

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: JOHN SANDERS

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

Date Filed: 6/26/2015 Application accepted by: Mike Reynolds

Fee Amount: \$250<sup>00</sup> Review Date: 7/15/15 File Number: 7-D-15-DT

**PRE-APPLICATION CONFERENCE** Date Completed: \_\_\_\_\_

**PROPERTY INFORMATION**  
Building or Project Name: \_\_\_\_\_  
VINE AVE ROWHOUSES  
Street Address: 535 W VINE AVE  
Parcel Identification Number(s): \_\_\_\_\_  
094EJ03201

**PROJECT ARCHITECT/ENGINEER**  
PLEASE PRINT  
Name: JOHN SANDERS  
Company: SANDERS PACE ARCHITECTURE  
Address: 514 W JACKSON AVE STE 102  
City: KNOXVILLE State: TN Zip: 37902  
Telephone: 329.0316  
Fax: \_\_\_\_\_  
E-mail: jsanders@sanderspace.com

**PROPERTY OWNER**  
PLEASE PRINT  
Name: \_\_\_\_\_  
Company: HATCHER HILL PROPERTIES LLC  
Address: 311 S WEISGARBER RD  
City: KNOXVILLE State: TN Zip: 37919  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**PROJECT CONTRACTOR**  
PLEASE PRINT  
Name: \_\_\_\_\_  
Company: T. B. D.  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**ACCOMPANYING MATERIALS**  
Please see the reverse side of this form for a list of information required as part of this application.

**FOR OFFICE USE ONLY**

**PROJECT INFORMATION**  
LEVEL 1: \$50  
 Minor Alteration of an Existing Building/Structure  
 Sign  
LEVEL 2: \$100  
 Major Alteration of an Existing Building/Structure  
 Addition to an Existing Building/Structure  
LEVEL 3: \$250  
 Construction of New Building/Structure

**PROJECT CONTACT**  
All application-related correspondence should be directed to:  
PLEASE PRINT  
Name: MICHAEL DAVIS  
Company: SANDERS PACE ARCHITECTURE  
Address: 514 W JACKSON AVE STE 102  
City: KNOXVILLE State: TN Zip: 37902  
Telephone: 329.0316  
Fax: \_\_\_\_\_  
E-mail: mdavis@sanderspace.com

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



VIEW FROM SOUTHEAST CORNER



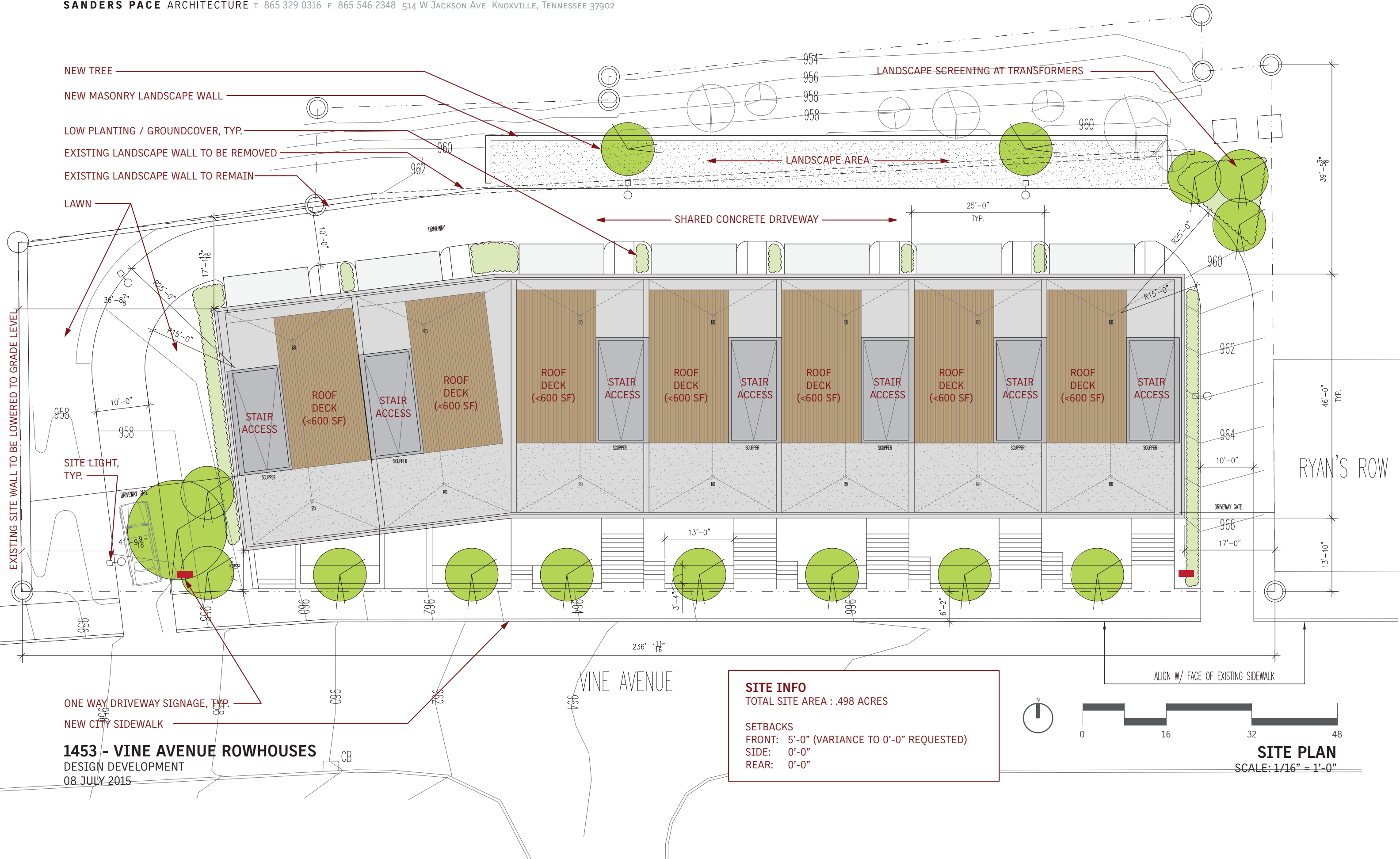
**A** NEW SIDEWALK



**B** VIEW NORTHWEST FROM EAGLE CLUB

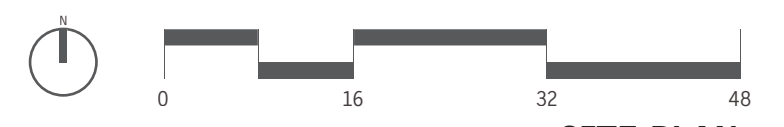


**C** VIEW FROM NORTHWEST CORNER OF SITE



**SITE INFO**  
 TOTAL SITE AREA : .498 ACRES

**SETBACKS**  
 FRONT: 5'-0" (VARIANCE TO 0'-0" REQUESTED)  
 SIDE: 0'-0"  
 REAR: 0'-0"



**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

**1453 - VINE AVENUE ROWHOUSES**  
 DESIGN DEVELOPMENT  
 08 JULY 2015

ONE WAY DRIVEWAY SIGNAGE, TYP.  
 NEW CITY SIDEWALK

EXISTING SITE WALL TO BE LOWERED TO GRADE LEVEL

NEW TREE  
 NEW MASONRY LANDSCAPE WALL  
 LOW PLANTING / GROUNDCOVER, TYP.  
 EXISTING LANDSCAPE WALL TO BE REMOVED  
 EXISTING LANDSCAPE WALL TO REMAIN

LAWN

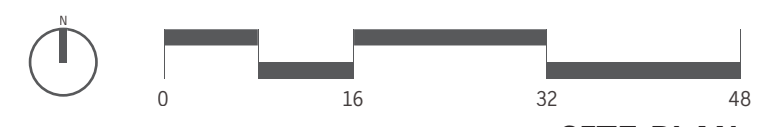
SITE LIGHT, TYP.

ONE WAY DRIVEWAY SIGNAGE, TYP.  
 NEW CITY SIDEWALK

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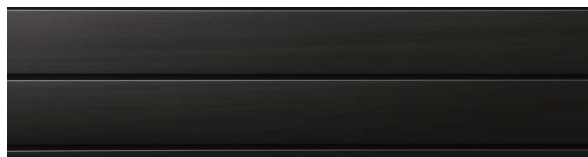
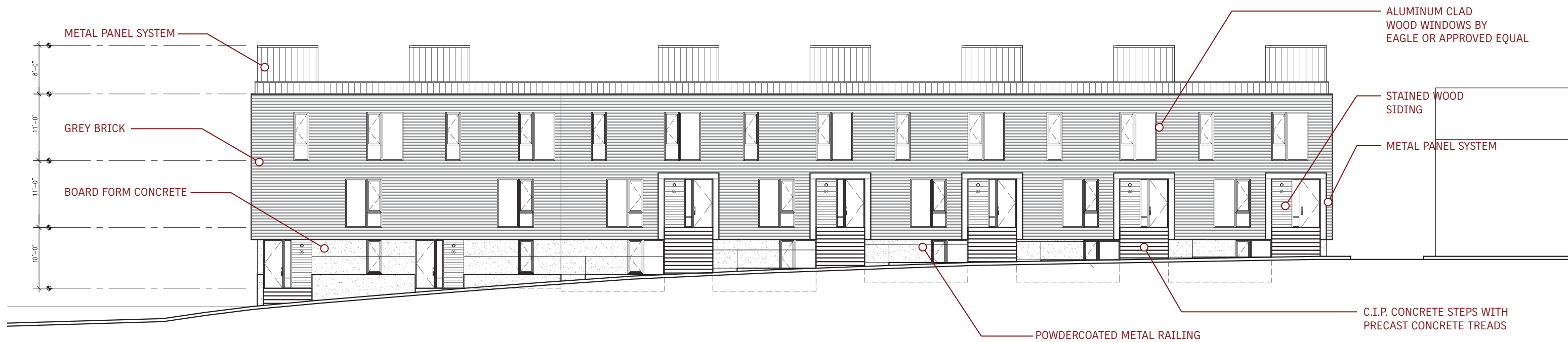
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**1453 - VINE AVENUE ROWHOUSES**  
 DESIGN DEVELOPMENT  
 08 JULY 2015

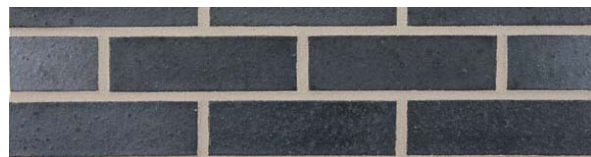


**1453 - VINE AVENUE ROWHOUSES**  
DESIGN DEVELOPMENT  
08 JULY 2015

**VIEW FROM VINE AVENUE**



METAL PANEL SYSTEM



GREY BRICK



BOARD FORM CONCRETE

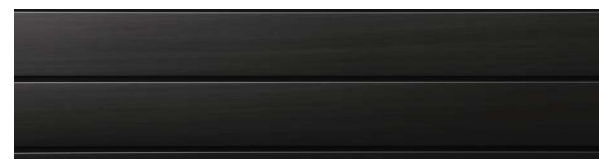


STAINED WOOD SIDING AND DECKING

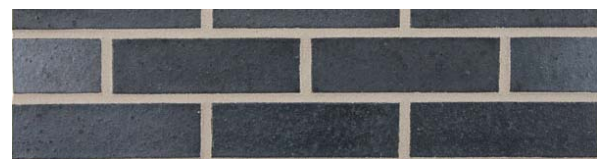


**1453 - VINE AVENUE ROWHOUSES**  
 DESIGN DEVELOPMENT  
 08 JULY 2015

**SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"



METAL PANEL SYSTEM



GREY BRICK



BOARD FORM CONCRETE

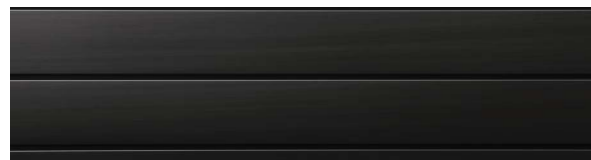
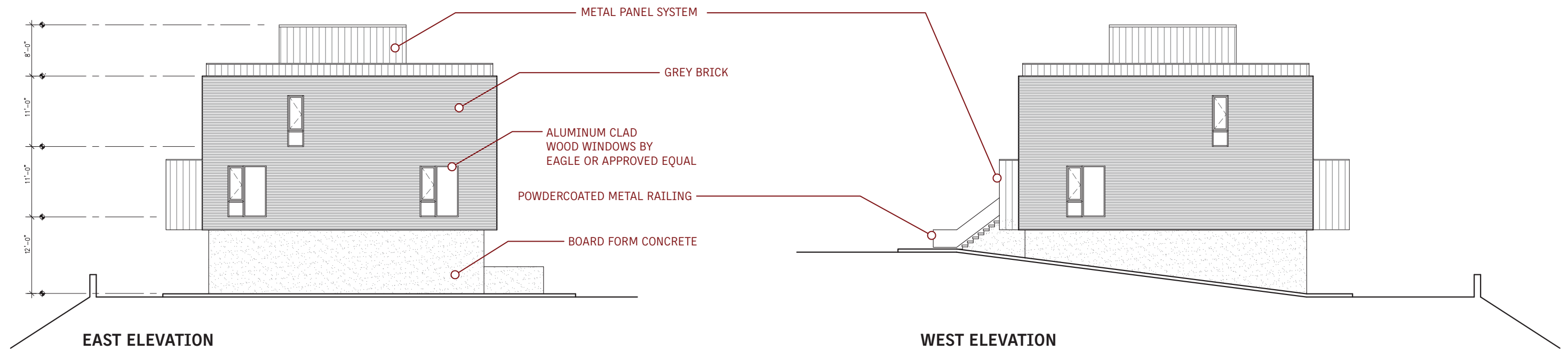


STAINED WOOD SIDING AND DECKING

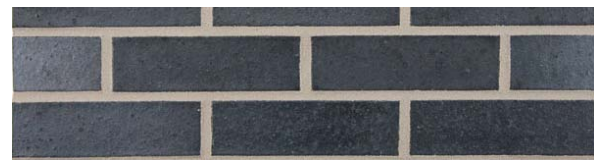


**1453 - VINE AVENUE ROWHOUSES**  
DESIGN DEVELOPMENT  
08 JULY 2015

**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



METAL PANEL SYSTEM



GREY BRICK



BOARD FORM CONCRETE



STAINED WOOD SIDING AND DECKING



**1453 - VINE AVENUE ROWHOUSES**  
 DESIGN DEVELOPMENT  
 08 JULY 2015

**EAST AND WEST ELEVATIONS**  
 SCALE: 1/16" = 1'-0"

**MATERIAL PALETTE**



METAL PANEL SYSTEM



GREY BRICK



BOARD FORM CONCRETE



STAINED WOOD SIDING AND DECKING



STAINED WOOD DECKING

ALUMINUM CLAD WOOD WINDOWS

GARAGE DOOR

METAL PANEL SYSTEM

GREY BRICK

METAL PANEL SYSTEM

STAINED WOOD SIDING

POWDERCOATED METAL RAILING

C.I.P. CONCRETE STEPS WITH PRECAST CONCRETE TREADS

BOARD FORM CONCRETE





**WALL SCONCE AT BUILDING ENTRANCE DOORS**

3012 WALL SCONCE BY BEGA OR SIMILAR



**SITE / DRIVEWAY FIXTURE (15'-0" HEIGHT)**

LINEA 450 BY HESS OR SIMILAR

**1453 - VINE AVENUE ROWHOUSES**

DESIGN DEVELOPMENT  
08 JULY 2015

**LIGHT FIXTURE DESIGN INTENT**





