

**INTENDED USE** When the Andrew Johnson Hotel was first constructed during the Roaring Twenties, downtown Knoxville was the commercial and entertainment capital for East Tennessee. Through two decades of public and private investment and redevelopment the city is once again the urban center of the Tennessee Valley.

**HOTEL RESIDENCES DINING** **BNA Associates is offering a historic restoration of the Andrew Johnson Building to recapture its original form and purpose.** As a mixed-used redevelopment, the AJ Hotel & Residences will present a restored hotel lobby, a variety of dining venues, quality hotel rooms and apartment residences. More details follow in Part IV.

- Restored 4,000 SF Grand Lobby and Lounge Space
- 3,650 SF Bistro with Adjoining Patio
- 1,700 SF Coffee Shop
- 1,600 SF Workout Facility open to the public
- 2,000 SF Dining Room with Adjoining Commercial Kitchen Facilities
- Restored 1,900 SF Historic Ballroom with associated conference spaces
- 94 Boutique Hotel Rooms
- 30 Micro Apartments
- 45 Standard Apartments
- 4,000 SF Rooftop Bar
- Rooftop Hank Williams Social Suite

INTERIOR CONCEPT RENDERING OF LOBBY ▼

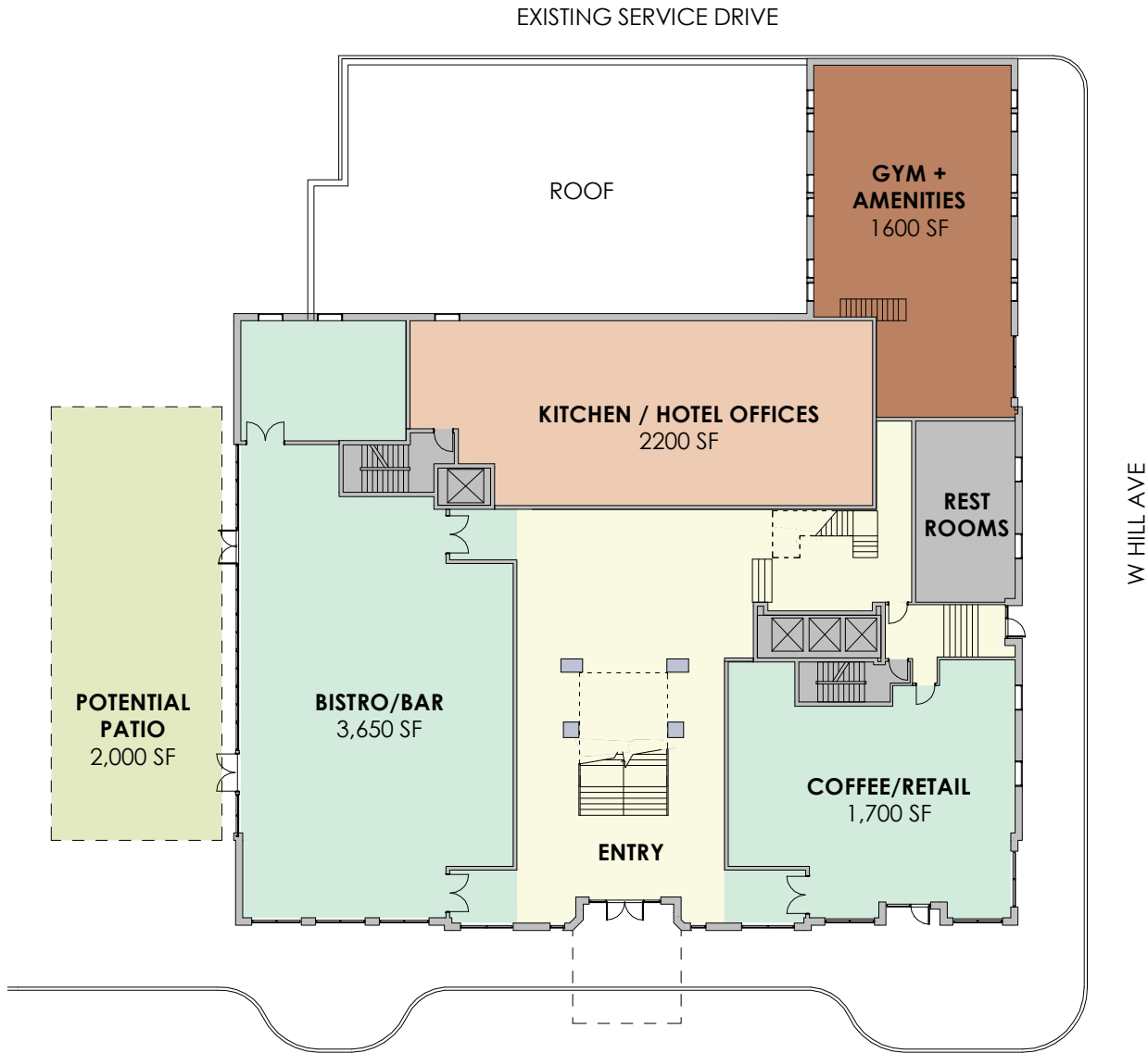
EXTERIOR CONCEPT RENDERING OF HOTEL ►











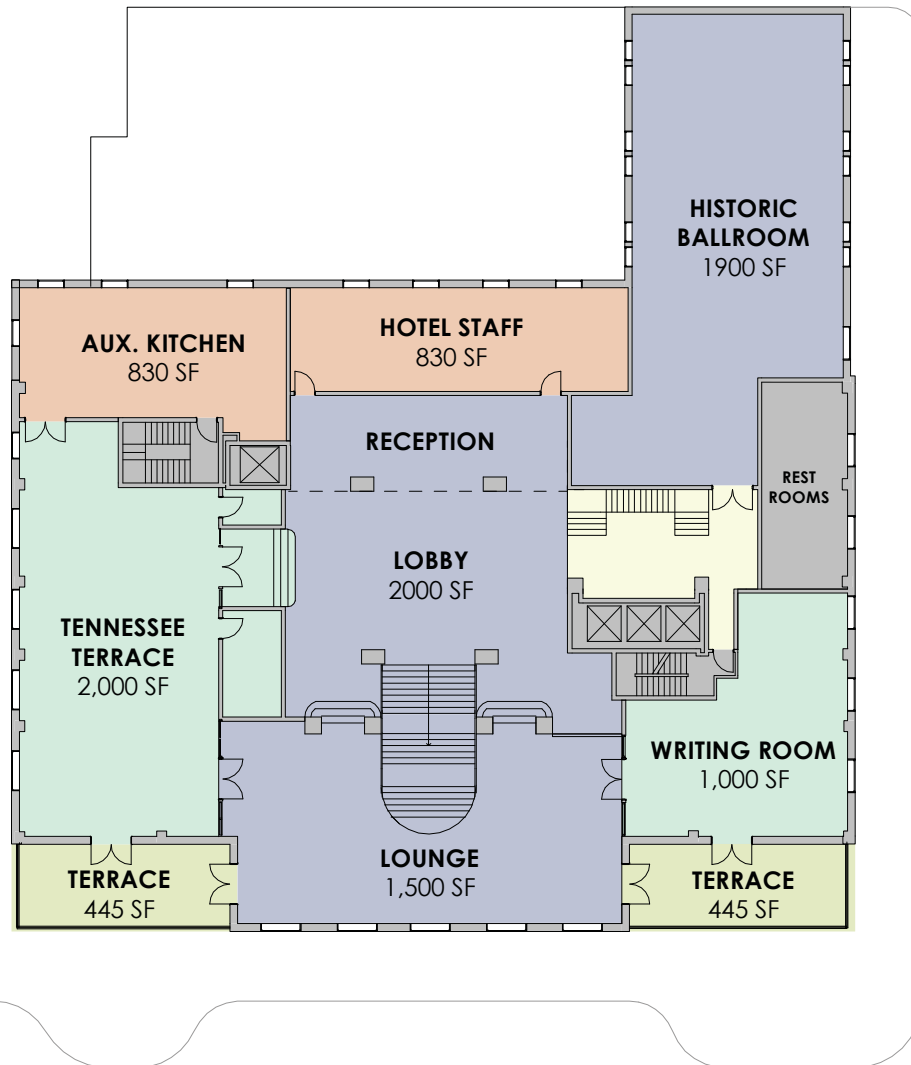
## THE GROUND LEVEL

FLOOR 01

<p><b>SQ. FT.</b> 13,850s.f.</p> <p><b>PROGRAM</b> ENTRY RESTAURANT COFFEE SHOP RETAIL 24 HOUR GYM</p>	<p>The street level restaurant will be a classic upscale American restaurant in the style of Regas Restaurant and Houston's. The atmosphere will be high energy – with rotations of live music. Menu offerings of <b>steaks, burgers and classic cuisine</b> will be simple and delicious. The environment will reflect the character of Knoxville as seen through the hotel's brand.</p> <p>The AJ will feature a <b>Stumptown Coffee Roasters Shop</b>. The store will have a vintage feel furnished to be an ideal social meeting place and co-working environment. It will serve all types of <b>coffees, along with pastries, sandwiches, desserts</b> and other assorted drinks.</p> <p>The AJ will feature a <b>1,600 SF fitness room</b> fronting West Hill Avenue. The upscale gym will offer <b>membership for locals</b> who are not residents or guests of the hotel.</p>
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CONCEPT FOR STREET LEVEL





## THE LOBBY LEVEL

### FLOOR 02

SQ. FT.  
13,850s.f.

PROGRAM  
LOBBY  
BALLROOM  
RESTAURANT

Guests and residents will ascend the main staircase into the **double height hotel lobby and reception area**. The original architectural character of the space will be restored and then enhanced with modern lighting and furniture that is inspired by the period of the original building. **The Historic Ballroom, Tennessee Terrace, and Writing Room** will all be available to lease for weddings, business functions, holiday parties and a variety of other events. The team proposes to **restore the terraces overlooking Gay Street** to their original design. The brick enclosures will be removed so that these exterior spaces can be returned to their intended use creating dynamic spaces overlooking the most prominent street in Knoxville.