‘green roofs’ and other sustainable practices, while minimizing the visual impact from the street.

Proposed private amenity decks will not be visible from the street, but they will add value to the units at this level by providing an outdoor space.

6. RESIDENTIAL BUILDINGS

Solely residential buildings, such as townhouses and apartment buildings, are rare in downtown Knoxville. Privacy and safety are concerns with residential units that meet the sidewalk. Mixed use buildings, with apartments above shops or offices, can avoid these challenges and add to downtown vitality.

GUIDELINES: 6c. Encourage the development of mixed-use buildings with apartments over lower story commercial uses.

Proposed residential units will be on Levels 2 -12. The ground floor will be office and residential amenity use (clubhouse / fitness).

7. MECHANICAL EQUIPMENT AND SERVICE UTILITIES

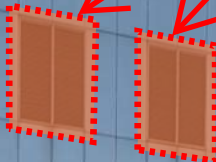
Utilities can include telephone and electrical lines, ventilation systems, gas meters, air conditioners, fire protection, telecommunication and alarm systems. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual and noise impacts are minimized.

No new penetrations or surface mounted items are planned at the Market St. or Clinch Ave. elevation. New rooftop equipment will be located such that it will not be visible from the street.

End of memo



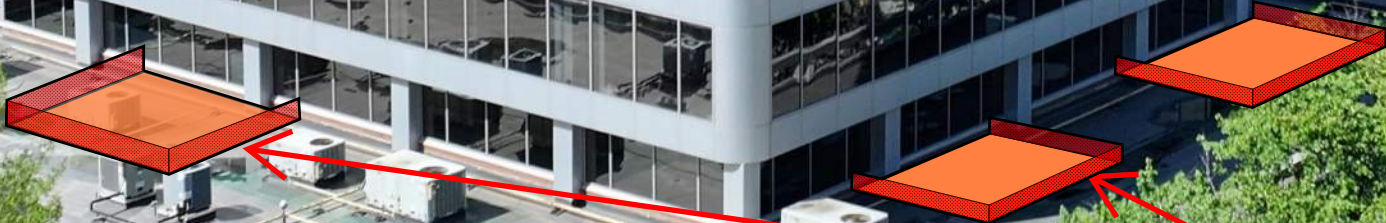
EXISTING LOUVERS TO BE REMOVED AND REPLACED WITH NEW STOREFRONT GLAZING SYSTEM TO MATCH EXISTING



EXISTING GLASS TO BE REPLACED WITH NEW SIMILAR GLASS. MULLIONS AND METAL PANEL WILL REMAIN



2ND LEVEL DECKS PLACED ON LOWER ROOF, SEE SHEET A102



NO CHANGES AT GROUND LEVEL EXTERIOR ON MARKET ST. AND CLINCH AVE



us bank us bank

EXISTING LOUVERS TO BE REMOVED AND REPLACED WITH NEW STOREFRONT GLAZING SYSTEM TO MATCH EXISTING

EXISTING GLASS TO BE REPLACED WITH NEW SIMILAR GLASS. MULLIONS AND METAL PANEL WILL REMAIN

2ND LEVEL DECKS PLACED ON LOWER ROOF, SEE SHEET A102

OVERHEAD DOOR REPLACED WITH DOUBLE DOOR, OPENING WILL BE LOWERED TO ALLEY LEVEL. METAL PANEL WILL BE INSTALLED ABOVE DOOR IN EXISTING OPENING





NEW DECKS. 2X2 IPE WOOD TILES
ON PEDESTAL SYSTEM, WITH
METAL RAIL

NEW DECKS. 2X2 IPE WOOD TILES
ON PEDESTAL SYSTEM, WITH
METAL RAIL

NEW DECKS. 2X2 IPE WOOD TILES
ON PEDESTAL SYSTEM, WITH
METAL RAIL

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CONSTRUCTION

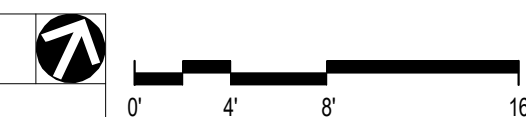
PROJECT INFORMATION:
PROJECT NUMBER:
25089
DESIGN DEVELOPMENT
CRYSTAL BUILDING

REVISION TRACKING:
REVISION DATE

SHEET INFORMATION:
A102
SECOND FLOOR PLAN

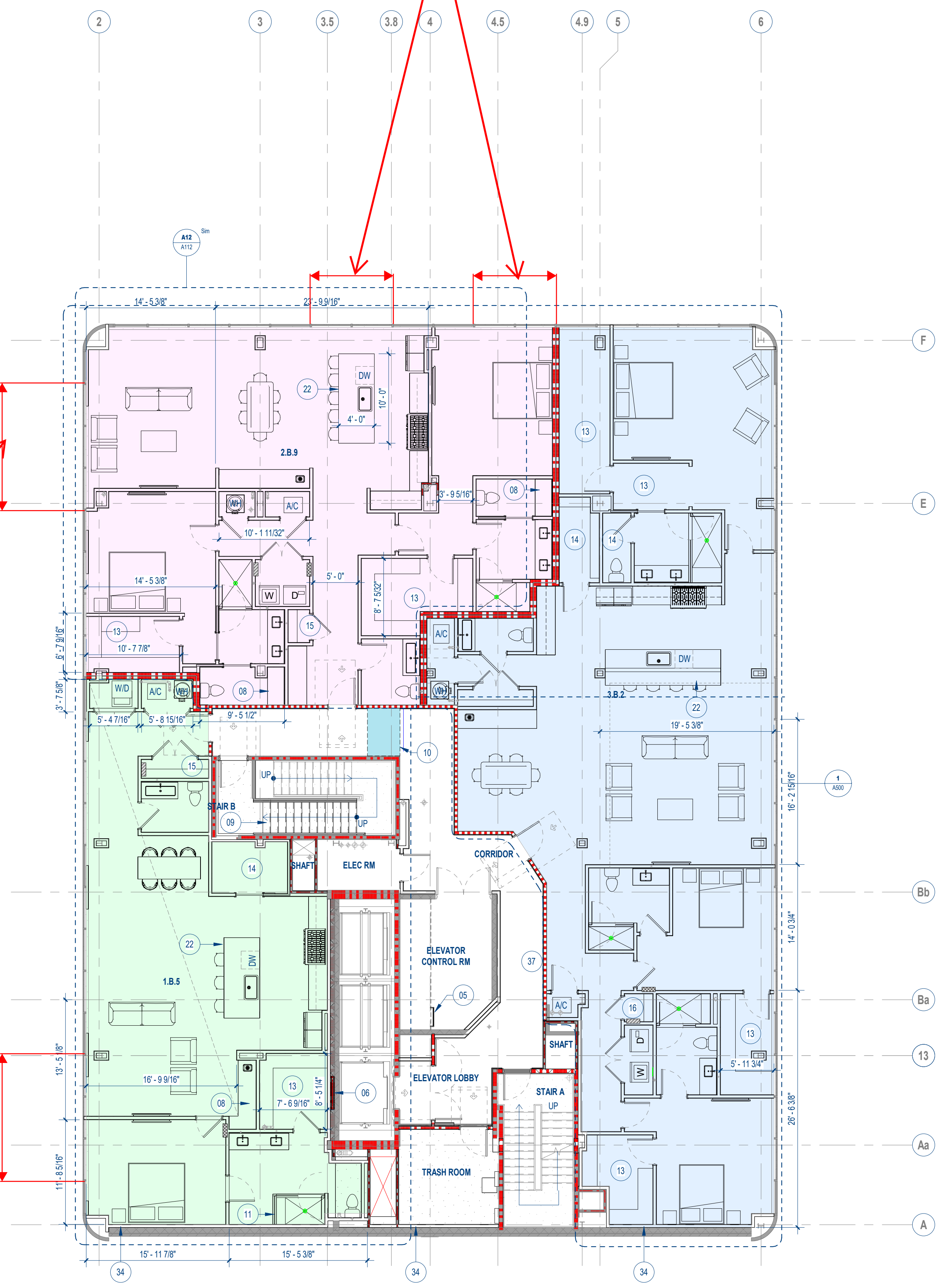
SHEET ISSUE DATE:
2026-05-29

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EXISTING LOUVERS TO BE REMOVED AND REPLACED WITH NEW STOREFRONT GLAZING SYSTEM TO MATCH EXISTING

EXISTING LOUVERS TO BE REMOVED AND REPLACED WITH NEW STOREFRONT GLAZING SYSTEM TO MATCH EXISTING



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PROJECT INFORMATION:
PROJECT NUMBER:
25089
DESIGN DEVELOPMENT
CRYSTAL BUILDING

REVISION TRACKING:

#	REVISION	DATE

SHEET INFORMATION:
A112
TWELFTH FLOOR PLAN

SHEET ISSUE DATE:
2026-05-29

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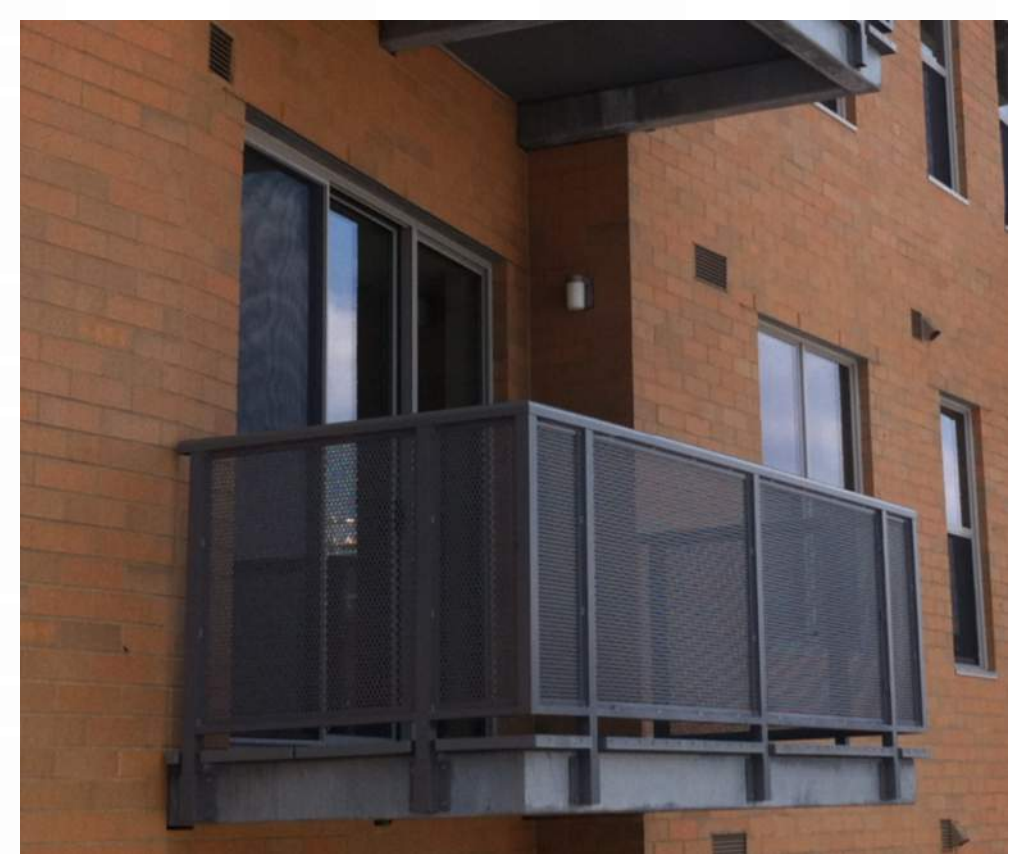
ALL PLANS REVIEWED
ELECTRICAL/MECHANICAL



REPLACEMENT GLASS : VITRO SOLARBAN R77 (2) CLEAR + CLEAR



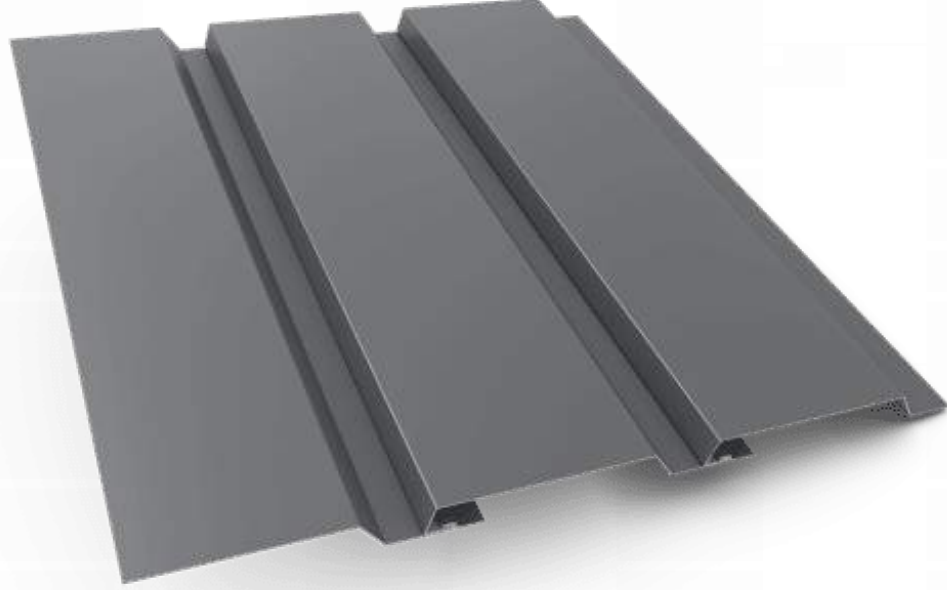
TRIFAB VERSAGLAZE 601T FRAMING SYSTEM BY KAWNEER WILL BE USED AT LOUVERS ON LEVEL 12. COLOR TO BE CLEAR ANODIZED TO MATCH EXISTING STOREFRONT MULLION FINISH.



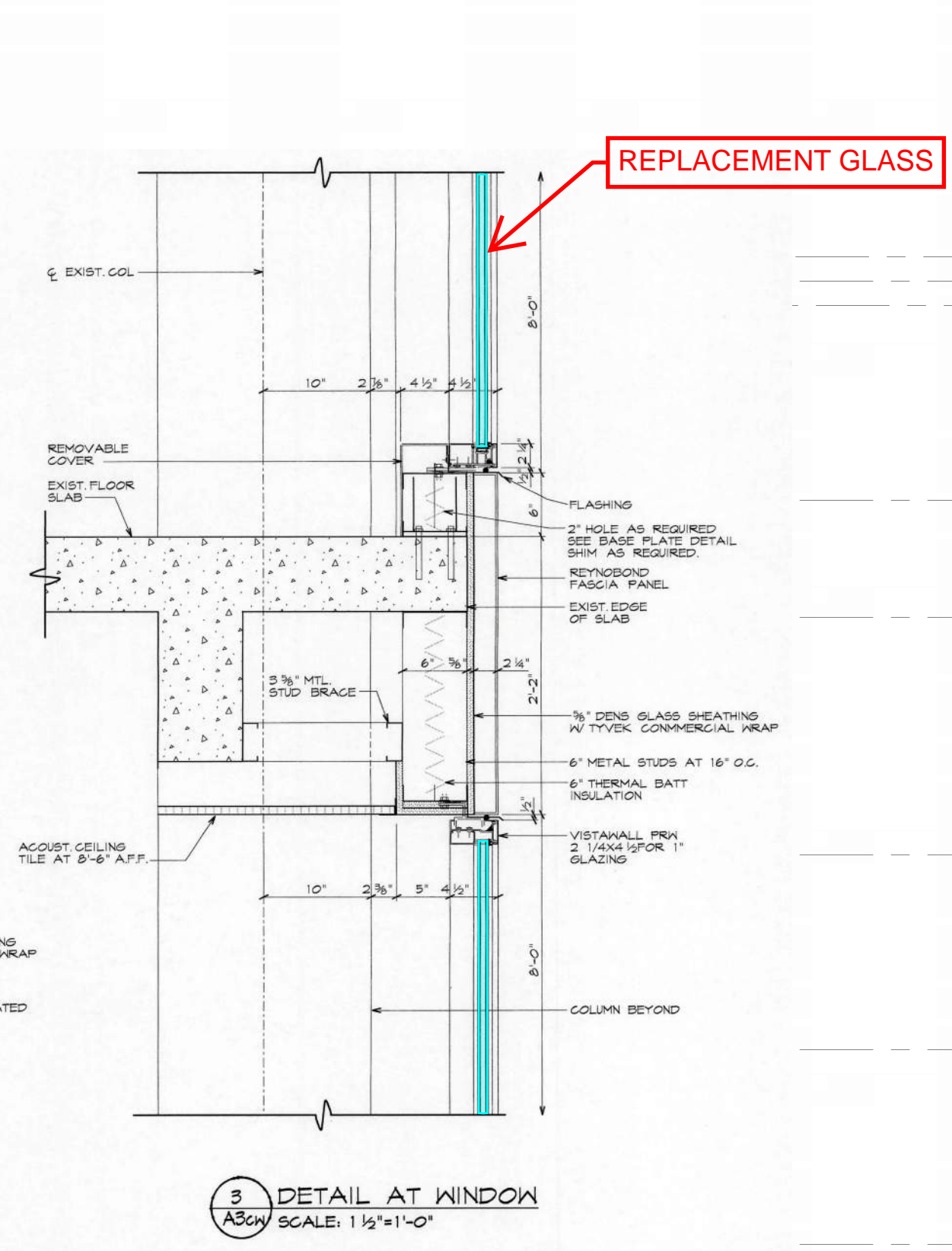
DECK RAILS: PAINTED ALUMINUM OR PAINTED GALVANIZED SHEET METAL PERFORATED SCREEN



RIBBED METAL PANEL: COLOR AND PROFILE BUT WILL BE SIMILAR TO IMAGE TBD



2X2 IPE WOOD TILES ON PEDESTAL SYSTEM



REPLACEMENT GLASS

EXISTING CURTAIN WALL TO METAL PANEL DETAIL



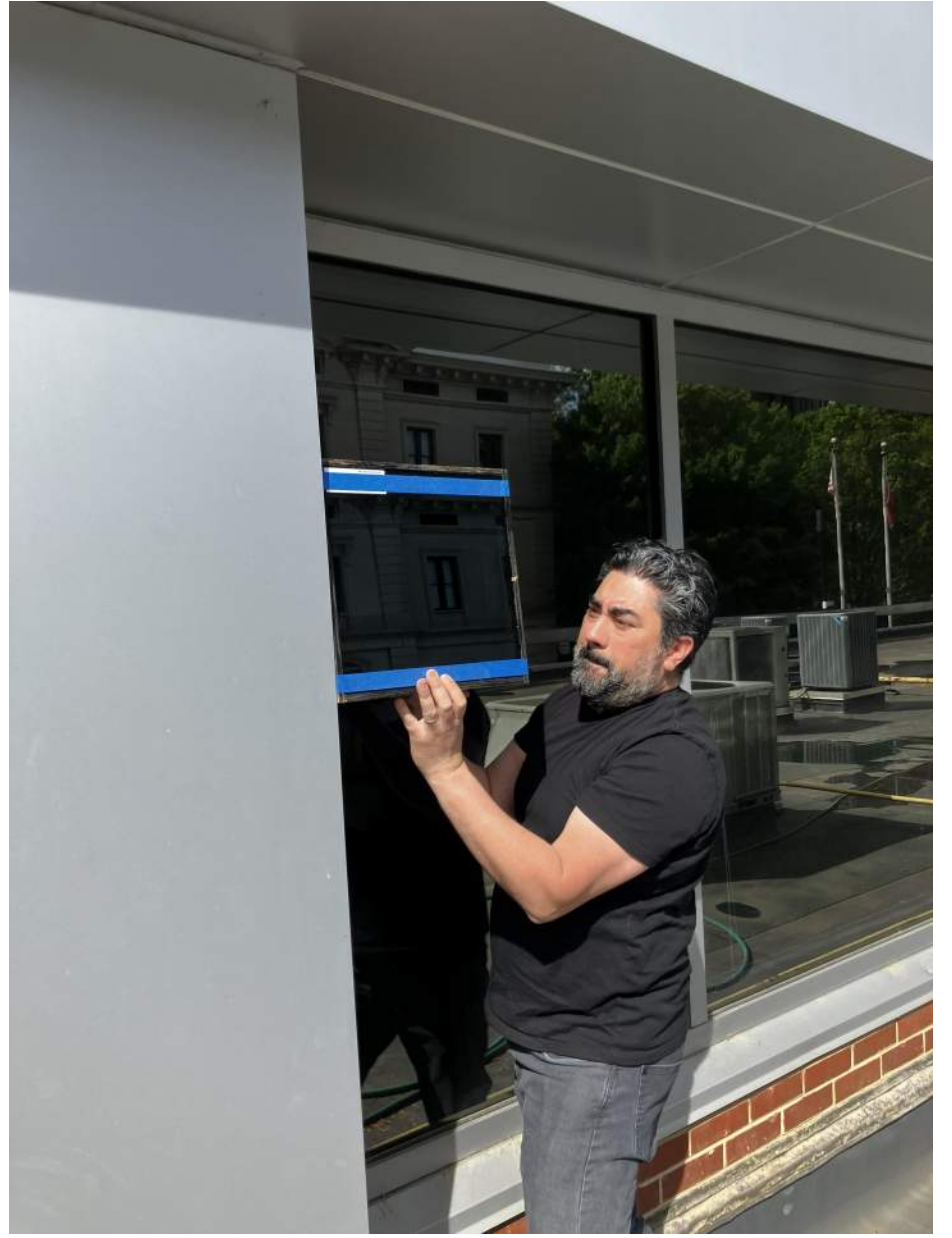
EXISTING OVERHEAD DOOR TO BE REPLACED WITH DOUBLE DOORS. OPENING WILL BE LOWERED TO ALLEY LEVEL.



- ELEVATOR PENTHOUSE 143'-3"
- T.O. PARAPET 143'-11"
- ROOF 142'-1"
- LEVEL 12 - Mezzanine 131'-11"
- LEVEL 12 125'-0"
- LEVEL 11 112'-0"
- LEVEL 10 101'-10"
- LEVEL 09 91'-2"
- LEVEL 08 80'-6"
- LEVEL 07 69'-10"
- LEVEL 06 59'-2"
- LEVEL 05 48'-0"
- LEVEL 04 37'-10"
- LEVEL 03 27'-2"
- LEVEL 02 16'-0"
- LEVEL 01 0'-0"

NEW GLASS; TYP.

EXISTING LOADING DOCK DOOR TO BE DEMOLISHED AND REPLACED WITH WITH DOUBLE DOOR, AT LOWER ALLEY ELEVATION.
AREA ABOVE DOOR TO BE INFILLED WITH PRE-FINISHED RIBBED METAL PANELS.



GLASS SAMPLE MOCKUP, COMPARED TO EXISTING

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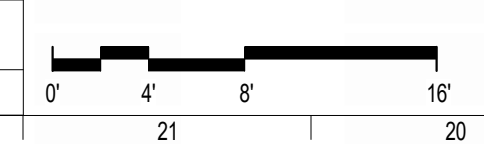
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DESIGN DEVELOPMENT
CRYSTAL BUILDING

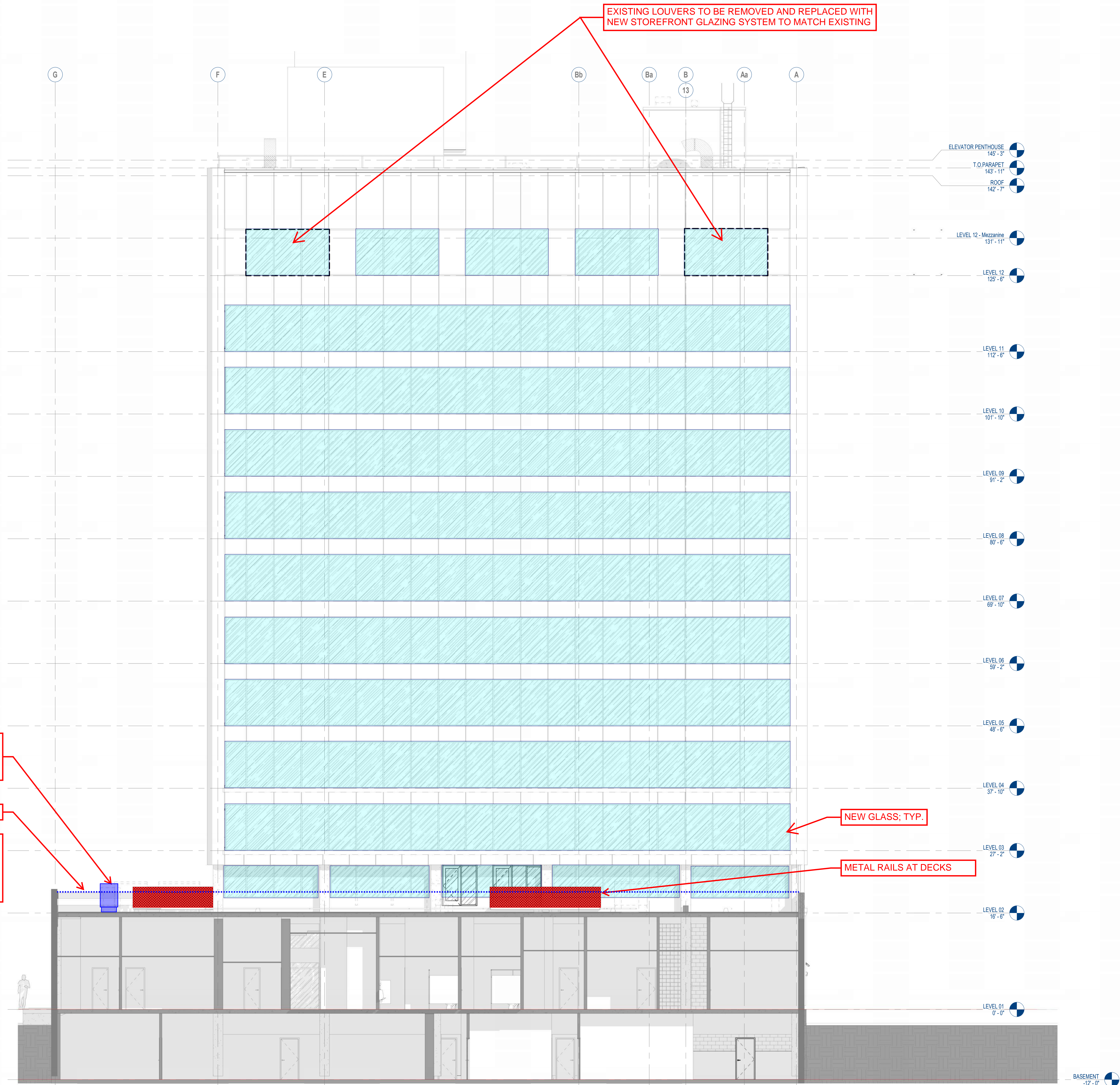
REVISION TRACKING:
REVISION DATE

SHEET INFORMATION:
A201
EXTERIOR ELEVATIONS

SHEET ISSUE DATE:
2026-05-29

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PROJECT NUMBER:
25089
DESIGN DEVELOPMENT
CRYSTAL BUILDING

REVISION TRACKING:

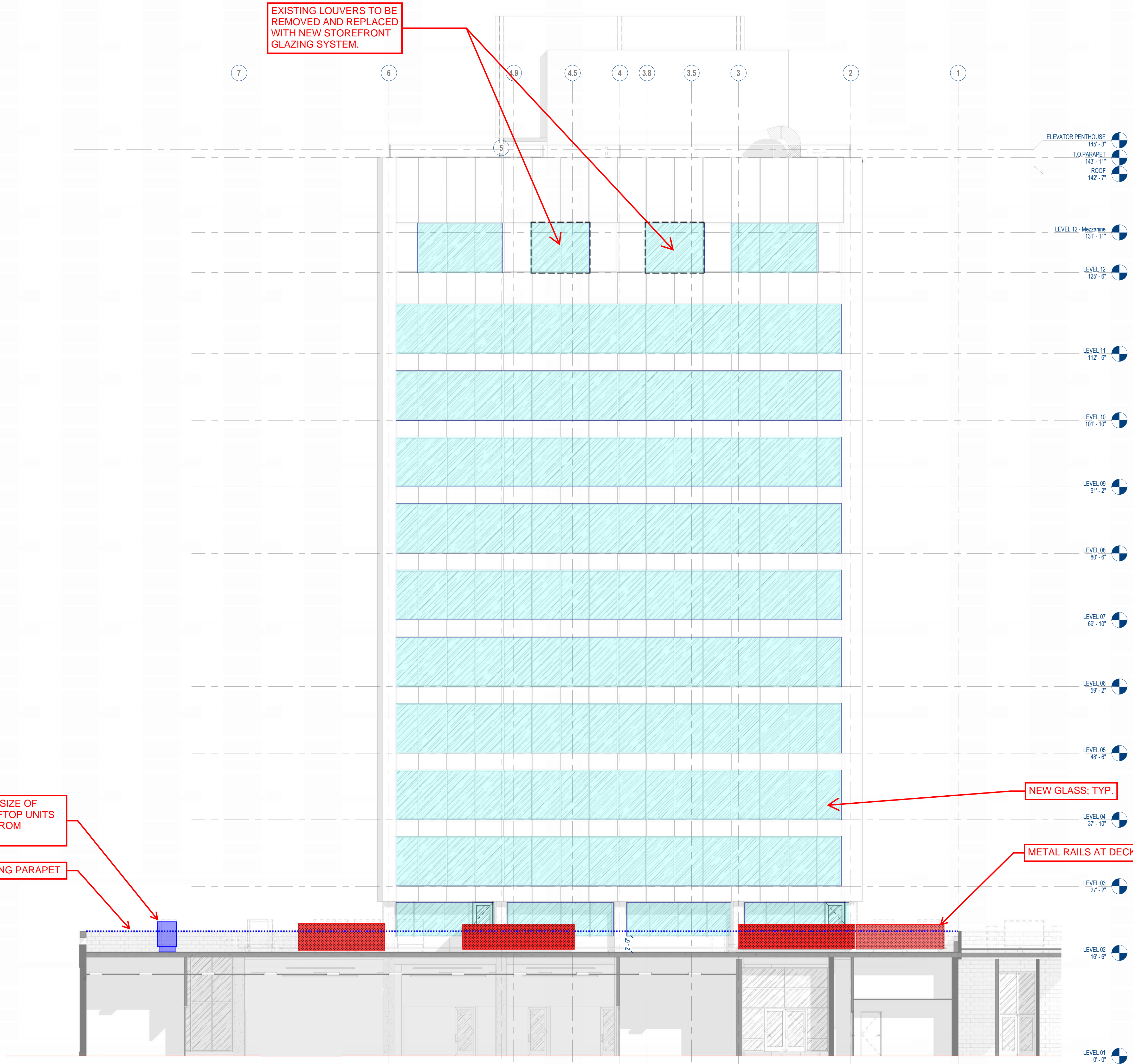
#	REVISION	DATE

SHEET INFORMATION:
A202
EXTERIOR ELEVATIONS

SHEET ISSUE DATE:
2026-05-29

ALL PLANS REVIEWED BY
ELECTRONIC SIGNATURE

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- ELEVATOR PENTHOUSE
143'-3"
T.O. PARAPET
143'-11"
ROOF
142'-7"
- LEVEL 12 - Mezzanine
131'-11"
- LEVEL 12
125'-6"
- LEVEL 11
112'-6"
- LEVEL 10
101'-10"
- LEVEL 09
91'-2"
- LEVEL 08
87'-4"
- LEVEL 07
69'-10"
- LEVEL 06
59'-2"
- LEVEL 05
48'-6"
- LEVEL 04
37'-10"
- LEVEL 03
27'-2"
- LEVEL 02
15'-6"
- LEVEL 01
0'-0"

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CONSTRUCTION

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25089
DESIGN DEVELOPMENT
CRYSTAL BUILDING

REVISION TRACKING:

#	REVISION	DATE

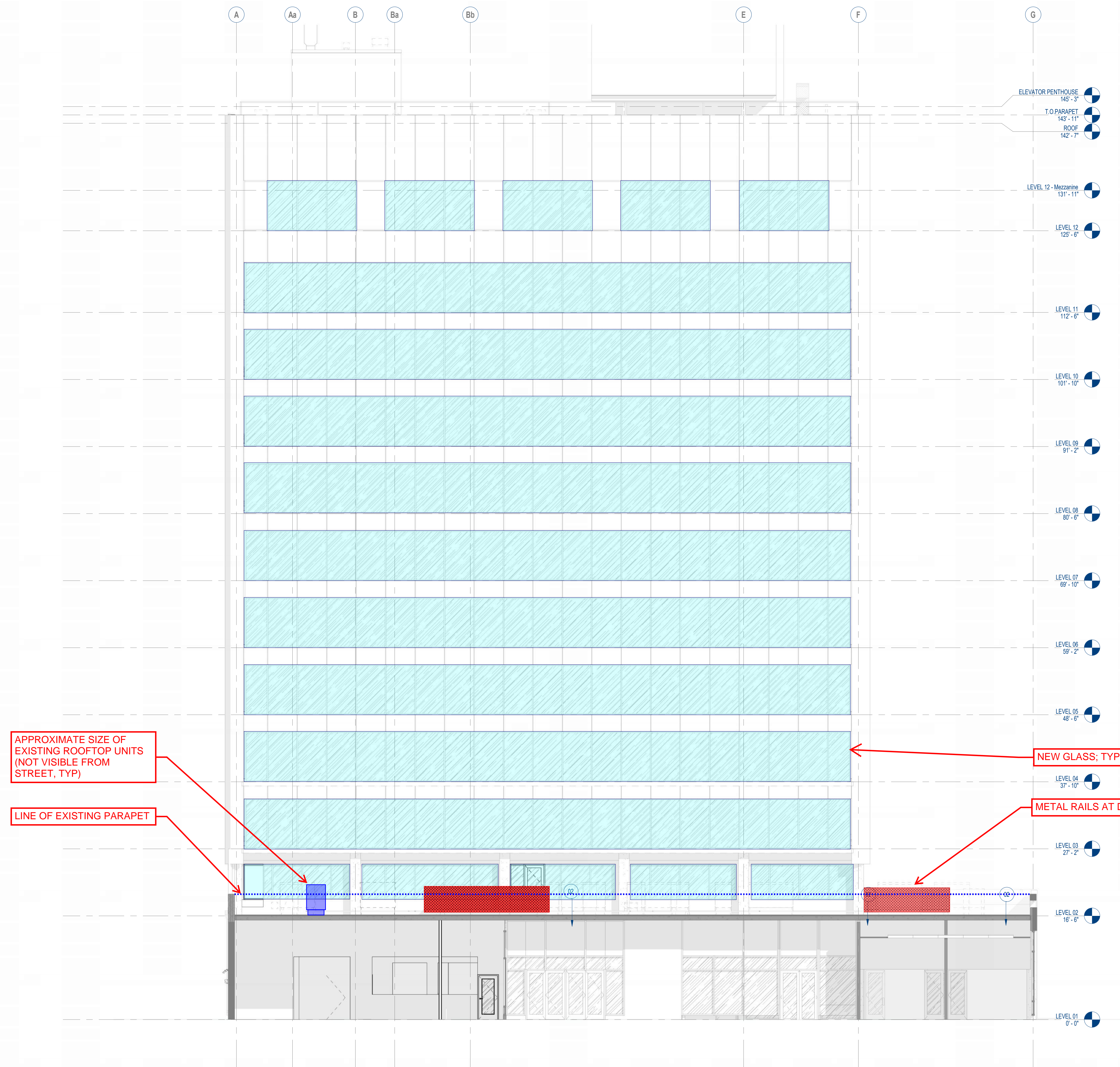
SHEET INFORMATION:
A203
EXTERIOR ELEVATIONS

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2026-05-29

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ALL PLANS REVIEWED
ELECTRICAL TYP



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PROJECT INFORMATION:
PROJECT NUMBER:
25089
DESIGN DEVELOPMENT
CRYSTAL BUILDING

REVISION TRACKING:
REVISION DATE

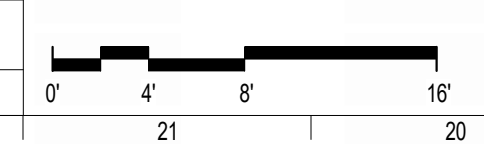
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EXTERIOR ELEVATIONS

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2026-05-29

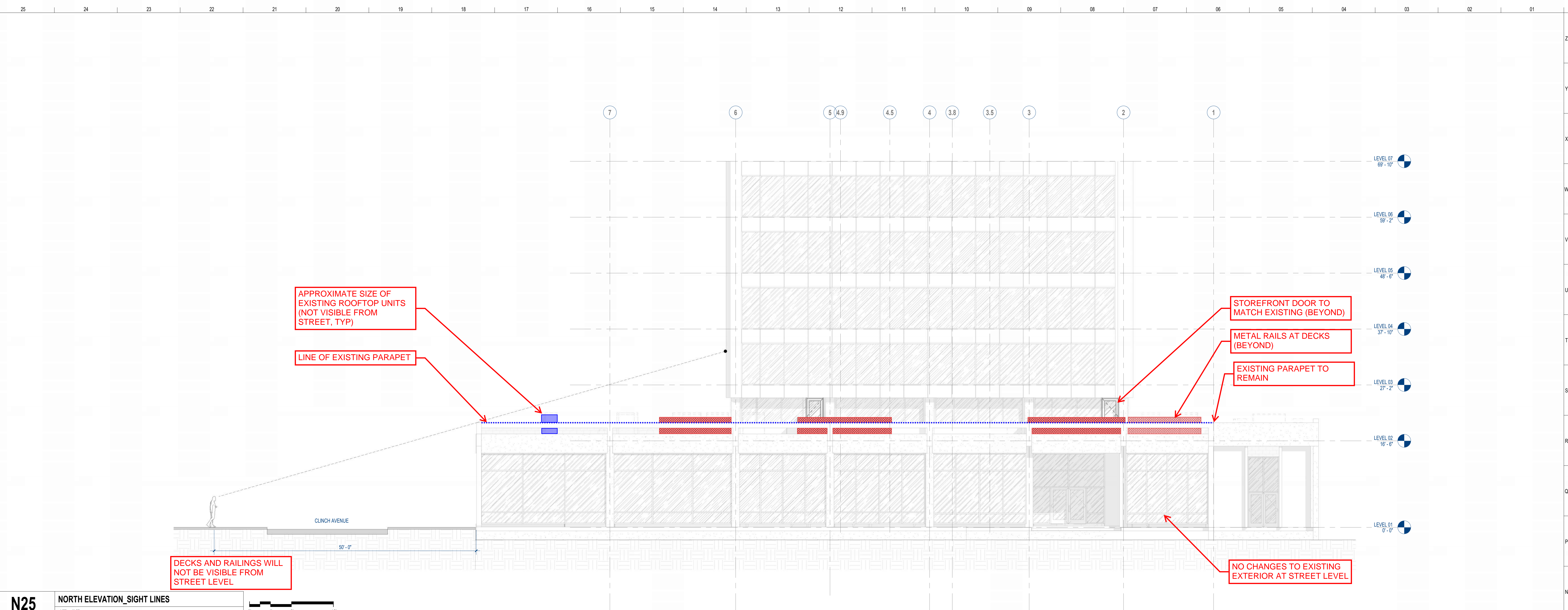
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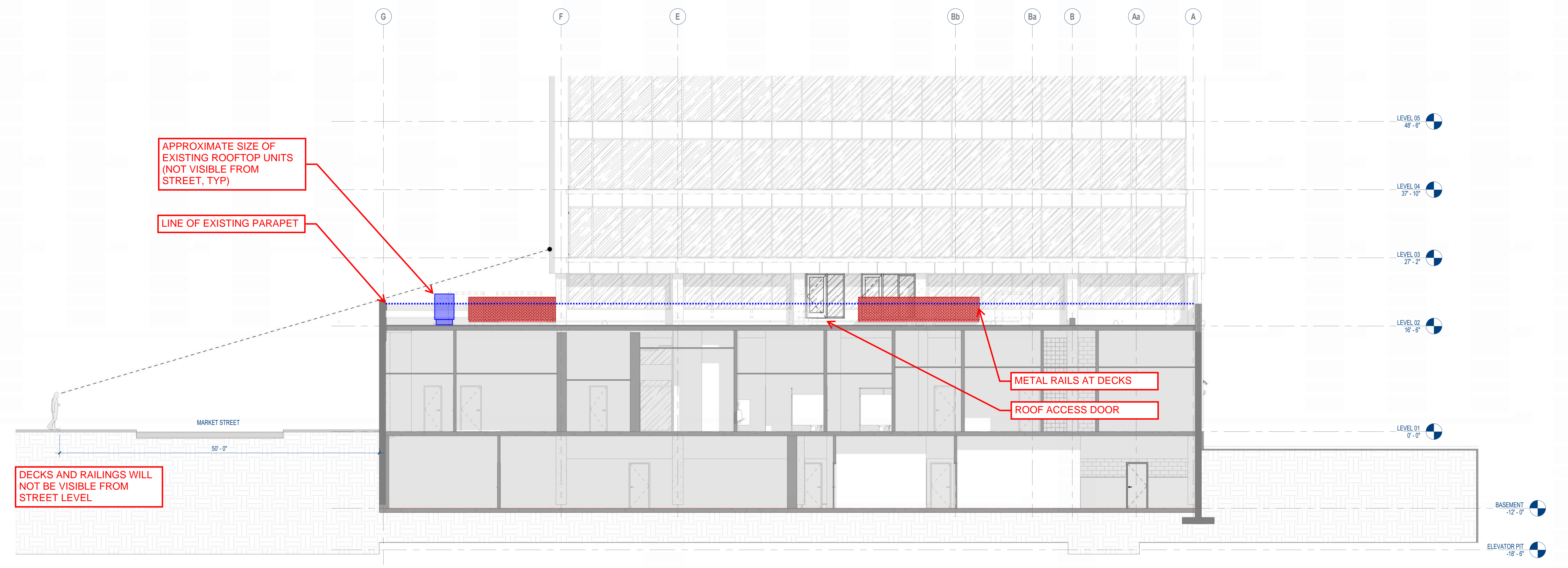
A21 EAST ELEVATION
1/8" = 1'-0"



ALL PLANS REVIEWED
ELECTRICAL/MEP STAMP



N25 NORTH ELEVATION_SIGHT LINES
1/8" = 1'-0"



A25 WEST ELEVATION_SIGHT LINES
1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION:
PROJECT NUMBER:
25089
DESIGN DEVELOPMENT
CRYSTAL BUILDING

REVISION TRACKING:
REVISION DATE

SHEET INFORMATION:
A205
EXTERIOR ELEVATIONS_
SIGHT LINES

SHEET ISSUE DATE:
2026-05-29

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