

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Stockyard Lofts LLC

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

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

Fee Amount: \$250 Review Date: 7/19/17 File Number: 1-C-17-DT

<b>PRE-APPLICATION CONFERENCE</b>		Date Completed: <span style="border: 1px solid black; display: inline-block; width: 150px; height: 20px;"></span>
<p style="text-align: center;"><b>PROPERTY INFORMATION</b></p> <p>Building or Project Name: <u>Stockyard Lofts #</u></p> <p>Street Address: <u>215 Willow Avenue</u></p> <p>Parcel Identification Number(s): _____</p>	<p style="text-align: center;"><b>PROJECT ARCHITECT/ENGINEER</b></p> <p>PLEASE PRINT                  Name: <u>Humphreys &amp; Partners</u></p> <p>Company: _____</p> <p>Address: <u>603 Julia Street</u></p> <p>City: <u>New Orleans</u> State: <u>La</u> Zip: <u>70130</u></p> <p>Telephone: <u>504-717-4703</u></p> <p>Fax: _____</p> <p>E-mail: <u>mcDaniel@humphreys.com</u></p>	
<p style="text-align: center;"><b>PROPERTY OWNER</b></p> <p>PLEASE PRINT                  Name: <u>Stockyard Lofts LLC</u></p> <p>Company: _____</p> <p>Address: <u>315 Trane Dr.</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865-406-0938</u></p> <p>Fax: _____</p> <p>E-mail: <u>daniel@smithlawtn.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><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 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;"><b>PROJECT CONTACT</b></p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT                  Name: <u>Daniel Smith</u></p> <p>Company: <u>Stockyard Lofts LLC</u></p> <p>Address: <u>315 Trane Dr</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865-406-0938</u></p> <p>Fax: _____</p> <p>E-mail: <u>daniel@smithlawtn.com</u></p>	

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



WILLOW AVE ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'



JAMES WHITE PARKWAY ELEVATION

**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**

SECOND COAT LLC & NEXT STEP DEVELOPMENT, LLC

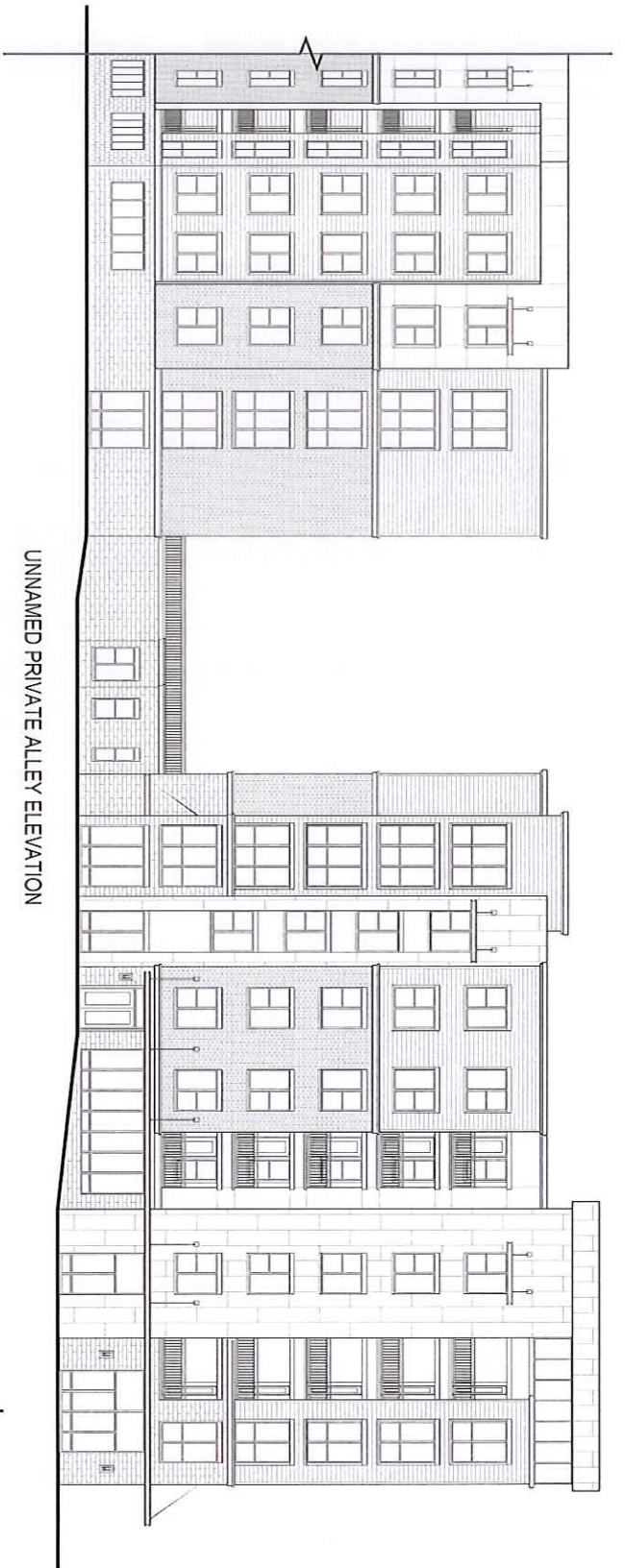
FRONT ELEVATION - COLOR SCHEME 1

May 26, 2017

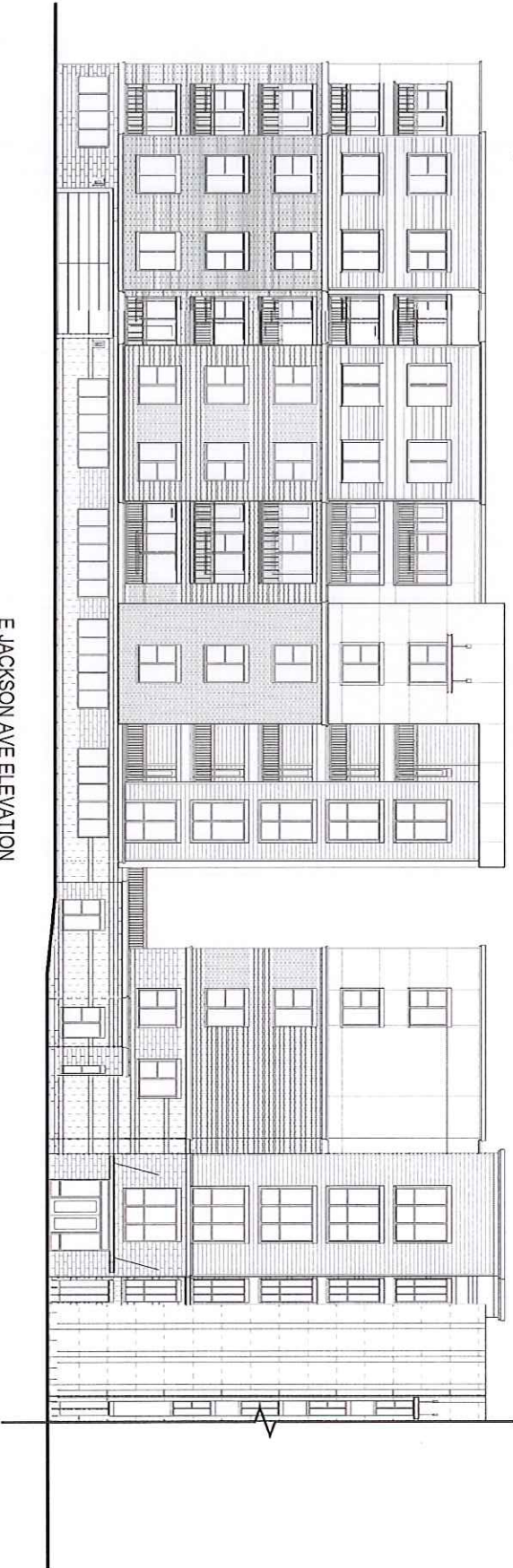
**OLD CITY SITE PLAN**  
KNOXVILLE, TN  
IP#4 1652

A412

A LIST OF SUPPLEMENTARY PARTS AND MATERIALS IS ATTACHED TO THIS DRAWING. THE ARCHITECT'S OFFICE HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE ACCURATE. THE ARCHITECT'S OFFICE HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE ACCURATE. THE ARCHITECT'S OFFICE HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED AND HAS FOUND IT TO BE ACCURATE.

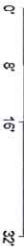


UNNAMED PRIVATE ALLEY ELEVATION



E JACKSON AVE ELEVATION

SCALE: 1/8" = 1'-0" (24" X 36" SHEET)



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 6339 Alpha Rd., Suite 200 Dallas, TX 75240 | 972.271.5800 | www.humphreys.com

SECOND COAT LLC &  
 NEXT STEP DEVELOPMENT LLC

ELEVATIONS

June 26, 2017

OLD CITY SITE PLAN

KNOXVILLE, TN

1704-1032

A413

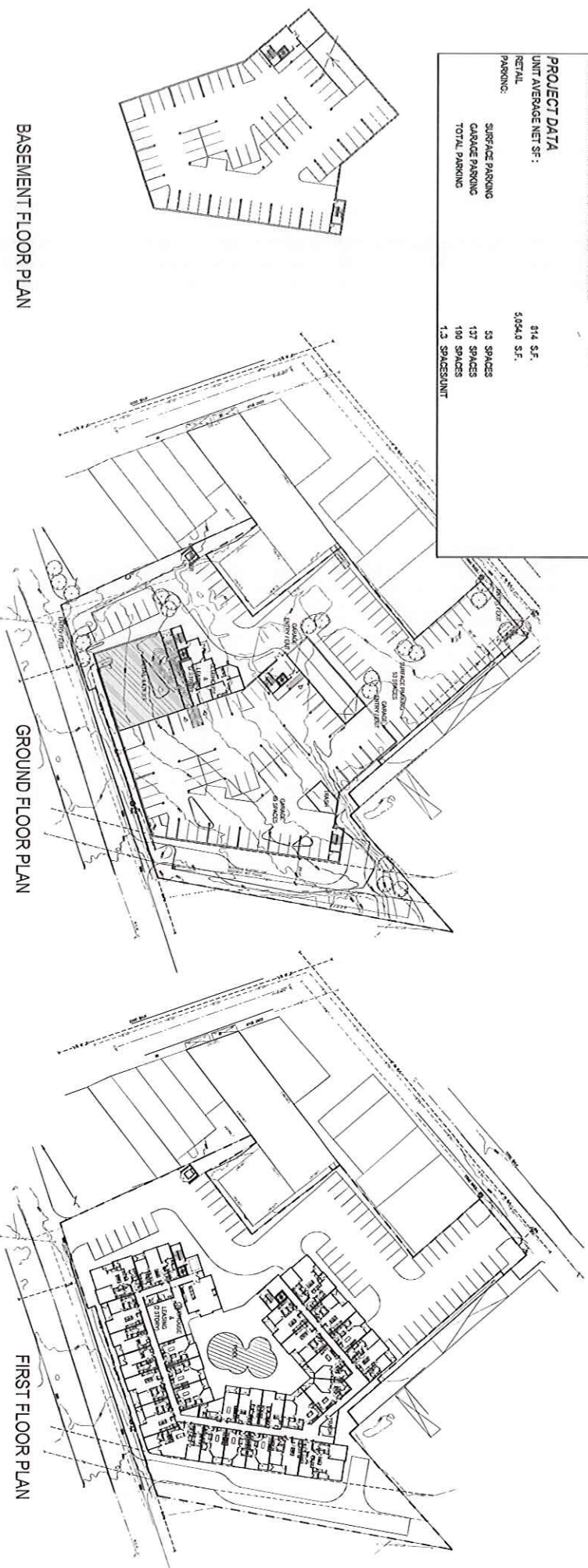
**OLD CITY SECOND COAT LLC**  
2016552  
5/11/17

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
E1	Studio	636	24	16%	15,264	
A1	1br/1ba	639	35	23%	22,365	
A2	1br/1ba	699	5	3%	3,495	80%
A3	1br/1ba	788	18	12%	14,184	
A3-ALT	1br/1ba	805	5	3%	4,025	
A4	1br/1ba	802	35	23%	28,070	
B1	2br/2ba	1,094	10	7%	10,940	
B2	2br/2ba	1,256	5	3%	6,280	20%
B3	2br/2ba	1,272	15	10%	19,080	
<b>TOTALS</b>			<b>152</b>	<b>100%</b>	<b>123,703</b>	

UNIT AVERAGE NET SF: 814  
 \*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSED SPACE  
 (IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIOVAL CONY STORAGE)

**PROJECT DATA**

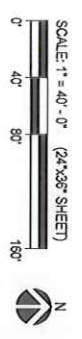
UNIT AVERAGE NET SF: 814 S.F.  
 RETAIL: 6,046 S.F.  
 PARKING: 53 SPACES  
 SURFACE PARKING: 137 SPACES  
 GARAGE PARKING: 199 SPACES  
 TOTAL PARKING: 13.3 SPACES/UNIT



**BASEMENT FLOOR PLAN**

**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**



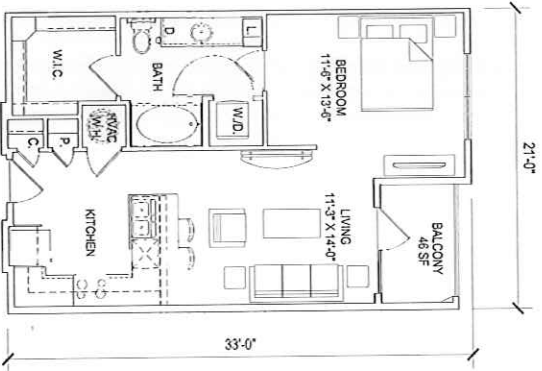
**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
 5207 Alpha Rd., Suite 300 Dallas, TX 75240 | 972.701.0000 | www.humphreys.com

**SECOND COAT LLC & NEXT STEP DEVELOPMENT, LLC**

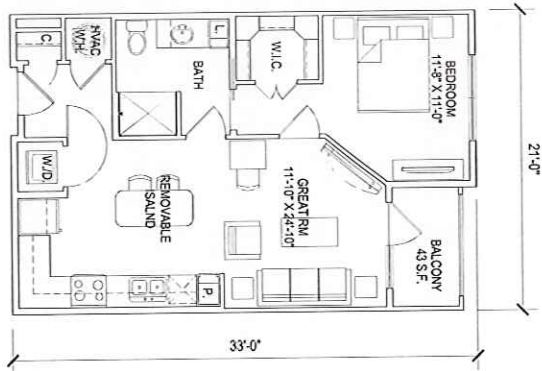
**ARCHITECTURAL SITEPLAN**  
 SCHEME 08  
 May 11, 2017

**OLD CITY SITE PLAN**  
 ARCHITECT  
 19941 18982

SCALE: 1/4" = 1'-0" (24" X 36" SHEET)



UNIT E1  
 NET - 638 S.F.  
 HUD - 593 S.F.  
 N° UNITS: 24



UNIT A1  
 NET - 639 S.F.  
 HUD - 598 S.F.  
 N° UNITS: 35



UNIT A2  
 NET - 699 S.F.  
 HUD - 649 S.F.  
 N° UNITS: 5

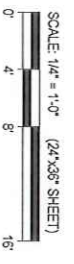
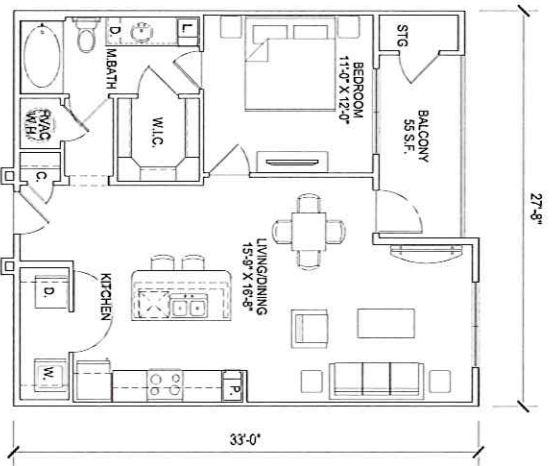
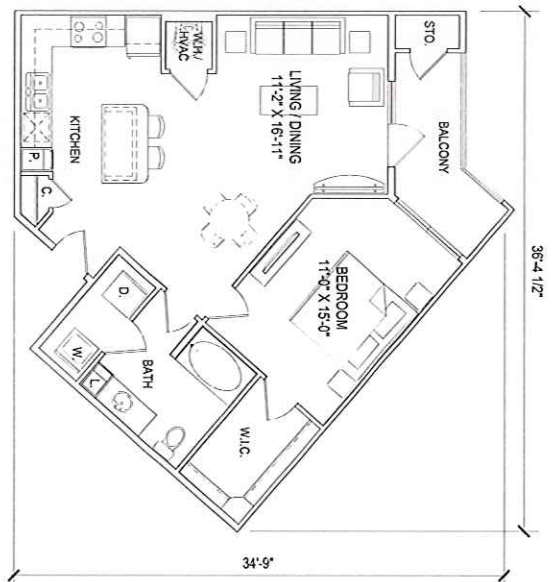
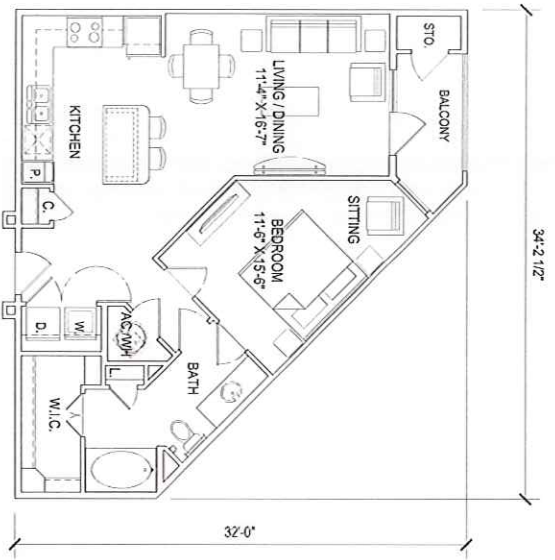
HUMPHREYS & PARTNERS ARCHITECTS, L.P.  
 5209 Alpha Rd., Dallas, TX 75242 | 972.701.8000 | www.humphreys.com

SECOND COAT LLC &  
 NEXT STEP DEVELOPMENT, LLC

UNIT PLANS  
 May 11, 2017

OLD CITY SITE PLAN  
 MADONVILLE, TN  
 19941 15502

A301



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 5329 Alpha Rd., Suite 300, Dallas, TX 75246 | 972.701.9000 | www.humphreys.com

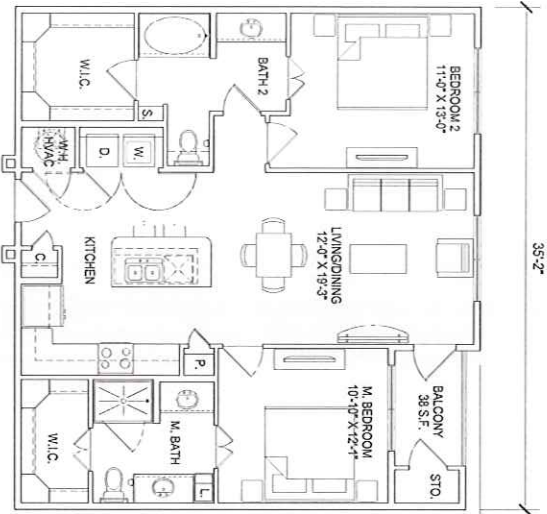
SECOND COAT LLC &  
 NEXT STEP DEVELOPMENT, LLC

UNIT PLANS  
 May 11, 2017

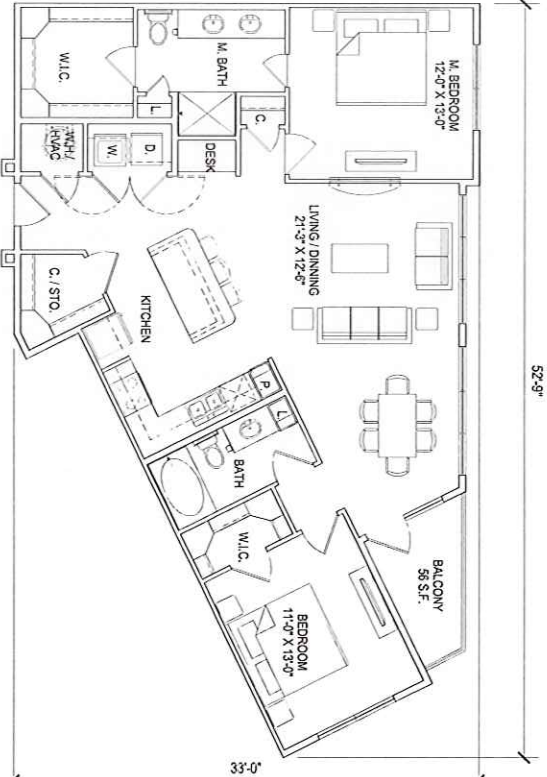
OLD CITY SITE PLAN  
 NOVEMBER 17, 1994 16582

A302

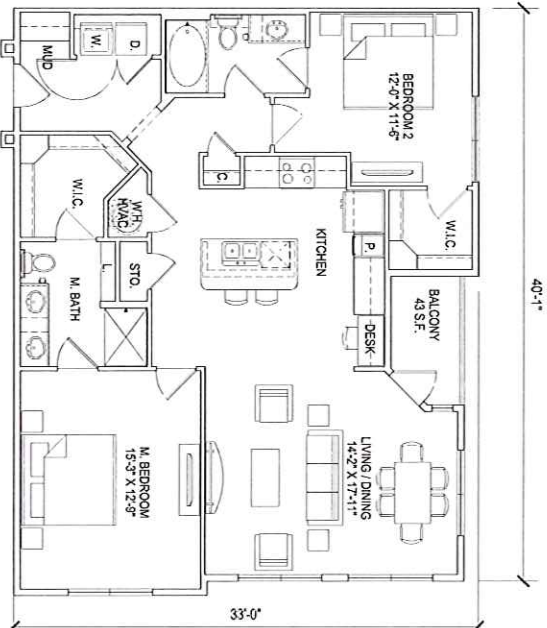
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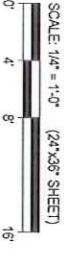
UNIT B1  
 NET - 1094 S.F.  
 HUD - 1032 S.F.  
 N° UNITS: 10



UNIT B2  
 NET - 1266 S.F.  
 HUD - 1191 S.F.  
 N° UNITS: 5



UNIT B3  
 NET - 1272 S.F.  
 HUD - 1203 S.F.  
 N° UNITS: 15



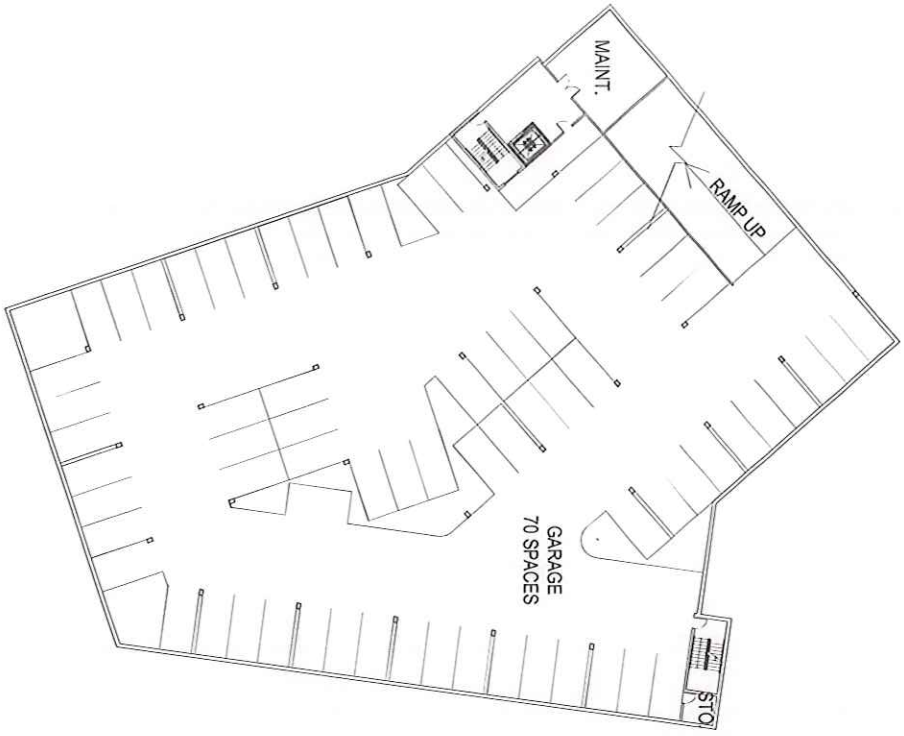
**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
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**SECOND COAT LLC & NEXT STEP DEVELOPMENT LLC**

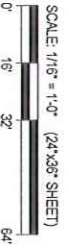
**UNIT PLANS**  
 May 11, 2017

**OLD CITY SITE PLAN**  
 INDIVIDUAL UNIT  
 19041 1582

A303

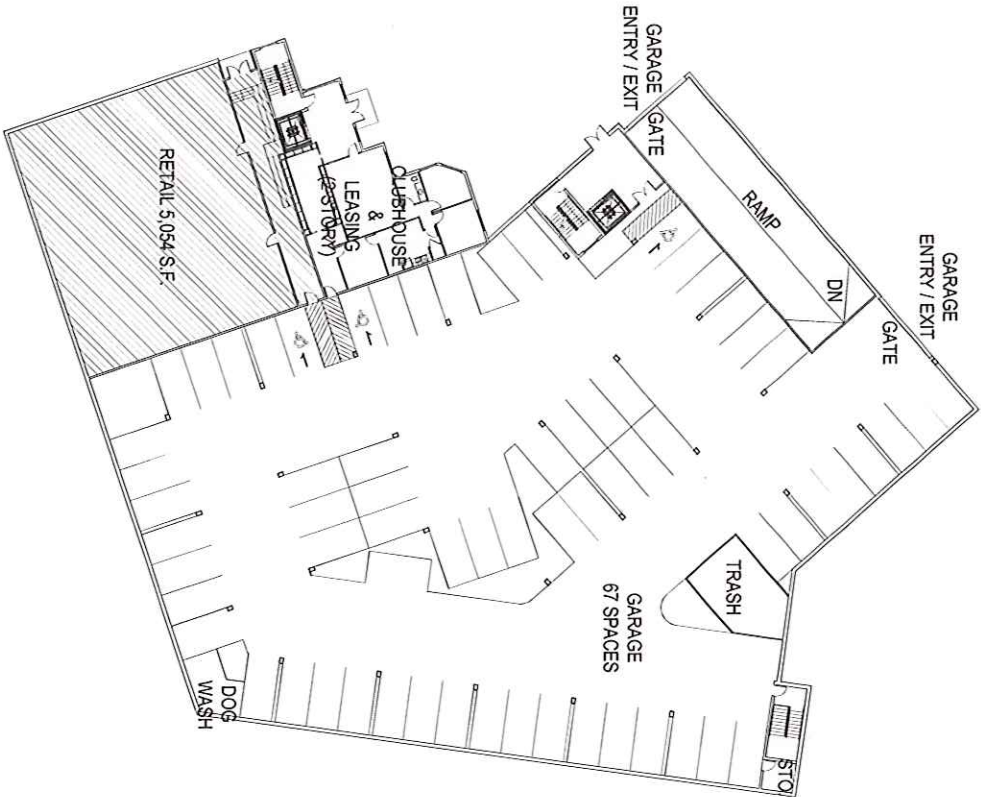


BASEMENT FLOOR PLAN



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SECOND COAT LLC &  
NEXT STEP DEVELOPMENT LLC



GROUND FLOOR PLAN

BLDG TYPE 1  
May 11, 2017

OLD CITY SITE PLAN  
KNOXVILLE, TN  
HP44 15552

A410

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SCALE: 1/16" = 1'-0" (24" X 36" SHEET)  
 0' 16' 32' 64'

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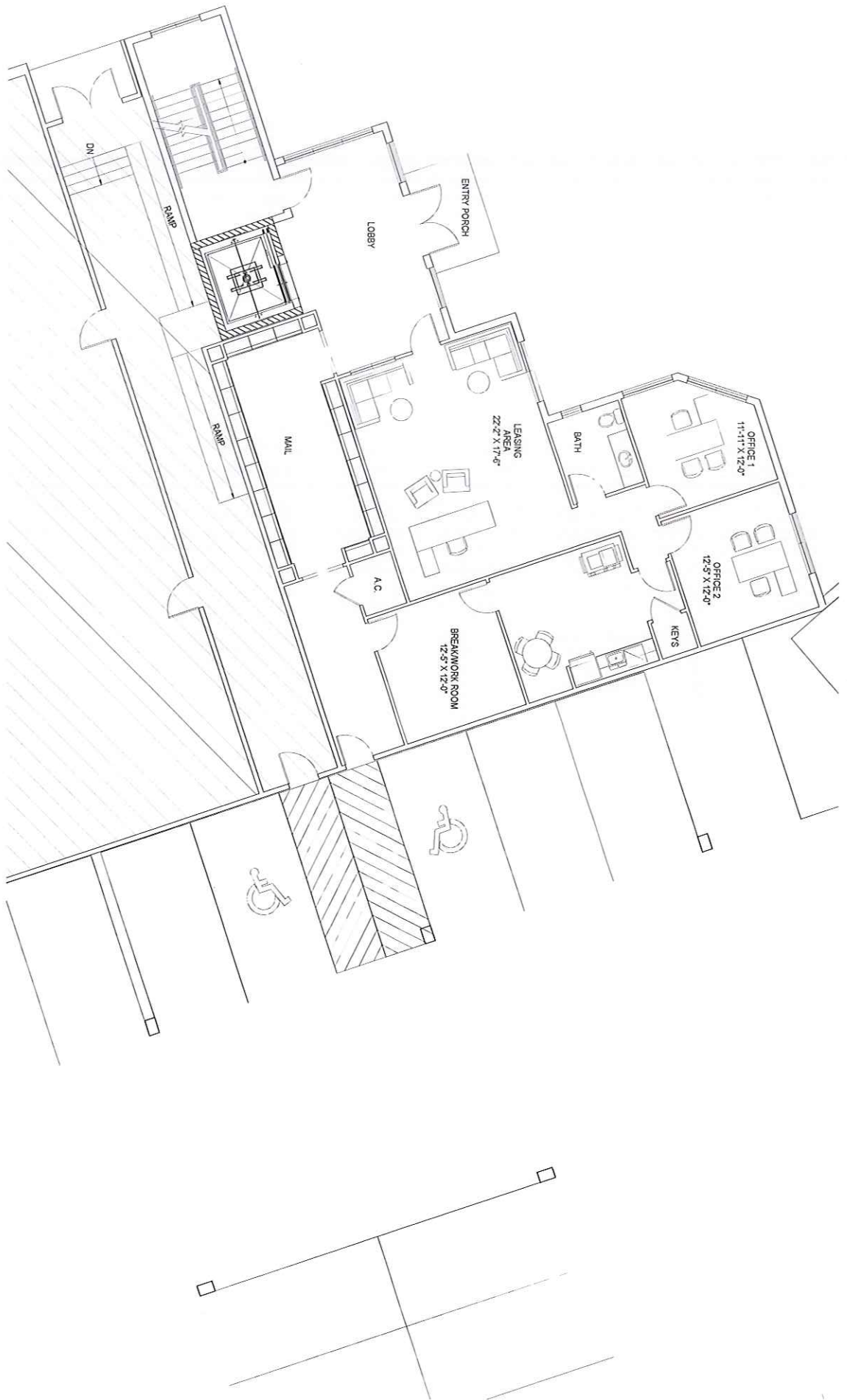
SECOND COAT LLC &  
 NEXT STEP DEVELOPMENT LLC

BLDG TYPE 1  
 May 11, 2017

OLD CITY SITE PLAN  
 KNOXVILLE, TN  
 HPA# 1582

A411

SCALE: 1/4" = 1'-0" (24" X 36" SHEET)



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SECOND COAT LLC &  
 NEXT STEP DEVELOPMENT, LLC

CLUBHOUSE  
 May 11, 2017

OLD CITY SITE PLAN  
 KNOXVILLE, TN  
 HP-19-10562

A810



SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

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SECOND COAT LLC &  
 NEXT STEP DEVELOPMENT LLC

CLUBHOUSE  
 May 11, 2017

OLD CITY SITE PLAN  
 KNOXVILLE, TN  
 PHASE 1058Z

A811