Meeting: 2/17/2021  
Project: 125 E. Jackson Avenue Revisions  
Applicant: Meagan Grohol / R2R Studio, LLC

Property Information
Location: 125 E. Jackson Ave.  
Zoning: DK (Downtown Knoxville)  
Description: Two-story, L-shaped masonry commercial building with a courtyard separating Jackson Avenue from the recessed massing. Exterior has been heavily altered.

Description of Work
Level I  Minor Alteration of an Existing Building/Structure
Revision to drawings previously approved in September and November 2019 (9-C-19-DT and 11-D-19-DT). Changes from previously approved drawings are primarily on the courtyard-facing, west elevation wall; due to structural concerns, west elevation wall needs to be demolished and reconstructed.

On the west elevation, the new design features a modified window layout. On the first-story, the leftmost bay includes a Nanawall sliding door system and exterior doors in a new opening; single-light doors are topped by three-light transoms. The right bay features a new store-front, single-light door followed by five single-light windows, topped by three-light transoms. On the second-story above the steel balcony are four bays. The leftmost bay is a single-light storefront door providing access to the balcony. The following four bays feature groups of five single-light windows topped by three-light transoms. Original bricks will be salvaged and reused when possible, along with stucco piers where indicated on the drawings.

Revisions also include a change from the previously-approved wood/cementitious-trimmed, storefront windows to aluminum storefront windows, designed with a decorative trim. Decorative muntins in the transoms will be surface applied to resemble a true divided lite. Finally, the main entry door on the south elevation has been revised to measure 9'-6" in height.

Applicable Design Guidelines
Downtown Knoxville Design Guidelines
Section 1.B.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. Historically, building technology limited height and subsequently created pedestrian-scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings and there are no height limitations imposed by the zoning ordinance for downtown Knoxville. However, there is still a need for buildings that respond to pedestrians. The use of ‘human-scale’ design elements is necessary to accomplish this.
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.
1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing C-2 zoning; or buildings may be ‘stepped back’ on upper floors with lower floors meeting the sidewalk edge (see Area Regulations of the C-2 Zoning District).
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.
1d. Divide larger buildings into ‘modules’ that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.
1e. Avoid blank walls along street-facing elevations.

Section 1.B.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.
4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.
4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.
4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.

Section 1.B.5. (GROUND FLOOR DOORS AND WINDOWS)
Entrances and ground floor windows should foster pedestrian comfort, safety and orientation. Not every building in downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.
5a. Use consistent rhythm of openings, windows, doorways, and entries.
5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.
5c. Design entrances according to the proportions of the building’s height and width.
5e. All windows at the pedestrian level should be clear.
5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the façade.

Comments
The building is not located within a National Register Historic District so the Historic Resources section of the guidelines does not apply. However, the adjacent building to the west is within the Southern Terminal and Warehouse National Register Historic District.

The re-establishment of doors and windows on the exterior elevations meet the recommendations of the guidelines by using a consistent rhythm of openings, having a primary entrance that faces the main street and proportional to size of the building, recessed ground floor window frames and doors, and clear glass at the pedestrian level. The revised entry height remains proportional to the size of the building. The modified window and door placement on the courtyard-facing elevations are complimentary to the building's overall design, use consistent rhythm of solids to voids, and clearly define the secondary entries. The larger sized windows creates additional transparency and visual entrance for the courtyard facing elevations. The proposed design incorporates transom windows for additional architectural character.
The proposed revision of storefront window and door materials from previously-approved wood/cementitious to the aluminum storefront systems does not detract from the overall integrity and design of the building or the surrounding district. Aluminum storefront systems are common on both historic and new construction commercial buildings.

**Recommendation**

Staff recommends approval of Certificate 2-B-21-DT as submitted.
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

2-B-21-DT

125 E. Jackson Ave.
Level 1: Minor alteration of an existing building/structure

Petitioner: Meagan Grohol / R2R Studio, LLC

Original Print Date: 2/2/2021
Revised:
Knoxville/Knox County Planning - Downtown Design Review Board

0 250 Feet

N
DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Applicant
Meagan L Grohol/R2R Studio, llc

Date Filed
1.29.21

Meeting Date (if applicable)
2.17.21

File Number(s)
2-B-21-DT

CORRESPONDENCE
All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Meagan Grohol
Name
R2R Studio, llc
Company

2575 Willow Point Way, Suite 105
Address
Knoxville
City
TN
State
37931
Zip

865.769.8075
Phone
mgrohol@r2rstudio.com
Email

CURRENT PROPERTY INFO
Hatcher Hill NV LLC
Owner Name (if different from applicant)
311 S Weisgarber Road
Owner Address
865.249.8132
Owner Phone

125 E Jackson Avenue
Property Address
095HA023
Parcel ID
DK-1

Neighborhood
Zoning

AUTHORIZATION
Lindsay Crockett
Staff Signature
Please Print
Date

Meagan Grohol
Applicant Signature
Please Print
Date
REQUEST

Level 1:
☐ Signs  ☐ Alteration of an existing building/structure
Level 2:
☐ Addition to an existing building/structure
Level 3:
☐ Construction of new building/structure  ☐ Site design, parking, plazas, landscape
See required Downtown Design attachment for more details.

☐ Brief description of work: Modification to previously approved submittal. Please see attached description letter and documents. Modifications include change to window layout and window material.

Level 1:
☐ Signs  ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors
Level 2:
☐ Major repair, removal, or replacement of architectural elements or materials  ☐ Additions and accessory structures
Level 3:
☐ Construction of a new primary building
Level 4:
☐ Relocation of a contributing structure  ☐ Demolition of a contributing structure
See required Historic Zoning attachment for more details.

☐ Brief description of work:

Level 1:
☐ Driveways, parking pads, access point, garages or similar facilities  ☐ Subdivisions
Level 2:
☐ Additions visible from the primary street  ☐ Changes to porches visible from the primary street
Level 3:
☐ New primary structure
☐ Site built  ☐ Modular  ☐ Multi-Sectional
See required Infill Housing attachment for more details.

☐ Brief description of work:

ATTACHMENTS
☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS
☐ Property Owners / Option Holders

Level 1: $50 • Level 2: $100 • Level 3: $250 • Level 4: $500

FEE 1: 50.00
TOTAL: 50.00
January 29, 2021

Downtown Design Review Board
Ms. Lindsay Crockett
400 Main Street
Knoxville, TN 37902

Project: 125 E Jackson

Re: Revision to Certificate of Appropriateness 9-C-19-DT & 11-D-19-DT

Lindsay: Please find attached drawings indicating proposed revisions to the Certificate of Appropriateness for the property located at 125 E. Jackson Avenue in Knoxville, Tennessee.

Changes from the previously approved submission are primarily related to the courtyard facing wall (western wall) of the former Club NV building. Due to structural concerns, this wall will need to be demolished and reconstructed. This proposal includes a change to the original window layout on the upper level to allow more daylight into the building as well as more views into the courtyard space below. Please see detail 2/a3.1 for the proposed new window layout. Original bricks shall be salvaged and reused for the exterior finish along with stucco piers where indicated.

Additionally, we are proposing an alternate option to the wood/cementitious trimmed storefront windows. The revised drawings on sheet a2.0 indicate a note for an alternate option to use aluminum framed windows and doors. If aluminum windows are used, they will be designed with a decorative panning/trim, similar to the attached reference image. The proposed change is limited to the material – the layout and color would remain unchanged. Decorative muntins in the transoms would be surface applied to achieve the look of a true divided lite. Additionally, the main entry door has been modified to be 9’-6” in height.

All other exterior elevations and courtyard design will remain as previously approved.

Please feel free to contact me if any additional information is required.

Yours truly,

Scott E. Osborn, AIA

Cc: project file_2019-104_Correspondence_125Elackson_D1SubmissionLetter_rev1.29.21
Reference image_Holston Building_Knoxville, Tennessee
PARTIAL FLOOR PLAN SOUTH - MAIN LEVEL