

File Number: 10-D-26-DT

Meeting: 10/21/2026
Applicant: Knoxville Hotel Partners, LLC
Owner: Alpesh Patel Embassy Suites Knoxville
Project: Embassy Suites

Property Information

Location: 507 S. Gay St. **Parcel ID:** 94 L E 01901
Zoning: DK-H (Downtown Knoxville, Historic Subdistrict)
Description: Minor alteration/addition
Multi-story modern concrete hotel building with multiple commercial storefronts along Gay Street and Union Avenue.

Staff Recommendation

Staff recommends approval of Certificate 10-D-26-DT subject to the following conditions.
1) Meeting all applicable standards of the Zoning Ordinance.
2) Meeting all applicable requirements of the City's Department of Engineering.

Description of Work

Level I - Board Review

Minor Alteration of an Existing Building/Structure

UPDATE: This request is for reconsideration of the raised glass guardrail. The board approved a Certificate of Appropriateness (9-A-26-DT) for this project last month, with the condition that the glass guardrail be the same height across the entire balcony by implementing planters or other permanent fixtures, pending approval from both Engineering and Planning staff. For safety reasons, City Engineering is not comfortable approving planters or other permanent fixtures.

New second-story (mezzanine level) balcony, hung from the underside of the existing canopy. The balcony wraps around the Gay Street and Union Avenue corner of the building, connects to the existing balcony on the Gay Street facade, and extends 120 ft along the Union Avenue facade, terminating over the ground-floor hotel entry. The balcony will be over the sidewalks adjacent to the building, but will remain on the subject property and will not extend over the public sidewalk.

ACCESS: One new doorway will be created above the existing Union Avenue hotel entrance by removing the large central windowpane (see Exhibit A) and installing a new full lite door with sidelites. The existing storefront (window) framing and two outer windowpanes will remain. The new door and framing will match the existing storefront color.

BALCONY: The new balcony will have an 11'-0" sidewalk clearance and will match the existing balcony on the Gay Street elevation in design, material, and color (see Exhibit B). The balcony has a maximum depth of 10'-9" on the

Gay Street elevation, and 6'-0" on the Union Avenue elevation. The glass guardrail will be 5'-0" tall and 4'-0" wide when adjacent to a Union Avenue streetlight for safety purposes. Otherwise, the glass guardrail will be 3'-6" tall. Structural hangers will support it on the outside and inside edges of the balcony, aligned with the outside edges of the existing second-story storefront systems.

EXISTING CANOPY: The underside of the existing canopy will be modified to include a soffit where the structural hangers connect to the canopy and a recessed blue ceiling between the soffits to match the existing on the Gay Street elevation. See Exhibit B and plan sheet A1.3. The existing canopy lighting will be retained.

LIGHTING: The underside of the new balcony will have round lights along most of its length, and LED tape lights at the Union Avenue ground-floor entrance. The lighting will match that on the existing Gay Street balcony.

Comments

Comments:

ZONING STANDARDS: The property is zoned DK-H (Downtown Knoxville Historic Subdistrict). This proposal meets all applicable zoning standards.

PEDESTRIAN AND BICYCLIST SAFETY: The lighting on the underside of the canopy will supplement the streetlights, which the canopy will partially block.

BUILDING MASS, SCALE, AND FORM: The balcony adds a human-scaled element to the street level, similar to a typical storefront canopy in depth and sidewalk clearance.

BUILDING MATERIALS: The proposed materials match the existing balcony on the Gay Street elevation.

ARCHITECTURAL CHARACTER: The balcony adds visual and pedestrian interest to the lower portion of the structure.

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.

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.

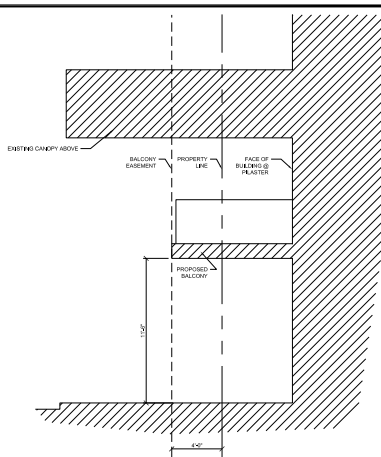
1a. Maintain a pedestrian-scaled environment from block to block.

1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of

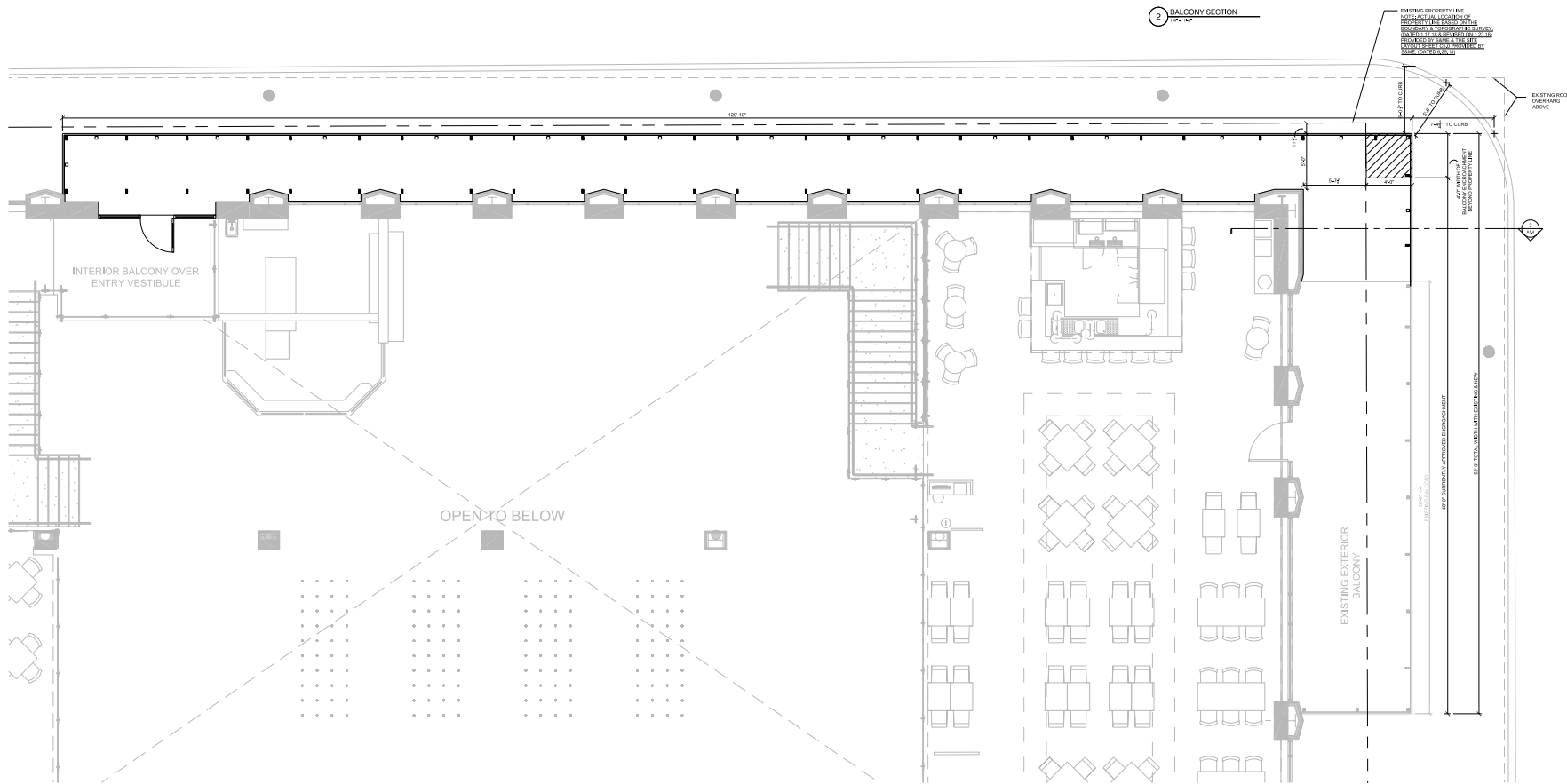
buildings as experienced at the street level.

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.



2 BALCONY SECTION
1/8" = 1'-0"



1 SITE LAYOUT PLAN
1/8" = 1'-0"



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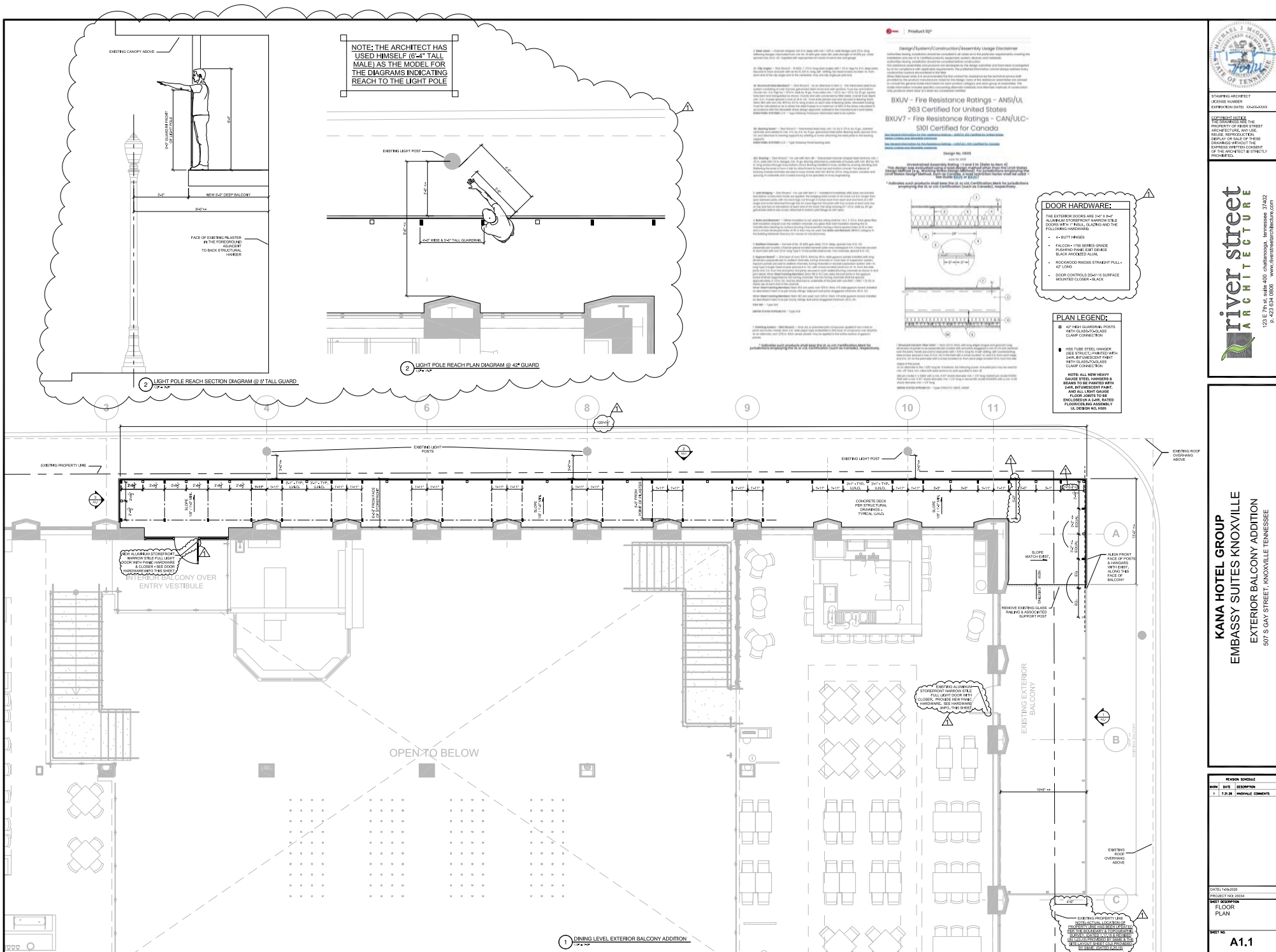
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123 E 7th St. Suite 400 Chattanooga, Tennessee 37402
P: 423.634.0806 www.riverstreetarchitecture.com

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EMBASSY SUITES KNOXVILLE
EXTERIOR BALCONY ADDITION
507 S GAY STREET, KNOXVILLE, TENNESSEE

NO.	DATE	DESCRIPTION
1	7.1.20	ISSUED FOR PERMIT

DATE: 7/1/2020
PROJECT NO: 20001
SHEET DESCRIPTION
SITE LAYOUT
PLAN

A1.0



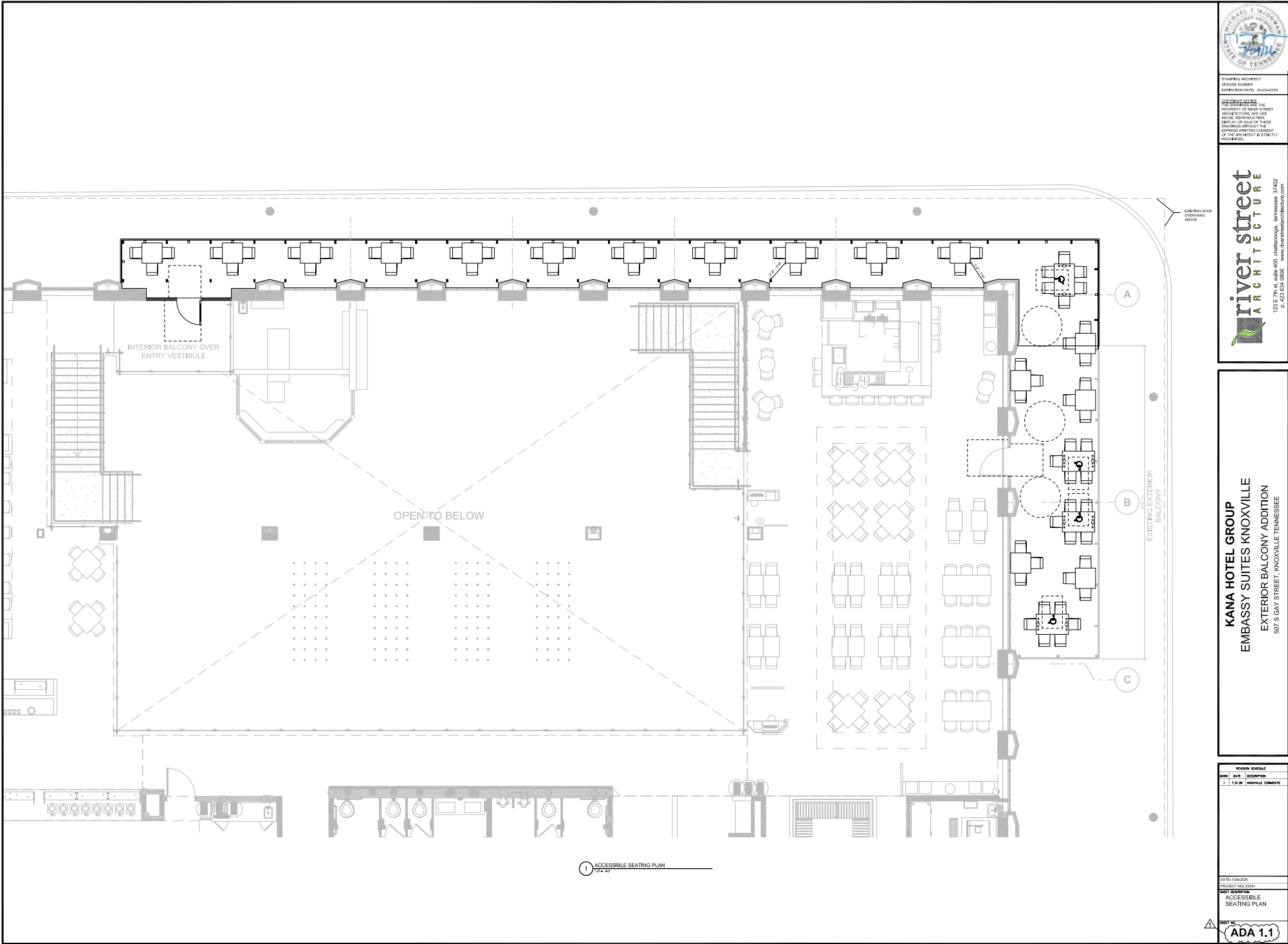
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REVISION SHEET		
NO.	DATE	DESCRIPTION
1	7.2.20	INITIAL COMMENTS
DATE: 7/24/2020		
PROJECT NO: 2020		
SHEET NUMBER		
FLOOR PLAN		
SHEET NO.		
A1.1		



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REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	7.2.20	INITIAL COMMENTS

DATE: 7/20/2020
PROJECT NO: 2020-01
SHEET DESCRIPTION:
ACCESSIBLE SEATING PLAN

ADDITIONAL
ADA 1.1



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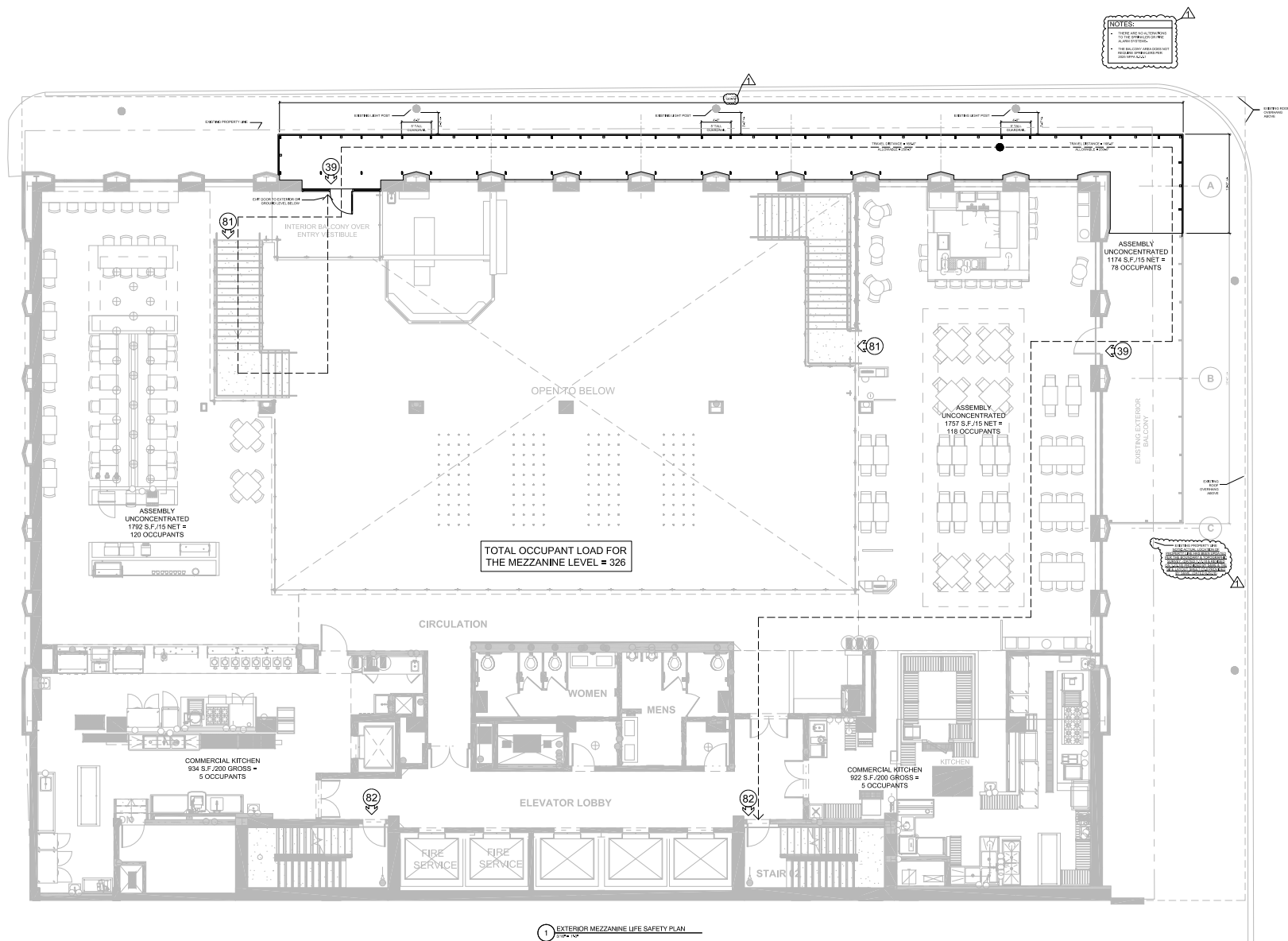
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EXTERIOR BALCONY ADDITION
507 S GAY STREET, KNOXVILLE TENNESSEE

REVISION SCHEDULE		
MARK	DATE	DESCRIPTION
1	7.31.26	WINDVILLE COMMENTS

DATE: 7-09-2028
PROJECT NO: 25034
SHEET DESCRIPTION
LIFE SAFETY
PLAN

SHEET NO.

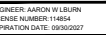
LS1.1



LEAD Light
 MARK Type Light
 MODEL: BS-37MTA-30-X00-MHD-RATED
 MFG: Balanced Lighting
 DESCRIPTION: EXTERIOR WET RATED LED FULLY ENCAPSULATED DIFFUSER FOR EXTERIOR LIGHTING. 30W. 120V. ANY CONTRACTOR IS TO COORDINATE DIMMING REQUIREMENTS WITH ARCHITECT PRIOR TO ORDERING AND COORDINATE WITH ALLARD LIGHTING FOR REQUIREMENT
 AE - PROVIDE EMERGENCY DRIVER WITH 90 MIN BATTERY BACKUP

MARK II
 Surface Mount Light
 MFG: Balanced Lighting
 MODEL: BS-37MDCT37W-3K
 DESCRIPTION: EXTERIOR WET RATED 3" ROUND SURFACE MOUNT 14W WHITE. 3000K. 120/277-1/5W-0V-0V
 AE - PROVIDE EMERGENCY DRIVER WITH 90 MIN BATTERY BACKUP

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, DETAILS, AND LIGHTING NOTES FOR FURTHER INFORMATION OF DEVICE PLACEMENT AND OTHER RELEVANT INFORMATION.
2. ALL EXIT AND EMERGENCY LIGHTING SHALL BE PROVIDED WITH AN UNSWITCHED HOT AHEAD OF ANY SWITCHES OR RELAYS.
3. UPDATE EXISTING CIRCUIT DIRECTORY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE, INSIDE OF, OR IN AN APPROVED LOCATION ADJACENT TO THE PANEL DOOR IN THE CASE OF A PANELBOARD.



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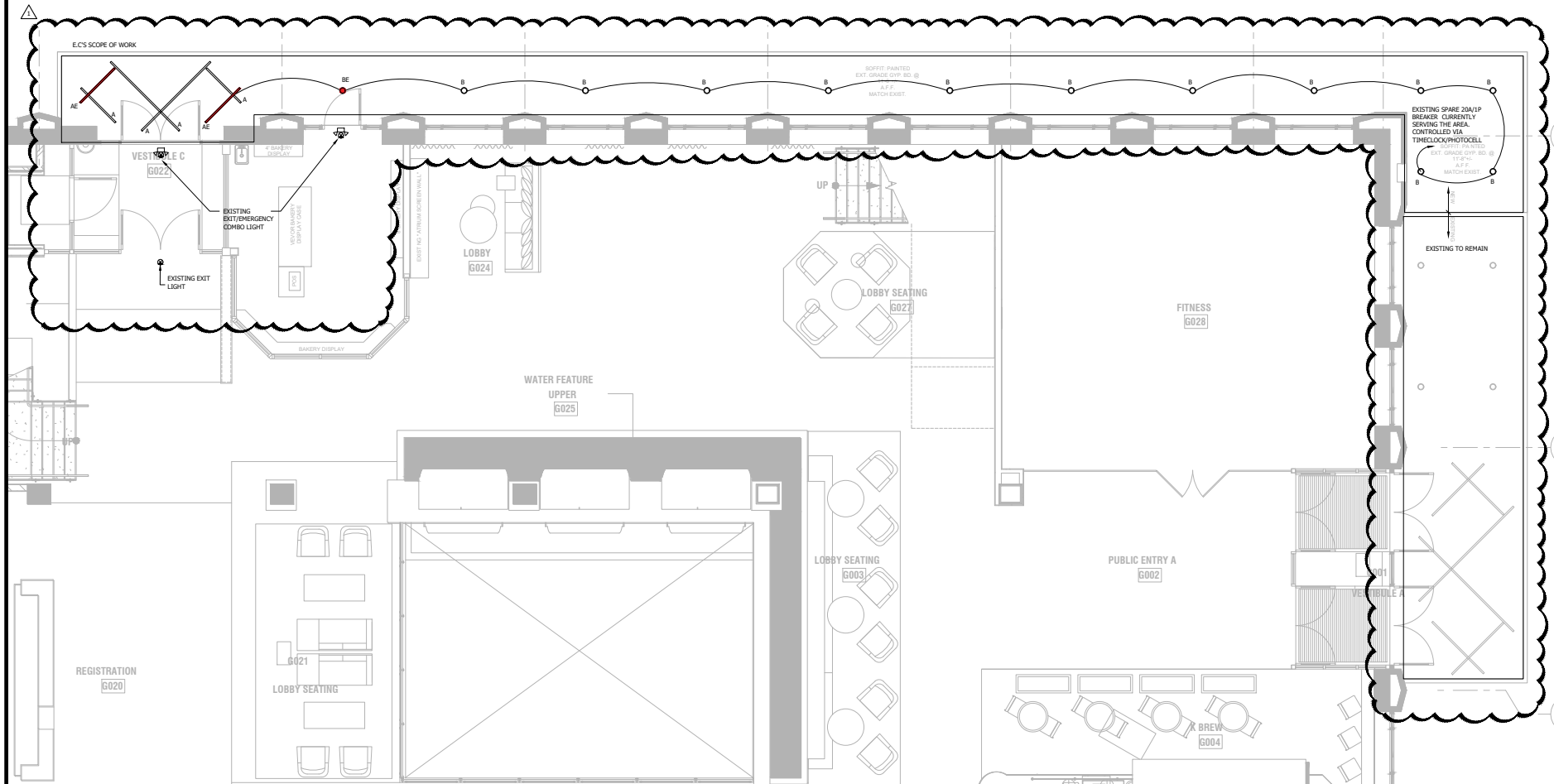
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REVISION SCHEDULE	
DATE	DESCRIPTION
7.31.26	KNOXVILLE COMMENTS

DT: 07-02-2026
 ECT NO: 20004
 MN BY: AEDD
 CKED BY: AEDD

PROJECT DESCRIPTION
ELECTRICAL
GROUND LEVEL
LIGHTING PLAN

E1.1



1 ELECTRICAL GROUND LEVEL LIGHTING PLAN
E1.1 SCALE: 1/4" = 1'-0"

AEED PROJECT NO.: 142-25



E1.1

LIGHTING FIXTURE SCHEDULE:

- MARK: B
Surface Mount Light
MFD: Ballast Lighting
MODEL: BL-SPR000CT000-3K
DESCRIPTION: WET RATED 4" ROUND SURFACE MOUNT 14W
WVF: 300K, 120/277 V-10V DIM
MARK: BE - PROVIDE EMERGENCY DRIVER WITH 90 MIN BATTERY BACKUP
- MARK: X1
Surface Mounted Directional Exit Light
DESIGN: PHOTON OUTDOOR RATED
- MARK: X
Exit Light
DESIGN: PHOTON OUTDOOR RATED

ELECTRICAL UNREFERENCED NOTES

- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS, DETAILS, AND LIGHTING NOTES FOR FURTHER INFORMATION OF DEVICE PLACEMENT AND OTHER RELEVANT INFORMATION.
- ALL EXIT AND EMERGENCY LIGHTING SHALL BE PROVIDED WITH AN UNSWITCHED HOT AHEAD OF ANY SWITCHES OR RELAYS.
- UPDATE EXISTING CIRCUIT DIRECTORY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE, INSIDE OF, OR IN AN APPROVED LOCATION ADJACENT TO THE PANEL DOOR IN THE CASE OF A PANELBOARD.



ENGINEER: AARON Y. ALBURN
LICENSE NUMBER: 114854
EXPIRATION DATE: 08/30/2027

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MARK	DATE	DESCRIPTION
1	7.9.24	KNOXVILLE COMMENTS

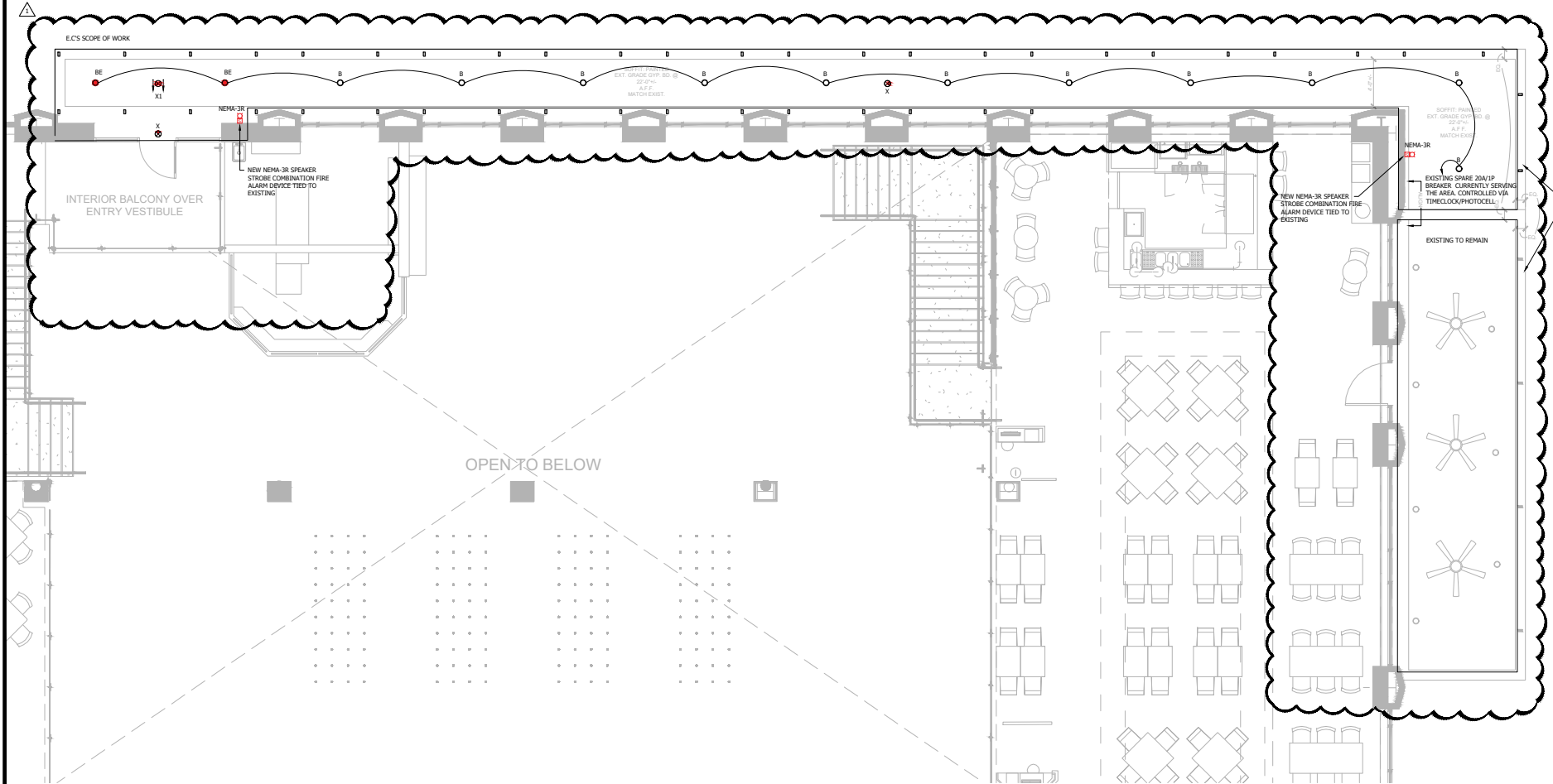
DATE: 07-25-2024
PROJECT NO.: 24005
DRAWN BY: AAE
CHECKED BY: AAE

DESIGN: 07-25-2024
PROJECT NO.: 24005
DRAWN BY: AAE
CHECKED BY: AAE

PROJECT DESCRIPTION:
ELECTRICAL MEZZANINE LEVEL LIGHTING PLAN
SHEET NO.: E1.2



AEED PROJECT NO.: 142-25



1 ELECTRICAL MEZZANINE LEVEL LIGHTING PLAN
SCALE: 1/8" = 1'-0"

LIGHTING FIXTURE SCHEDULE:

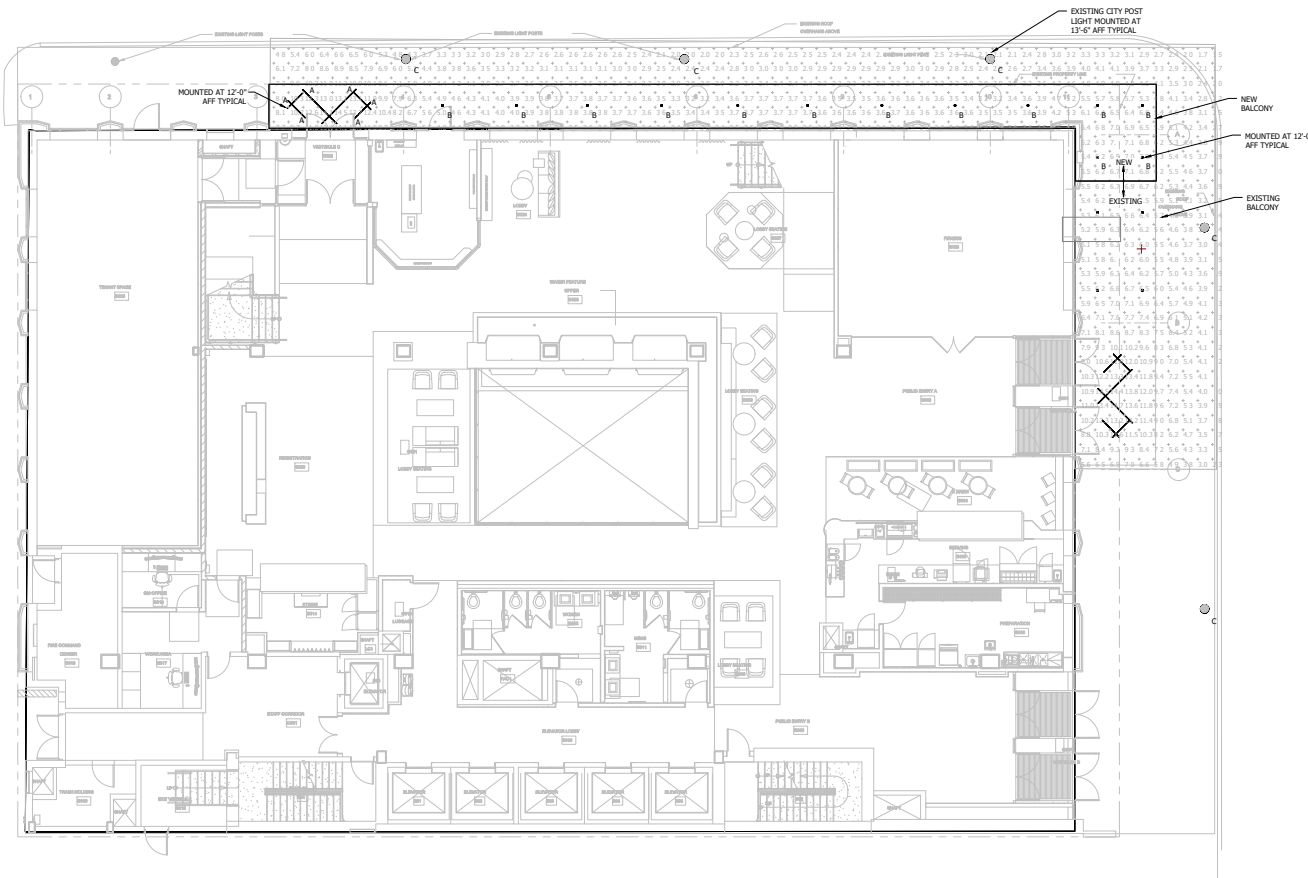
MARK: A
LED Tape Light
MFG: Balluff Lighting
MODEL: BL-STM74-30-XX-AM-010-XX
DESCRIPTION: EXTERIOR WET RATED LED FULLY ENCAPSULATED DIFFUSER FOR EXTERIOR SWIFT 3/4 LUMENS/FT. 3000K. 24V. CONTRACTOR IS TO COORDINATE CANNING REQUIREMENTS WITH ARCHITECT PRIOR TO ORDERING AND COORDINATE WITH BALLUFF LIGHTING FOR REQUIREMENT.
MARK: AE - PROVIDE EMERGENCY DRIVER WITH 90 MIN BATTERY BACKUP

MARK: B
Surface Mount Light
MFG: Balluff Lighting
MODEL: BL-SPIN00CT29W-3K
DESCRIPTION: WET RATED 4" ROUND SURFACE MOUNT 14W WHITE 3000K 120/277 0-10V DIM.
MARK: BE - PROVIDE EMERGENCY DRIVER WITH 90 MIN BATTERY BACKUP

Schedule								
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp
I	A		16		LED TAPE LIGHT - UNDER BALCONY		1	1354
O	B		17	4" Round Sky Panel™	ELSPKTR (010000) - UNDER BALCONY		1	757
O	C		5	HTSL P50 R3 R3 R3 R3 R3	Hardfield LED, P10, 6000K, Type 3, Acrylic 4" Reflector - City Post Light		1	3869

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Sidewalk		5.1 fc	14.7 fc	1.5 fc	9.8:1	3.4:1



1 ELECTRICAL GROUND LEVEL PHOTOMETRICS PLAN
SCALE: 1"=8'-0"

AEED,inc

AEED PROJECT NO.: 1422

DATE: 07-25-2008
PROJECT NO.: 1422
SHEET NO.: 1422
SHEET DESCRIPTION:
ELECTRICAL
GROUND LEVEL
PHOTOMETRICS

E1.3



ENGINEER: AARON W. ALBURN
LICENSE NUMBER: 114854
EXPIRATION DATE: 08/30/2017

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507 S GAY STREET, KNOXVILLE TENNESSEE

MARK	DATE	DESCRIPTION
1	7-23-08	KNOXVILLE COMMENTS