

File Number: 8-C-26-DT

Meeting: 10/21/2026
Applicant: Kayland Sheckles Sign Co Inc
Owner: Complete Hospitality Solutions, LLC
Project: AC Hotel

Property Information

Location: 427 Walnut St. **Parcel ID:** 94 L H 01901
Zoning: DK-G (Downtown Knoxville, Grid Subdistrict)
Description: New signs
Multi-story hotel currently under construction

Staff Recommendation

Staff recommends approval of Certificate 8-C-26-DT subject to the following condition.

1) Meeting all applicable requirements of Article 13 (Signs) of the City of Knoxville Zoning Code.

Description of Work

Level I - Board Review

Sign

Wall signs (top of building): Internally illuminated wall signs with a dark background color and white lettering. One 6'-0" x 6'-0" (36 sqft) sign will be located on the west elevation, facing Locust Street, and one 8'-0" x 8'-0" (54 sqft) will be on the eastern corner of the south elevation, facing Union Avenue.

Wall sign (Locust Street, second floor): One 7'-10" x 1'-2" (9.2 sqft) internally illuminated, channel letter wall sign with a white sign face.

Wall sign (Walnut Street, first floor): One 2'-0" x 2'-0" (4 sqft) internally illuminated wall sign, mounted perpendicular to Walnut Street, next to the hotel entry, adjacent to the small storefront space.

Projecting sign (Walnut Street): One 8'-1.5" x 2'-0" (16.25 sqft) internally illuminated projecting sign, mounted 14'-4" above the Walnut Street sidewalk between the first and second bay of windows on the left (south) side of the elevation. The sign face is aluminum with a dark background, routed to allow the light to shine through the white letters.

Awning sign (Walnut Street): One 12'-1" x 10" (10 sqft) internally illuminated channel letter sign with a white sign face attached to the front of the awning, centered above the guest entry driveway.

Comments

The design guidelines do not specifically address large wall signs near the top of large buildings, but the board can consider them on a case-by-case basis to ensure they are scaled appropriately for the location.

The design guidelines recommend projecting signs with a maximum area of 9 sqft. The imagery in the design guidelines is of a sign hung at street level, where smaller signs are more appropriate. This projecting sign is located on the second floor, where a larger size can be more appropriate.

The design guidelines recommend wall signs located on the signboard, above storefronts and below second-story windows. The awning sign meets the general location recommendation, but is located on the awning instead of the building. Other wall signs are sized appropriately for the locations and meet the general intent of the guidelines.

Applicable Design Guidelines

Downtown Design Guidelines

Section 2: The Districts

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.

1c. Window signs, less than 30 percent coverage, including neon signs.

1d. Building name sign and/or building directory.

DESIGNS PREPARED FOR:



SITE ADDRESS:

427 WALNUT STREET,
KNOXVILLE, TN 37902

JOB NUMBER:

316593

SALES REPRESENTATIVE:

-

PROJECT MANAGER:

M. WISKOW

JONES

DESIGN REVISIONS:

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT	REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
1	06.15.26	LAH	UPDATED MAIN FONT TO BE HELVETICA MEDIUM / BLADE SIGN TEXT ORIENTATION			X	16						
2	08.07.26	LAH	UPDATE SPECS ON ALL SIGNS / ENLARGE ELEVATIONS	X			17						
3	09.15.26	LAH	REMOVED WS.1, REDUCED WS.2 SIZE, REVISED BLADE SIGN SIZE, UPDATED POWER LINE SPECS	X	X	X	18						
4							19						
5							20						
6							21						
7							22						
8							23						
9							24						
10							25						
11							26						
12							27						
13							28						
14							29						
15							30						

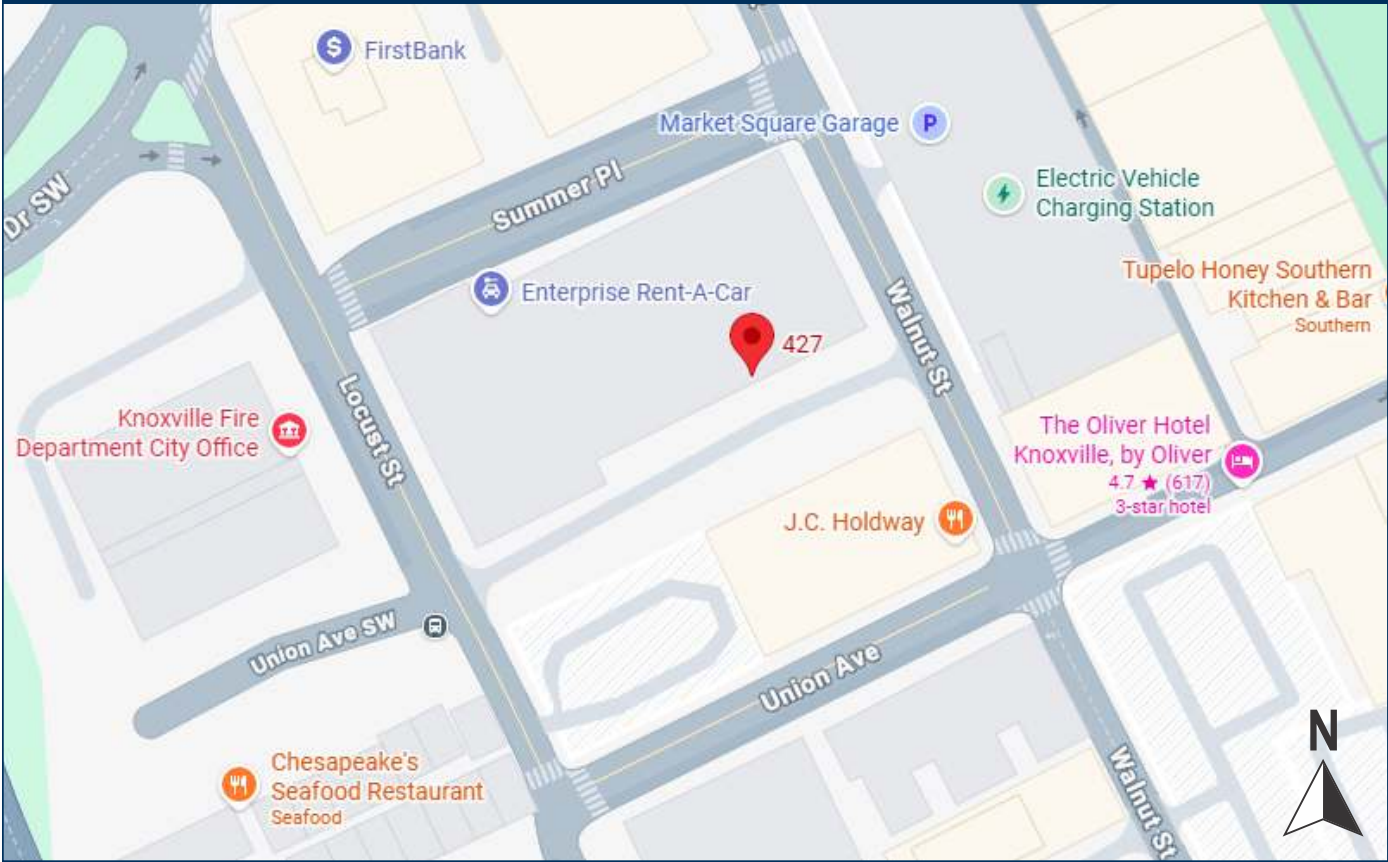
JONES	JOB #: 316593_R3 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP: - PROJ MGR: W. WISKOW	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING OTHER:	LANDLORD APPROVAL DATE	AC HOTELS MARRIOTT	AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 1.0
			CLIENT APPROVAL DATE			

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VICINITY MAP

SIGN CODE REVIEW



SCALE: NTS

JONES	JOB #: 316593_R3 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP: - PROJ MGR: W. WISKOW	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING OTHER:	LANDLORD APPROVAL	DATE	AC HOTELS MARRIOTT	AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 2.0
			CLIENT APPROVAL	DATE			

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SITEPLAN

SCALE: NTS

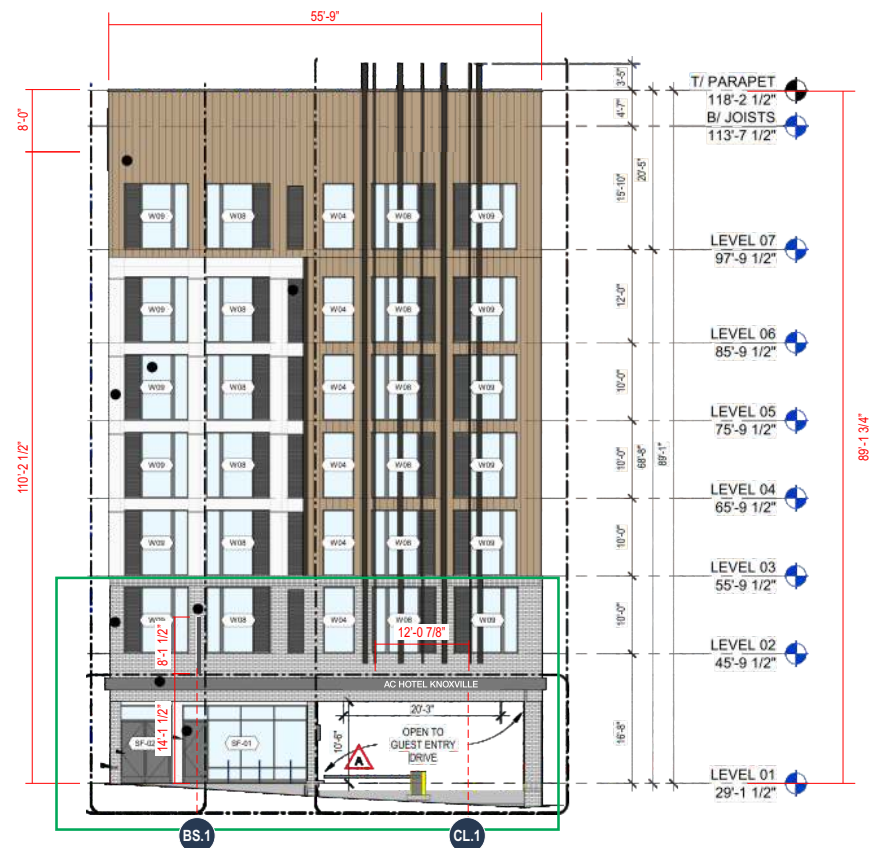
SCOPE OF WORK

EXTERIOR SIGNS		QTY
WS.1	S/F ILLUMINATED CABINET SIGN	1
BS.1	D/F ILLUMINATED BLADE SIGN	1
WS.2	S/F ILLUMINATED CABINET SIGN	1
CL.1	14" ILLUM. CHANNEL LETTERS	1
CL.2	14" ILLUM. CHANNEL LETTERS	1
INTERIOR SIGNS		QTY
WS.3	S/F ILLUMINATED CABINET SIGN	1
VI.1	DOOR VINYL	4

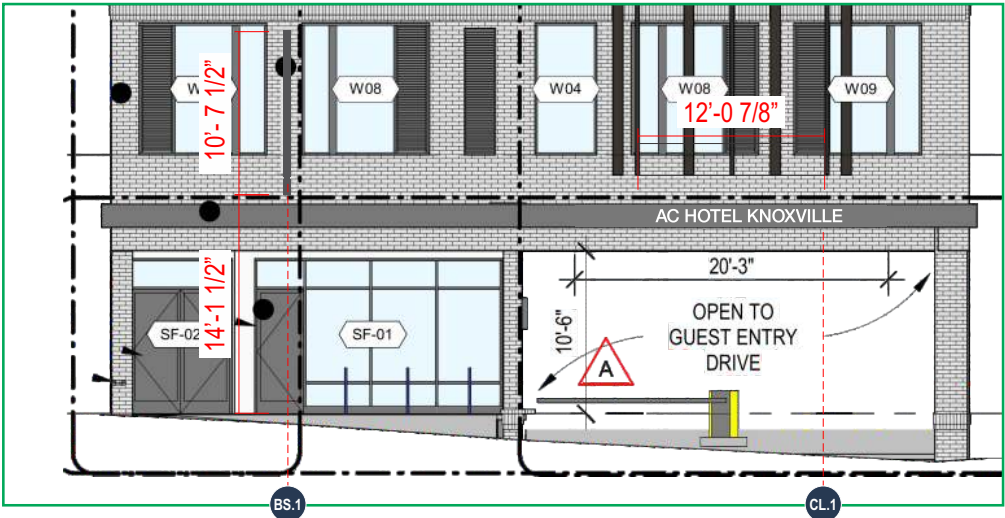
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			CLIENT APPROVAL DATE			

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EAST ELEVATION



EAST ELEVATION - PROPOSED SIGNAGE
SCALE: 1/16" = 1'-0"

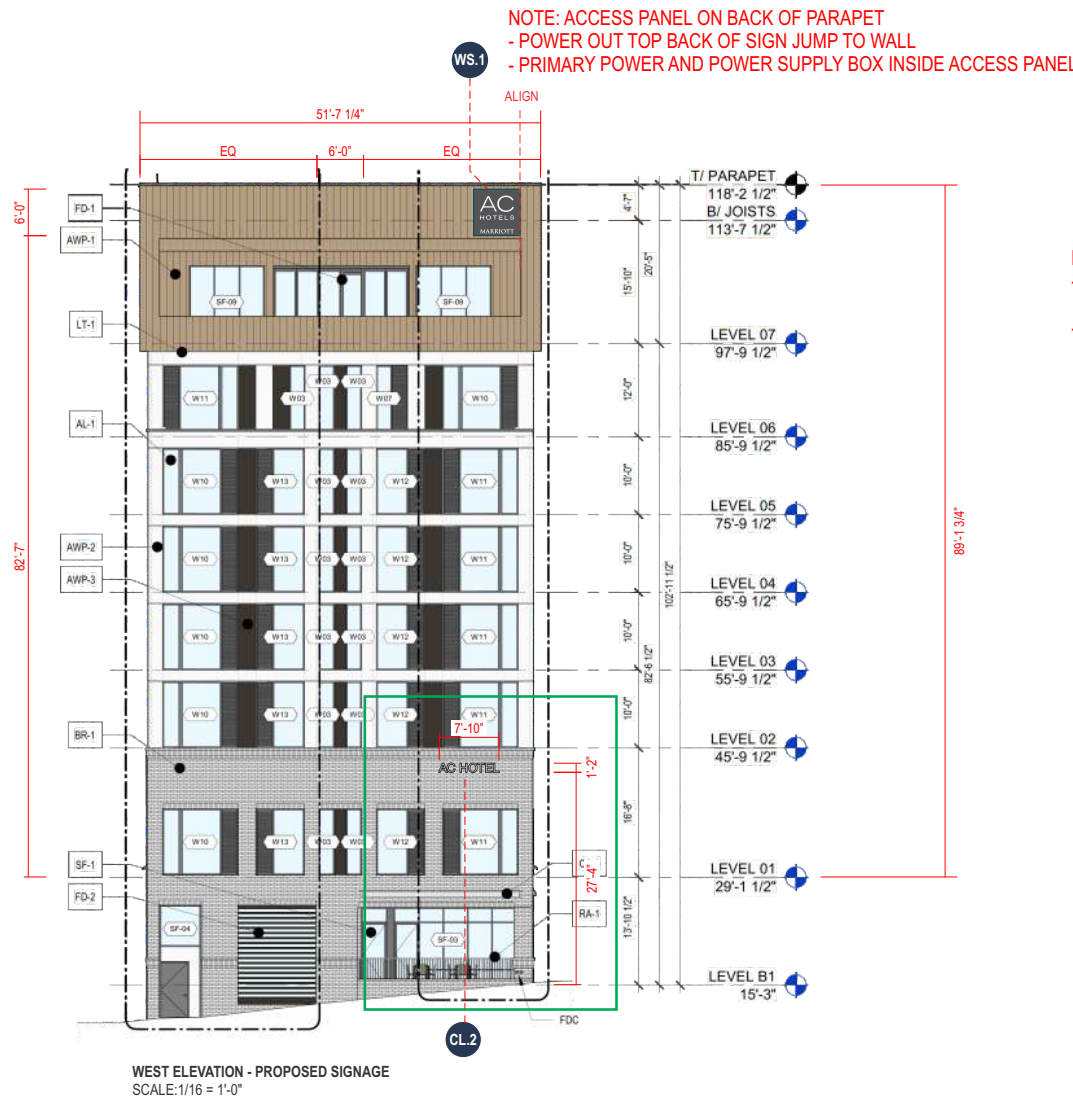


EAST ELEVATION - ENLARGED VIEW
SCALE: 1/8" = 1'-0"

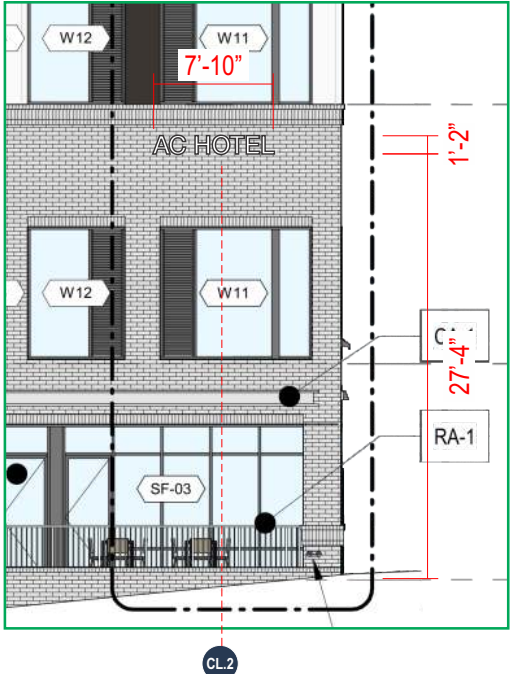
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WEST ELEVATION



NOTE: PRE-DRILL WALL SIGN
- NEED HELP FROM GC IN LOCATING REMOTE POWER SUPPLY /
PRIMARY POWER CONNECTION LOCATION
- VERIFY DISTANCE FROM FACADE TO LOCATION TO CONFIRM WIRE
GAUGE SIZE

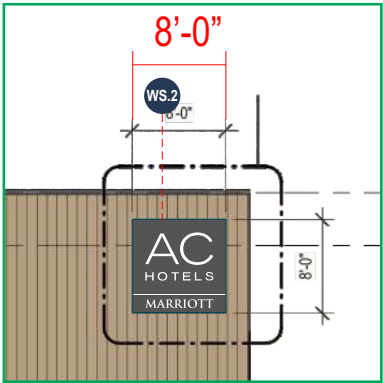


JONES	JOB #: 316593_R3 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP: - PROJ MGR: W. WISKOW	REQUIRED: ☐ FIELD SURVEY☐ PAINT COLOR☐ FONTS ☐ VECTOR ARTWORK☐ CLIENT PMS COLOR☐ ENGINEERING OTHER:	LANDLORD APPROVAL		DATE	AC HOTELS MARRIOTT	AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 5.0
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SOUTH ELEVATION

NOTE: ACCESS PANEL ON BACK OF PARAPET
- POWER OUT TOP BACK OF SIGN JUMP TO WALL
- PRIMARY POWER AND POWER SUPPLY BOX INSIDE ACCESS PANEL



ENGINEER - TUBES & PLATES
- SELF CONTAINED
- RUN PRIMARY ELECTRICAL THRU LOWER LEG INTO SIGN



SOUTH ELEVATION - ENLARGED VIEW
SCALE: 3/32 = 1'-0"

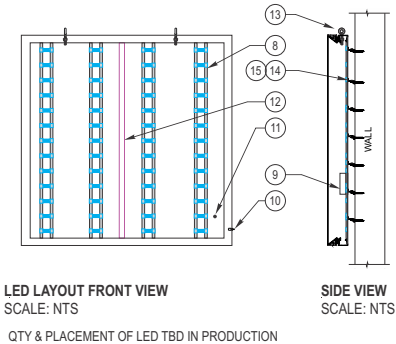
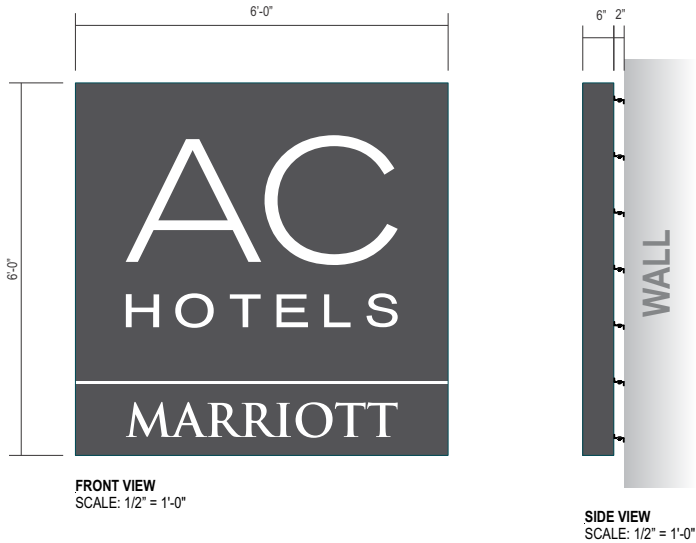
JONES	JOB #: 316593_R3 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP: - PROJ MGR: W. WISKOW	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING OTHER:	LANDLORD APPROVAL	DATE	AC HOTELS MARRIOTT	AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 6.0
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WS.1 S/F ILLUMINATED CABINET SIGN (QTY 1)

OVERALL SQUARE FOOTAGE: 36

NOTE: PROVIDE 12 GAUGE 50' LONG WHIPS



SPECIFICATIONS:

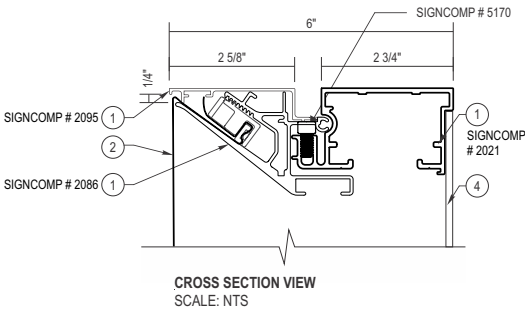
- SIGNCOMP KIT 2021/86/95 P-1
- BLEED FRAME FLEX FACE BACKGROUND TO BE TRANSLUCENT PRINT DP-1 COPY IS SHOWN THRU WHITE
- NOT USED
- ACM BACK, CAULKED & POP-RIVETED TO FRAME
- NOT USED
- WHITE LED'S 7100K
- LED POWER SUPPLY
- TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK / "ON" IS TOWARDS THE FACE
- ELECTRICAL HOLE
- 1" X 2" TUBULAR / ANGLE ALUMINUM SUPPORTS ON 4 FT. CENTERS
- LIFTING EYEBOLT, MIN. (2) NO MORE THAN 8 FT. APART
- MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
- CLIP MOUNT P-1

NOTES:

- ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND.
- HINGES MUST BE STAINLESS STEEL.

COLORS / FINISHES:

- P-1 PMS 425C GRAY (SATIN FINISH)
- DP-1 VINYL TO MATCH PMS 425C GRAY



NIGHT VIEW

JONES

JOB #: 316593_R3

DATE: 05.28.2026

DESIGNER: L. HOLTON

SALES REP: -

PROJ MGR: W. WISKOW

REQUIRED:

- ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
- ☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE



AC HOTEL

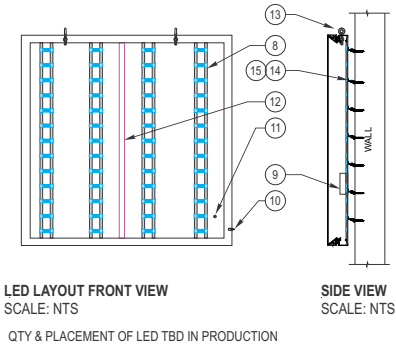
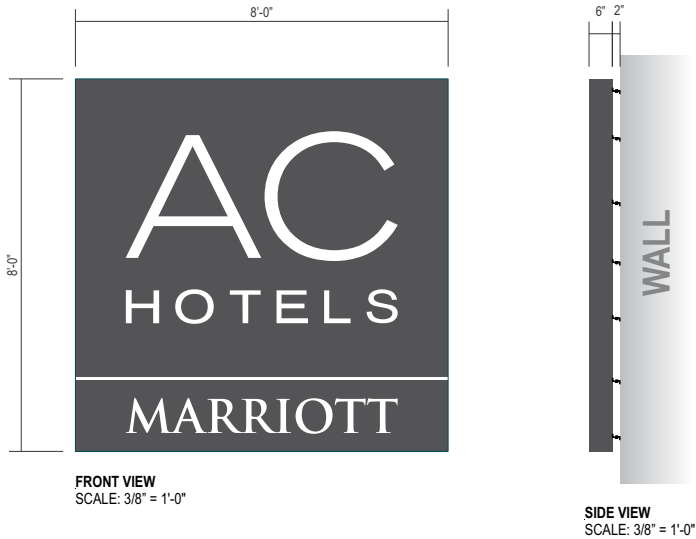
427 WALNUT STREET,
KNOXVILLE, TN 37902

SHEET NUMBER

7.0

WS.2 S/F ILLUMINATED CABINET SIGN (QTY 1)

OVERALL SQUARE FOOTAGE: 64
NOTE: PROVIDE 12 GAUGE 50' LONG WHIPS



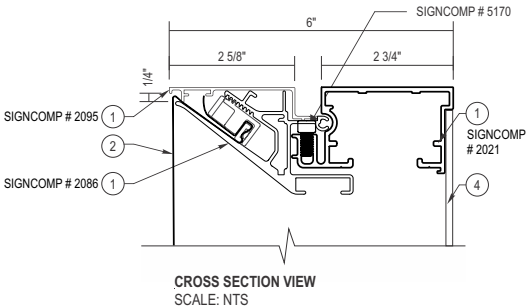
SPECIFICATIONS:

- SIGNCOMP KIT 2021/86/95 P-1
- BLEED FRAME FLEX FACE BACKGROUND TO BE TRANSLUCENT PRINT DP-1 COPY IS SHAW THRU WHITE
- NOT USED
- ACM BACK, CAULKED & POP-RIVETED TO FRAME
- NOT USED
- WHITE LED'S 7100K
- LED POWER SUPPLY
- TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK / "ON" IS TOWARDS THE FACE
- ELECTRICAL HOLE
- 1" X 2" TUBULAR / ANGLE ALUMINUM SUPPORTS ON 4 FT. CENTERS
- LIFTING EYEBOLT, MIN. (2) NO MORE THAN 8 FT. APART
- MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
- CLIP MOUNT P-1

- NOTES:
- ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND.
 - HINGES MUST BE STAINLESS STEEL.

COLORS / FINISHES:

- P-1 PMS 425C GRAY (SATIN FINISH)
DP-1 VINYL TO MATCH PMS 425C GRAY



NIGHT VIEW

JONES

JOB #: 316593_R3

DATE: 05.28.2026

DESIGNER: L. HOLTON

SALES REP: -

PROJ MGR: W. WISKOW

REQUIRED:

- ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE



AC HOTEL

427 WALNUT STREET,
KNOXVILLE, TN 37902

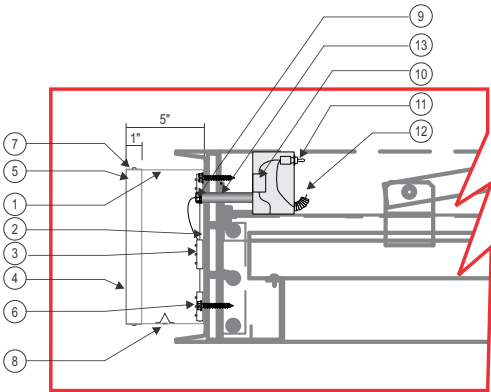
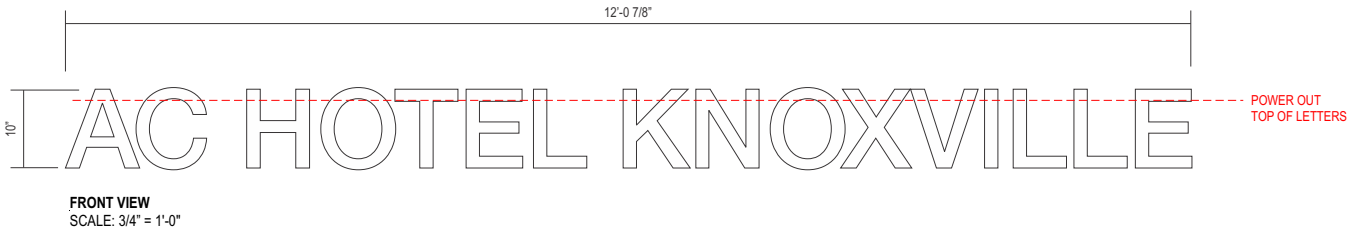
SHEET NUMBER

8.0

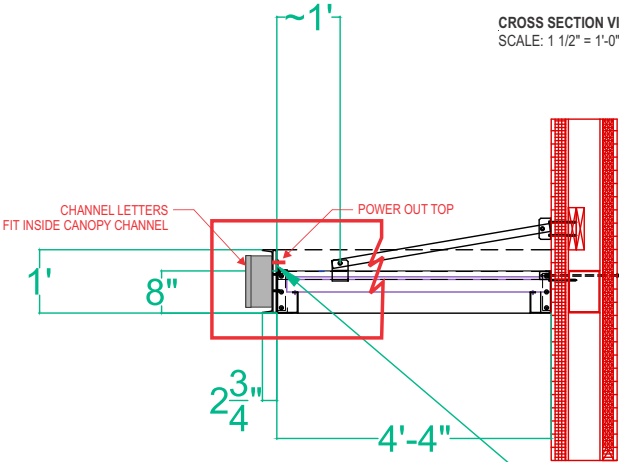
CL.1 10" FACE LIT CHANNEL LETTERS (QTY 1)

OVERALL SQUARE FOOTAGE: 10.67

NOTE: PROVIDE 12 GAUGE 15' LONG WHIPS



NIGHT VIEW



Custom Industrial 12" Channel Style Face Added to 8"Gutter/Fascia

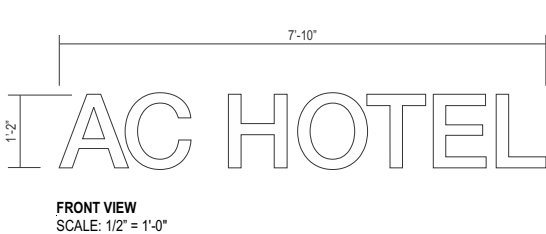
SPECIFICATIONS:	COLORS / FINISHES:
1. .040" X 5" PRE-FINISHED WRISCO BRITE CLEAR ANODIZED ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP) 2. ACM BACKS / LETTER LOCKED TO RETURNS 3. WHITE LED'S 4. #7328 WHITE ACRYLIC FACES 5. 1" PRE-FINISHED SILVER JEWELITE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP) 6. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS 7. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART) 8. 1/4" DIA. WEEP HOLES W/ .063" DRAIN HOLE COVER 9. 7/8" ELECTRICAL HOLE / 1/2" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE). INSTALLER TO FOLLOW LOCAL CODE. 10. LED POWER SUPPLY INSIDE POWER SUPPLY BOX 11. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX 12. 15 FT. MIN. WHIP LENGTH. IF PRIMARY ELECTRIC IS LOCATED WITHIN 6 FT. OF THE POWER SUPPLY BOX, ELECTRIC TO BE CONNECTED BY INSTALLERS, INSTALLER TO FOLLOW LOCAL CODE. 13. RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL. NOTES: 1. ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND	ANODIZED ALUMINUM RETURNS 1. FONTS: 2. HELVETICA MEDIUM

JONES	JOB #: 316593_R3 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP: - PROJ MGR: W. WISKOW	REQUIRED: ☐ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING OTHER:	LANDLORD APPROVAL DATE		AC HOTELS MARRIOTT	AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 9.0
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CL.2 14" FACE LIT CHANNEL LETTERS (QTY 1)

OVERALL SQUARE FOOTAGE: 9.14

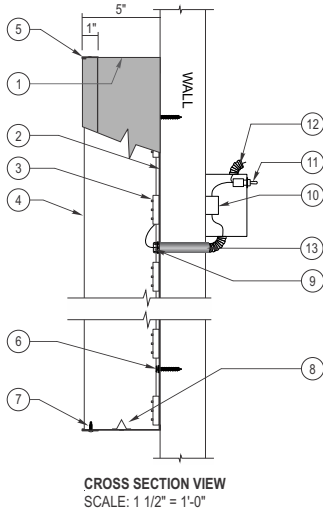


NOTE: INSTALLED ON THIN BRICK OVER SHEATHING
- NEED TO VERIFY REMOTE POWER SUPPLY LOCATION & DISTANCE



NIGHT VIEW

SPECIFICATIONS:	COLORS / FINISHES:
1. .040" X 5" PRE-FINISHED WRISCO BRITE CLEAR ANODIZED ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP) 2. ACM BACKS / LETTER LOCKED TO RETURNS 3. WHITE LED'S 4. #7328 WHITE ACRYLIC FACES 5. 1" PRE-FINISHED SILVER JEWELITE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP) 6. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS 7. #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART) 8. 1/4" DIA. WEEP HOLES W/ .063" DRAIN HOLE COVER 9. 7/8" ELECTRICAL HOLE / 1/2" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE). INSTALLER TO FOLLOW LOCAL CODE. 10. LED POWER SUPPLY INSIDE POWER SUPPLY BOX 11. TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX 12. 15 FT. MIN. WHIP LENGTH. IF PRIMARY ELECTRIC IS LOCATED WITHIN 6 FT. OF THE POWER SUPPLY BOX, ELECTRIC TO BE CONNECTED BY INSTALLERS, INSTALLER TO FOLLOW LOCAL CODE. 13. RIGID CONDUIT THROUGH WALL WITH 1/2" - 1" STUB BEYOND INSIDE WALL.	ANODIZED ALUMINUM RETURNS FONTS: HELVETICA MEDIUM
NOTES: 1. ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND	

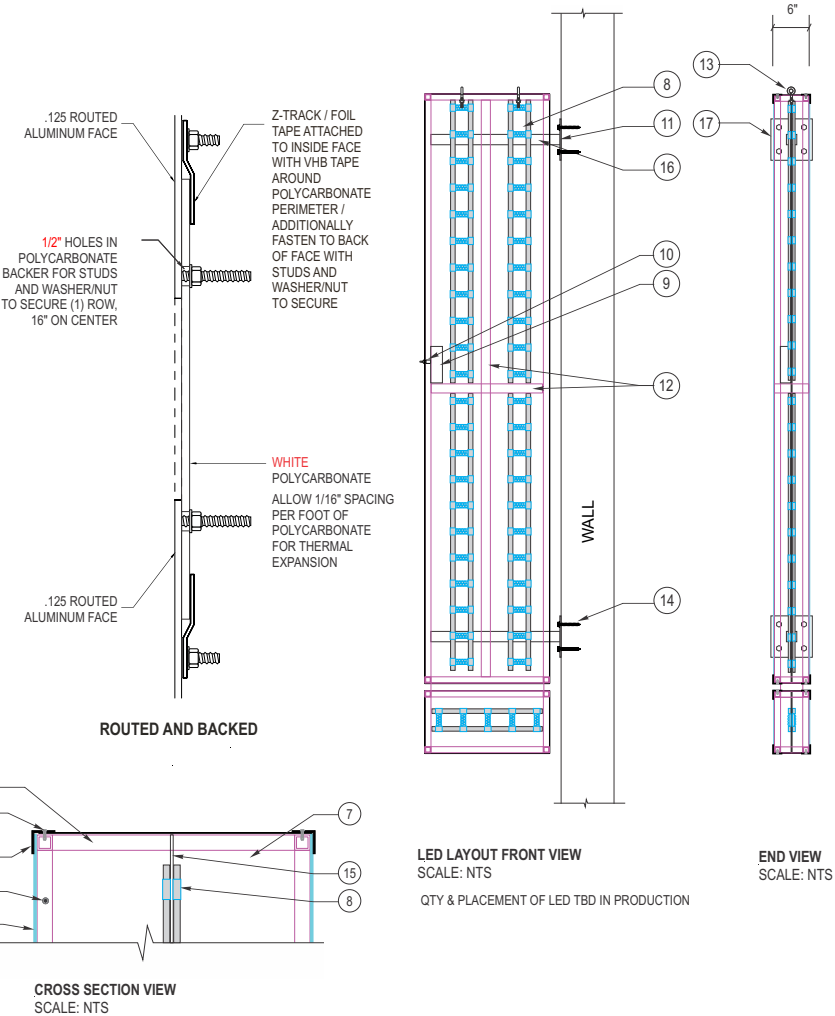
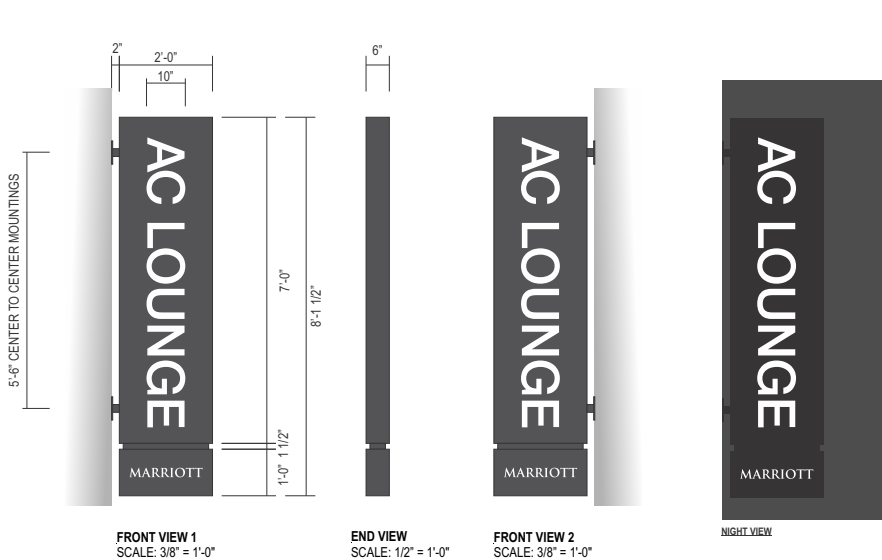


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BS.1 D/F ILLUM. BLADE SIGN (QTY 1)

OVERALL SQUARE FOOTAGE: 16.25



SPECIFICATIONS:

1. ALUMINUM TUBE, BUTTED & WELDED P-1
2. FACE ALUM. ROUTED BACKED UP SEE DETAIL
3. ALUM. RETAINER
4. POP RIVET RETAINER AT TOP & BOTTOM
5. NON-DRILL POINT PAN-HEAD SCREW RETAINER AT SIDES
6. NOT USED
7. .063" PRE-FINISHED ALUMINUM SKIN AT SIDES, POP RIVETED TO FRAME P-1
8. WHITE LED'S
9. LED POWER SUPPLY
10. TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK / "ON" IS TOWARDS THE FACE
11. ELECTRICAL HOLE
12. 1" X 2" TUBULAR / ANGLE ALUMINUM SUPPORTS
13. LIFTING EYEBOLT, MIN. (2) NO MORE THAN 8 FT. APART
14. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
15. FLAT ALUM. BAFFLE AT CENTER FOR LEDS
16. 2" X 2" TUBE MOUNTING SUPPORT P-1 (VERIFY W/ ENGINEERING)
17. 1/4" X 8" ALUM. MOUNTING PLATE P-1 (VERIFY W/ ENGINEERING)

COLORS / FINISHES:

P-1 PMS 425C GRAY (SATIN FINISH)

FONTS:
HELVETICA MEDIUM

- NOTE:
- POWER SUPPLIES SELF CONTAINED INSIDE SIGN
 - GC TO PUSH PRIMARY POWER OUT LOWER LEG
 - ENGINEER TUBE AND PLATE CONNECTION TO WALL
 - DOUBLE 2X BLOCKING BEHIND ANCHOR POINTS

NOTES:

1. ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND.

JONES

JOB #: 316593_R3

DATE: 05.28.2026

DESIGNER: L. HOLTON

SALES REP: -

PROJ MGR: W. WISKOW

REQUIRED:

- ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☒ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE



AC HOTEL

427 WALNUT STREET,
KNOXVILLE, TN 37902

SHEET NUMBER

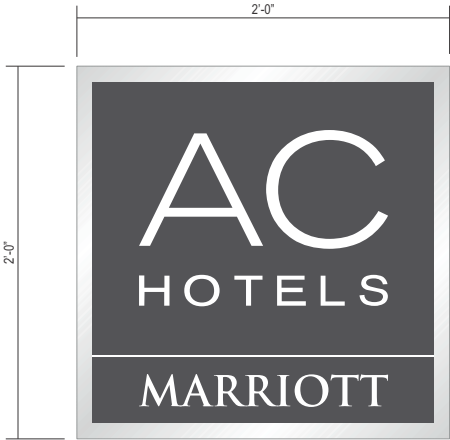
11.0

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WS.3 S/F ILLUMINATED WALL SIGN - INTERIOR (QTY 1)

OVERALL SQUARE FOOTAGE: 4

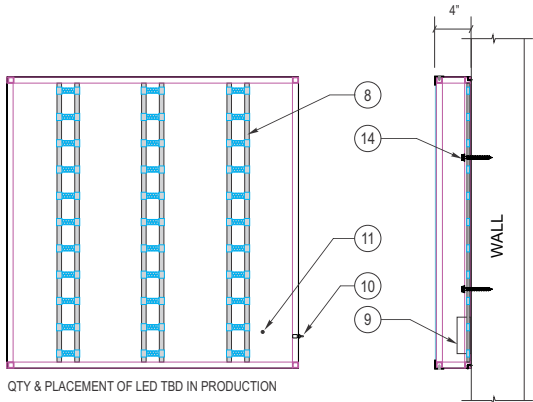
NOTE: POWER SUPPLIES SELF CONTAINED INSIDE SIGN
- GC TO PUSH PRIMARY POWER OUT BEHIND SIGN



FRONT VIEW
SCALE: 1 1/2" = 1'-0"



SIDE VIEW
SCALE: 1 1/2" = 1'-0"



LED LAYOUT FRONT VIEW
SCALE: NTS

SIDE VIEW
SCALE: NTS



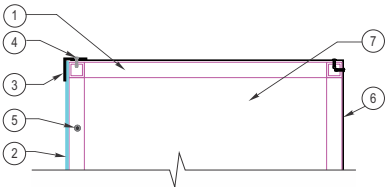
NIGHT VIEW

SPECIFICATIONS:

1. ALUMINUM TUBE, BUTTED & WELDED - MIRROR POLISHED
2. .188" CLEAR SOLAR GRADE POLYCARBONATE FACE W/ 1ST SURFACE TRANSLUCENT FILM DIGITALLY PRINTED TO MATCH PMS 425c GRAY W/ 2ND SURFACE 3M 3630-20 WHITE TRANSLUCENT FILM
3. 1" ALUM. RETAINER - MIRROR POLISHED
4. POP RIVET RETAINER AT TOP & BOTTOM
5. NON-DRILL POINT PAN-HEAD SCREW RETAINER AT SIDES
6. ACM BACK, CAULKED & POP-RIVETED TO FRAME
7. .063" PRE-FINISHED ALUMINUM SKIN AT SIDES, POP RIVETED TO FRAME
8. WHITE LED'S
9. LED POWER SUPPLY
10. TOGGLE SWITCH / MOUNT TO TOGGLE FRONT TO BACK / "ON" IS TOWARDS THE FACE
11. ELECTRICAL HOLE
12. NOT USED
13. NOT USED
14. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS

COLORS / FINISHES:

V-1 VINYL TO MATCH PMS 425C GRAY



CROSS SECTION VIEW
SCALE: NTS

- NOTES:
1. ETL / UL STICKER TO BE PLACED ON BOTTOM OF SIGN, VISIBLE FROM GROUND.

JONES

JOB #: 316593_R3

DATE: 05.28.2026

DESIGNER: L. HOLTON

SALES REP: -

PROJ MGR: W. WISKOW

REQUIRED:

- ☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL

DATE

CLIENT APPROVAL

DATE



AC HOTEL

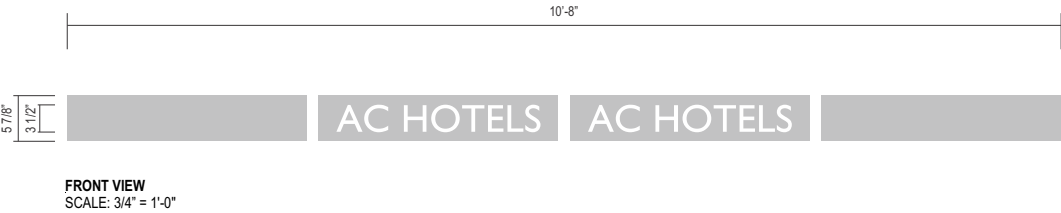
427 WALNUT STREET,
KNOXVILLE, TN 37902

SHEET NUMBER

12.0

VI.1 DOOR VINYL - INTERIOR (QTY 2)

OVERALL SQUARE FOOTAGE: 1.3 (X4)



PROPOSED INTERIOR PHOTO RENDER

SPECIFICATIONS:	COLORS / FINISHES:
1. 1ST SURFACE VINYL WEEDED-OUT COPY	1ST SURFACE 3M 7725SE-314
NOTES: -	

JONES	JOB #: 316593_R3 DATE: 05.28.2026 DESIGNER: L. HOLTON SALES REP: - PROJ MGR: W. WISKOW	REQUIRED: ☒ FIELD SURVEY ☐ VECTOR ARTWORK ☐ PAINT COLOR ☐ CLIENT PMS COLOR ☐ FONTS ☐ ENGINEERING OTHER: INDIVIDUAL WINDOW WIDTHS	LANDLORD APPROVAL	DATE	AC HOTELS MARRIOTT	AC HOTEL 427 WALNUT STREET, KNOXVILLE, TN 37902	SHEET NUMBER 13.0
			CLIENT APPROVAL	DATE			

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