



Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Joshua Wright

Owner Contractor Architect Engineer Other _____

Date Filed: 6/30/17 Application accepted by: Kaye Graybeal

Fee Amount: \$250 Review Date: 7-20-17 File Number: 1-B-17-DT

PRE-APPLICATION CONFERENCE		Date Completed:
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: <u>The Overlook</u></p> <hr/> <p>Street Address: <u>608 West Hill Ave</u></p> <p>Parcel Identification Number(s): <u>094MD017</u></p> <hr/> <p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>Joshua Wright</u></p> <p>Company: <u>Wright Makers LLC</u></p> <p>Address: <u>519 Noelton Drive</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>901-786-8946</u></p> <p>Fax: _____</p> <p>E-mail: <u>josh@architectswright.com</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>Joshua Wright</u></p> <p>Company: <u>Architects Wright</u></p> <p>Address: <u>519 Noelton Drive</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>901-786-8946</u></p> <p>Fax: _____</p> <p>E-mail: <u>josh@architectswright.com</u></p>	
<p style="text-align: center;">ACCOMPANYING MATERIALS</p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: <u>Joshua Wright</u></p> <p>Company: <u>Wright Makers LLC</u></p> <p>Address: <u>519 Noelton Drive</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>901-786-8946</u></p> <p>Fax: _____</p> <p>E-mail: <u>josh@architectswright.com</u></p>	
FOR OFFICE USE ONLY		
<p style="text-align: center;">PROJECT INFORMATION</p> <p>LEVEL 1: \$50</p> <p><input 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 checked="" type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;">PROJECT CONTACT</p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>Josh Wright</u></p> <p>Company: <u>Wright Makers LLC</u></p> <p>Address: <u>519 Noelton Drive</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>901-786-8946</u></p> <p>Fax: _____</p> <p>E-mail: <u>josh@architectswright.com</u></p>	

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



7-B-17-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

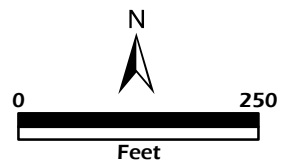
Petitioner: Joshua Wright, Architects
Wright

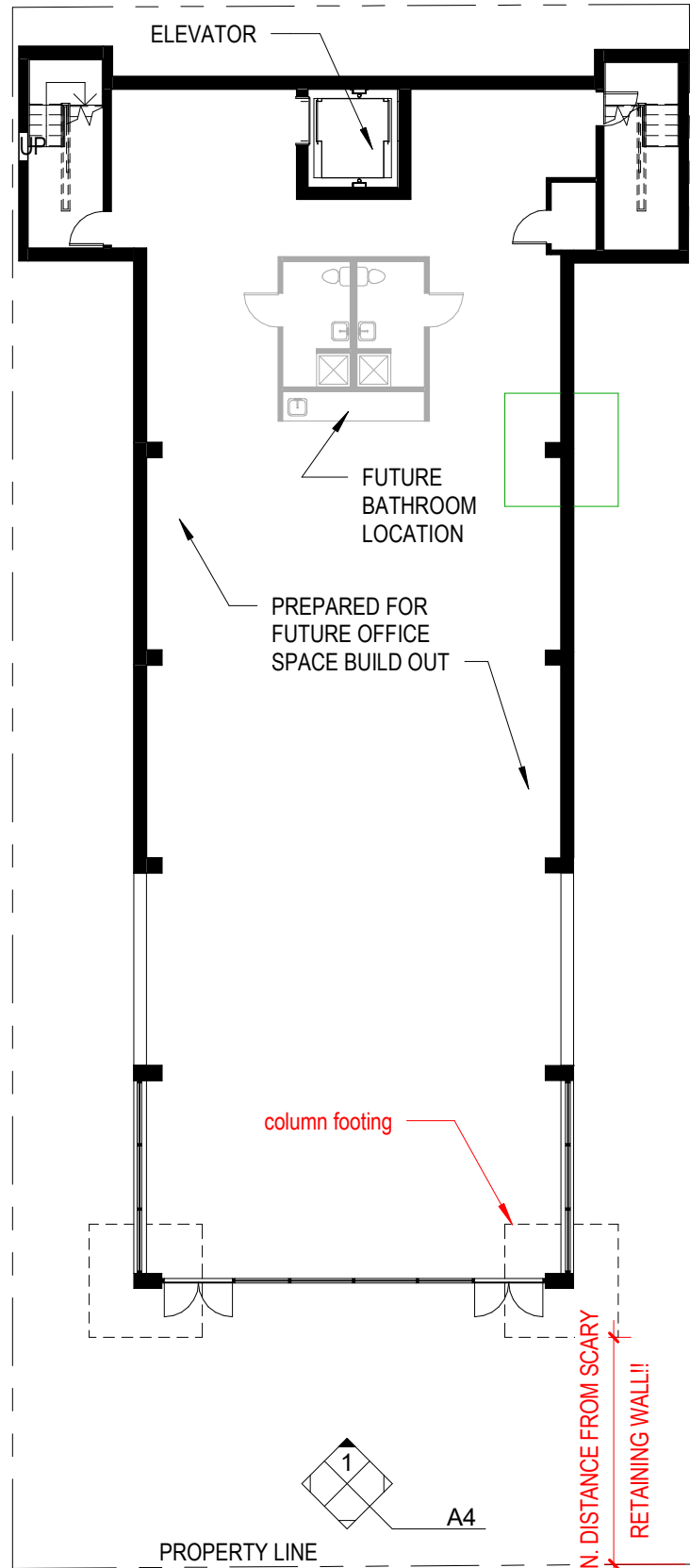
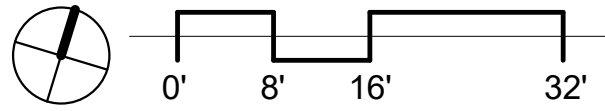
**DOWNTOWN
DESIGN
REVIEW
BOARD**



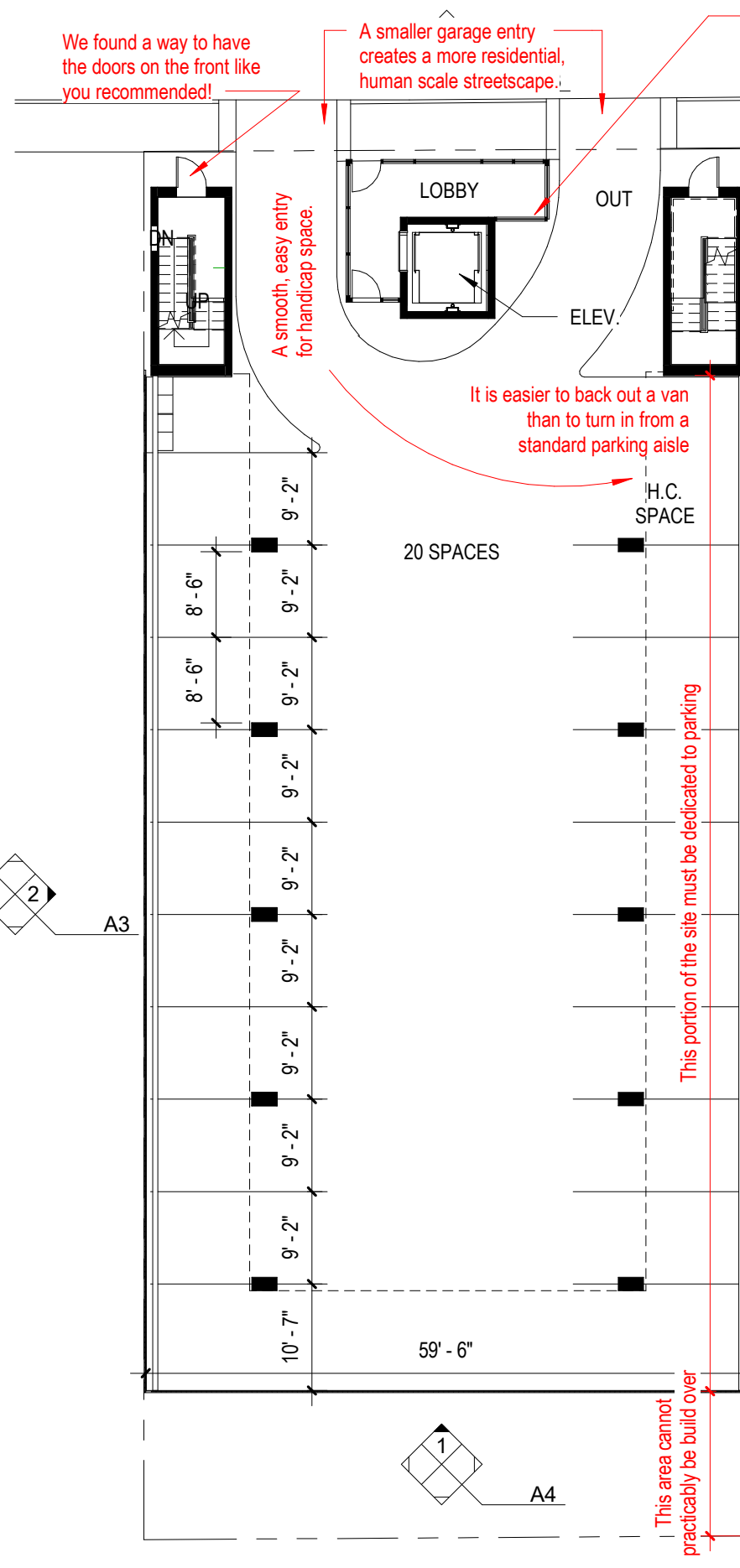
608 W Hill Ave
Level 3: Construction of new
building/structure

Original Print Date: 7/18/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

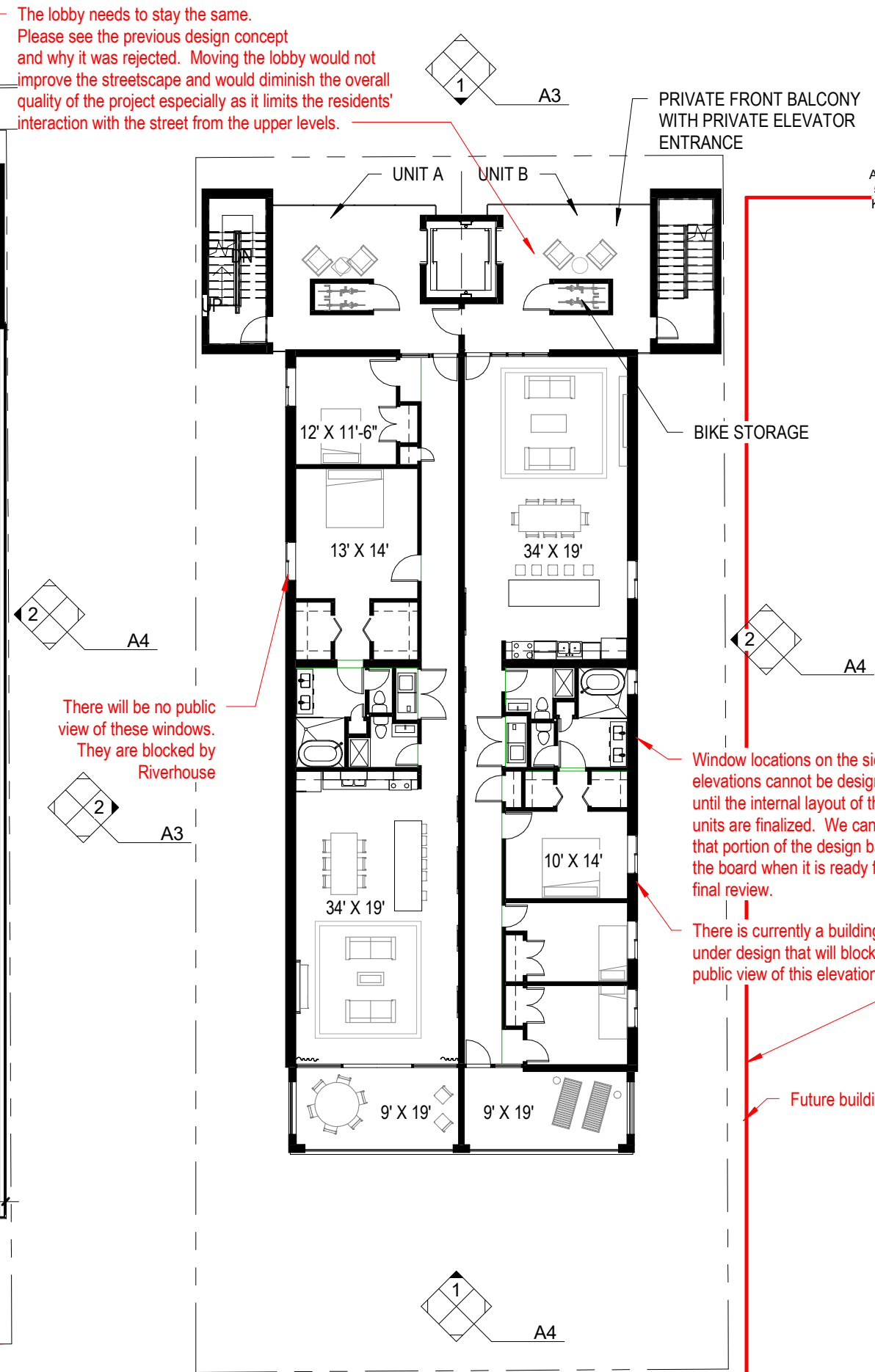




1 BASEMENT
1/16" = 1'-0"



2 LEVEL 1, LOBBY AND PARKING
1/16" = 1'-0"



3 LEVEL 2-6
1/16" = 1'-0"



ARCHITECTS WRIGHT
519 NOELTON DRIVE
KNOXVILLE, TN 37919
865.321.9600

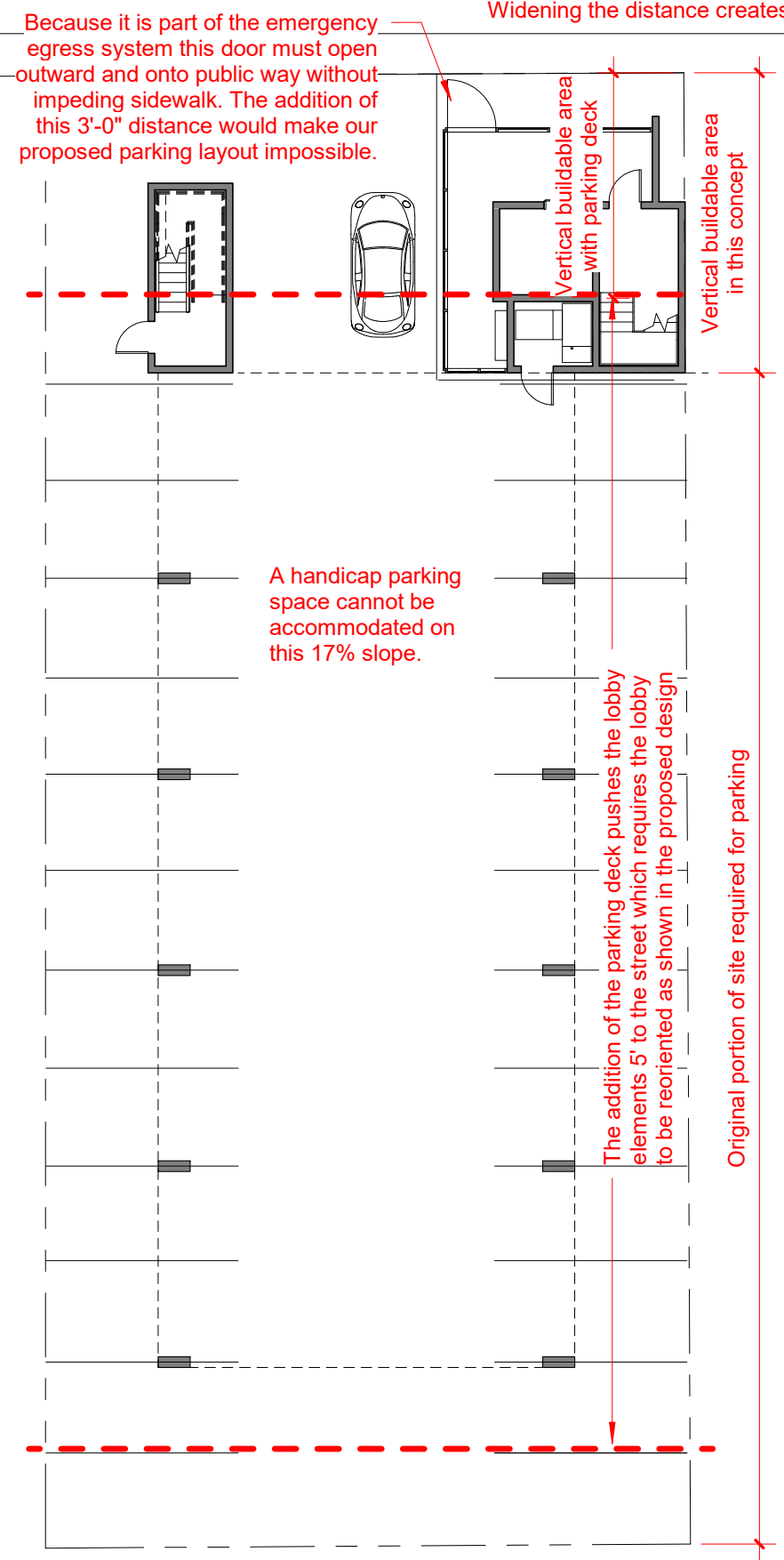
THE OVERLOOK
608 WEST HILL AVE.

A2
FLOOR
PLANS
06/29/17

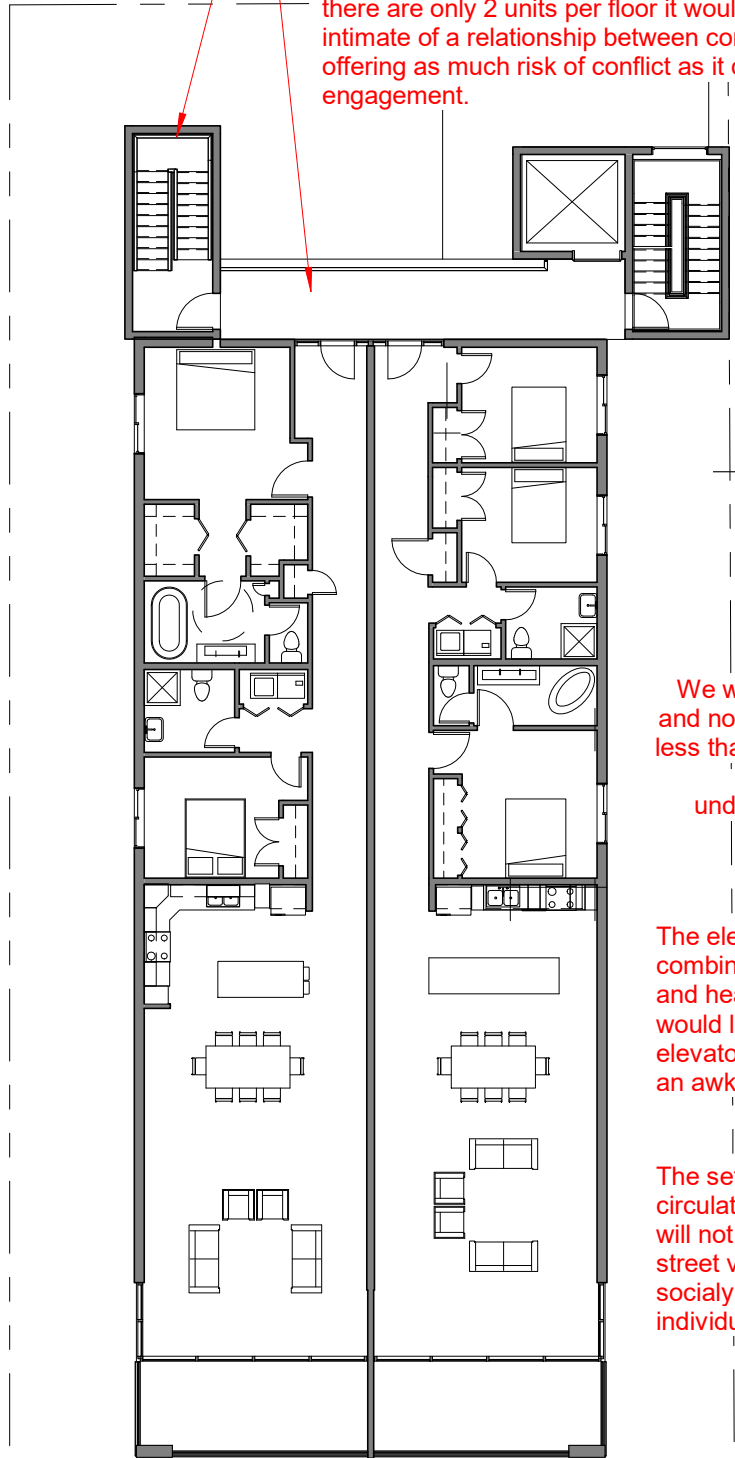
ORIGINAL CONCEPT - REJECTED THROUGH DESIGN PROCESS



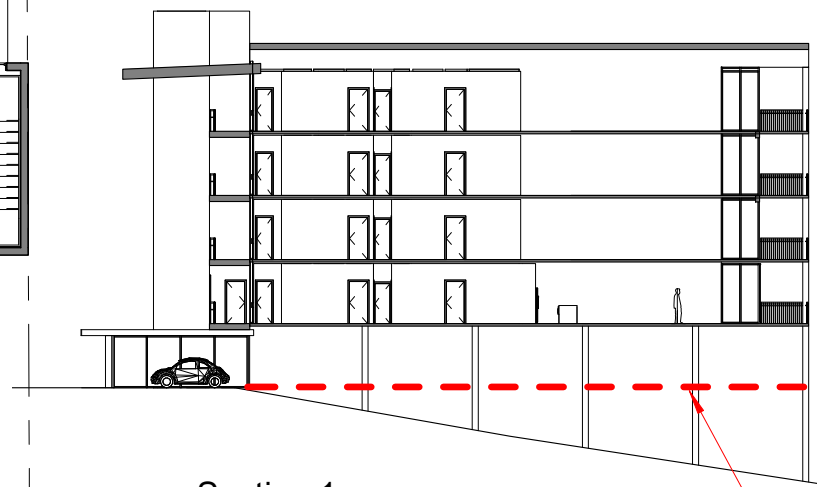
ARCHITECTS WRIGHT
111 NORTH CENTRAL
STREET, SUITE 100
KNOXVILLE, TN 37902
865.622.2440



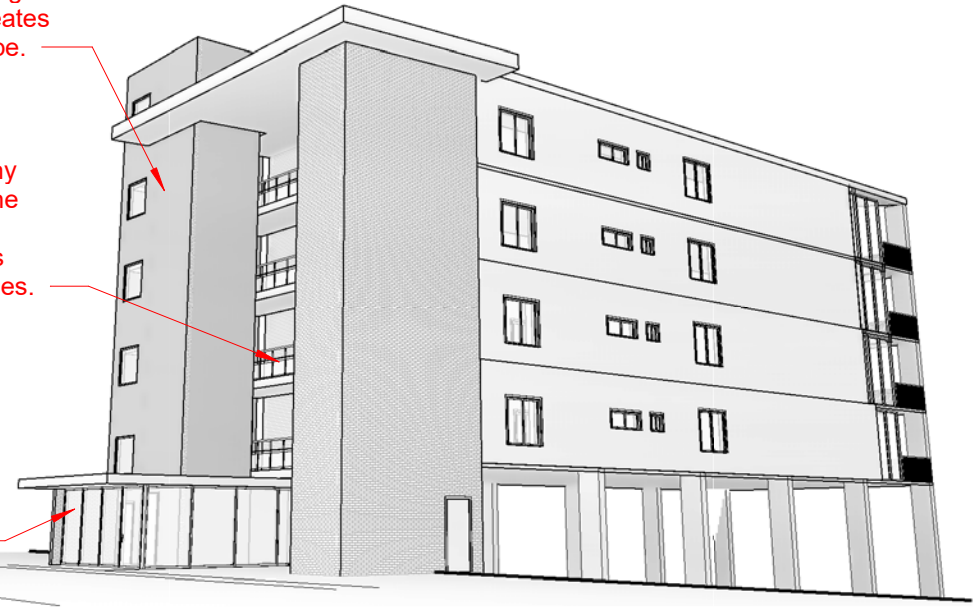
1 ENTRY AND GARAGE
1/16" = 1'-0"



2 LEVEL 2-5
1/16" = 1'-0"



3 Section 1
1/32" = 1'-0"



4 EXT - FROM STREET

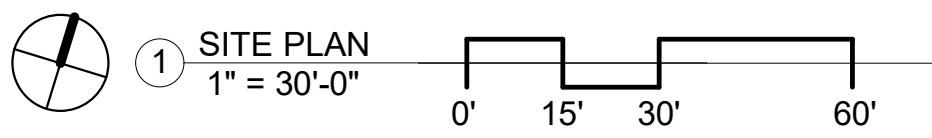
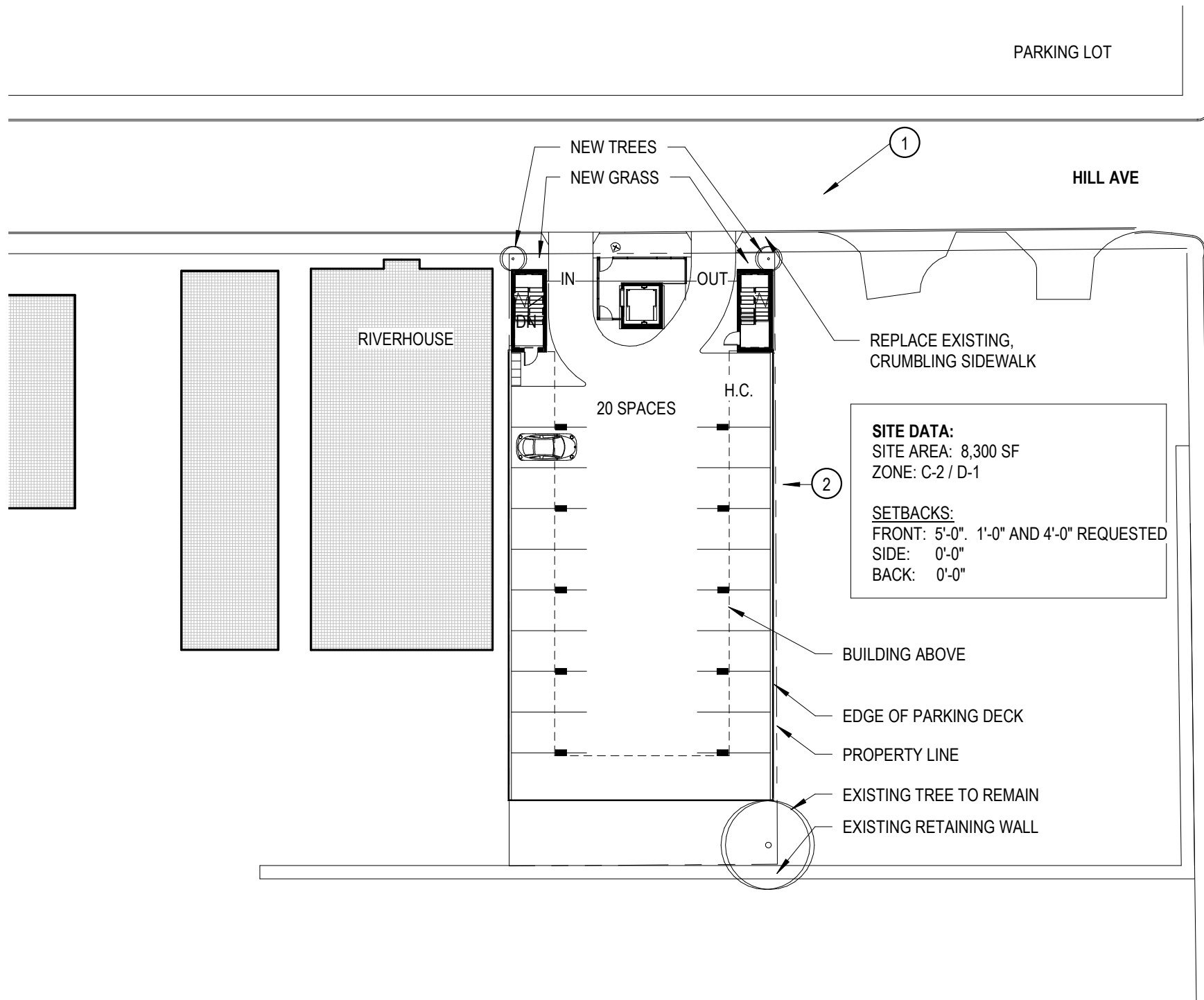
THE OVERLOOK
608 WEST HILL AVE.

A1
PRELIMINARY
PLANS

08/09/16



Revised 8/15/2017



1 FROM HILL AVE. LOOKING AT SITE



2 FROM SITE LOOKING AT RIVERHOUSE



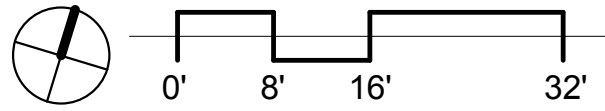
SITE CONTEXT



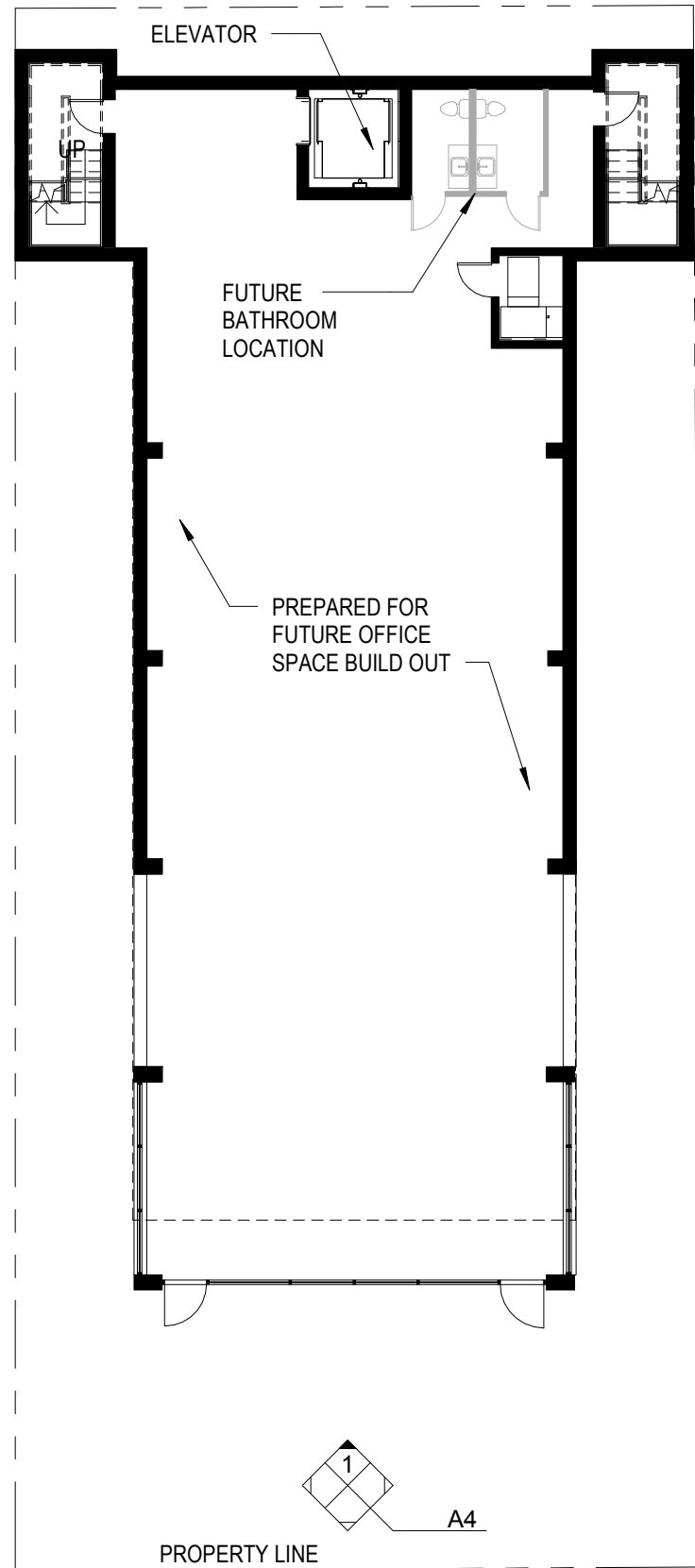
ARCHITECTS WRIGHT
 519 NOELTON DRIVE
 KNOXVILLE, TN 37919
 865.321.9600

THE OVERLOOK
 608 WEST HILL AVE.

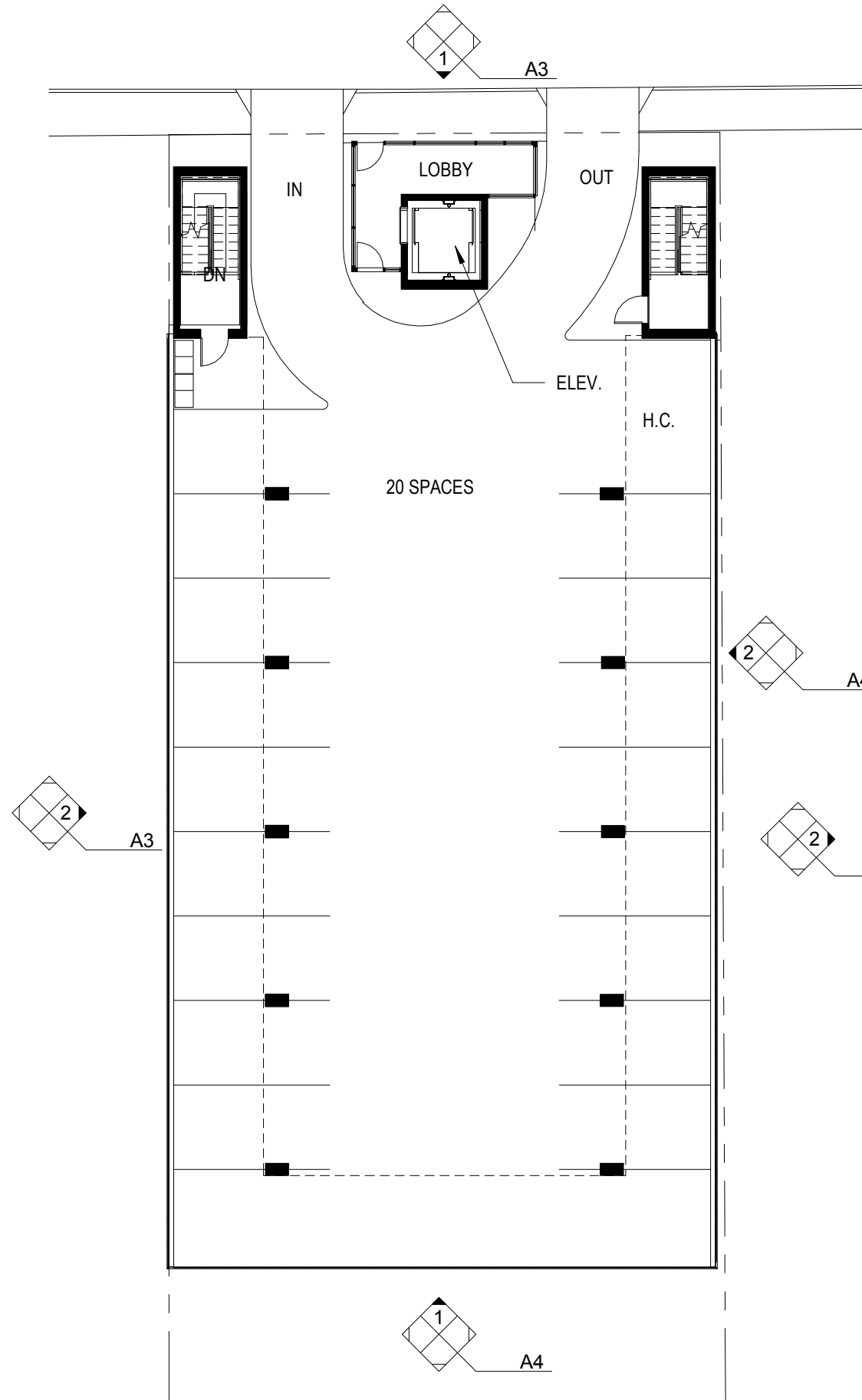
A1
 SITE
 CONDITIONS
 06/29/17



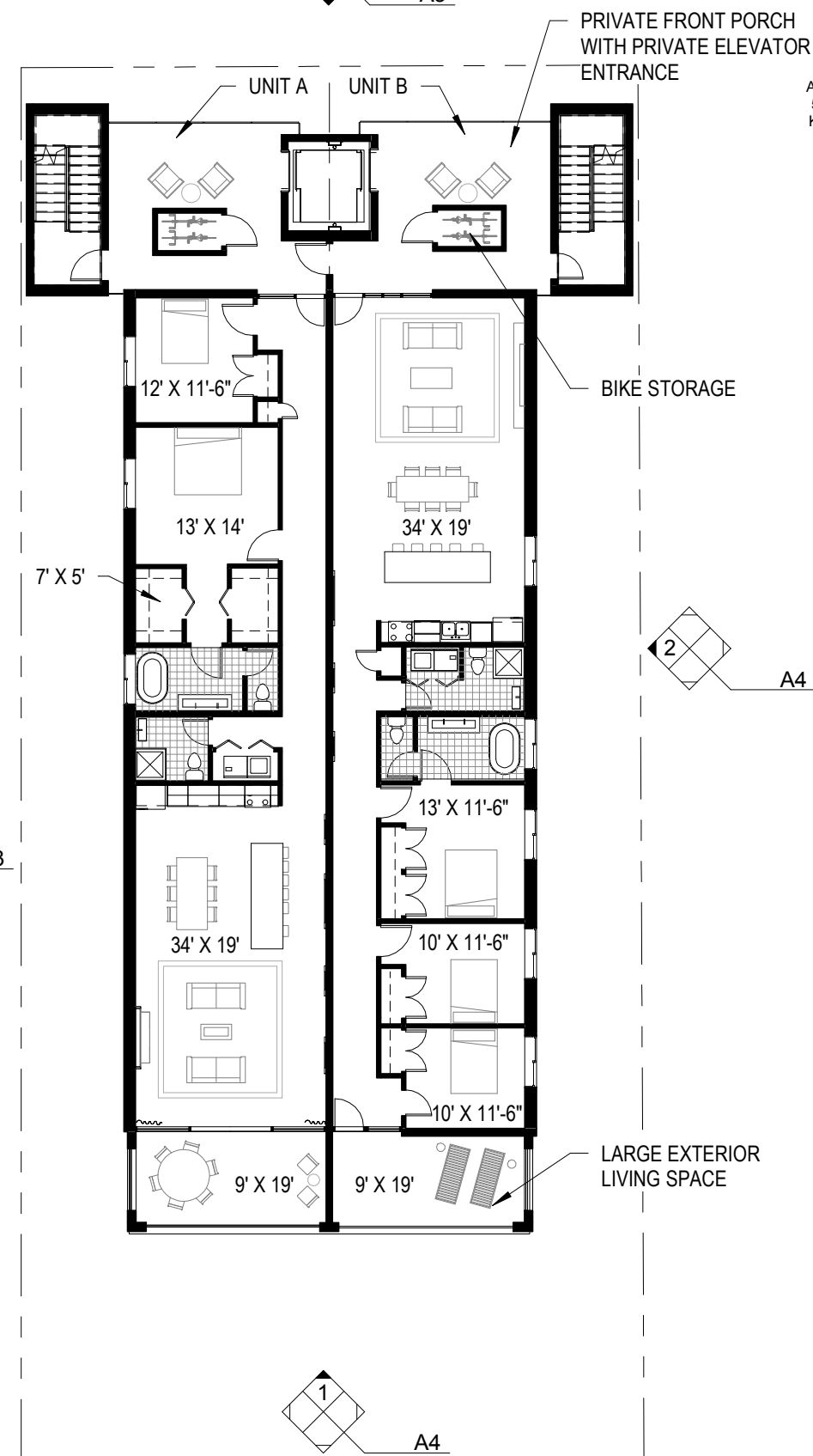
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1 BASEMENT
1/16" = 1'-0"



2 LEVEL 1, LOBBY AND PARKING
1/16" = 1'-0"



3 LEVEL 2-5
1/16" = 1'-0"

THE OVERLOOK
608 WEST HILL AVE.

A2
FLOOR
PLANS
06/29/17



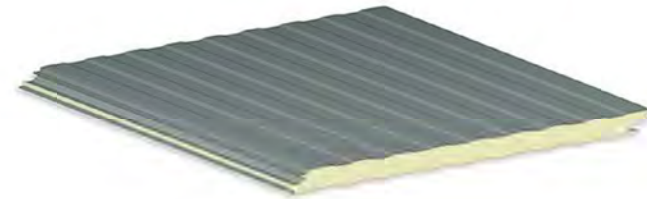
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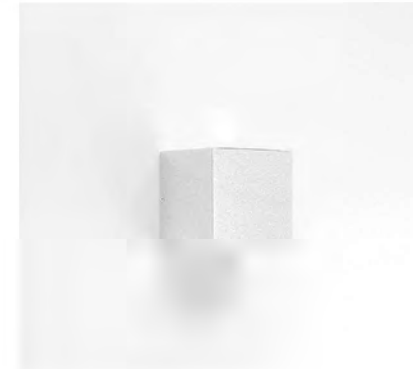
① CHARCOAL GRAY, SMOOTH FACED MASONRY
FACE DIMENSIONS 4" X 16"



② NICHIIHA VINTAGEWOOD
FIBER CEMENT CLADDING



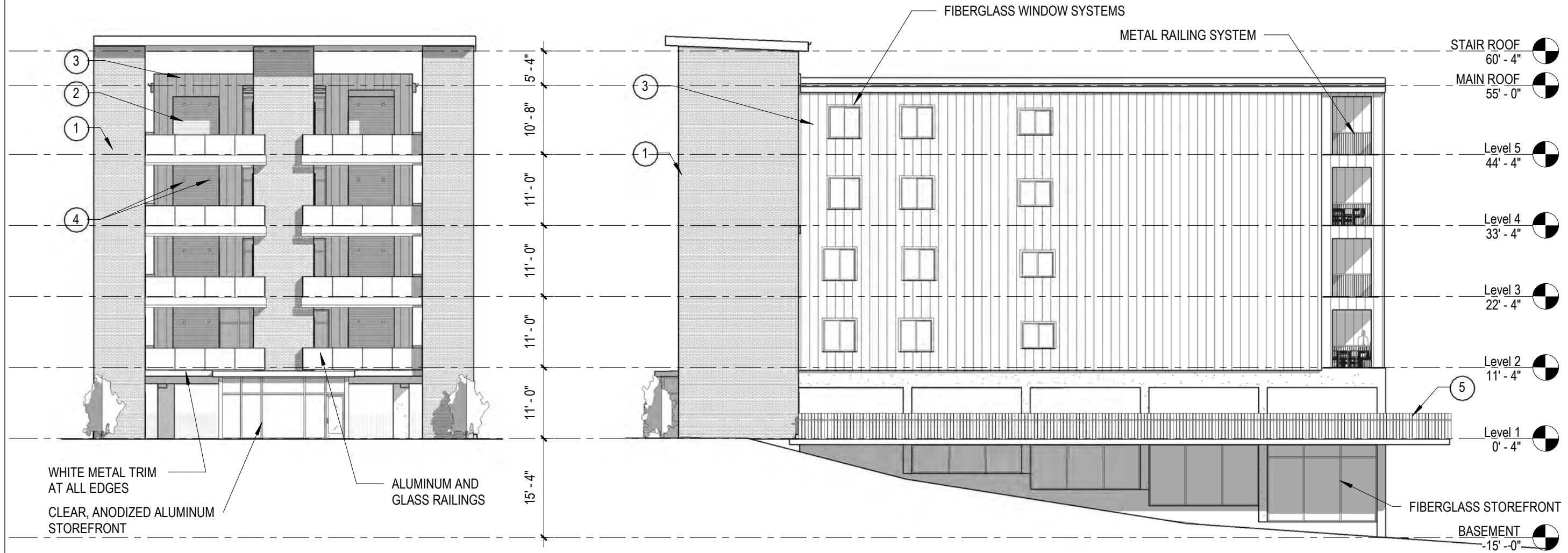
③ INSULATED METAL
PANELS, WHITE



④ 4" x 4" x 4" ALUMINUM BOX
PORCH LIGHT FIXTURE



⑤ 4'-0" TALL PRIVACY FENCE
- CHARCOAL STAIN



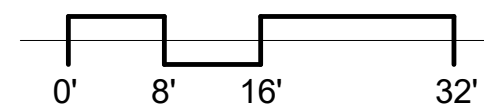
THE OVERLOOK
608 WEST HILL AVE.

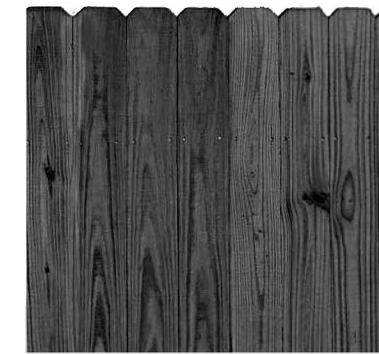
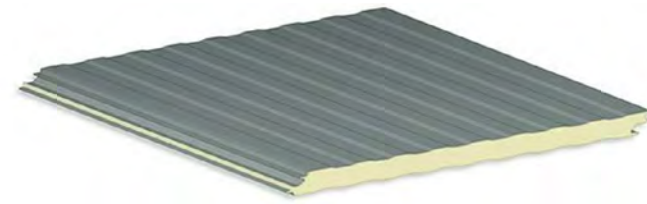
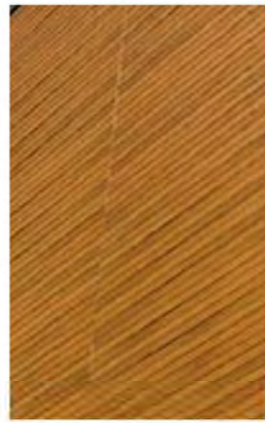
A3
ELEVATIONS

06/29/17

① NORTH ELEVATION, HILL AVE.
1/16" = 1'-0"

② WEST ELEVATION
1/16" = 1'-0"





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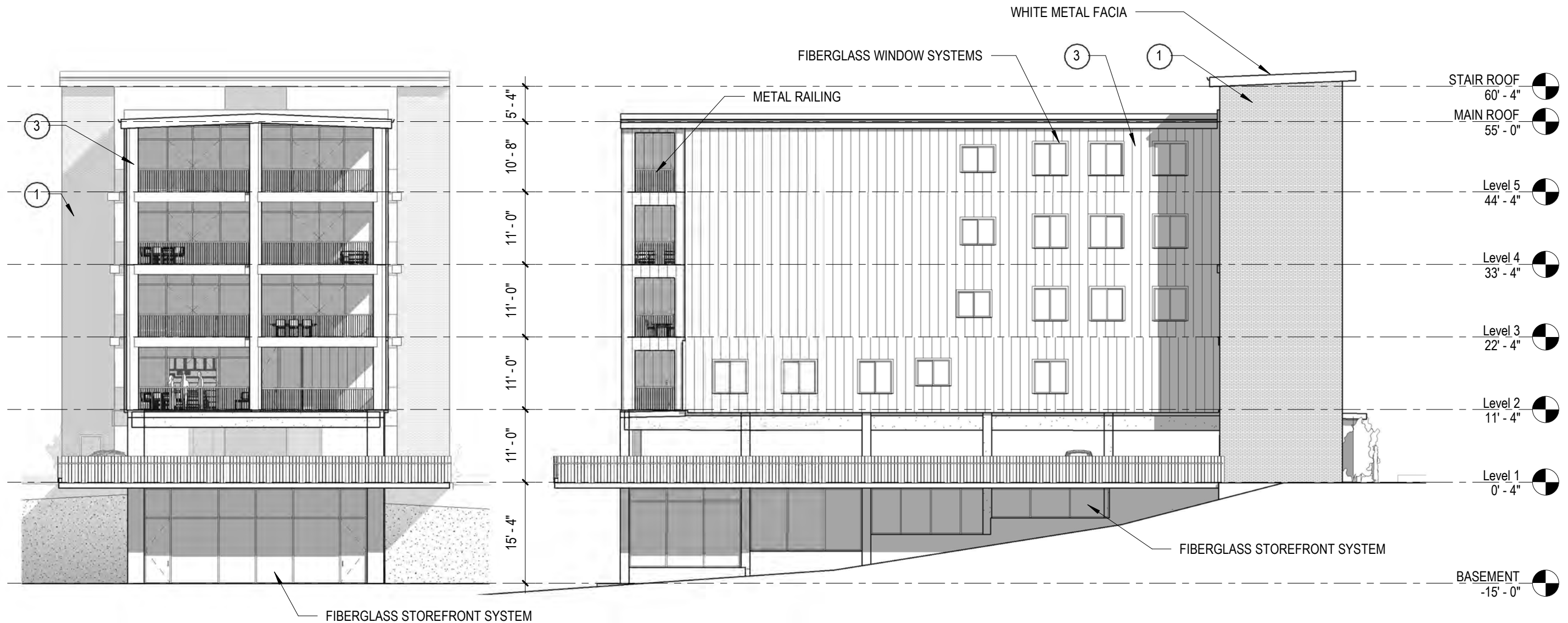
① CHARCOAL GRAY, SMOOTH FACED MASONRY
FACE DIMENSIONS 4" X 16"

② NICHHA VINTAGEWOOD
FIBER CEMENT CLADDING

③ INSULATED METAL
PANELS, WHITE

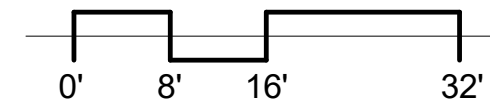
④ 4" x 4" x 4" ALUMINUM BOX
PORCH LIGHT FIXTURE

⑤ 4'-0" TALL PRIVACY FENCE
- CHARCOAL STAIN



① SOUTH ELEVATION, RIVER SIDE
1/16" = 1'-0"

② EAST ELEVATION
1/16" = 1'-0"



THE OVERLOOK
608 WEST HILL AVE.

A4
ELEVATIONS

06/30/17



BUILDING IN SITE



STREETSCAPE

THE NEW BUILDING CONTINUES RHYTHM AND MASSING AND SETBACKS ESTABLISHED BY RIVERHOUSE.



HILL AVE. ELEVATION

LARGE SCAL ARTWORK ON ELEVATOR WALL



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THE OVERLOOK
608 WEST HILL AVE.

DOWNTOWN KNOXVILLE DESIGN GUIDELINES:

Pedestrian and bicyclist safety

- Crumbling sidewalk will be rebuilt to current codes

Parking Facilities

- Parking is hidden behind building and entrance is divided to create proper rhythm and massing for building.
- All lighting shall not encroach past property line
- Privacy fencing will ensure that parking cars do not disturb neighboring buildings

Downtown Beautification

- An existing gravel lot will be converted into an active residential building with new planting, and artwork that will increase safety and quality of the street.

Building Mass Scale and Form

- The new building continues the existing streetscape's massing and rhythm.

Building Location

- Setbacks are similar to existing buildings'

Building Materials

- Masonry, glass and metal panel will be used to compliment the established texture and durability of existing materials in the streetscape.

Architectural Character, Ground Floors and Windows

- Glass lobby will add visual interest, pedestrian scale, and art to the street.
- Balconies break up the positive and negative space of the building while adding activity to the street.
- The floating roof system tops off the building similar to a traditional cornice.
- Solar panels on roof will be hidden from view.

Residential Buildings

- Residential units are raised above the ground plane for privacy but all have large balconies that will allow residents to still interact with the street.

Mechanical Equipment and Service Utilities

- All mechanical and solar equipment will be placed so that it cannot be seen from the street.

A5

CONTEXT

06/30/17



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THE OVERLOOK
608 WEST HILL AVE.

A6
ELEVATIONS

06/29/17

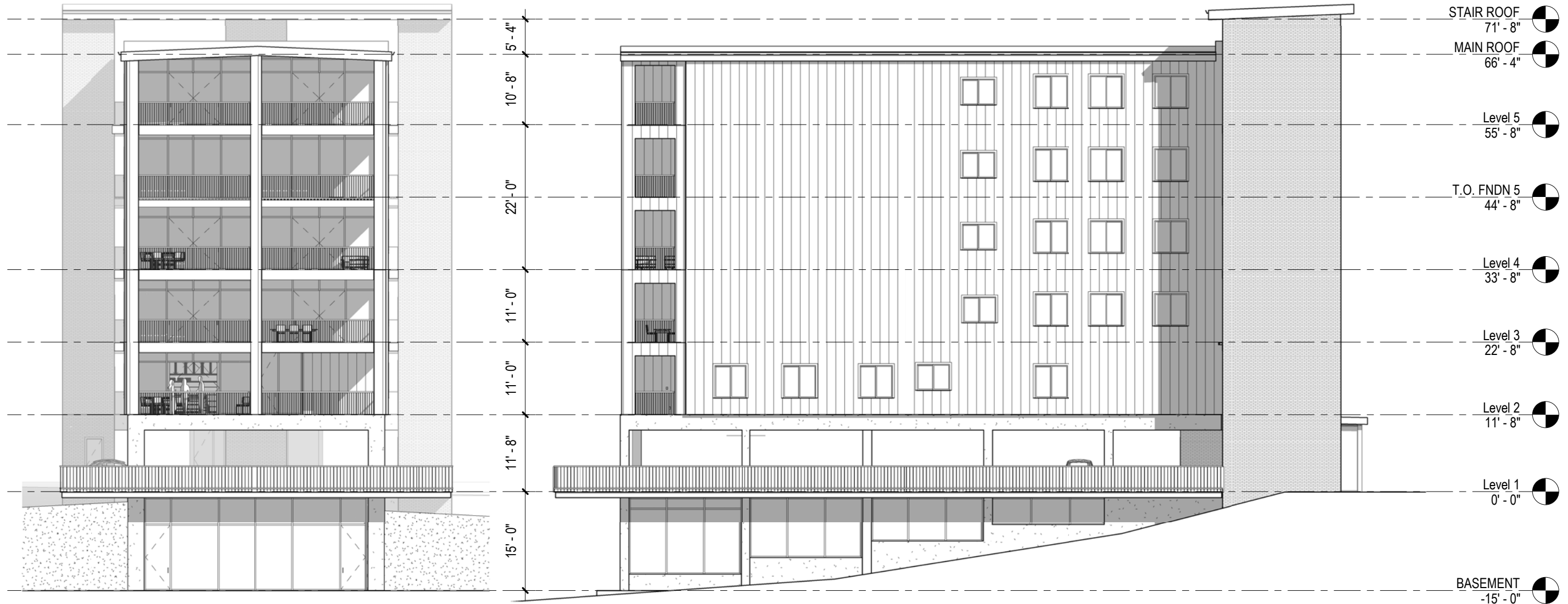
① NORTH ELEVATION, HILL AVE.
1/16" = 1'-0"

② WEST ELEVATION
1/16" = 1'-0"

DESIGN OPTION - 6 STORIES



ARCHITECTS WRIGHT
519 NOELTON DRIVE
KNOXVILLE, TN 37919
865.321.9600

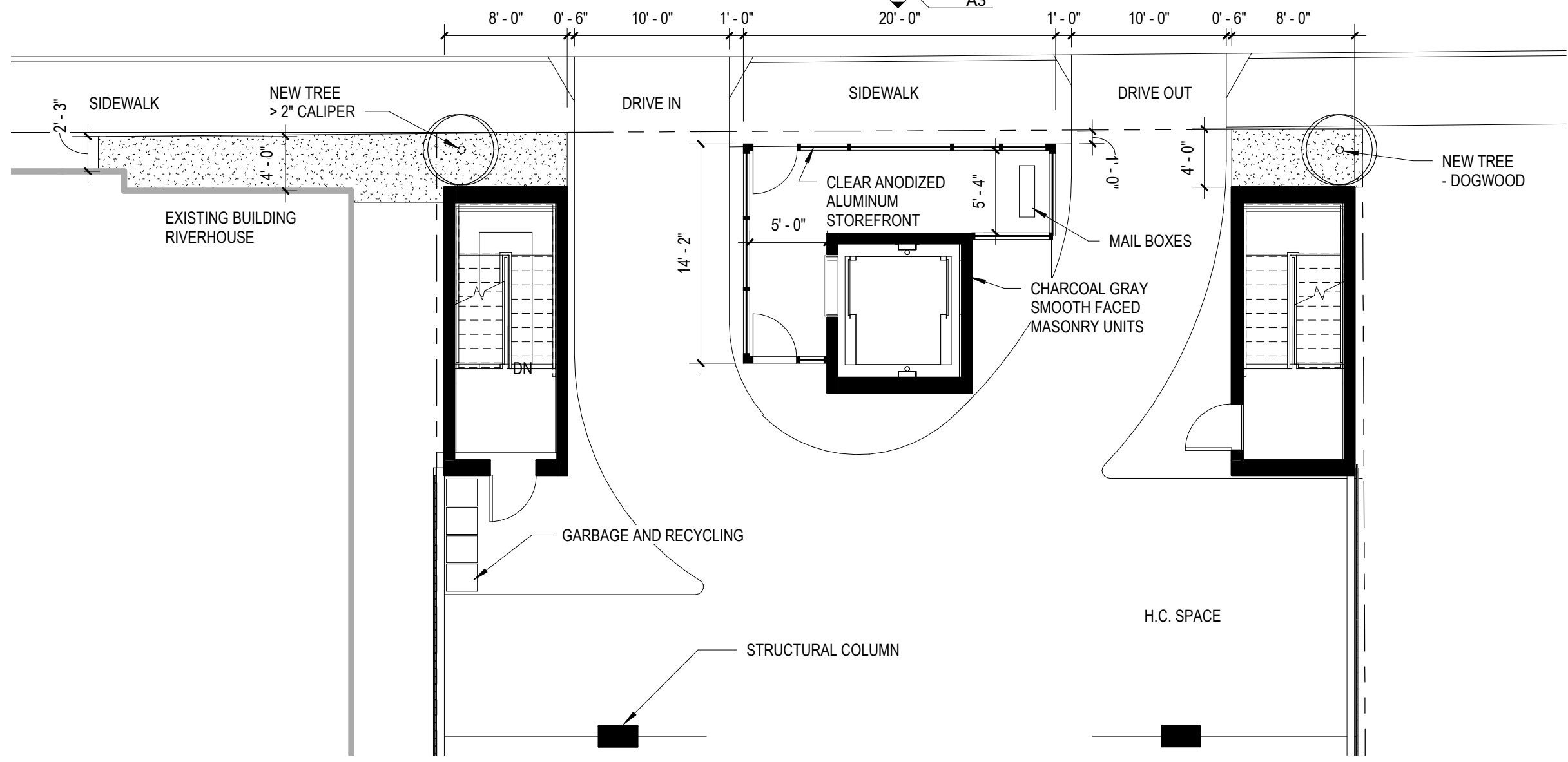
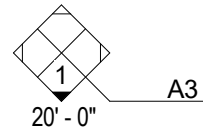


① SOUTH ELEVATION, RIVER SIDE
1/16" = 1'-0"

② EAST ELEVATION
1/16" = 1'-0"

DESIGN OPTION - 6 STORIES

THE OVERLOOK
608 WEST HILL AVE.
A7
ELEVATIONS
06/30/17



① LOBBY
1/8" = 1'-0"



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THE OVERLOOK
608 WEST HILL AVE.

A8
LEVEL 1
07/10/17