

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: JACKSON TERMINAL, LLC BY CARL KEANEY

Owner  Contractor  Architect  Engineer  Other \_\_\_\_\_

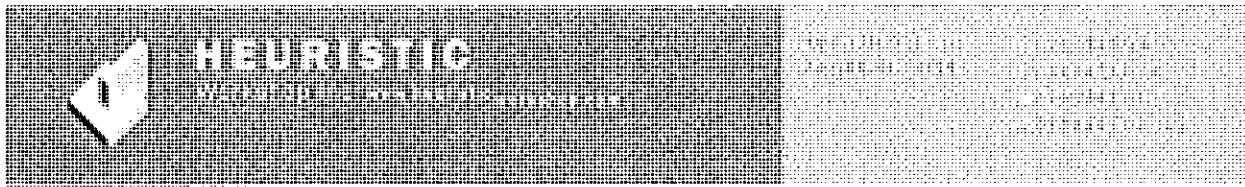
Date Filed: 7.24.13 Application accepted by: Michael Reynolds

Fee Amount: \$50 Review Date: 8/21/13 File Number: 8-C-13-DT

<b>PRE-APPLICATION CONFERENCE</b>		Date Completed: _____
<p style="text-align: center;"><b>PROPERTY INFORMATION</b></p> <p>Building or Project Name: <u>JACKSON TERMINAL</u></p> <hr/> <p>Street Address: <u>205 W JACKSON AVE</u></p> <p>Parcel Identification Number(s):  <u>094EF042</u></p>	<p style="text-align: center;"><b>PROJECT ARCHITECT/ENGINEER</b></p> <p>PLEASE PRINT                  Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
<p style="text-align: center;"><b>PROPERTY OWNER</b></p> <p>PLEASE PRINT                  Name: _____</p> <p>Company: <u>JACKSON TERMINAL LLC</u></p> <p>Address: <u>203 W JACKSON AVE</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865-523-9867</u></p> <p>Fax: <u>865-544-7089</u></p> <p>E-mail: <u>HWI@HWIEMAIL.COM</u></p>	<p style="text-align: center;"><b>PROJECT CONTRACTOR</b></p> <p>PLEASE PRINT                  Name: _____</p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
<p style="text-align: center;"><b>ACCOMPANYING MATERIALS</b></p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>		
<b>FOR OFFICE USE ONLY</b>		
<p style="text-align: center;"><b>PROJECT INFORMATION</b></p> <p>LEVEL 1: \$50</p> <p><input checked="" type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100</p> <p><input type="checkbox"/> Major Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250</p> <p><input type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;"><b>PROJECT CONTACT</b></p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT                  Name: <u>CARL KEANEY</u></p> <p>Company: <u>JACKSON TERMINAL, LLC</u></p> <p>Address: <u>203 W JACKSON AVE</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865-523-9867</u></p> <p>Fax: <u>865-544-7089</u></p> <p>E-mail: <u>HWI@HWIEMAIL.COM</u></p>	



NOTE: Payment is due at time of application. Please make check payable to Knoxville Knox County Metropolitan Planning Commission.



**7/25/2013**

## **Jackson Terminal – Project Description**

The existing structure located at 205 W Jackson Ave is a 20,000 square foot warehouse. It was formerly a rail freight depot constructed around 1890.

No changes to the original building envelope are contemplated.

The existing loading dock running the entire length of the southern elevation has deteriorated to unsalvageable condition and is to be replaced by a similar heavy timber wood dock.

The small concrete block structure on the southern elevation at the center of the building houses the fire protection risers and associated equipment. We will be relocating the fire protection system inside the building, upgrading the equipment and demolishing the old structure. This structure is clearly not original.

An ADA access ramp will be added at the western end of the dock and three additional access stairs will be added between western and eastern elevations.

The ramp, stairs and dock will have appropriate guard rails and hand rails to comply with building code.

Renderings of the contemplated dock, railings and storefront entrances were shown to members of the Tennessee Historical Commission in the spring of 2012. They agreed that the minimal metal railings were a good fit, they convinced us to change the dock from concrete to wood construction and they desired the storefront structures to be paintable. The current design, although not reviewed formally does comply with the THC recommendations.

The brick veneer on the west elevation exterior is not original and was used to patch the area when an adjacent (attached) building was removed. Our desire is to remove this new veneer and add back a brick veneer that will match the rest of the building and restore the arched openings that are currently hidden by the existing veneer.

We would like to make the small courtyard area to the west of the building available for use by the western most tenants in the restored facility. To this end we have designed the concrete steps, planters and cobblestone surface shown in the rendering.

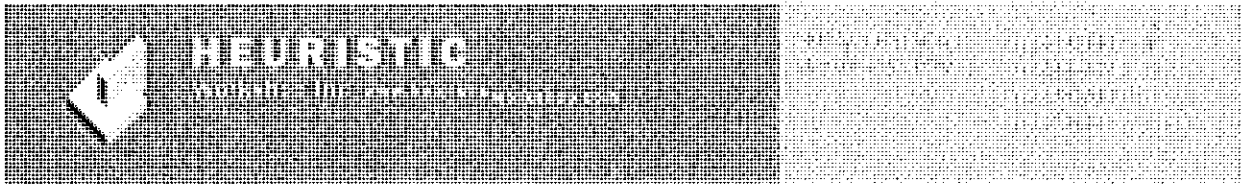
The interior will be cleaned and sealed. The large wooden doors facing the dock will be pinned in the open position but will remain with the building. The underside of the roof deck will be insulated and a ceiling of rough pine 1x3 will be installed, leaving the heavy timber framing of the building intact and visible.

The exterior brick will be cleaned and re-painted. Lighting fixtures similar to those shown in the renderings are planned for the southern and western elevations.

New rain gutter will be added to the southern elevation and downspouts to match those originally on the building will be installed.

New connections to the city waste and storm water will be installed. The electrical service will be upgraded.

The planters and benches shown in the renderings will be constructed with wood from the existing dock.



We will have selected an architect during the next two weeks and plan to have documents to plans review by September at the latest. We would like to commence construction in September. The project should be completed within 6 months of the startup.



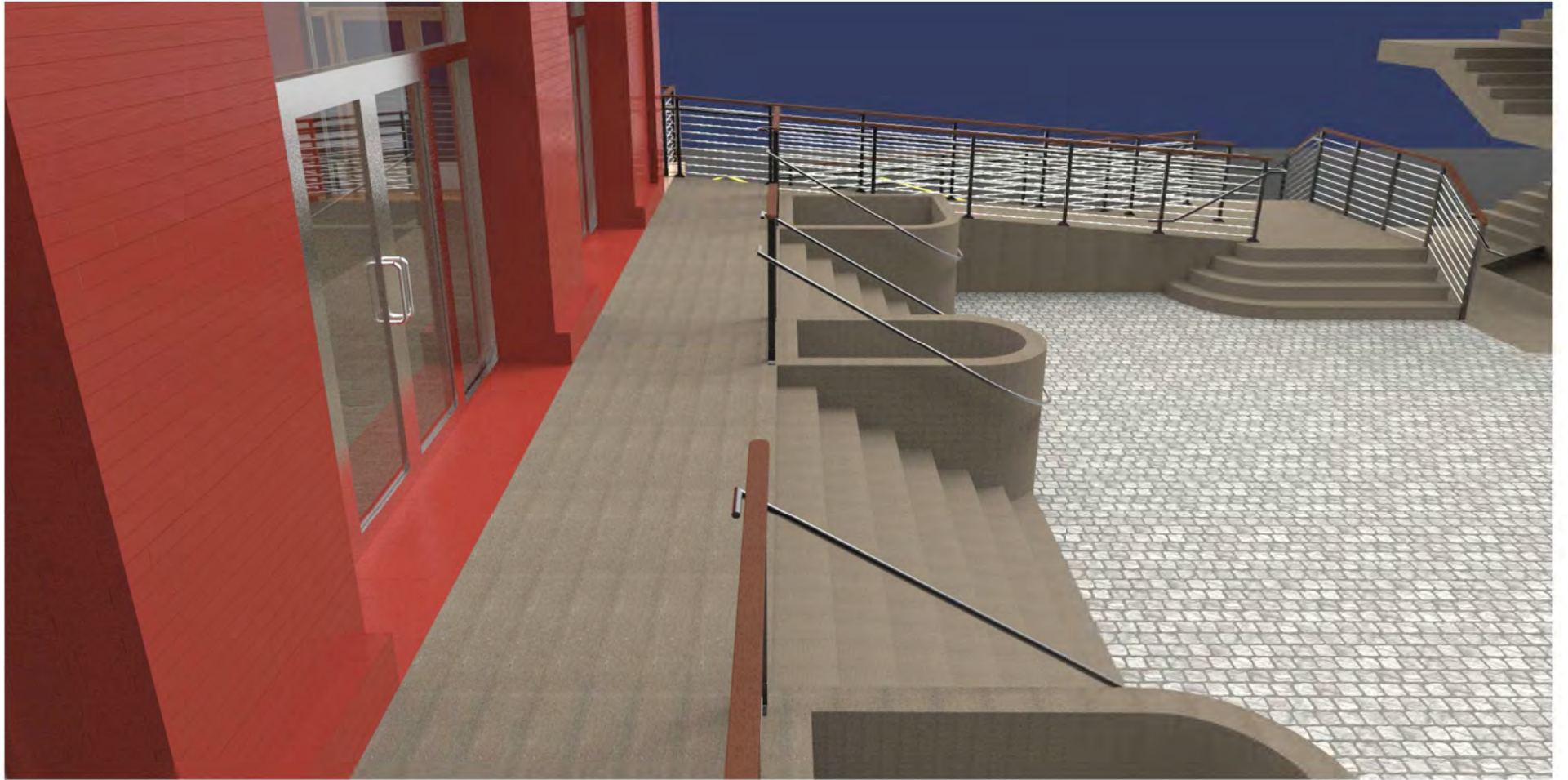










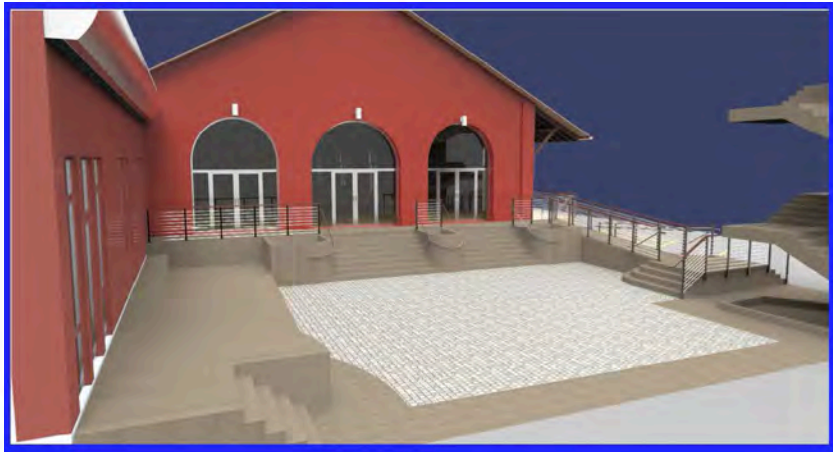






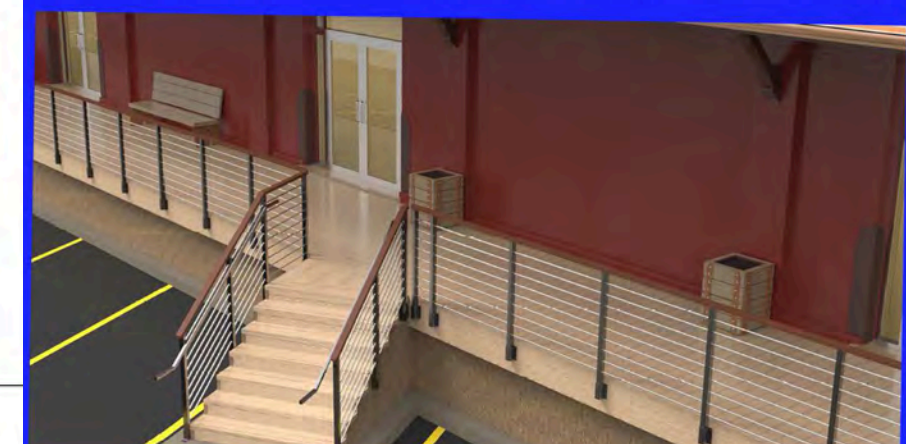
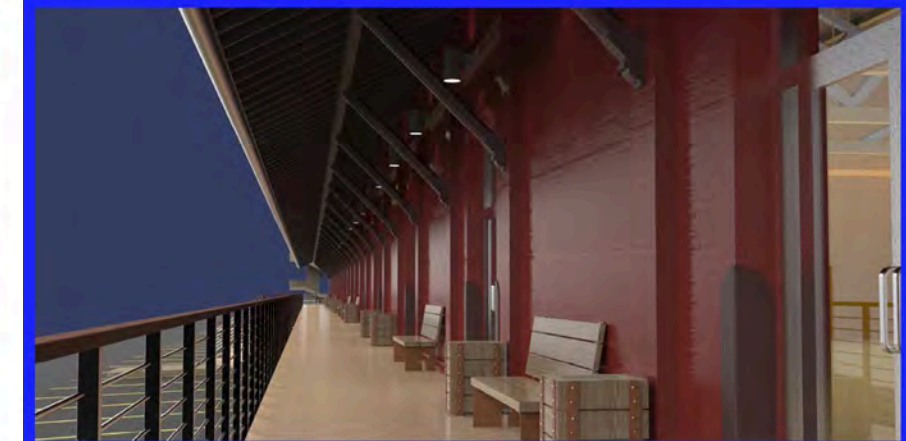
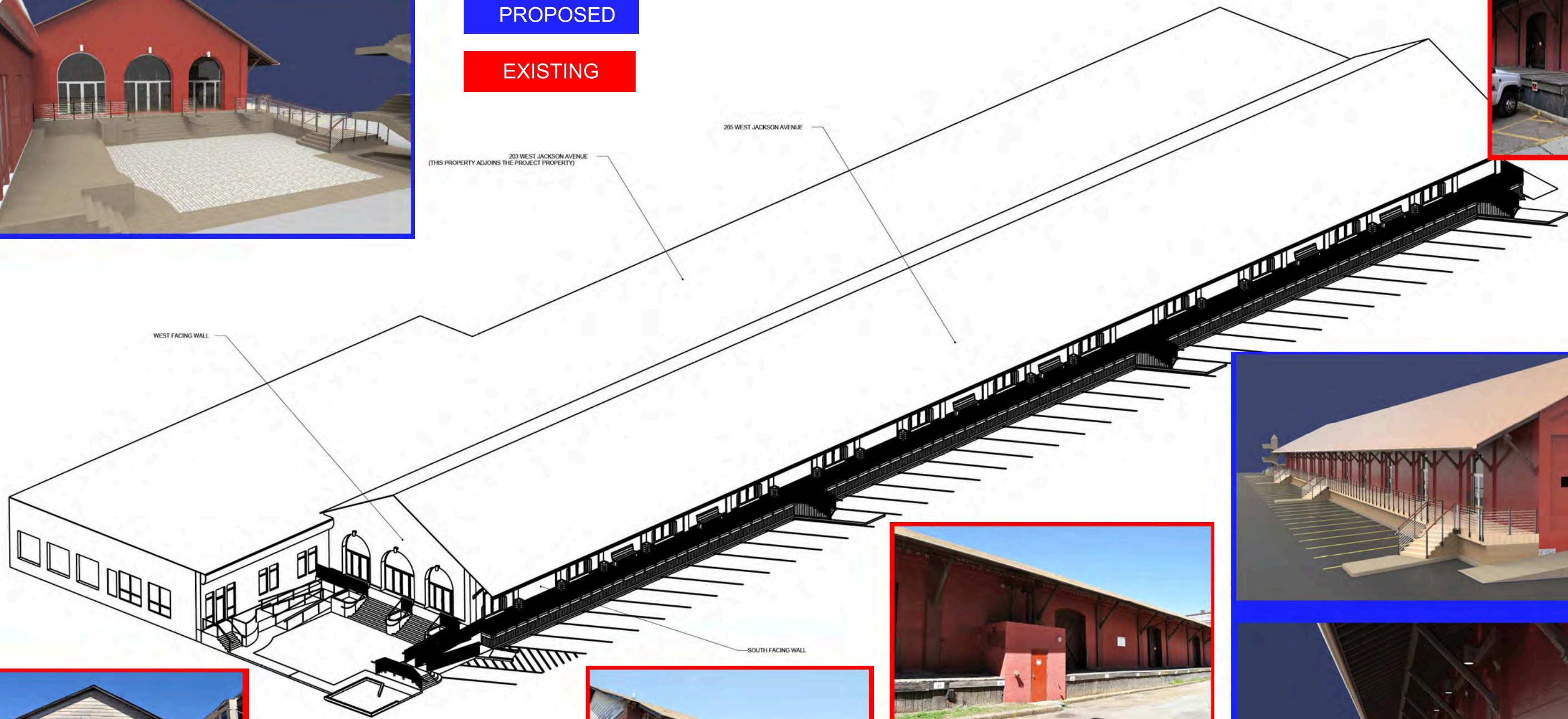
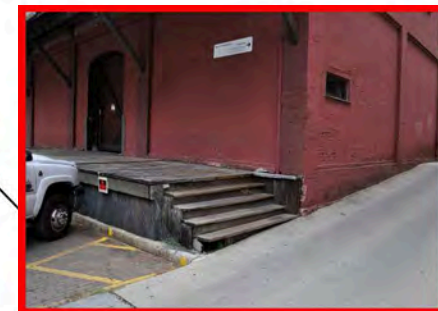




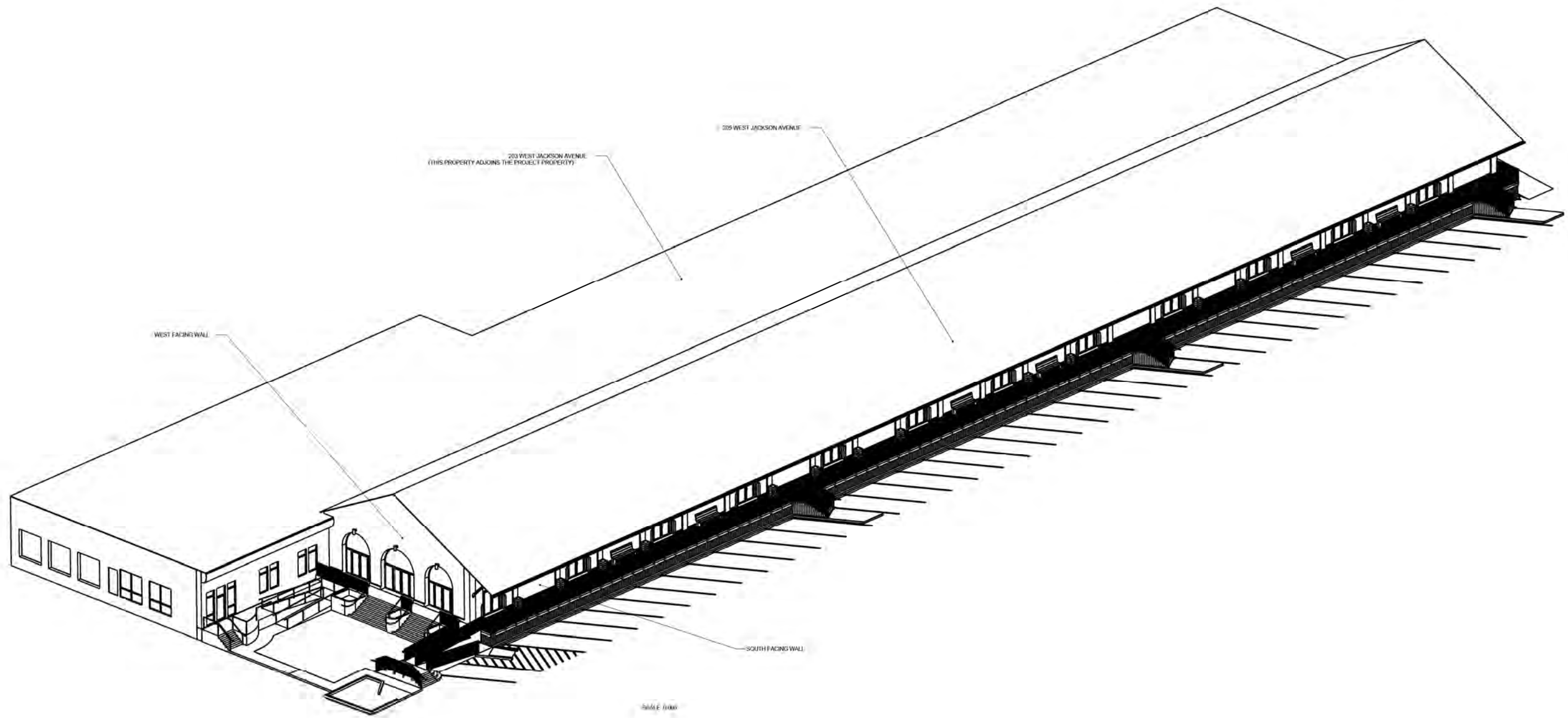


PROPOSED

EXISTING





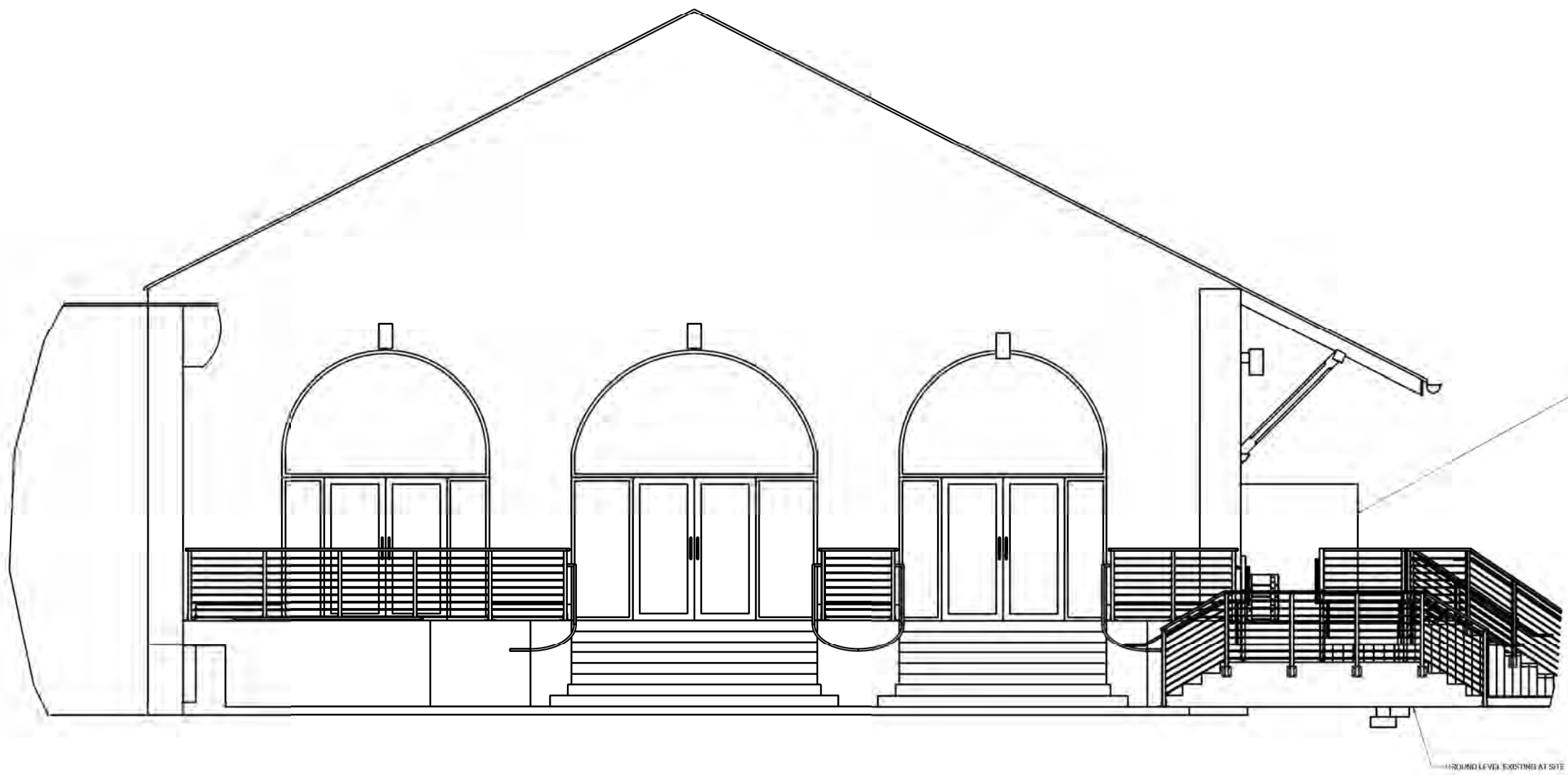


REVISION	DESCRIPTION	DATE

<p>305 WEST JACKSON AVE FACADE IMPROVEMENTS</p>		<p>DATE: 2/07/12</p>	<p>PROJECT: 305 WEST JACKSON AVE FACADE IMPROVEMENTS</p>
<p>NOTES:</p> <p>NOT FOR CONSTRUCTION</p>	<p>PART NAME:</p> <p>DESCRIPTION: ISOMETRIC VIEW OF ENTIRE PROJECT AREA</p> <p>DRAWING: 305_WEST_JACKSON_FACADE</p>	<p>SCALE:</p>	<p>DATE:</p> <p>PROJECT:</p> <p>DATE:</p>
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DETAIL A  
SCALE 0.025  
WEST ELEVATION

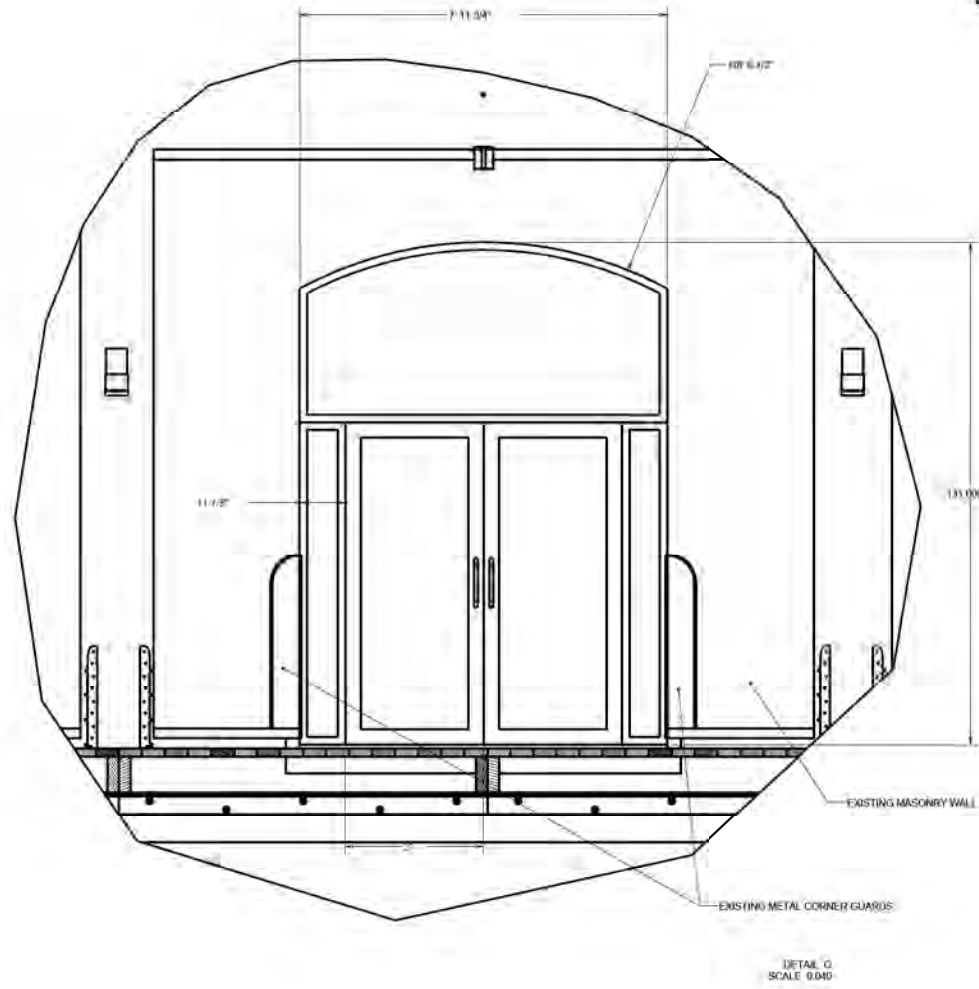
REVISION	DESCRIPTION	DATE

205 WEST JACKSON AVE  
FACADE IMPROVEMENTS

NOTES: - NOT FOR CONSTRUCTION -	PART NAME:	DATE:	2/07/12
	DESCRIPTION: STOREFRONT MODULES ON WEST ELEVATION	TITLE:	PROJECT:
	DRAWING: JOS_WEST_JACKSON_FACADE	SCALE:	SHEET: 11

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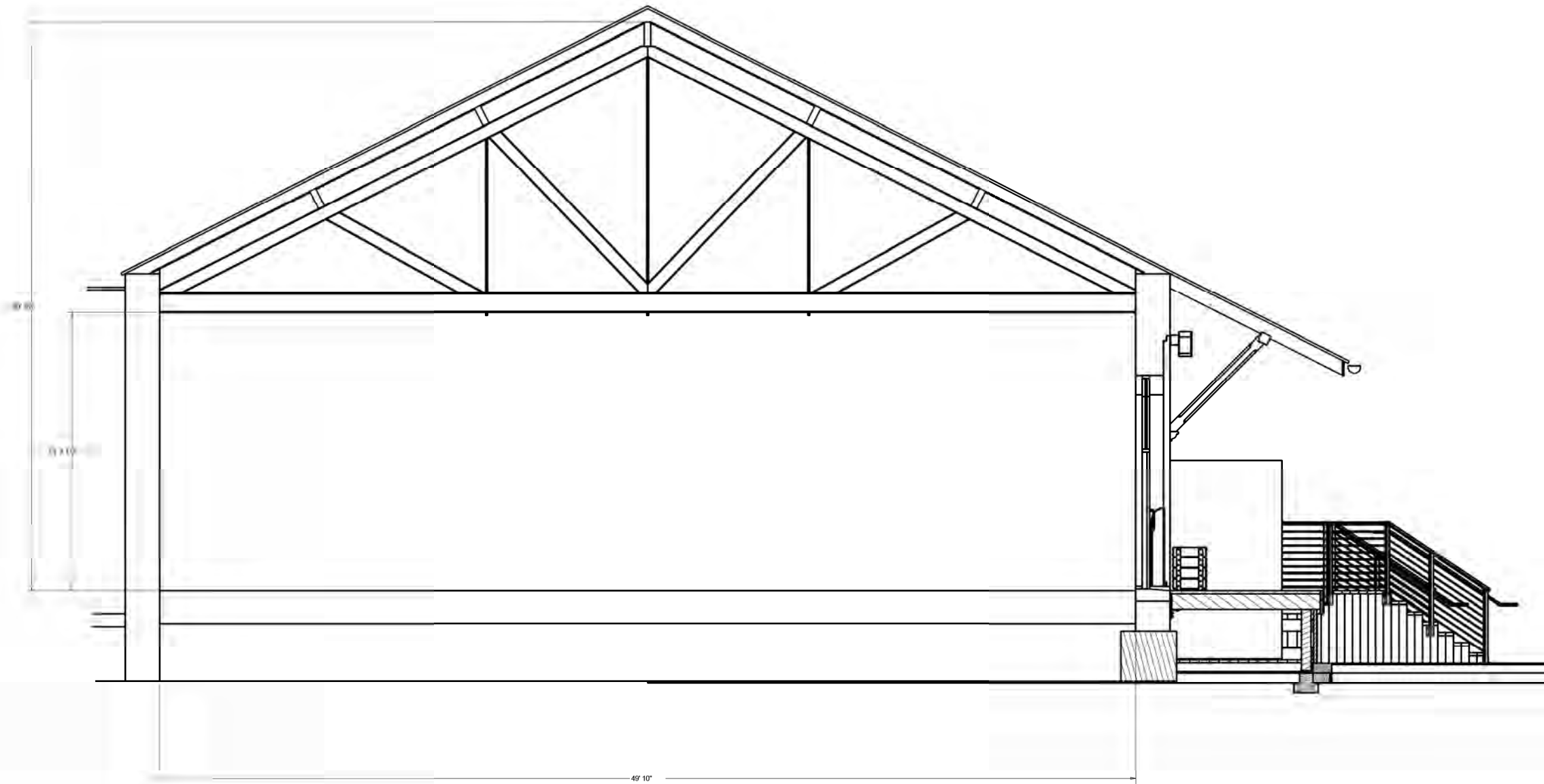


NOTE: ALL 12 STOREFRONT MODULES ARE SHOWN AT THE SAME SIZE. THE ACTUAL DIMENSIONS VARY UNIT TO UNIT. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD.

REVISION	DESCRIPTION	DATE

ADDRESS:	PART NAME:	DATE:	PROJECT:
DESCRIPTION:	STOREFRONT MODULES ON SOUTH ELEVATION	SCALE:	12
DRAWING:	JOB: WEST JACKSON FACADE	SIZE:	0



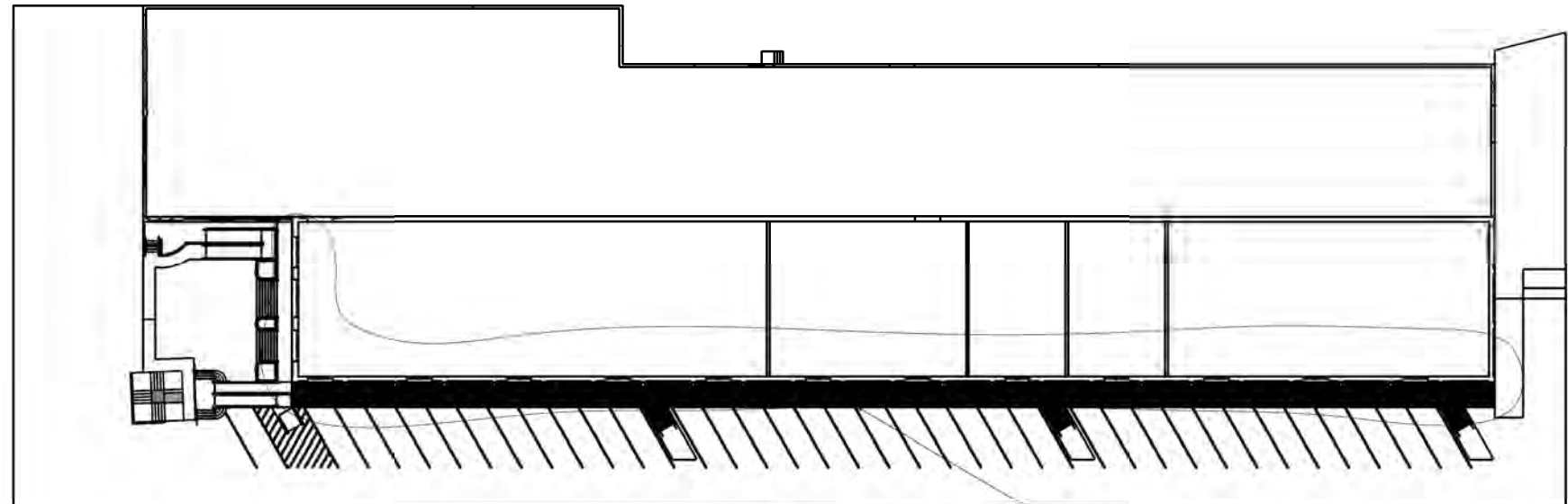


SECTION SPACE\_A SPACE\_A  
SCALE 1/8"=1'-0"

REVISION	DESCRIPTION	DATE

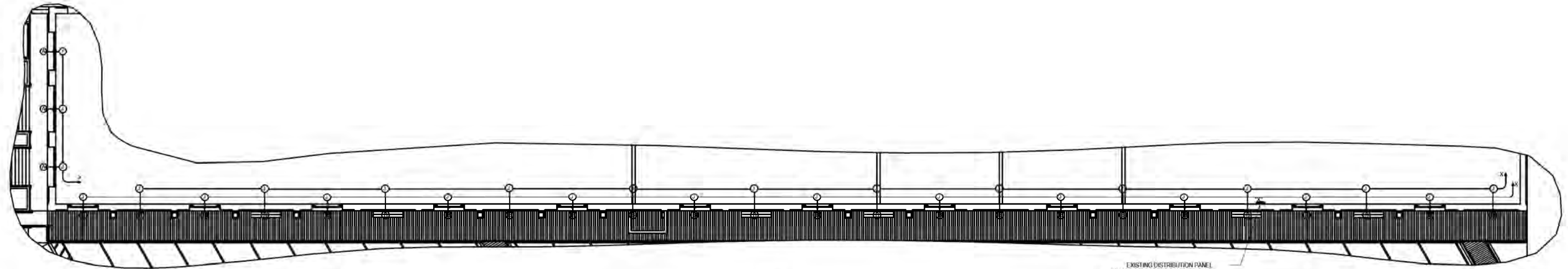
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DESCRIPTION:	SCALE: 1/8"=1'-0"	SHEET: 15	SIZE: D
DRAWING: 205 WEST JACKSON FACADE	PROJECT: 205 WEST JACKSON FACADE	DATE: 08/20/13	PROJECT: 205 WEST JACKSON FACADE

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SECTION PLAN PLAN  
SCALE 0/000

SEE DETAIL P



DETAIL P  
SCALE 0/000

EXISTING DISTRIBUTION PANEL  
MAY BE RELOCATED PRIOR TO FINAL  
ISSUANCE OF CONSTRUCTION DOCUMENTS

LIGHTING DETAILS

DESIGNATION	DESCRIPTION	WATTS	MOUNTING	HEIGHT AFF	SOURCE	NOTES
A	LED WALL SCONCE	175 - 250	SURFACE MOUNTED	-1'-"	FURNISHED BY OWNER	ACTIVATED BY OUTDOOR PHOTOCELL
B	LED WALL SCONCE	175 - 250	SURFACE MOUNTED	-1'-"	FURNISHED BY OWNER	ACTIVATED BY OUTDOOR PHOTOCELL

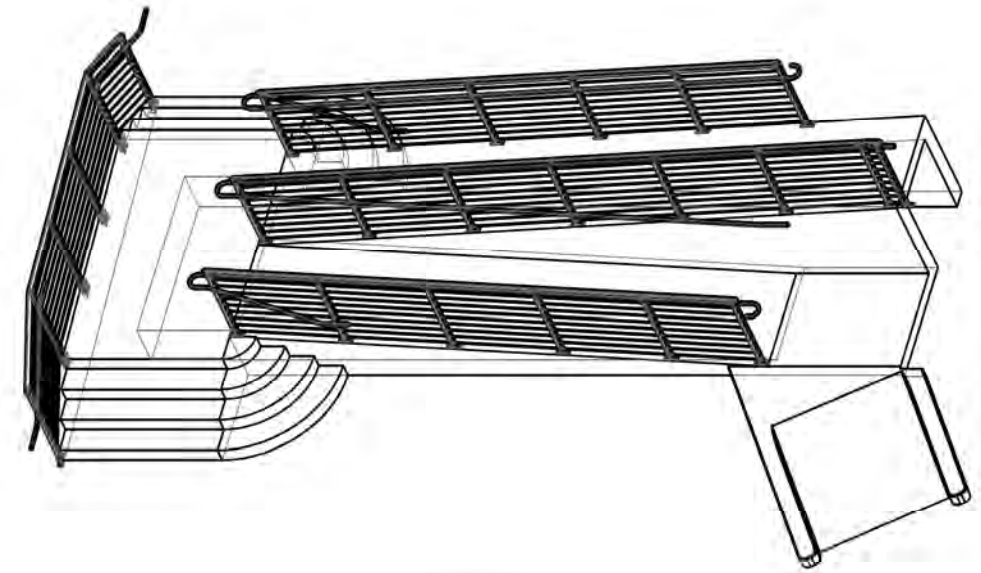
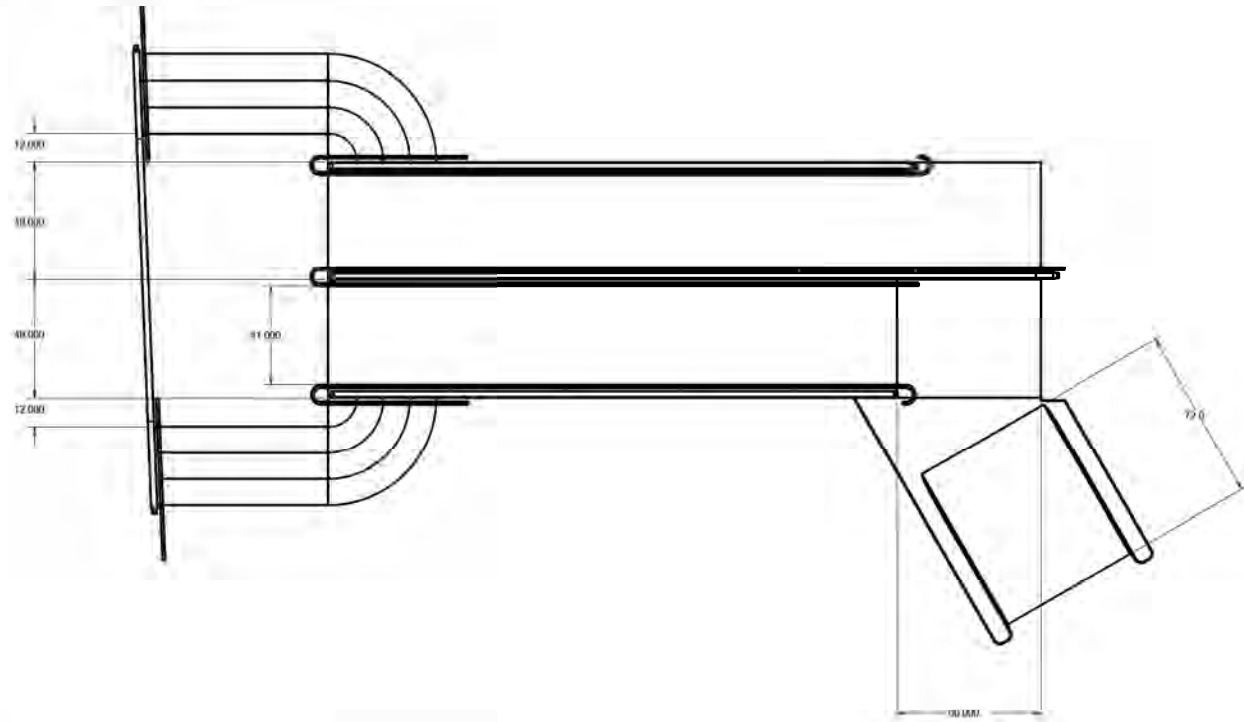
PHOTOCELL LOCATION TO BE DETERMINED

REVISION	DESCRIPTION	DATE

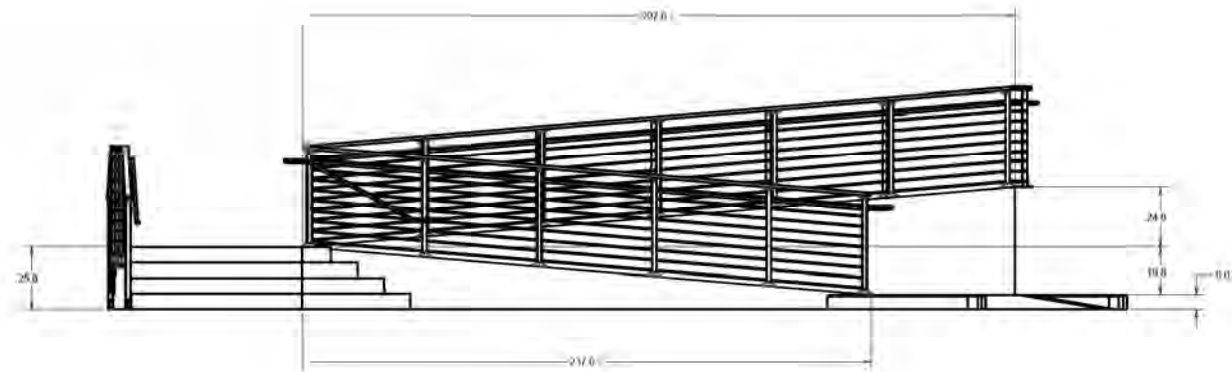
205 WEST JACKSON AVE  
FACADE IMPROVEMENTS

NOTES:  NOT FOR CONSTRUCTION	PART NAME: LIGHTING DETAILS	DATE: 2/20/12	PROJECT: 	DESIGNER: ARCHITECT: 205 West Jackson Ave Chicago, IL 60604 PHONE: 312.467.1100 FAX: 312.467.1101 www.levins.com
	DRAWING: 205_WEST_JACKSON_FACADE	SCALE:		

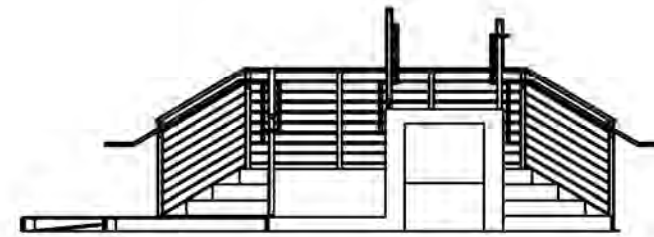
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SCALE 1/8"=1'-0"



SCALE 1/8"=1'-0"



REVISION	DESCRIPTION	DATE

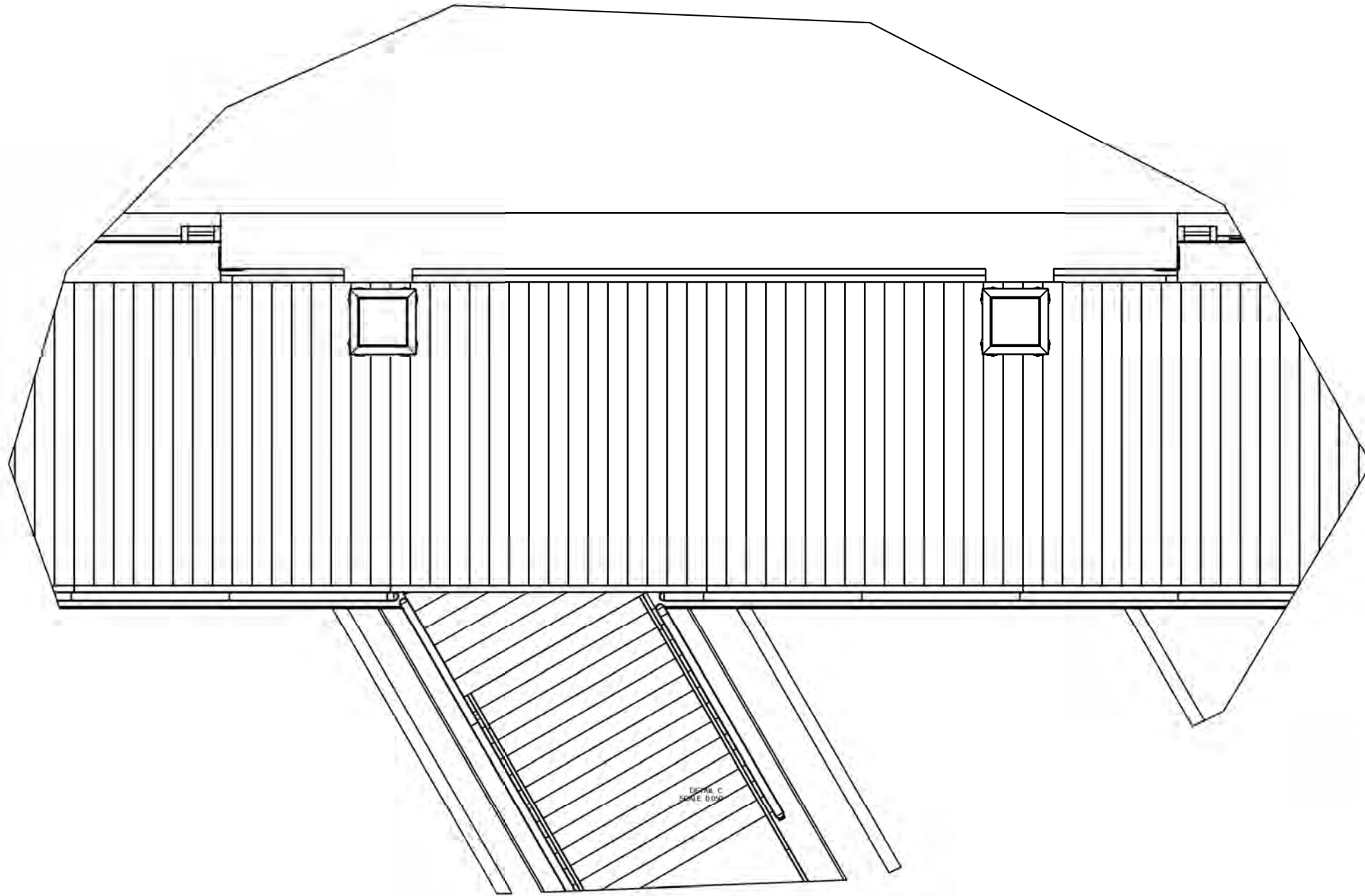
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DESCRIPTION:	SCALE:	SHEET:	SIZE:
DRAWING:	PROJECT:	DATE:	DATE:
205 WEST JACKSON FACADE	SCALE:	10	D

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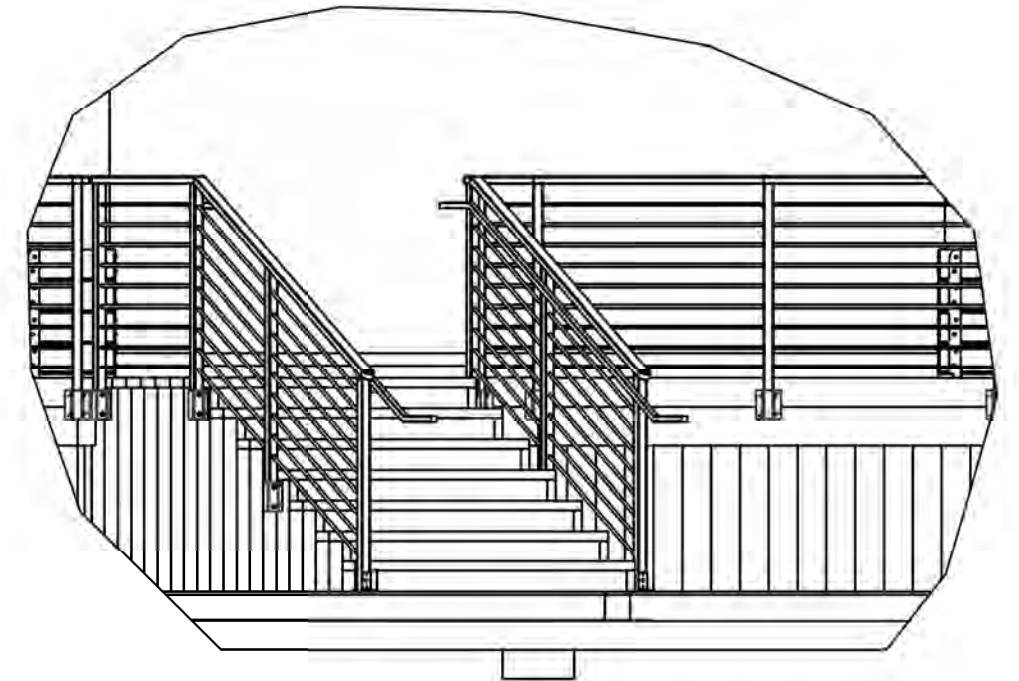


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DETAIL C  
SCALE 0/500



DETAIL H  
SCALE 0/500

REVISION	DESCRIPTION	DATE

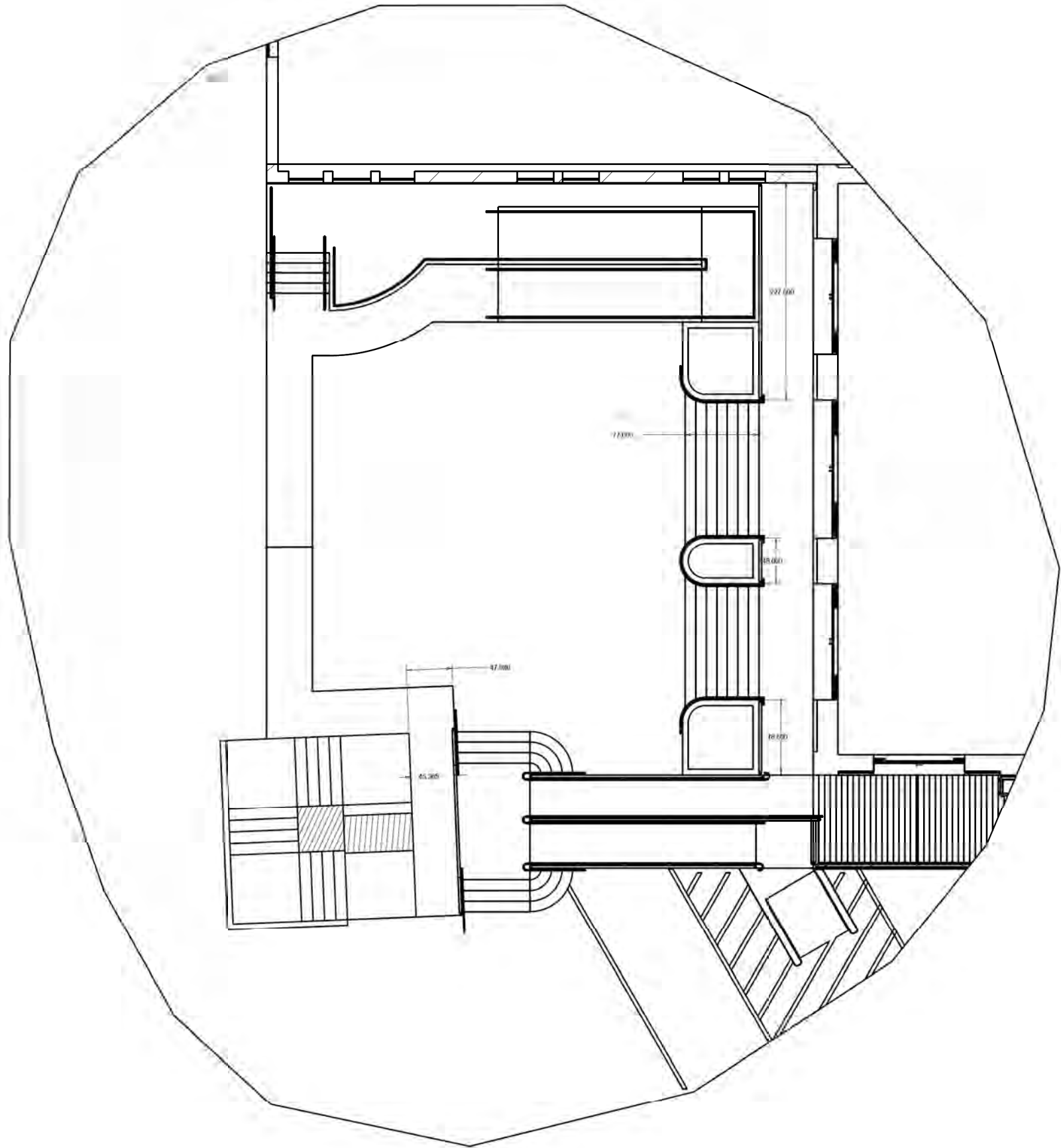
**200 WEST JACKSON AVE.  
FACADE IMPROVEMENTS**

<p><b>NOTES:</b></p> <p>NOT FOR CONSTRUCTION</p>	<p><b>PART NAME:</b></p> <p>NEW RAILING DETAILS</p>	<p><b>DATE:</b></p> <p>3/07/12</p>	<p><b>PROJECT:</b></p> <p>200 West Jackson Ave Chicago, IL 60601</p>	
	<p><b>DESCRIPTION:</b></p> <p>NEW RAILING DETAILS</p>	<p><b>SCALE:</b></p> <p>AS SHOWN</p>	<p><b>TYPE:</b></p> <p>PRODUCTION</p>	<p><b>PHONE:</b> 312.354.1234</p>
	<p><b>DRAWING:</b></p> <p>200_WEST_JACKSON_FACADE</p>	<p><b>PROJECT:</b></p> <p>200 West Jackson Ave</p>	<p><b>PROJECT:</b></p> <p>200 West Jackson Ave</p>	<p><b>PROJECT:</b></p> <p>200 West Jackson Ave</p>

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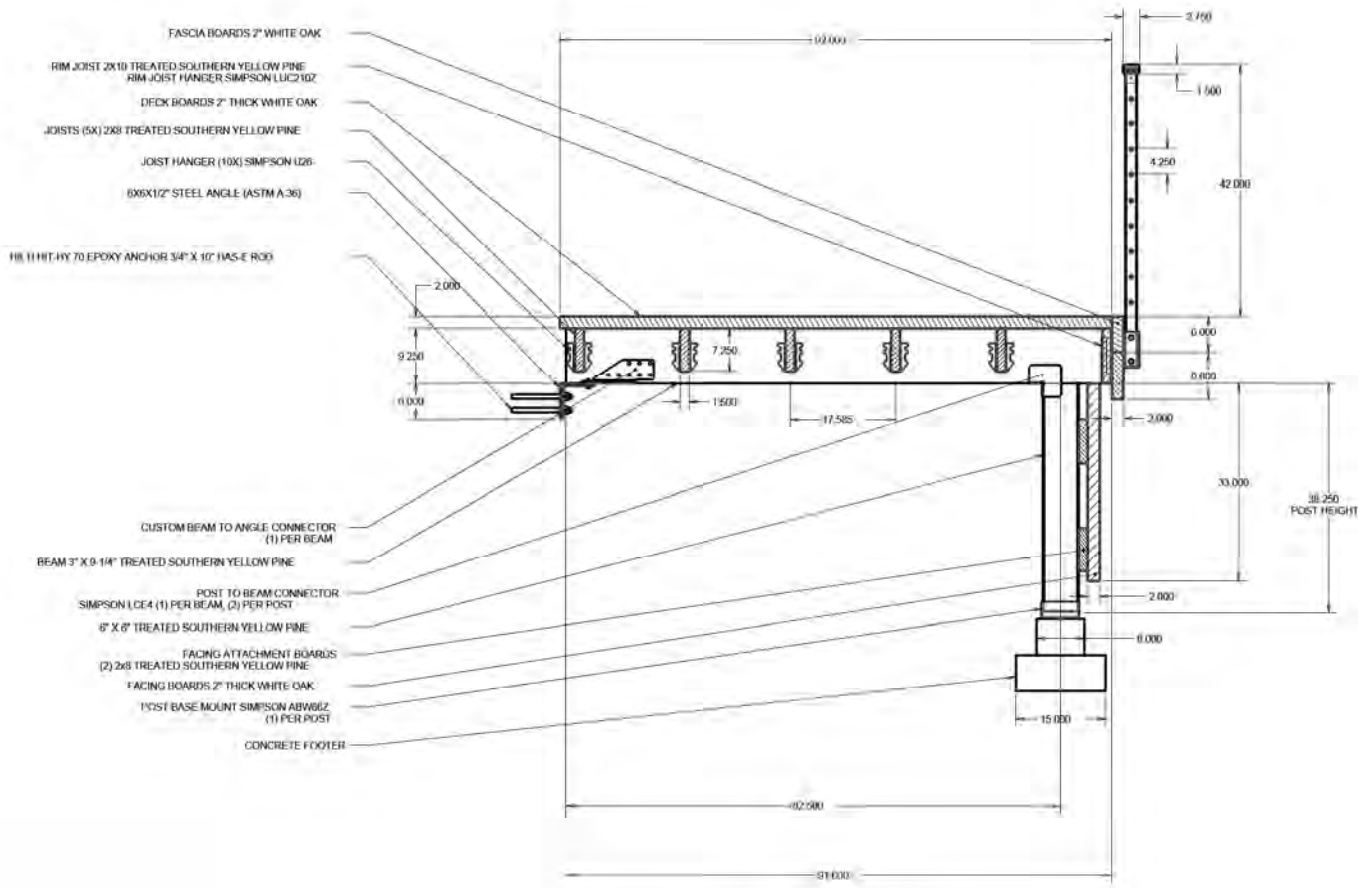
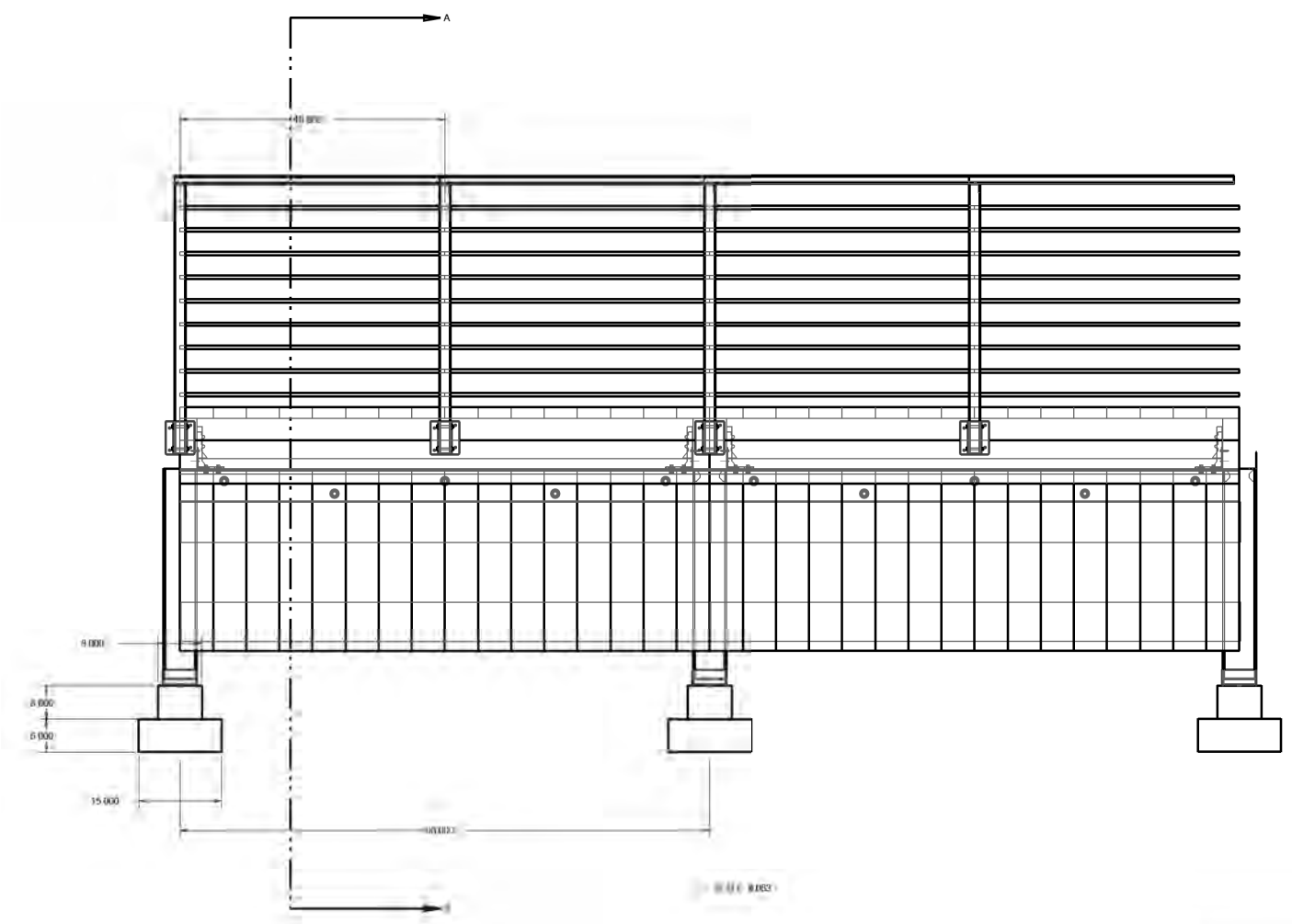
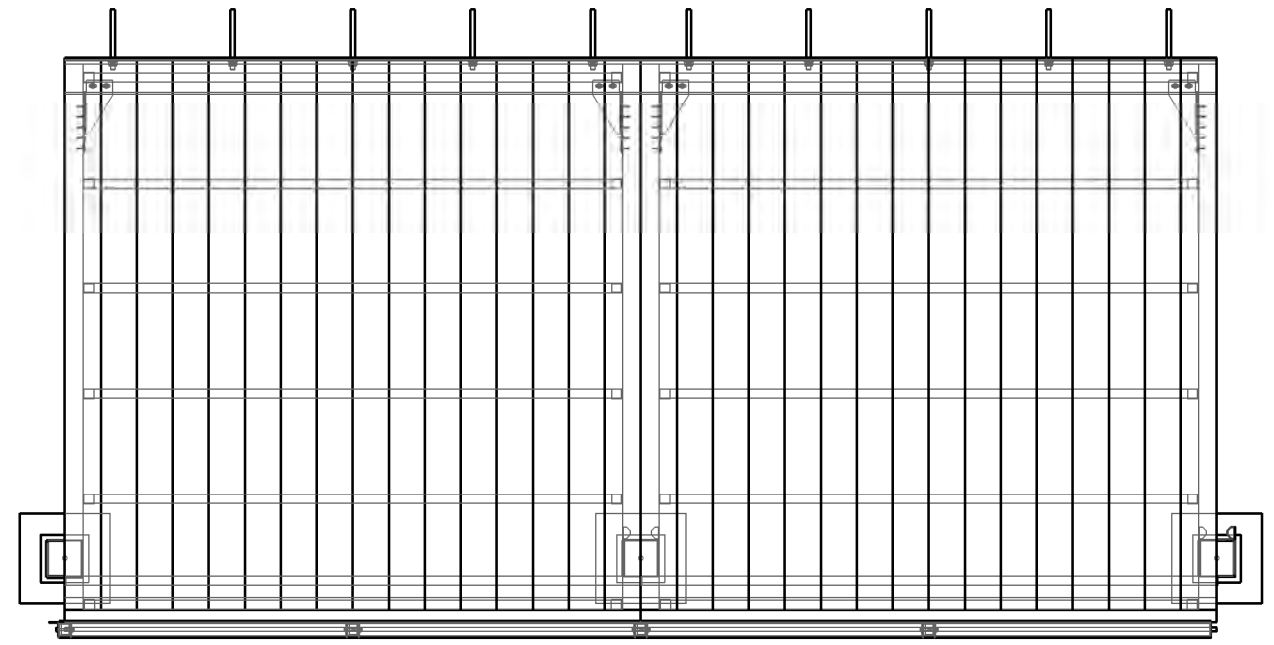
**SHEET** 6 **SIZE** D



DETAIL E  
SCALE 0/16

REVISION	DESCRIPTION	DATE

ADDRESS:	PART NAME:	DATE:	PROJECT:
DESCRIPTION:	DATE:	SCALE:	SHEET:
DRAWING:	PROJECT:	SCALE:	SIZE:
205_WEST JACKSON_FACADE		SCALE:	17
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- FASCIA BOARDS 2" WHITE OAK
- RIM JOIST 2X10 TREATED SOUTHERN YELLOW PINE
- RIM JOIST HANGER SIMPSON LUC210Z
- DECK BOARDS 2" THICK WHITE OAK
- JOISTS (5X) 2X8 TREATED SOUTHERN YELLOW PINE
- JOIST HANGER (10X) SIMPSON U2B
- 6X6X1/2" STEEL ANGLE (ASTM A36)
- 1/4" DIA. HY 70 EPOXY ANCHOR 3/4" X 10" 1/4" E ROD
- CUSTOM BEAM TO ANGLE CONNECTOR (1) PER BEAM
- BEAM 3" X 9-1/4" TREATED SOUTHERN YELLOW PINE
- POST TO BEAM CONNECTOR SIMPSON LCE4 (1) PER BEAM, (2) PER POST
- 6" X 6" TREATED SOUTHERN YELLOW PINE
- FACING ATTACHMENT BOARDS (2) 2X8 TREATED SOUTHERN YELLOW PINE
- FACING BOARDS 2" THICK WHITE OAK
- POST BASE MOUNT SIMPSON ABW6Z (1) PER POST
- CONCRETE FOOTER

SECTION A-A

REVISION	DESCRIPTION	DATE

ADDRESS:	PART NAME:	DATE:	PROJECT:
DESCRIPTION:	DRAWING:	SCALE:	SHEET:
DRAWING: JOE_WOOD_BOARDWALK_DETAILS		SCALE:	SHEET: 2

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