

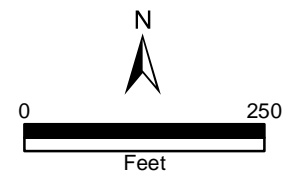
10-F-21-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1507 Forest Ave. 37916
Ft. Sanders NC

Original Print Date: 10/8/2021
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Steve Young oysk3 architects



Meeting: 10/21/2021
Applicant: Steve Young oysk3 architects
Owner: Fort Knox Homes, LLC William Wilson

Property Information

Location: 1507 Forest Ave. **Parcel ID** 94 K J 013 014, 015, 016
District: Ft. Sanders NC
Zoning: RN-5 (General Residential Neighborhood)
Description: N/A
Vacant lots.

Description of Work

Level III Construction of New Primary Building

Proposed construction of three new primary buildings (residential duplexes) on a vacant lot. The lot is currently composed of four parcels, which will be subdivided to create one large lot.

The three houses are proposed to be set 21'-0" from the front property line (south), and set equidistant from each other. The rightmost house will be set 15' from the right side property line (fronting James Agee Street), and the leftmost house will be set 9' from the left side property line. Parking will be provided by a large surface parking lot to the rear of the property (fronting the alley). The proposal also includes the retention of several large existing trees (including two maples on the southwest corner of the property, a large hackberry on the southeast corner, and a maple fronting James Agee Street), and the planting of new trees and other landscaping on front, rear, and side yards, and surrounding the parking lot.

The three houses are generally identical in size, shape, and height. The proposed houses are rectangular in form, measuring approximately 45' wide by 42' long. Measuring to the center of the primary roof gable (per City of Knoxville measurements), the houses measure 30' tall from the main floor level, with an additional ~5' to the roof peaks. The houses are three-and-one-half stories, including a basement level visible on side elevations via window wells set into the foundation, and dormer windows on the front and rear roof slopes. Each façade features a front porch, and rear elevations feature two entry porches on each building. Materials are listed as brick-clad foundations, wood (OSB) siding and trim, and fiberglass-shingle-clad roofs. The porches are supported by prefabricated poly columns on brick bases. Windows are double-hung vinyl windows.

Each façade features differences in porch design, dormer form, and minor window details. The side elevations of Duplex 1 and Duplex 2 are identical, and the right side elevation of Duplex 3 (fronting James Agee) is unique. The rear elevations are proposed to be identical.

DUPLEX 1:

8/12 pitch side-gable roof. Four-bay façade on the ground level, featuring a shed-roof projecting bay window with a

metal roof on the first and fourth bays, with two shed-roof entry porches centered over the doors on the second and third bays. The porches measure 8' deep at the deepest point, and are supported by 8" square columns on brick bases. Second-story windows include paired double-hung vinyl windows on the first and fourth bays. Steeply-pitched triangular dormers are centered above the first and fourth bays, featuring a shingle cladding and a Queen-Anne influenced tripartite casement window.

Side elevations are three bays wide, featuring varying arrangements of double-hung vinyl windows and trim. Three bays of window wells on the basement level. Round louvered vent on gable field.

DUPLEX 2:

8/12 pitch side-gable roof. Four-bay façade on the ground level, featuring paired double-hung vinyl windows on the first and fourth bays and entry doors on the second and third. A shed-roof porch, supported by five sets of paired 8" square columns, extends the length of the façade. The porch measures approximately 7' deep and approximately 9' tall to the eaves. Second-story windows include paired double-hung vinyl windows on the first and fourth bays. Gable-roof dormers, featuring single double-hung windows, are centered above the first and fourth bays.

DUPLEX 3:

8/12 pitch clipped side-gable roof. Four-bay façade on the ground level, featuring a hipped-roof projecting bay window with a metal roof on the first and fourth bays, with two hipped-roof entry porches centered over the doors on the second and third bays. The porches measure approximately 8' deep at the deepest point, and are supported by 10"-12" round tapered columns. Second-story windows include paired double-hung vinyl windows on the first and fourth bays. Clipped-gable, shingle-clad dormers with recessed casement windows are centered above the first and fourth bays.

The right (east) side elevation features a full-height, 11'-6" projecting bay which is centered on the elevation. The bay features decorative trim on the fascia, a small casement window on the gable field, and a canted bay window on the first story. First and third bays of the side elevation feature double-hung vinyl windows.

REAR ELEVATION (DUPLEX 1, 2, 3):

Four-bay first-story, featuring paired double-hung vinyl windows on the first and fourth bays, and a centrally-located, hipped roof porch over the secondary entry doors on the center two bays. The entry porch features an 8/12 pitch hipped roof. A large, single, hipped-roof dormer is centered on the roof slope, with windows placed toward the outside of the dormer.

Applicable Design Guidelines

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

A. Height, Scale, & Massing

1. Foundation heights should be consistent with other pre-1940 buildings in the neighborhood.
2. Single-family detached infill housing should be proportional to other pre-1940 houses in terms of height and width.
3. With redevelopment of two or more lots for apartment, office, commercial, or mixed use development, street-facing facades of new buildings should be broken up with bays or porches that are consistent with the dimensions of historic buildings in the neighborhood.
6. For the first 35 feet, buildings should have similar setbacks, bays, and covered entrances that complement the historic architecture on the street.
7. Upper stories should be stepped back at least 8 feet. In addition to providing a pedestrian scale at street level, the landings should be used for balconies, providing open space to those who use the building.

B. Roofs

1. Select a roof pitch that is in keeping with other pre-1940 houses of the neighborhood, not being less than an

8/12 pitch.

2. Use variations in the form of the roof above the second story such as gables at different angles, hipped roofs, and dormers.
3. Use roofing materials that are in keeping with historic development styles. Asphalt shingle, tile, pressed metal, and slate were used.
4. Darker shades of shingles were historically used and should be selected in new construction.

C. Porches

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard-type construction, wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.
2. Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.

D. Wall Materials

1. Paint color is not regulated.
2. Clapboard (or clapboard-type materials such as aluminum or vinyl), shingle (or shingle-like material), or brick should be used.
3. Board and batten siding can be used on accessory buildings.
4. Quarried, square cut stone can be used on porches or other accents. Such stone should be used in constructing retaining walls.
6. Materials that are not typical in pre-1940 construction should not be used. These include cinder block, T-111 siding, and stone facing.

E. Windows and Entrances

1. Window proportions and symmetry should be similar to the pre-1940 styles in the neighborhood.
2. Windows should be double-hung sash windows. Vinyl or metal-clad windows may be used in place of wood frame windows.
- 2 [sic]. Egress windows will have to be designed to comply with fire/building code provisions.
3. Accent windows are appropriate with new construction.
4. Double-hung sash windows are recommended for two- to three-story new construction.
5. Variations of double-hung windows should be considered in relation to the design of new buildings.
6. The proportions of upper-level windows should not exceed the proportion of the first level.
7. Upper level windows should be provided and aligned with doors.
9. Entrances to the building should be provided from the street, using doors that have similar proportions and features to pre-1940 architecture.
10. When parking areas are provided behind buildings, rear entrances are also allowed.

F. Parking

1. In new building construction, the front yard space shall not be used for parking. Do not break up curbs or sidewalks to provide street access.
2. Provide parking access off the alley or off a side street.
3. Plant one native shade tree for every 50 feet of lot width, adjacent to or as islands within the lot area.
7. Surface parking area shall always be to the rear of the building.
8. Primary or secondary entrances to the buildings from parking areas are allowable.

G. Landscaping, Fencing, & Retaining Walls

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.

5. Keeping with tradition, low, square cut stone, poured concrete, or brick walls should be used in constructing retaining walls.

I. Placement on the Lot: Traditional Lot Development

1. The front yard setback should be the same distance as the majority of the pre-1940 houses on the block.
3. Porches should extend 8 to 10 feet into the front yard setback. Steps needed to reach the front of a porch may also extend into the front yard.
4. Bays, composing up to 50% of the side façade, should extend 5 feet into side yard setback on corner lots.
5. Bays, composing up to 60% of the front façade, should extend up to 8 feet beyond the predominant portion of the structure or alternatively a porch should extend along the façade.

Comments

N/A

Staff Findings

PLACEMENT AND SITE

1. The houses are proposed to be set 21' from the front property line, with front porches between 7' and 8' deep projecting towards the front (14' and 13' from the front property line). The average front setback of the block is 18'. The applicant has noted the intent to retain at least three existing street trees fronting Forest Avenue, accounting for the 21' setback of the main massing. The proposed houses will be aligned with the adjacent new construction and the rest of the 1500 block. The side setbacks are consistent and arranged evenly on the lot. As the project involves three houses, the proposed placement will create a consistent pattern on the east end of this block of Forest Avenue.

2. The proposed parking meets the intent of the Fort Sanders design guidelines by avoiding the front yard, providing access off an alley or a side street, planting native shade trees to provide landscaping screening, and providing secondary access on the houses' rear elevations from the parking. The new parking will not require a new curb cut on Forest Avenue. Per the zoning code, the area is classified as a "parking lot" and is subject to the associated standards, including perimeter landscaping. The applicant has received City Engineering comments and is revising the site plan.

HEIGHT, SCALE, AND MASSING

3. Review of the adjacent new construction at 1519 Forest Avenue (8-E-18-HZ) notes that "the streetscape and context of the 1500 block of Forest Avenue has been heavily intruded upon and the streetfaces are lined with vacant lots, modern apartment buildings, and altered facades; therefore, there is not an existing historic development pattern to follow. This allows flexibility in building style, placement, and size."

4. Overall, the houses are large in scale. Presenting as two-and-one-half-stories from the street (though actually 3.5 stories with the basement), the houses are taller than typical historic houses in Fort Sanders, which are generally 1.5 to 2 stories. At 30' tall to the center of the roof gable (with an additional ~5' to roof peak), they will be somewhat taller than the adjacent new construction at 1519 Forest (which measures 28' from the façade ground-level to the center of the roof gable). The houses at 1519 Forest Avenue present from the façade as two stories, but also feature a basement level visible on the sides and rear.

5. Guidelines recommend that single-family detached infill housing be proportional to other pre-1940 houses in terms of height and width. While duplexes, the houses are using the forms of single-family houses (similar to 1519 Forest Avenue). The proposed houses are taller than the neighborhood's historic houses. At approximately 45' wide, they are also wider than the adjacent new construction at 1519 Forest Avenue (30' wide).

6. The overall massing is successfully broken up by porches, bay windows, and dormers. These features add

sufficient visual interest on the façade elevation. While the side elevations on Duplexes 1 and 2 are relatively flat, they have sufficient transparency and will be less visible from the right-of-way due to the placement of three houses.

7. The 1'-2' tall brick foundations are consistent with the historic context. The basement-level window wells in the foundation are unique features, but will be minimally visible from the right-of-way due to the construction of three adjacent houses and the proposed landscaping and trees.

MATERIALS AND ELEMENTS

8. The proposed 8/12 roof pitch is the minimum recommended in the design guidelines. The houses also utilize the "variation in the form of the roof" from the guidelines with the varied dormers. The dormers serve to differentiate the three houses and contribute visual interest to the designs. The front elevations do not have eave overhangs, while the rear elevations do; final drawings should incorporate consistent eave overhangs on each elevation of the house.

9. The front porches use "proportions and materials that complement pre-1940 housing." The proposed porches vary from each design, to avoid monotony, and the use of a full-length porch in Duplex 2's design sufficiently differentiates the three houses. The size of the porches meets the design guidelines.

10. The submitted drawings note "wood/OSB lap siding" as the primary siding element, also showing shingle cladding on dormers. Further information on the siding material, including dimensions of siding exposure and trim elements, should be submitted to staff for approval. The proposed brick foundation is appropriate for the context.

11. In general, the window proportions and placement meet the design guidelines. Windows are currently shown as 4/4 and 6/6, though it may be preferable to use 1/1 windows, as vinyl windows with false muntins do not approximate historic divided light windows. Windows should be double-hung sash, per the guidelines, and actual window specifications should be submitted to staff for approval.

12. The proposal exceeds the intent of the guidelines for landscaping. The applicant intends to retain several large trees fronting Forest Avenue, and has incorporated many new oak and maple trees at the rear of the houses, along James Agee, and surrounding the parking lot. The revised parking/site plan will also be required to incorporate perimeter landscaping, per the landscaping standards of the zoning code.

13. On Duplex 3, the side elevation will be significantly visible from James Agee Street. The incorporation of a projecting bay and canted bay contributes sufficient depth and visual interest for a corner house. The horizontal trim band on the projecting bay should be the same width as the trim band on the rest of the side elevation.

14. Due to the topography of the block, the location of parking lots (existing and proposed), and the height of the buildings, the rear elevations will be visible from the public right-of-way. In general, the rear elevations do not correspond with the facades. The dormer is disproportionately wide on the rear elevation, with windows placed at unusual distances. The rear elevation windows are different in size and detailing than front or side elevations, and the porch roofs do not reflect the porches on the facades. The rear elevations should be revised and submitted to the Commission for review.

Staff Recommendation

Staff recommends approval of Certificate 10-F-21-HZ, subject to the following conditions:

- 1) Revision to rear elevations to correct proportions and more clearly correspond with facades, to be submitted to the Commission for review;
- 2) Updated site plan to reflect requirements of City Engineering and provisions of the zoning ordinance;
- 3) Material specifications to be provided to staff for approval, including correct eave overhangs, siding details,

window selection, and front doors;

And providing for discussion from the Commission on the proposed height and scale of the structures.



DESIGN REVIEW REQUEST

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

Steve Young

Applicant

10/4/21

Date Filed

10/21/21

Meeting Date (if applicable)

10-F-21-HZ

File Number(s)

CORRESPONDENCE

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

- ☐ Owner ☐ Contractor ☐ Engineer ☒ Architect/Landscape Architect

Steve Young

Name

oysk³ architects

Company

1545 Western Ave Suite 100 KNOXVILLE TN. 37921

Address

City

State

Zip

865 803 4238

Phone

Steve@oysk³architects.com

Email

CURRENT PROPERTY INFO

(FORT KNOX HOMES LLC)

William Wilson

Owner Name (if different from applicant)

3248 Tazewell Pk.

Owner Address

865 357 7732

Owner Phone

(6)

1907 FOREST AVE 37921

Property Address

094KJ 013, 14, 15, 16 (BEING ONE LOTED)

Parcel ID

FORT SANDERS

Neighborhood

RN-1.5

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

10.4.21

Date

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

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:

HISTORIC ZONING

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:

INFILL HOUSING

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:

STAFF USE ONLY

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:

TOTAL:

FEE 2:

FEE 3:

FOREST AVENUE DUPLEXES FORT SANDERS NEIGHBORHOOD

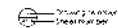
1507 FOREST AVENUE, KNOXVILLE, TN 37921



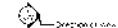
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TN LICENSE No. 15714

DETAIL CALLOUT



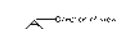
ELEVATION KEY



SECTION KEY



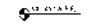
INTERIOR ELEVATION KEY



NORTH INDICATOR



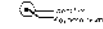
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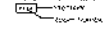
SPOT ELEVATION



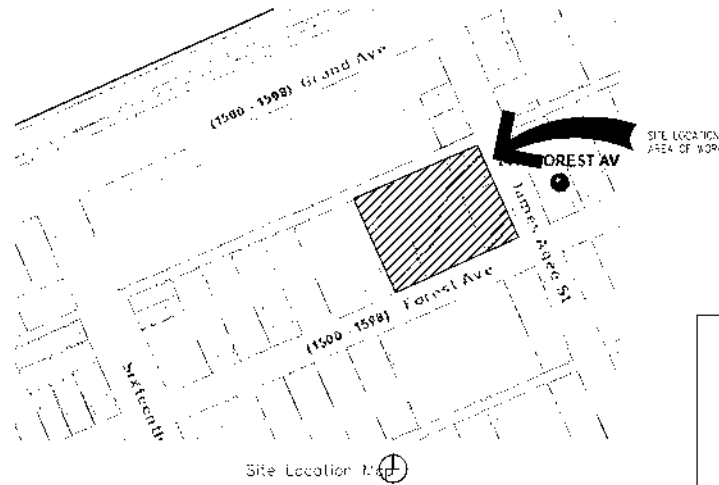
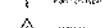
F.F.T. - FINISH FLOOR ELEVATION



ROOM



SECTION



DRAWING INDEX

G001 Project Information
G002 Site Plan
G003 Concept Site Elevations
A-201 Elevations
A-202 Elevations
C-1 Concept Pictures
C-2 Concept Pictures

FACILITY AND CODE COMPLIANCE NOTED

PARCEL DESCRIPTION	0.14 AC ± 14.15 ± 12
PROPERTY ZONE	RN-5
BUILDING SQUARE FOOTAGE	BASEMENT 1004 GROUND FLOOR 1004 TOTAL 2008
INDIVIDUAL DUPLEX SQUARE FOOTAGE	BASEMENT 502 GROUND FLOOR 502 TOTAL 1004
BUILDING HEIGHT	10'0"
FLOOR LEVELS	THREE STORIES + BASEMENT
CONSTRUCTION CLASSIFICATION	VIB UNPROTECTED SPRINKLER II
OCCUPANCY CLASSIFICATION	R-201 R-202 R-203 R-204 R-205 R-206 R-207 R-208 R-209 R-210 R-211 R-212 R-213 R-214 R-215 R-216 R-217 R-218 R-219 R-220 R-221 R-222 R-223 R-224 R-225 R-226 R-227 R-228 R-229 R-230 R-231 R-232 R-233 R-234 R-235 R-236 R-237 R-238 R-239 R-240 R-241 R-242 R-243 R-244 R-245 R-246 R-247 R-248 R-249 R-250 R-251 R-252 R-253 R-254 R-255 R-256 R-257 R-258 R-259 R-260 R-261 R-262 R-263 R-264 R-265 R-266 R-267 R-268 R-269 R-270 R-271 R-272 R-273 R-274 R-275 R-276 R-277 R-278 R-279 R-280 R-281 R-282 R-283 R-284 R-285 R-286 R-287 R-288 R-289 R-290 R-291 R-292 R-293 R-294 R-295 R-296 R-297 R-298 R-299 R-300 R-301 R-302 R-303 R-304 R-305 R-306 R-307 R-308 R-309 R-310 R-311 R-312 R-313 R-314 R-315 R-316 R-317 R-318 R-319 R-320 R-321 R-322 R-323 R-324 R-325 R-326 R-327 R-328 R-329 R-330 R-331 R-332 R-333 R-334 R-335 R-336 R-337 R-338 R-339 R-340 R-341 R-342 R-343 R-344 R-345 R-346 R-347 R-348 R-349 R-350 R-351 R-352 R-353 R-354 R-355 R-356 R-357 R-358 R-359 R-360 R-361 R-362 R-363 R-364 R-365 R-366 R-367 R-368 R-369 R-370 R-371 R-372 R-373 R-374 R-375 R-376 R-377 R-378 R-379 R-380 R-381 R-382 R-383 R-384 R-385 R-386 R-387 R-388 R-389 R-390 R-391 R-392 R-393 R-394 R-395 R-396 R-397 R-398 R-399 R-400 R-401 R-402 R-403 R-404 R-405 R-406 R-407 R-408 R-409 R-410 R-411 R-412 R-413 R-414 R-415 R-416 R-417 R-418 R-419 R-420 R-421 R-422 R-423 R-424 R-425 R-426 R-427 R-428 R-429 R-430 R-431 R-432 R-433 R-434 R-435 R-436 R-437 R-438 R-439 R-440 R-441 R-442 R-443 R-444 R-445 R-446 R-447 R-448 R-449 R-450 R-451 R-452 R-453 R-454 R-455 R-456 R-457 R-458 R-459 R-460 R-461 R-462 R-463 R-464 R-465 R-466 R-467 R-468 R-469 R-470 R-471 R-472 R-473 R-474 R-475 R-476 R-477 R-478 R-479 R-480 R-481 R-482 R-483 R-484 R-485 R-486 R-487 R-488 R-489 R-490 R-491 R-492 R-493 R-494 R-495 R-496 R-497 R-498 R-499 R-500 R-501 R-502 R-503 R-504 R-505 R-506 R-507 R-508 R-509 R-510 R-511 R-512 R-513 R-514 R-515 R-516 R-517 R-518 R-519 R-520 R-521 R-522 R-523 R-524 R-525 R-526 R-527 R-528 R-529 R-530 R-531 R-532 R-533 R-534 R-535 R-536 R-537 R-538 R-539 R-540 R-541 R-542 R-543 R-544 R-545 R-546 R-547 R-548 R-549 R-550 R-551 R-552 R-553 R-554 R-555 R-556 R-557 R-558 R-559 R-560 R-561 R-562 R-563 R-564 R-565 R-566 R-567 R-568 R-569 R-570 R-571 R-572 R-573 R-574 R-575 R-576 R-577 R-578 R-579 R-580 R-581 R-582 R-583 R-584 R-585 R-586 R-587 R-588 R-589 R-590 R-591 R-592 R-593 R-594 R-595 R-596 R-597 R-598 R-599 R-600 R-601 R-602 R-603 R-604 R-605 R-606 R-607 R-608 R-609 R-610 R-611 R-612 R-613 R-614 R-615 R-616 R-617 R-618 R-619 R-620 R-621 R-622 R-623 R-624 R-625 R-626 R-627 R-628 R-629 R-630 R-631 R-632 R-633 R-634 R-635 R-636 R-637 R-638 R-639 R-640 R-641 R-642 R-643 R-644 R-645 R-646 R-647 R-648 R-649 R-650 R-651 R-652 R-653 R-654 R-655 R-656 R-657 R-658 R-659 R-660 R-661 R-662 R-663 R-664 R-665 R-666 R-667 R-668 R-669 R-670 R-671 R-672 R-673 R-674 R-675 R-676 R-677 R-678 R-679 R-680 R-681 R-682 R-683 R-684 R-685 R-686 R-687 R-688 R-689 R-690 R-691 R-692 R-693 R-694 R-695 R-696 R-697 R-698 R-699 R-700 R-701 R-702 R-703 R-704 R-705 R-706 R-707 R-708 R-709 R-710 R-711 R-712 R-713 R-714 R-715 R-716 R-717 R-718 R-719 R-720 R-721 R-722 R-723 R-724 R-725 R-726 R-727 R-728 R-729 R-730 R-731 R-732 R-733 R-734 R-735 R-736 R-737 R-738 R-739 R-740 R-741 R-742 R-743 R-744 R-745 R-746 R-747 R-748 R-749 R-750 R-751 R-752 R-753 R-754 R-755 R-756 R-757 R-758 R-759 R-760 R-761 R-762 R-763 R-764 R-765 R-766 R-767 R-768 R-769 R-770 R-771 R-772 R-773 R-774 R-775 R-776 R-777 R-778 R-779 R-780 R-781 R-782 R-783 R-784 R-785 R-786 R-787 R-788 R-789 R-790 R-791 R-792 R-793 R-794 R-795 R-796 R-797 R-798 R-799 R-800 R-801 R-802 R-803 R-804 R-805 R-806 R-807 R-808 R-809 R-810 R-811 R-812 R-813 R-814 R-815 R-816 R-817 R-818 R-819 R-820 R-821 R-822 R-823 R-824 R-825 R-826 R-827 R-828 R-829 R-830 R-831 R-832 R-833 R-834 R-835 R-836 R-837 R-838 R-839 R-840 R-841 R-842 R-843 R-844 R-845 R-846 R-847 R-848 R-849 R-850 R-851 R-852 R-853 R-854 R-855 R-856 R-857 R-858 R-859 R-860 R-861 R-862 R-863 R-864 R-865 R-866 R-867 R-868 R-869 R-870 R-871 R-872 R-873 R-874 R-875 R-876 R-877 R-878 R-879 R-880 R-881 R-882 R-883 R-884 R-885 R-886 R-887 R-888 R-889 R-890 R-891 R-892 R-893 R-894 R-895 R-896 R-897 R-898 R-899 R-900 R-901 R-902 R-903 R-904 R-905 R-906 R-907 R-908 R-909 R-910 R-911 R-912 R-913 R-914 R-915 R-916 R-917 R-918 R-919 R-920 R-921 R-922 R-923 R-924 R-925 R-926 R-927 R-928 R-929 R-930 R-931 R-932 R-933 R-934 R-935 R-936 R-937 R-938 R-939 R-940 R-941 R-942 R-943 R-944 R-945 R-946 R-947 R-948 R-949 R-950 R-951 R-952 R-953 R-954 R-955 R-956 R-957 R-958 R-959 R-960 R-961 R-962 R-963 R-964 R-965 R-966 R-967 R-968 R-969 R-970 R-971 R-972 R-973 R-974 R-975 R-976 R-977 R-978 R-979 R-980 R-981 R-982 R-983 R-984 R-985 R-986 R-987 R-988 R-989 R-990 R-991 R-992 R-993 R-994 R-995 R-996 R-997 R-998 R-999 R-1000

BUILDING STANDARDS

SCOPES OF WORK	A NEW DUPLEX DEVELOPMENT IN THE FORT SANDERS NEIGHBORHOOD
APPLICABLE CODES	2018 IBC International Code 2018 IRC International Code 2018 IBC Fire Code 2018 IBC Energy Conservation Code
ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALL BUILDING STANDARDS.	
Fire Resistance	EXTERIOR WALLS: 2 HR INTERIOR WALLS: 1 HR FLOOR CONSTRUCTION: 1 HR FLOOR CONSTRUCTION: 1 HR SEPARATION WALLS: 1 HR
Design Loads	FLOOR: 40 PSF LIVE + 12 PSF DEAD ROOF: 20 PSF LIVE + 12 PSF DEAD WIND: 60 PSF LIVE + 12 PSF DEAD SURFING: 40 PSF LIVE + 12 PSF DEAD WIND: 60 PSF LIVE + 12 PSF DEAD EXTERIOR WALLS: 40 PSF LIVE + 12 PSF DEAD FLOOR: 40 PSF LIVE + 12 PSF DEAD
EMERGENCY ILLUMINATION	100' REQUIRED
MAX TRAVEL DISTANCE TO EXITS	75'
FIRE EXTINGUISHERS	PROVIDED BY OWNER
ALL NEIGHBORHOOD GUIDELINE DATA AND PROPERTY COVERAGE ON G002	

FOREST AVENUE DUPLEXES
FORT SANDERS NEIGHBORHOOD
1507 FOREST AVENUE, KNOXVILLE, TN 37921

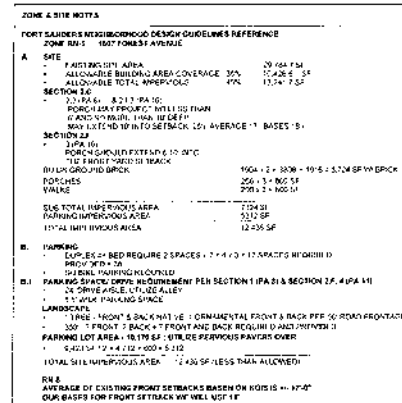
DATE	10/1/2023
BY	STEVE YOUNG
CHECKED BY	STEVE YOUNG
APPROVED BY	STEVE YOUNG

DRAWN BY: PROJECT ENGINEER

G001

PROJECT: 21225

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:1: END

- X CABLE TIE STRIP
- X ELECTRIC METER
- X ELECTRIC METER BOX
- FLOOR JOINT
- WATER METER
- X WATER VALVE
- UTILITY STRUCTURES
- WATER MASHABLE
- FIRE HYDRANT
- UTILITY POLE
- GROUND INLET
- GAS VALVE
- SLOPE INDICATOR BLIND
- MANHOLE
- INTERCOM PIN FIELD
- ★ INTERCOM PIN SET
- NEW GEOMETRIC POLE
- NEW WATERS POLE
- BENTONITE
- BENTONITE

ISSUE NO.	DATE	ISSUE FOR
1	10/10/10	CONTRACT
2	10/10/10	CONTRACT
3	10/10/10	CONTRACT
4	10/10/10	CONTRACT
5	10/10/10	CONTRACT
6	10/10/10	CONTRACT
7	10/10/10	CONTRACT
8	10/10/10	CONTRACT
9	10/10/10	CONTRACT
10	10/10/10	CONTRACT

DRAWN BY: _____

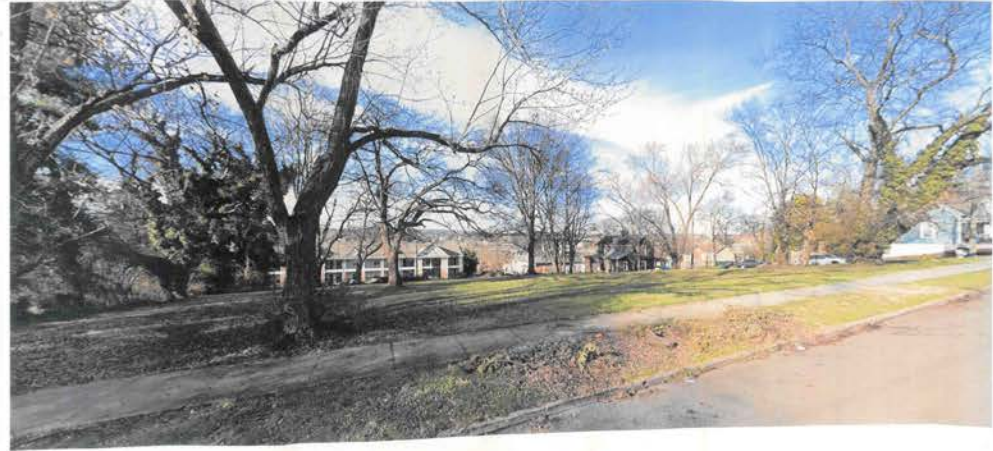
DATE: _____

BY: _____

NOTES: _____



PROJECT: 21228



EXISTING SITE C-①,②,③



D-17 -16 -15 -14 -13 -12



C-10 -9 -8



D-4 → C



E-11 E-13 E-12



F-1 E-13 -12



F-6 -5 -4 -3 -1



F-4 → E-10, -9 8 E-7

FOREST AVE DUPLEXES

1507 FOREST AVE - KNOXVILLE, TN 37921

NO.	DATE	REVISION FOR
1	1/15/2020	INITIAL DESIGN
2	2/10/2020	SCHEMATIC DESIGN
3	3/10/2020	SCHEMATIC DESIGN
4	3/10/2020	SCHEMATIC DESIGN
5	3/10/2020	SCHEMATIC DESIGN
6	3/10/2020	SCHEMATIC DESIGN
7	3/10/2020	SCHEMATIC DESIGN
8	3/10/2020	SCHEMATIC DESIGN
9	3/10/2020	SCHEMATIC DESIGN
10	3/10/2020	SCHEMATIC DESIGN
11	3/10/2020	SCHEMATIC DESIGN
12	3/10/2020	SCHEMATIC DESIGN
13	3/10/2020	SCHEMATIC DESIGN
14	3/10/2020	SCHEMATIC DESIGN
15	3/10/2020	SCHEMATIC DESIGN
16	3/10/2020	SCHEMATIC DESIGN
17	3/10/2020	SCHEMATIC DESIGN
18	3/10/2020	SCHEMATIC DESIGN
19	3/10/2020	SCHEMATIC DESIGN
20	3/10/2020	SCHEMATIC DESIGN

CP-1

CONTACT PICTURES

PROJECT: 2128



B ← A-13-12-11-10 -9



A-8



A-7



-6 -5



B-21 -20 -19 -18



B-4



B-7



B-6



B-5



B-9

B-16 -15 -14 -13



B-17 -16 -15 -14 -13



C-10



C-9



C-8



C-7

C-6 -5



F-9 -4 -3



F-4



F-3



F-1



D-4



D-4



PARKING

D-3

D-1 -2



E-14



E-13



E-12



E-11



E-10



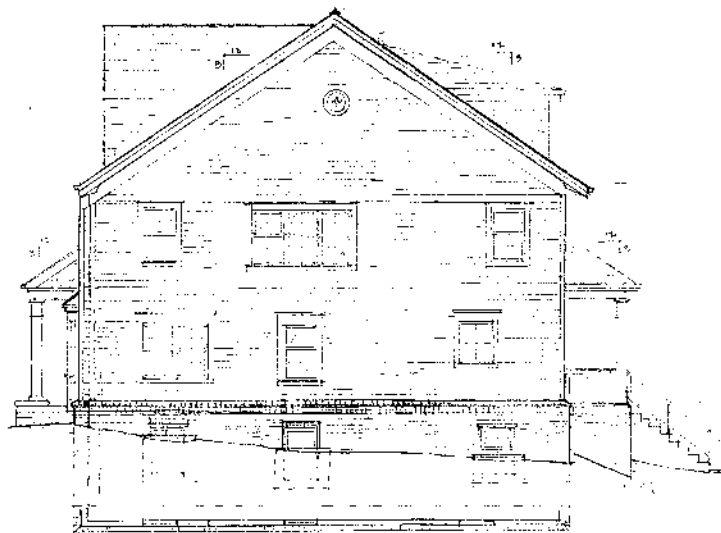
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G-1

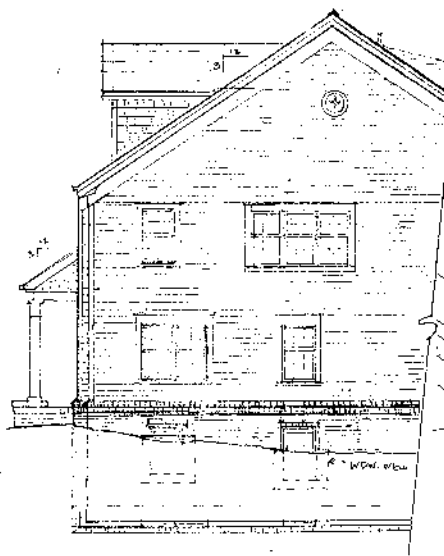
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-4 -9

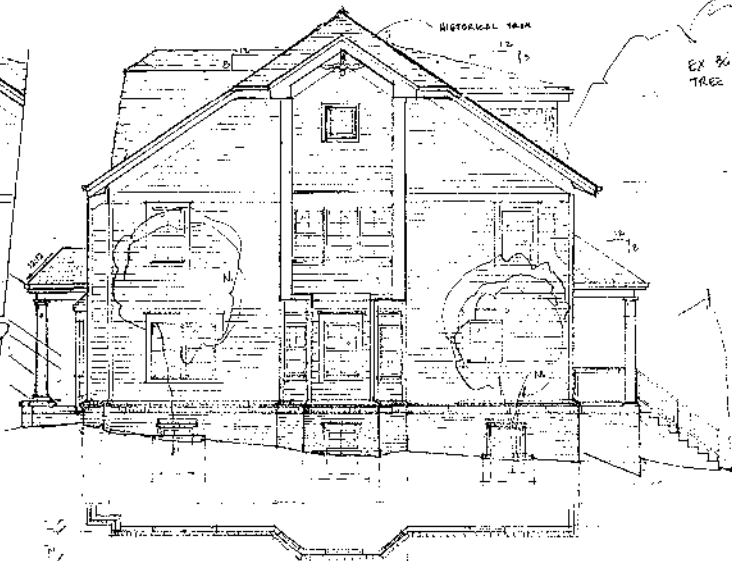
HOMES - 1 BLOCK+ EACH WAY



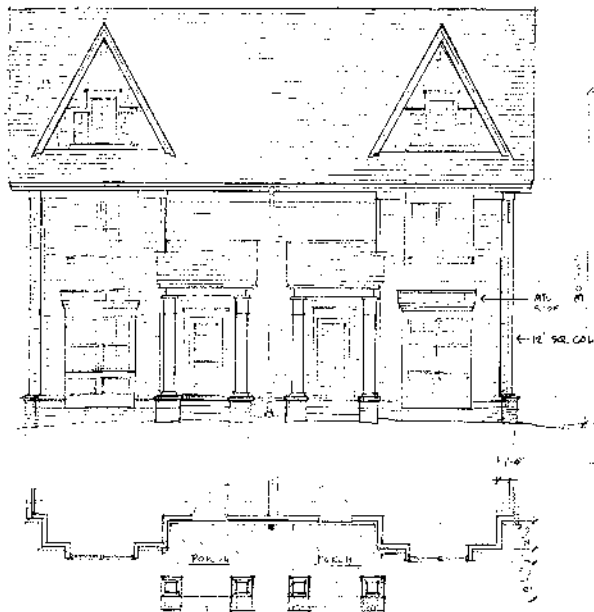
DUPLEX ① SIDE VIEW



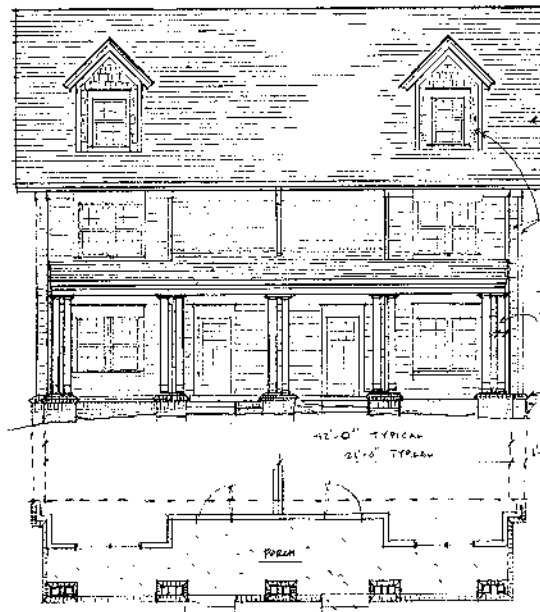
PARTIAL DUPLEX ② SIDE VIEW
REAR SIDE SIMILAR TO ① (A/B)



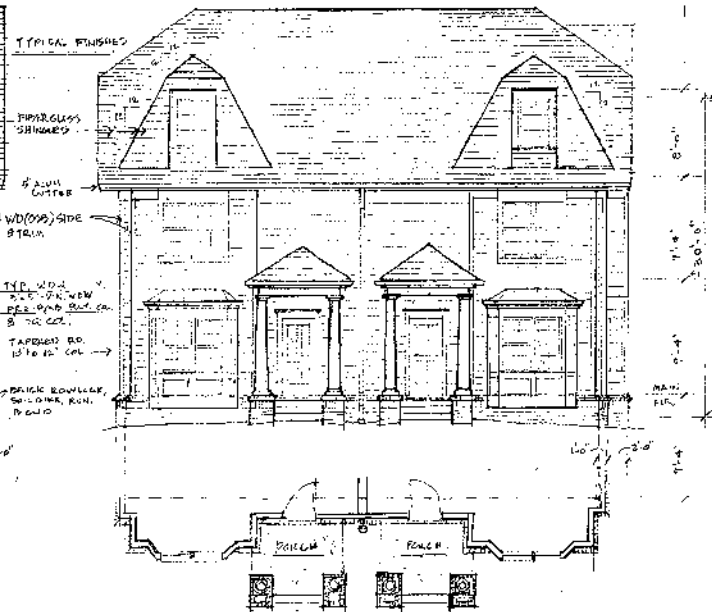
DUPLEX ③ SIDE STREET VIEW



DUPLEX ① FRONT VIEW



DUPLEX ② FRONT VIEW



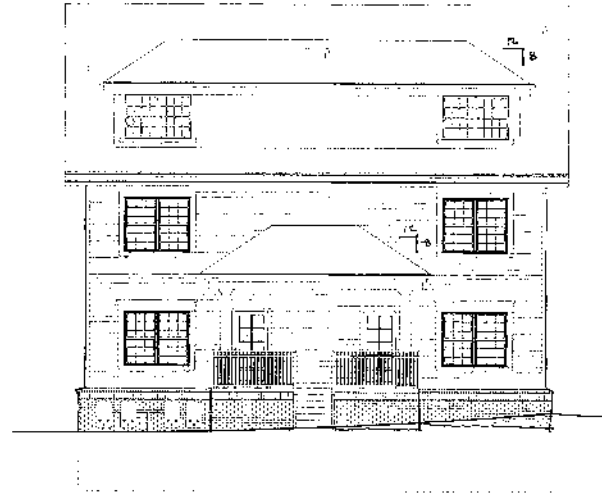
DUPLEX ③ FRONT VIEW

DATE	REVISION	BY	CHKD
10/1/20	1	JK	JK

ELEVATIONS
3/8" = 1'-0"

A201

PROJECT: 21238
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TYPICAL REAR VIEW

FOREST AVE DUPLEXES

1507 FOREST AVE - KNOXVILLE, TN 37921

DATE	BY	REVISION
10/24/21	CSA	1.00

REAR
ELEVATION

A 202

PROJECT: 21218

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