



DESIGN REVIEW REQUEST

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



Michael K. Aktalay

Applicant

02/28/2020

3/18/2020

3-D-20-DT

Date Filed

Meeting Date (if applicable)

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

Michael K. Aktalay

Sanders Pace Architecture

Name

Company

514 W Jackson Ave, Suite 102

Knoxville

TN

37902

Address

City

State

Zip

(865) 329-0316

maktalay@sanderspace.com

Phone

Email

CURRENT PROPERTY INFO

YGWI General Partnership

10200 Upper Ridge Way, Knoxville, TN, 37932

(865) 603-2940

Owner Name (if different from applicant)

Owner Address

Owner Phone

300 & 316 W Magnolia Ave, Knoxville, TN, 37917

094EF004 & 094EF003

Property Address

Parcel ID

DK-W

Neighborhood

Zoning

AUTHORIZATION

[Signature]
Staff Signature

Michael Reynolds
Please Print

2/28/2020
Date

[Signature]

Michael K. Aktalay

02/28/2020

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: See attached page.

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**

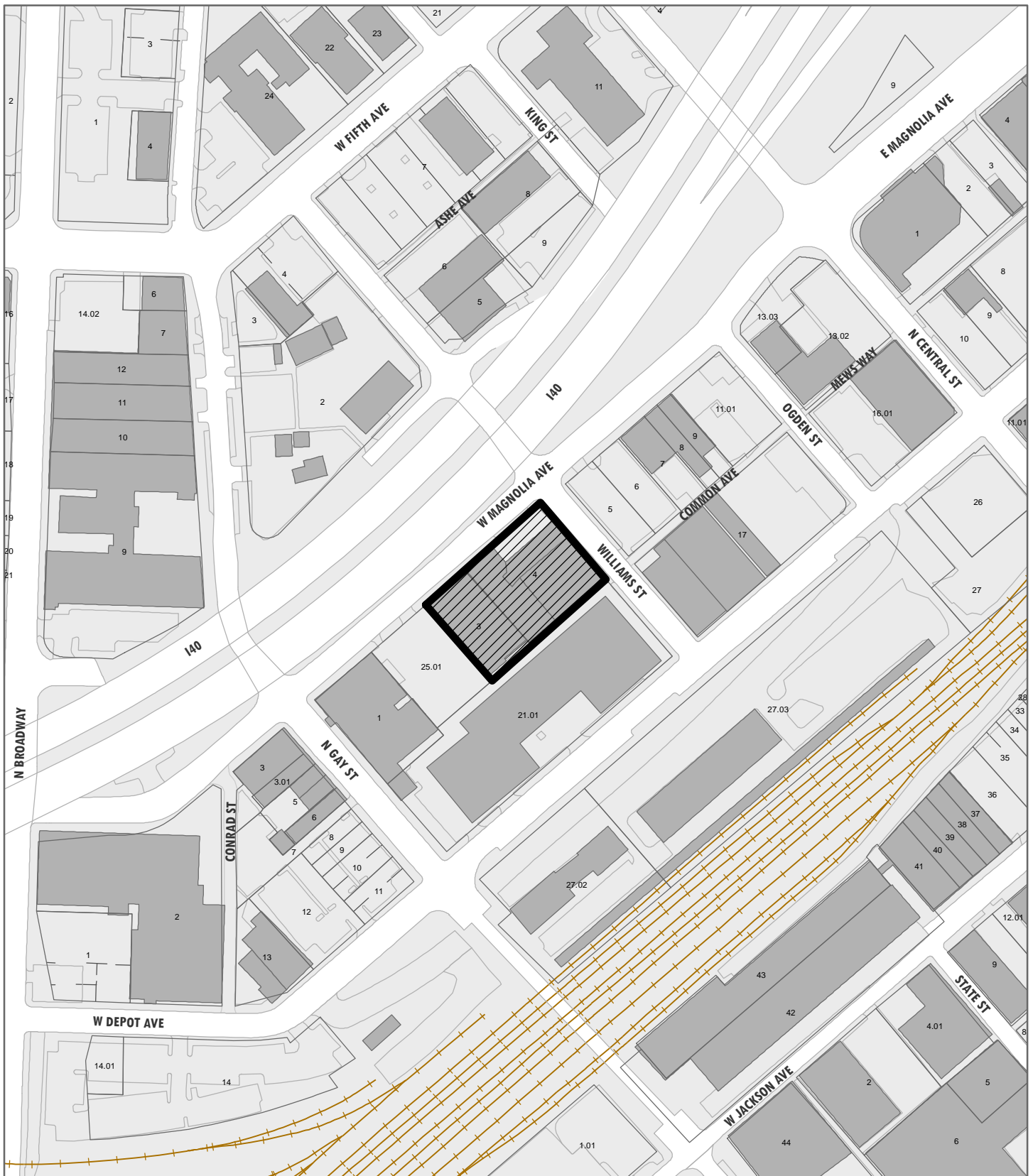
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

**Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500**

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		



**3-D-20-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Petitioner: Michael Aktalay / Sanders Pace Architecture

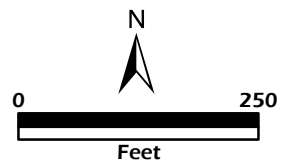
**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



300 & 316 W. Magnolia Ave.

Level 2: Major alteration of an existing building/structure

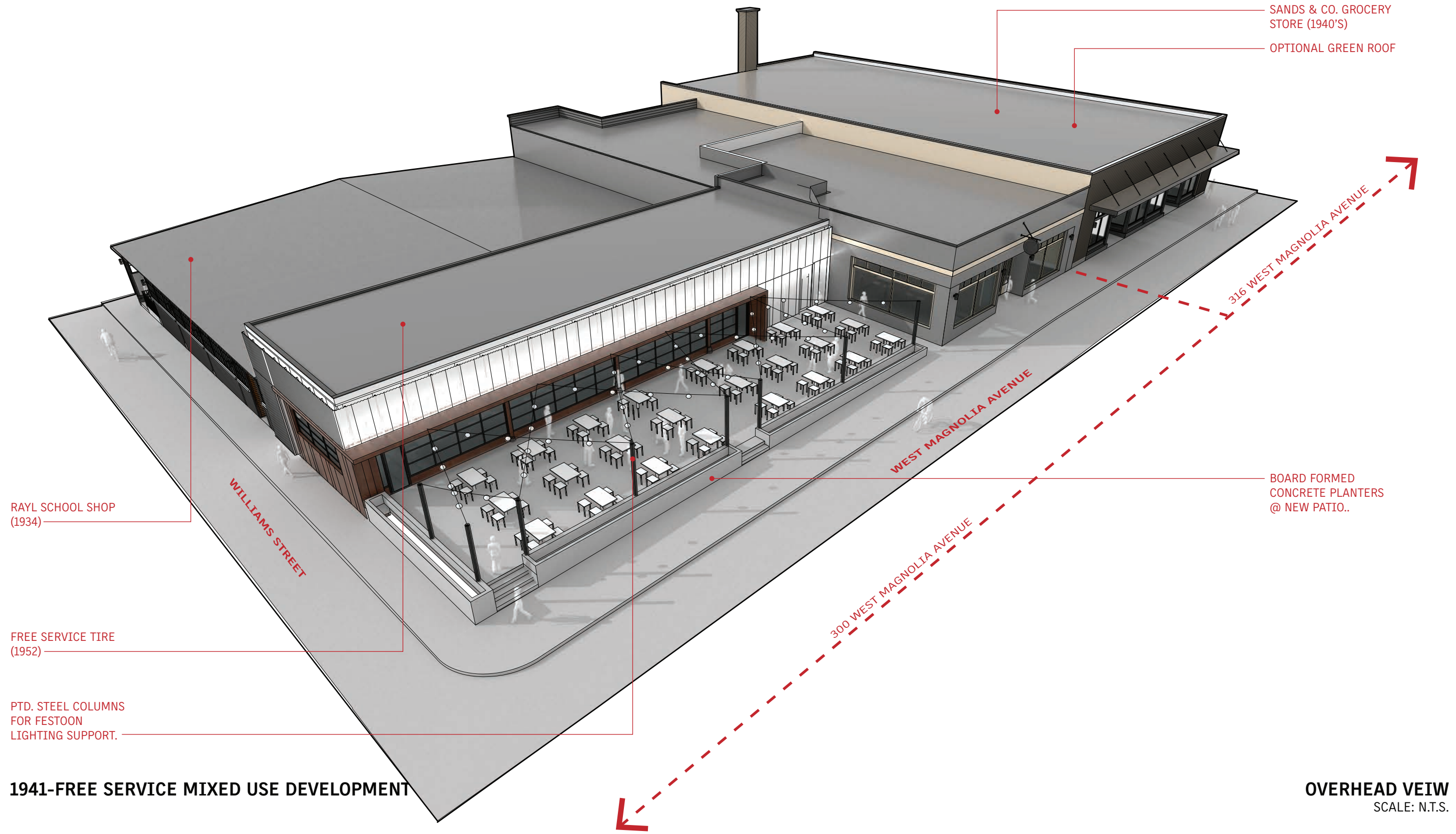
Original Print Date: 3/2/2020  
 Revised:  
 Knoxville/Knox County Planning · Downtown Design Review Board



Brief description of work: This proposal is to renovate 300 & 316 West Magnolia Avenue.

300 West Magnolia Avenue consists of (2) buildings constructed at different periods, Rayl School Shop (1934) & Free Service Tire (1952). The Rayl School Shop will have all the existing brick relaid/repared & painted facing Williams Street and the Alley. The existing windows will be replaced with new painted steel windows with clear insulated glazing to match the existing. An architectural metal panel system will be used at the alley side of the building to fill in the void at the windows and the roof line. The Free Service Building will have a back-lit perforated architectural metal panel system that will be applied to the existing painted CMU. The existing garage bays will be infilled with a new aluminum storefront system. A portion of the ground level facade will have a weathering architectural metal panel system with a canopy to be clad with the same material.

316 West Magnolia (constructed in the 1940's) will have the existing brick repointed/repared and painted on the front and alley facade. The existing opening will be infilled with a traditional stick built wood storefront system and transoms w/ clear insulated glazing. A new metal canopy will be installed at the existing steel line just above the storefront. The west side of the building will have the existing concrete repaired and painted. The alley side of the building will have new window openings that will have new painted steel windows with clear insulated glazing. The existing garage door at the alley will be infilled with a new aluminum storefront system, activating the former alley for pedestrian use.



**1941-FREE SERVICE MIXED USE DEVELOPMENT**

DESIGN REVIEW BOARD SUBMITTAL  
28 FEBRUARY 2020

**OVERHEAD VIEW**  
SCALE: N.T.S.

NEW BACK-LIT PERFORATED ARCHITECTURAL METAL PANELS SYSTEM.

NEW ARCHITECTURAL WEATHERING METAL PANEL SYSTEM & CANOPY.

EXISTING CMU TO BE REPAIRED AND PAINTED BEHIND PERFORATED ARCHITECTURAL METAL PANELS.

NEW KYNAR FINISHED METAL COPING.

NEW CEMENTITIOUS STUCCO SYSTEM.



NEW ALUMINIUM STOREFRONT SYSTEM.

NEW ALUMINIUM STOREFRONT SYSTEM AT EXISTING GARAGE BAY OPENINGS.

NEW PAINTED "STICK BUILT" WOOD STOREFRONT W/ TRANSOMS.

NEW OUTDOOR PATIO

## 1941-FREE SERVICE MIXED USE DEVELOPMENT

## EXISTING CONDITIONS VIEW 01

SCALE: N.T.S.

NEW KYNAR FINISHED  
METAL COPING.

EXISTING BRICK TO BE  
REPOINTED, REPAIRED  
AND PAINTED, TYP..



NEW PAINTED "STICK  
BUILT" WOOD STOREFRONT  
W/ TRANSOMS.

NEW METAL CANOPY @  
9'-0" CLEAR.

EXISTING CONCRETE TO BE  
REPAIRED AND PAINTED.

NEW ARCHITECTURAL  
METAL PANEL SYSTEM.

NEW TRUE DIVIDED  
LIGHT PTD. STEEL  
WINDOWS W/ 1"  
INSULATED CLEAR  
GLAZING TO MATCH  
EXISTING.

EXISTING GUTTER &  
DOWNSPOUTS TO  
REMAIN.



NEW RECESSED ENTRY  
W/ ALUMINUM  
STOREFRONT & IPE  
VENEER SIDING.

EXISTING BRICK TO BE  
REPOINTED, REPAIRED  
AND PAINTED, TYP.

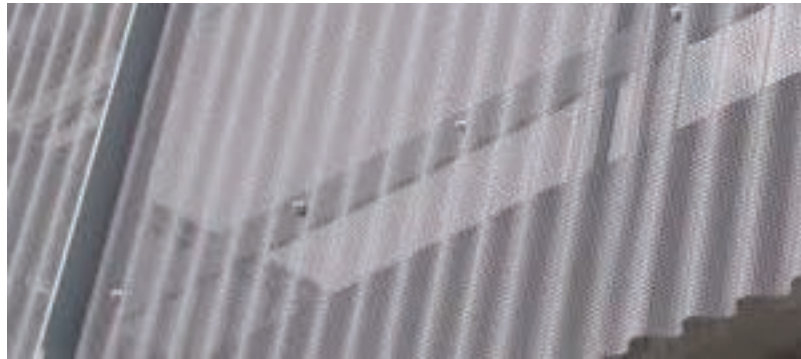
## 1941-FREE SERVICE MIXED USE DEVELOPMENT

## EXISTING CONDITIONS VIEW 02

SCALE: N.T.S.

DESIGN REVIEW BOARD SUBMITTAL  
28 FEBRUARY 2020

PERFORATED METAL PANELS



PAINTED BRICK



CEMENTITIOUS STUCCO



WEATHERING STEEL



METAL STOREFRONT



SITE BUILT WOOD STOREFRONT



**1941-FREE SERVICE MIXED USE DEVELOPMENT**

DESIGN REVIEW BOARD SUBMITTAL  
28 FEBRUARY 2020

**MATERIAL PALETTE**



## FIXTURE SPECIFICATIONS

### INTENDED USE

The specification grade **Zen Architectural LED 5 Inch Round Cylinder Wall Mount Light Fixture** delivers continuous clean lines and clear wall light to commercial, hospitality and residential exterior wall lighting applications. Our slim profiles and stylish modern wall sconces offer excellent direct and indirect lighting, exceptional performance, and versatility for outdoor structural lighting applications.

### PRODUCT FAMILY

**SHORT** | W 5" x H 8" x L 7-1/8"

**TALL** | W 5" x H 15" x L 7-1/8"

### FEATURES

**Construction:** Aluminum

*Top Cover Lens Included for Tall model*

**Light Direction:** Short - Down Light Only. Tall - Up and Down Light.

**Voltage:** 120V

**Color Temperature:** 3000K

**CRI:** 90

**Warranty:** 5 Years Carefree for Parts & Components (Labor Not Included)

**Listings:** ETL Listed, Suitable for Wet Locations



SHORT (1)  
Down Light Only



TALL (2)  
Up and Down Light



## ORDERING INFORMATION Example: (11240-1-BK)

Model	Size   Light Direction   Wattage   Lumens	Finish
11240 Zen	1 Short   Down Light Only   15 Watts   900 Lumens	<b>BK</b> Black
	2 Tall   Up and Down Light   30 Watts   2100 Lumens	<b>SL</b> Silver <b>OB</b> Oil Bronze

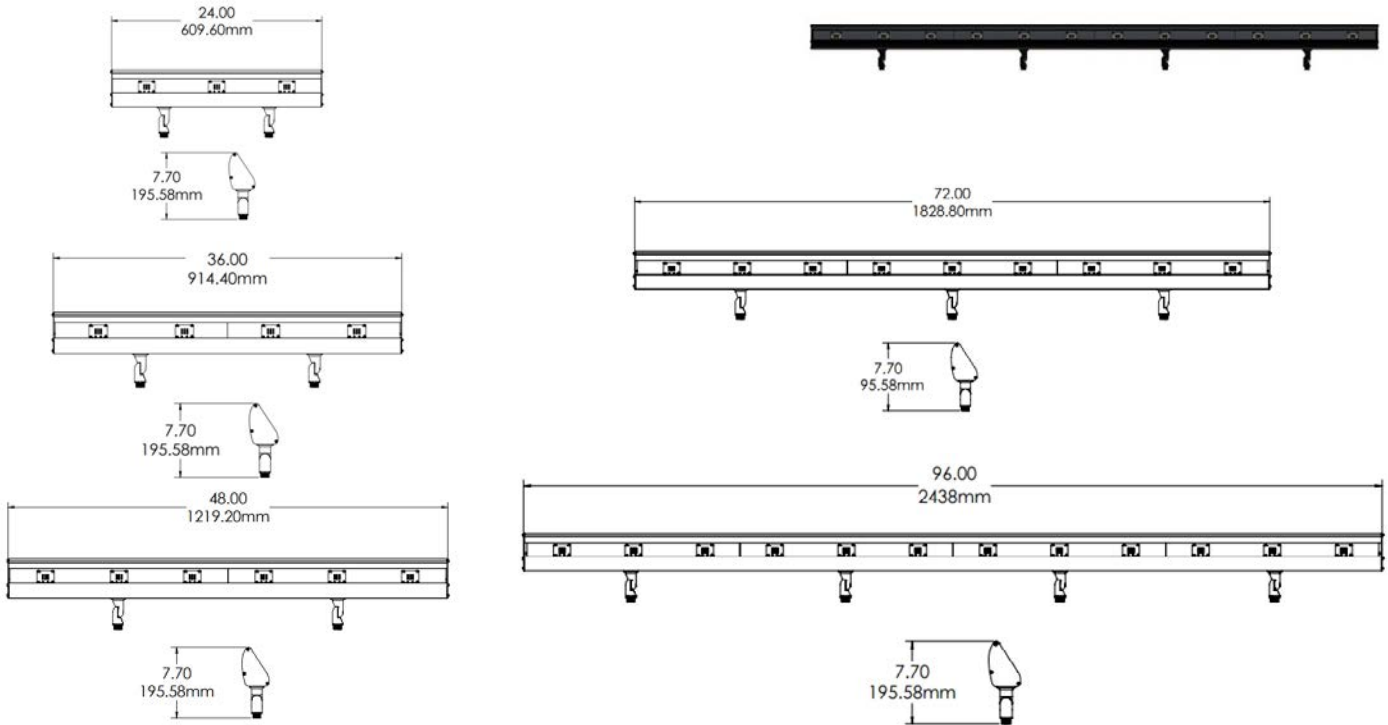
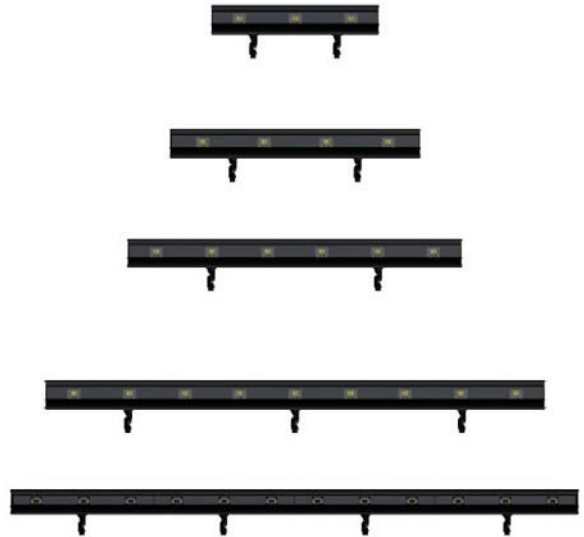
## FIXTURE SPECIFICATIONS

### INTENDED USE

The specification grade Alcon Lighting Stanton Architectural LED Sign Light Fixture is designed to work outdoors. LED sign lighting provides practical and stylish light to exterior signs.

### FEATURES

- Construction:** Extruded aluminum floodlight with cast aluminum adjustable swivels
- Lens:** High impact clear acrylic
- Internal Driver:** 120-277v 20/60Hz input
- Wiring:** Standard 120v Black, White and Ground 9" lead wires
- Mounting:** Not included. Please consult with factory.
- Finish:** Black Texture polyester powder coat is standard. Optional finishes are available.
- Life:** 50,000 Hours
- Warranty:** 3 Years Carefree for Parts & Components (Labor Not Included)
- Listings:** CE, cETLus, IP44



## ORDERING INFORMATION Example: (31022-2-27K-BK)

Model	Length   # Panels   Wattage   Lumens	Color Temp	Finish
<b>31022</b>	<b>2</b> (24"   3 Panels   30 watts   2589 lumens)	<b>27K</b> 2700K	<b>BK</b> Black <small>Standard</small>
	<b>3</b> (36"   4 Panels   40 watts   3452 lumens)	<b>41K</b> 4100K	<b>BZ</b> Bronze
	<b>4</b> (48"   6 Panels   60 watts   5178 lumens)		<b>WH</b> White
	<b>6</b> (72"   9 Panels   90 watts   7767 lumens)		
	<b>8</b> (96"   12 Panels   120 watts   10356 lumens)		



## Features

- Custom built to specifications (allow 3-4 weeks lead time for special order)
- Transparent polycarbonate globes are shatterproof, weatherproof, and resistant to vibrations
- Rubber cable with injection molded nylon sockets supports spans up to 15 feet (use catenary cable for spans greater than 15 feet)
- cULus Listed
- Suitable for wet locations (IP68)

## Available Globe Colors



## Dimming Options

- Standard dimmers (Xenon only)

## Listing / Ratings



## Festoon Light String

Made to your specifications with watertight, shock resistant modules in either 12V DC LED or 24V AC Xenon versions. When ordering, specify lead wire and tail wire lengths; globe color (Clear is standard); and socket type and spacing. For span distances greater than 15 feet, utilize catenary cable (sold separately). For horizontal mount to a wall or for vertical mount to shine upwards from a ledge, use LFS-CABLE-CLIP.

## Technical Information

Series	LFS
Input Voltage	12V DC (LED) / 24V AC, 60Hz (Xenon)
CCT	3000K / 2800K
CRI	74+ (LED) / 99+ (Xenon)
Wattage	Per Globe: 1.5W (LED) / 5W, 8.5W, 10W (Xenon)
Lumens	Up to 90Lm per ft (see individual product)
Max Run	300W (LED) / 600W (Xenon)
Cuttable	N/A
IP Rating	IP68
Dimmable	Not dimmable (LED) / Standard dimmers (Xenon)
Rating	cULus Listed for wet locations
Rated Life	80,000 hrs (LED) / 20,000 hrs (Xenon)

## Festoon Light String



12V LED Festoon Socket Assembly  
3000K / 80,000hr rated life  
**LFS-12V-1.5-LED-WW** (1.5 watts)

24V Xenon Festoon Socket Assembly  
2800K / 20,000hr rated life  
**LFS-24V-5W** (5 watts)  
**LFS-24V-8.5W** (8.5 watts)  
**LFS-24V-10W** (10 watts)

When ordering Festoon Light String, be sure to specify socket spacing and total cable length (including lead and tail wire requirements). Designate the type of socket assembly to be factory-assembled on to stranded, tinned copper conductors in heavy-duty rubber cable. Festoon Light String is SPECIAL ORDER only; please allow 2-4 weeks for order processing. Request a sales quote online at <http://www.americanlighting.com/festoon-quote.html>.

## Festoon Light String Accessories



12 gauge Festoon cable  
Black; Heavy-duty rubber  
**LFS-CABLE**



Mounting back-plate  
Clear; with screw  
**LFS-BP**



Cable Clips  
Black; with nail (Qty of 100)  
**LFS-CABLE-CLIP**



Replacement Festoon Globe  
2-3/8" polycarbonate  
**LFS-GLOBE-CL** (Clear)  
**LFS-GLOBE-BL** (Blue)  
**LFS-GLOBE-PI** (Pink)  
**LFS-GLOBE-PU** (Purple)  
**LFS-GLOBE-RE** (Red)  
**LFS-GLOBE-YE** (Yellow)



24V Xenon Replacement Bulb  
20,000hr rated life  
**LFS-5-24-CL** (5 watts)  
**LFS-8.5-24-CL** (8.5 watts)  
**LFS-10-24-CL** (10 watts)

## Recommended Power Supplies



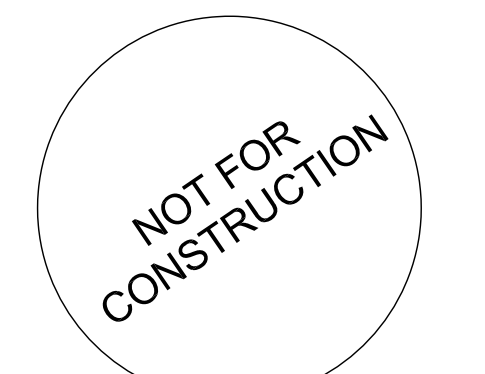
12V DC Regulated Power Supply  
Requires waterproof enclosure  
**LED-DR50-12-LU** (50W driver)  
**LED-DR100-12-LU** (100W driver)  
**LED-DR150-12-LU** (150W driver)



24V AC Magnetic Transformer  
NEMA 3R enclosure, cETLus Listed for outdoor use  
**TR-150-24** (60-150W capacity)  
**TR-600-24** (240-600W capacity)  
**TR-900-24** (360-900W capacity)

**THE ADAPTIVE REUSE OF  
MAGNOLIA MIXED USE  
REDEVELOPMENT**

300 & 316 WEST MAGNOLIA AVE.  
KNOXVILLE, TENNESSEE 37902  
SPA PROJECT #: 1941



THESE DOCUMENTS ARE INVALID WITHOUT  
A SIGNED STAMP BY LICENSED PROFESSIONAL

OWNER:  
**BSF PROPERTIES, LLC**  
12020 UPPER RIDGE WAY  
KNOXVILLE, TN 37932  
T (865) 603-2940  
E john@bfpfest.com  
CONTACT: JOHN MACREADY

CONTRACTOR TO DO A TEST  
CORE ON ROOF AT THIS  
LOCATION TO DETERMINE IF  
ROOF MEETS R-30 MINIMUM  
INSULATION REQUIREMENTS.

NEW KYNAR FINISHED 2-PIECE  
SNAP-ON COPING, COLOR  
SELECTED BY ARCH.

NEW METAL PANEL SYSTEM  
OVER EXT. PLYWOOD SHEATHING  
AND MTL. STUD INFILL @ 16"  
O.C.

NEW TRUE DIVIDED LIGHT PTD.  
STEEL WINDOWS W/ 1"  
INSULATED CLEAR GLAZING.

EXISTING GUTTER & DOWNSPOUTS  
TO REMAIN @ THIS LOCATION.

REPAIR & REPOINT DAMAGED  
MASONRY W/ TYPE "N" MORTAR  
(NO PORTLAND CEMENT) TO  
MATCH EXISTING PROFILE.

NEW BRICK INFILL @ THESE  
LOCATIONS.

0 4 8 16'

OWNER:  
**WILL ROBINSON & ASSOCIATES**  
1248 NORTH SHOREWOOD LN  
CARYVILLE, TENNESSEE, 37714  
T (865) 386-4200  
E wrassociates@bellsouth.net  
CONTACT: WILL ROBINSON, P.E.

STRUCTURAL ENGINEER:  
**MALLIA ENGINEERING CO.**  
1827 WHITE AVENUE  
KNOXVILLE, TENNESSEE 37916  
T 865.637.3224  
E mmallia@mallaeng.biz  
CONTACT: MAURICE MALLIA, P.E.

ARCHITECT:  
**SANDERS PACE ARCHITECTURE**  
514 W. JACKSON AVE, SUITE 102  
KNOXVILLE, TENNESSEE 37902  
T (865) 329-0316  
E jsanders@sanderspace.com  
CONTACT: JOHN SANDERS, FAIA

MECHANICAL ENGINEER:  
**ENGINEERING SERVICES  
GROUP, INC.**  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T (865) 522-0393  
E nvalukas@esg1989.com  
CONTACT: NATE VALUKAS, P.E.

ELECTRICAL ENGINEER:  
**ENGINEERING SERVICES  
GROUP, INC.**  
900 EAST HILL AVE, STE 350  
KNOXVILLE, TENNESSEE 37915  
T (865) 522-0393  
E edhenderson@esg1989.com  
CONTACT: ED HENDERSON, P.E.

SCHEM. DESIGN 22 NOVEMBER 2019

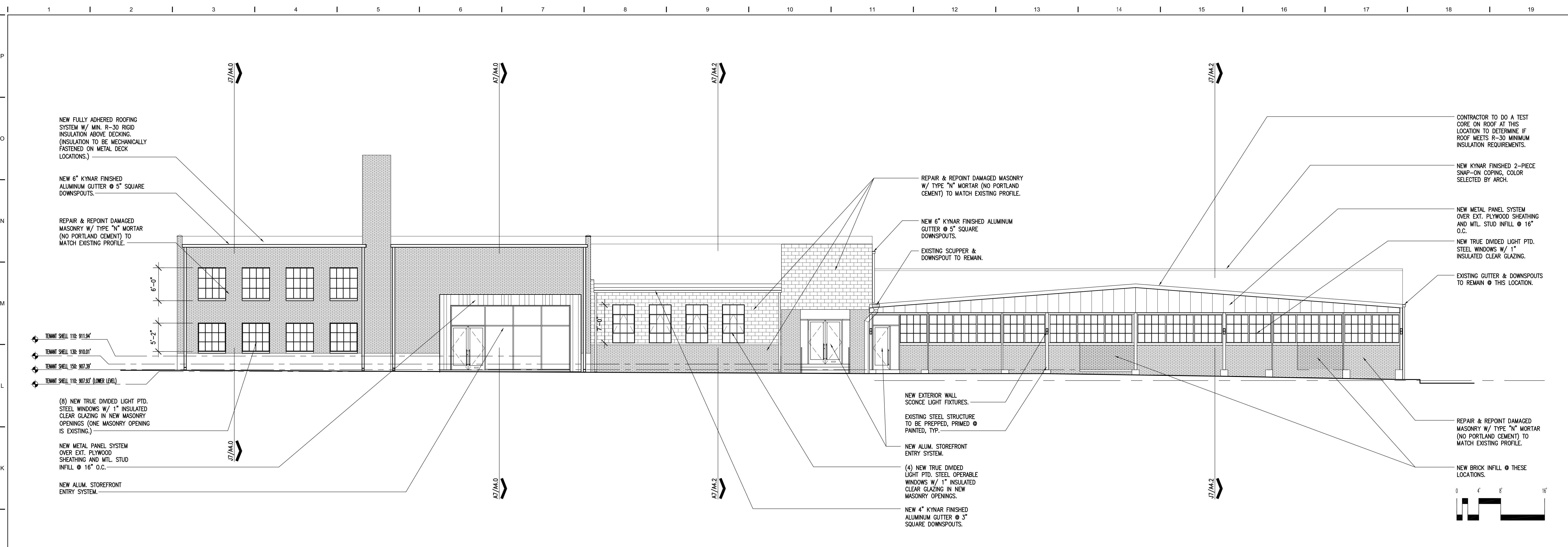
DES. DESIGN 28 FEBRUARY 2020

ELEVATIONS

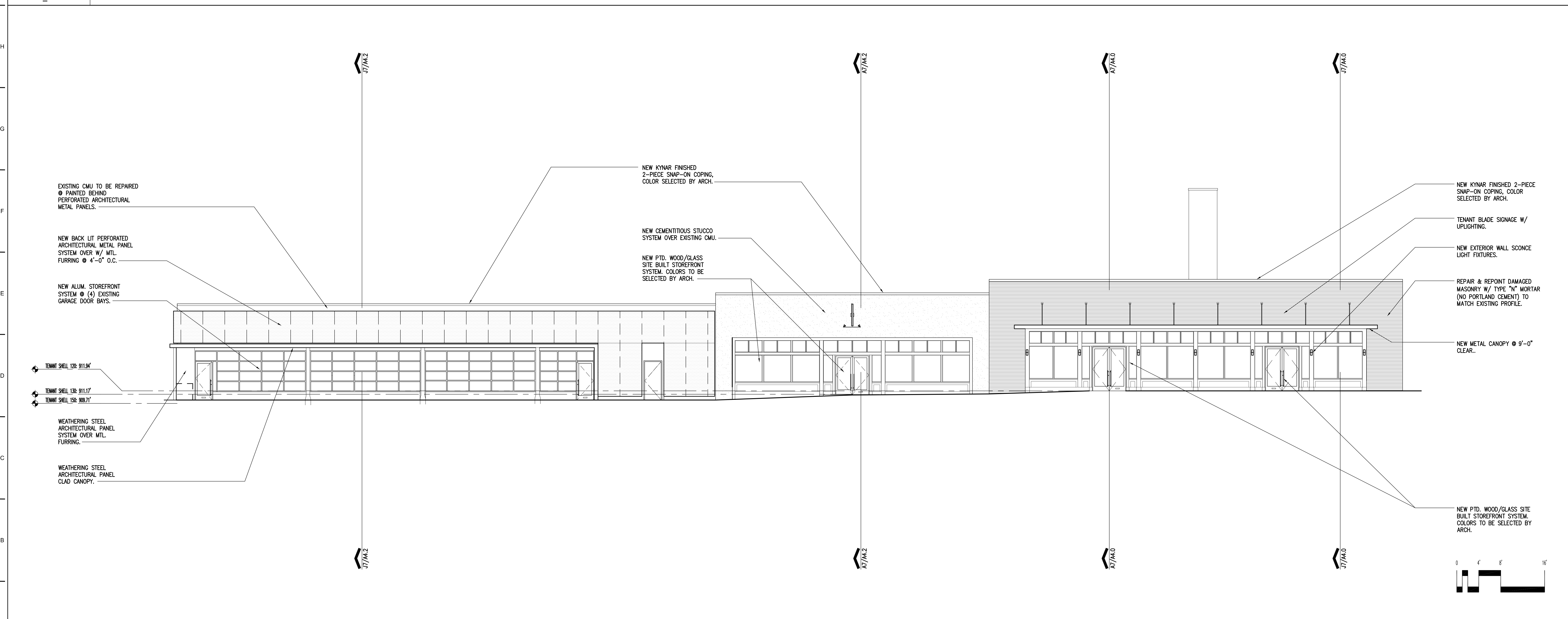
**A3.1**

1941\_A31.DWG

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J1 SOUTH ELEVATION  
1941\_XELEV 1/8"=1'-0"



A1 NORTH ELEVATION  
1941\_XELEV 1/8"=1'-0"

