



**KNOXVILLE HISTORIC ZONING COMMISSION
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

PROPERTY ADDRESS: 1802 Highland Ave 37916
DISTRICT: Fort Sanders NC-1

FILE NO.: 6-I-18-HZ

MEETING DATE: 6/21/2018
APPLICANT: Land Development Solutions; E J Baksa (Consultant)
LEVEL OF WORK: Level III. Construction of new primary building

PROPERTY DESCRIPTION: Two lots to become vacant after demolition of 4 historic structures
Formerly two residential lots fronting Highland Avenue within the NC-1 containing three contributing Queen Anne-style houses and one masonry store building (fronting Eighteenth Street). Demolition approved for all four historic buildings May 24, 2018.

► **DESCRIPTION OF WORK:**

Construct parking garage of brick and precast concrete (scored with reveals) as an addition to an existing parking garage to the adjacent north. The garage is proposed to have two above-ground levels along Highland and Eighteenth within the NC-1 district, and due to the topography, rises three levels along Laurel Avenue, which is outside the NC-1 district. The levels are delineated by horizontal band openings in the current design. The garage is proposed to cover most of the lot with a setback on Highland Avenue to be 14 feet and on Eighteenth Street to be between 4 and 6 feet. The overall height along Eighteenth Street and Highland Avenue is 22 feet. A recessed public seating area featuring an angled metal panel (with rubbed finish) is proposed at the corner of Highland Avenue and Eighteenth Street. The design incorporates large format metal panels by Duracast and angled metal mullion fins or blades. The currently proposed design exhibits 6 metal canopies which project 3 to 5 feet from each bay on the first level of the Eighteenth Street façade. There will be no vehicular entrances or exits in the garage addition, only openings for pedestrians. The masonry wall the ground level is proposed to be 3 feet high and will block the headlights of vehicles. Shades of rigid metal fabric are proposed within the openings for screening of interior views of the garage.

► **APPLICABLE DESIGN GUIDELINES:**

Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

COMMERCIAL PROPERTIES AND LARGE-LOT DEVELOPMENT (p. 19)

These provisions would typically apply to . . . commercial . . . development on large lots. The purposes are to maintain compatible building proportions to historic development . . .

1. The minimum front yard setback is 20 feet. The line is defined by the predominant portion of the building and would typically have an entrance from the street.
3. Bays should extend up to 5 feet for 50% of the side facade on corner lots.
4. For interior lot development, bays composing up to 50% of the front facade should extend beyond the front setback line.



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6. For interior lot development, a break in the front facade shall be provided to simulate the spacing of historic buildings, with a minimum size of 6 feet wide and 5 feet deep.

A. HEIGHT, SCALE & MASSING (COMMERCIAL DEVELOPMENT) (p. 6)

Three significant elements . . . similar height, bays extending toward the street . . . provide architectural rhythm. Those elements are important in designing. . . larger scale buildings.

3. With redevelopment of two or more lots for . . . commercial . . . development, street-facing facades of new buildings should be broken up with bays . . . that are consistent with the dimensions of historic buildings in the neighborhood.

5. The height of new . . . commercial buildings . . . shall be limited by the underlying zone. The front and side street yard provisions shall be the same as those for single-family detached construction for the first three stories.

6. For the first 35 feet [of height] buildings should have similar setbacks, bays and covered entrances that complement the historic architecture on the street.

D. WALL MATERIALS (GENERAL DEVELOPMENT) (p. 9)

4. Quarried square-cut stone can be used on porches or other accents. Such stone should be used in constructing retaining walls.

5. In making additions to existing buildings, wall cladding should complement the original wall covering. Acceptable materials are clapboard, vinyl siding, cement fiber board, brick and stucco.

G. LANDSCAPING (GENERAL DEVELOPMENT) (p. 13)

1. Plant one native shade tree (e.g. oak or maple) and one ornamental tree (e.g. dogwood) in both the front and rear yards for every 50 feet of lot width.

2. Plant shrubs near new buildings to complement the foundation height, windows and entries. Select species and a distance from the building that will not harm foundation materials.

COMMENTS:

STAFF FINDINGS:

1. The proposed setback is 14 feet from the sidewalk along Highland Avenue and between 4 and 6 feet along Eighteenth Street. The design guidelines for Large-Lot Development recommend 20 feet for front yards. The two street frontages at corner lots are each considered to be front yards.

2. The pilasters along the street frontages are proposed to project a few inches as scaled on the drawings, and the overhanging metal canopies project about 4 feet; however, there are no projecting bays indicated. The design guidelines for Large-Lot Development recommend building bays that project out to 5 feet for 50% of the façade. These bays should be articulated to have vertical orientation to be compatible with the character of this urban neighborhood.



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3. The proposed facades are punctuated by pilasters at about ~ 27 feet on center. The design guidelines for Large-Lot Development recommend breaks (projections and recesses) in front facades of at least 6 feet wide and 5 feet deep.
4. The proposed height above grade is ~ 22 feet which is permitted by the underlying zone and would not be taller than two-story houses in the surrounding area.
5. The front setbacks for houses along Highland are between 15 and 20 feet. The design guidelines for Commercial Development recommend that commercial buildings have similar setback and bays so as not to detract from the historic architecture on the street.
6. The proposed materials for the garage are brick and pre-cast concrete. The design guidelines for general development list brick as an acceptable material. Metal and pre-cast concrete are not a material listed in the design guidelines.
7. The horizontal band openings are not compatible with the residential character of the buildings in the surrounding streetscapes. Vertically oriented windcows with metal framed divisions to breakdown the scale would be more compatible with the residential character of the surrounding development.
8. Screening of the openings is important to reduce view of the interior and light overspill.
9. Although trees are indicated in the rendering, there are no specifications for size and type available to staff at this time. The design guidelines recommend planting one native shade tree (e.g. oak or maple) and one ornamental tree (e.g. dogwood) in both the front and rear yards for every 50 feet of lot width.
10. Shrubs and plantings are indicated along the base of the building in the rendering. The design guidelines recommend planting shrubs near new buildings to complement the foundation height, windows and entries.
11. The design has a similar aesthetic to other buildings on the medical campus, and provides a contrast to the residential character of the frame historic houses along Highland Avenue and Eighteenth Street.

► **STAFF RECOMMENDATION:**

Staff recommends a parking garage design that:

- 1) meets the design guidelines for projections and recesses at intervals that break up the facades;
- 2) employs vertical articulation through the top of the second level of the façade;
- 3) vertical openings with metal framing or grids to break down the size, rather than horizontal ribbon openings;
- 4) includes screening in the openings on both levels to reduce light overspill and views into the garage; and
- 5) meets the design guidelines for landscaping.

DESIGN NARRATIVE

LAUREL AVENUE PARKING GARAGE EXPANSION

FORT SANDERS REGIONAL MEDICAL CENTER

KNOXVILLE, TN

ESa PROJECT 16083.00

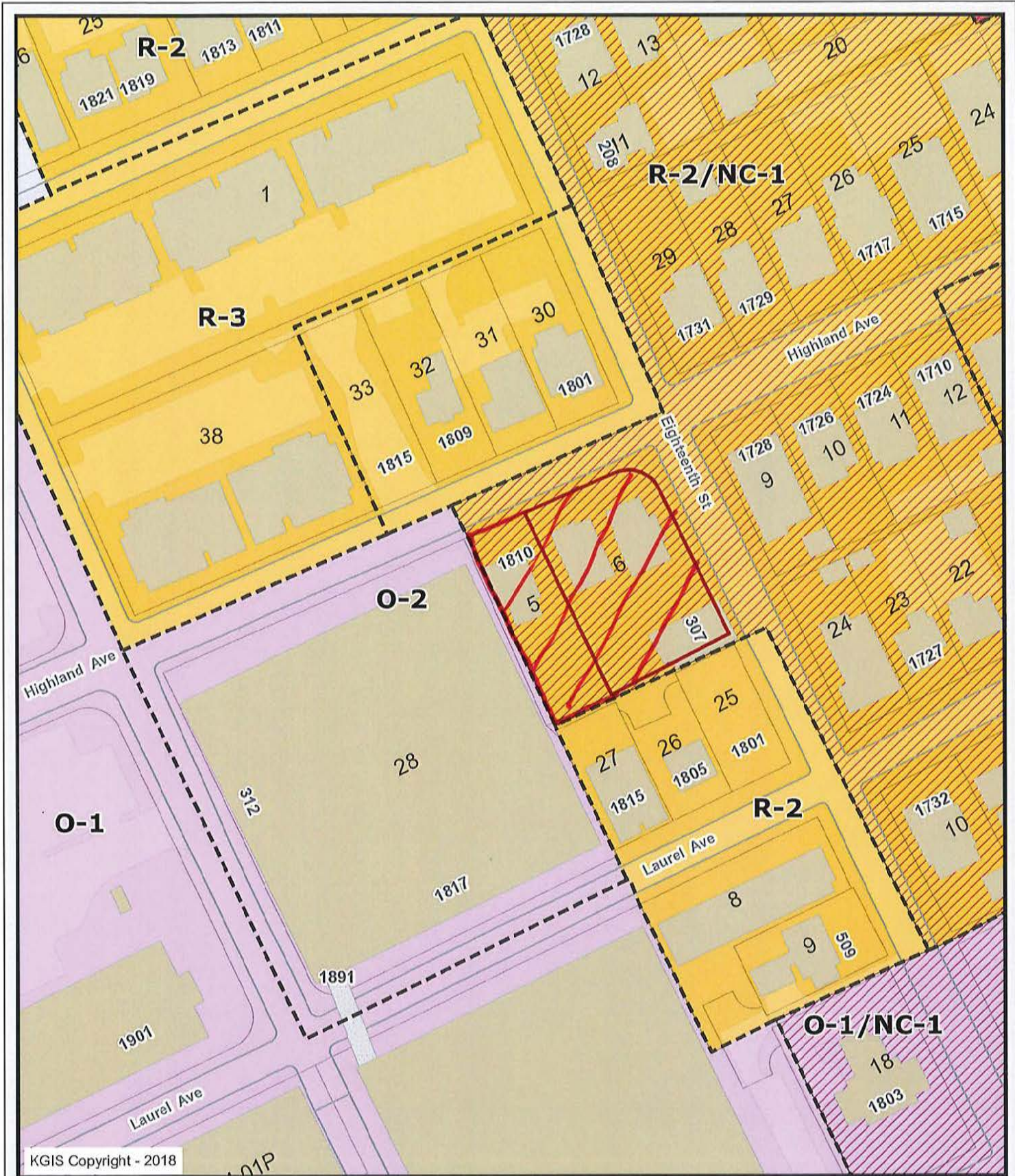
JUNE 7, 2018

Complementing the plan ED/ICU Expansion at Fort Sanders Regional Medical Center, FSRMC has identified a need to add additional parking based on the City of Knoxville's parking standards for hospitals. The planned expansion of the existing parking garage will be located to the east and adjacent to the existing garage.

It is the intent of this project to be sensitive to the surrounding area that has several residential structures, particularly on the 18th Street and Highland Avenue facades. Human scale is an important factor. Along Laurel Avenue, the site slopes upward to the east. This allows a 3-story addition, while maintaining only a 2-story height along 18th Street. The design utilizes contrasting materials to bring down the scale of the garage. A red brick is used along the base of the building, tying to an existing material palette on CAM building which will be an integral part of the campus' future with respect to the planned masterplan.

At the upper level of the proposed addition, a light-colored large format material is to be used. This combination of materials will help draw the public eye to ground level, further reducing the scale of the building. Additionally, there are overhanging canopy screen elements that repeat along the façade. These elements will help to give more of a pedestrian-friendly, storefront feel along the streets. The design can also accommodate public seating areas along 18th Street. This pedestrian path will be embellished with landscaping to help soften the elevation at grade and help provide a buffer from circulating traffic within the garage.

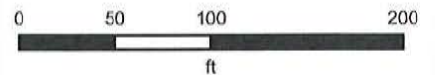
The design aesthetic draws inspiration from some existing elements in the area, while also creating some new language. As the medical campus continues to grow, it is important to maintain a continuous design language through all new work. Features on the garage, like the angled metal panel, large format panels, and mullion fins, will be carried into the design of a 2-story addition to the CAM Building Expansion. It is important, from a public wayfinding stance, to have each building of the medical campus have a similar aesthetic. At the same time, it is important that the design remains sensitive to the surrounding historic and residential structures. Sometimes the best way to highlight historic buildings is to contrast them in a respectful, complementary manner.



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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Drawn By	
Checked	
Approved	
Job No.	218030
Task/Scale	5-1/8" Plot
Sheet No.	C101

No.	Date	Revision
1	5-09-18	Revisions per MFC comments

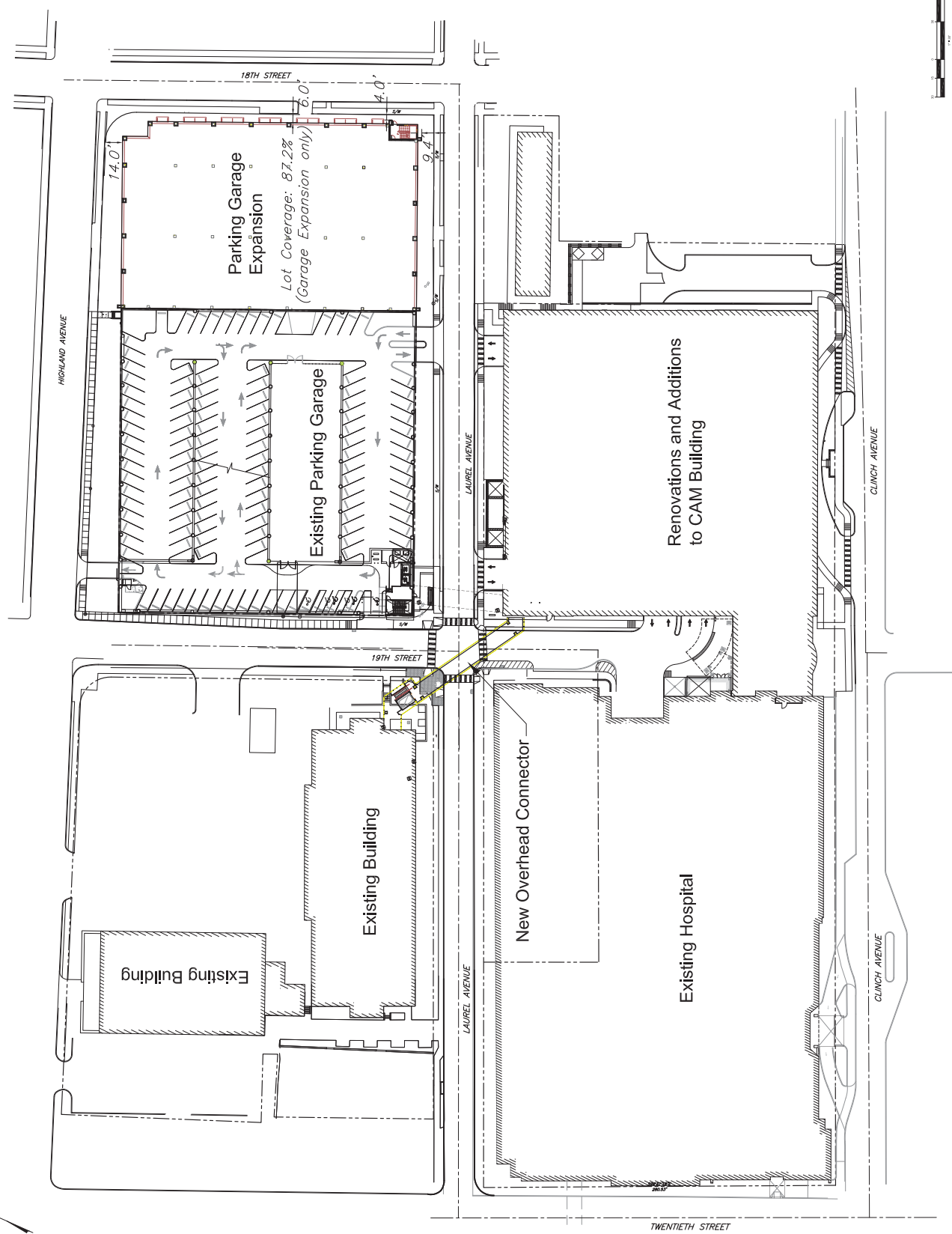
Site Layout Plan

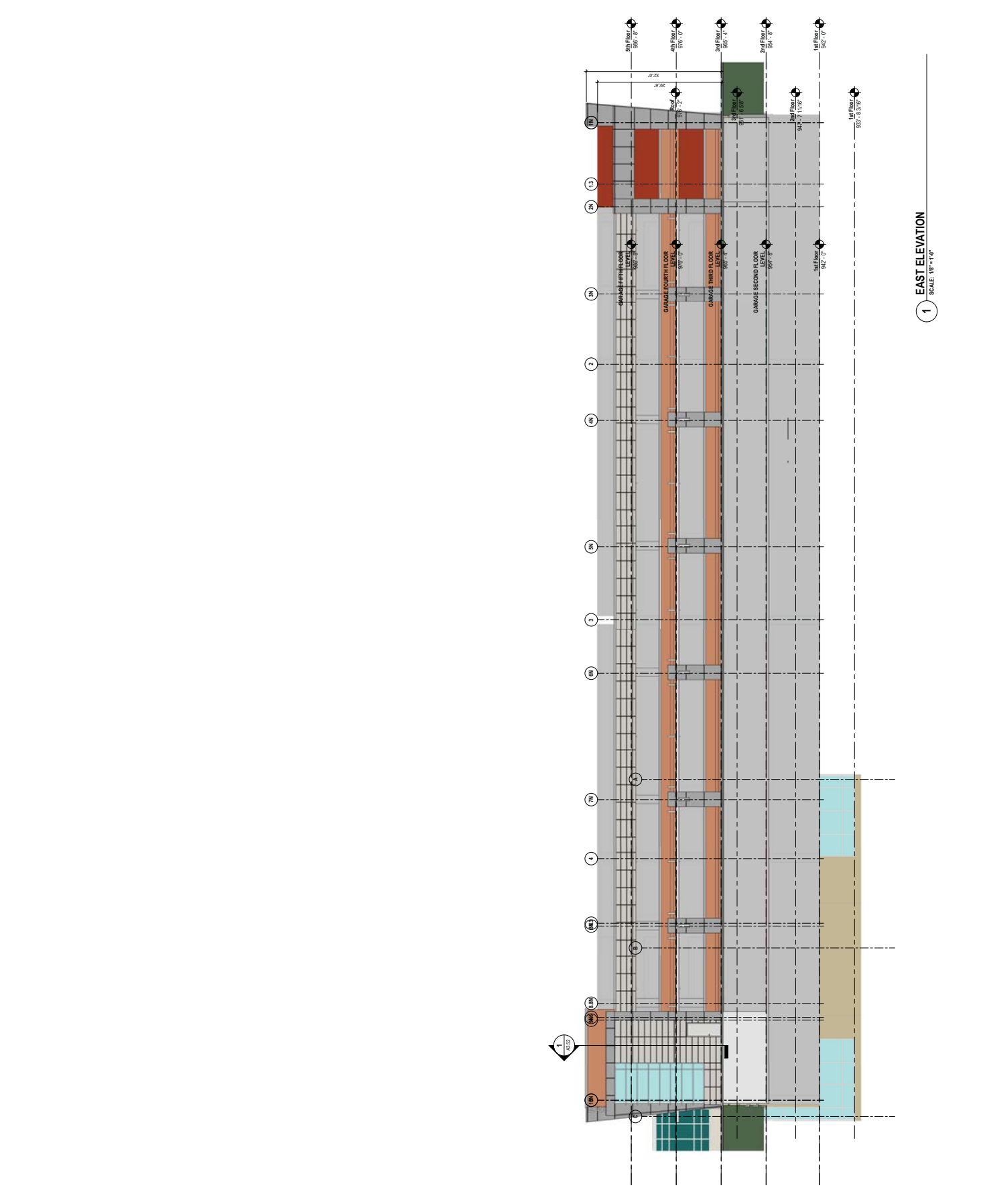
Drawing Description:

LAND DEVELOPMENT SOLUTIONS
 310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
 PH: 865-671-2281



Project: Additions & Renovations To Fort Sanders Regional Medical Center
 Knoxville, Tennessee





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

Sheet Number
A2.01

EXTERIOR
 ELEVATIONS

Issue Description:	
Operator Date:	07/27/17
Project No.:	10083.000
Drawn By:	Author
Checked By:	Checker
Drawn Date:	

DOCUMENT CHANGES	Date

KNOWVILLE, TN
 ADDITION TO
LAUREL AVE. PARKING GARAGE

ESA
 Earl Swenson Associates, Inc.
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 Nashville, Tennessee 37203
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Esa

OPTION 1 - NO GRILLS



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OPTION 2 - WITH GRILLS



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OPTION 1 - NO GRILLS



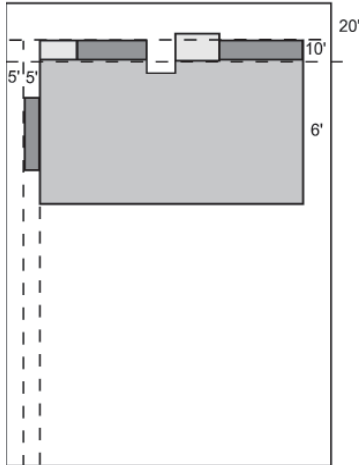
ESa

OPTION 2 - WITH GRILLS

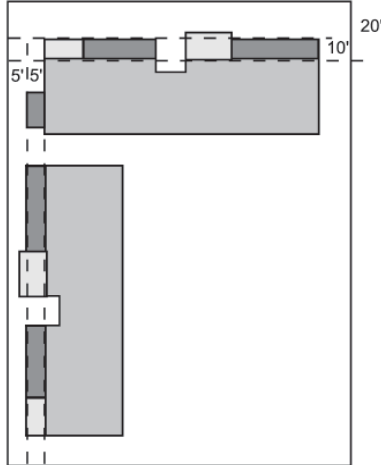
Large Lot Development

Large lots are typically composed of combined lots that were traditionally 50 feet wide. Consequently, most large lots are at least 100 feet wide.

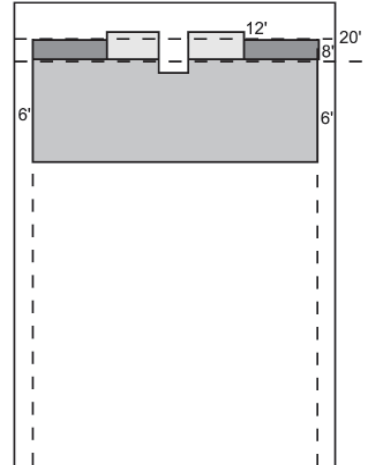
Corner Lot Development 1
100'



Corner Lot Development 2
100'

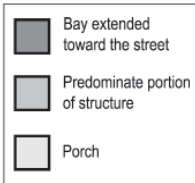


Interior Lot Development
100'



For Corner Lot Development:

Bays should extend up to 5 feet for 50% of the side facade.



For Interior Lot Development:

- Bays composing up to 50% of the front facade should extend beyond the front setback line.
- One story porches should be provided to complement historic development. Porches may extend 10' beyond the front setback line.
- A break in the front facade shall be provided to simulate the spacing of historic buildings (minimum size: 6' wide, 5' deep).



Parking garage examples showing bays with vertical articulation, and breakdown of openings to read as windows.



University of Tennessee Knoxville - Parking Garage at Volunteer Blvd. and Pat Head Summit Dr.