DESIGN REVIEW BOARD

Staff Report
9-D-20-DT

810 State Street Parking and Landscaping

Meeting Date: 9/16/2020

Applicant: Michael Aktalay, Sanders Pace Architecture

Property Information

Location: 810 State Street

Parcel ID: 95 | D 019 & 95 | D 020

Description of Work

Renovation of existing parking lots. Existing building at 814 State Street was removed due to extensive

damage. Re-design of parking lots to comply with the base zoning ordinance and the Downtown Knoxville

Design Guidelines.

Proposed parking lot includes 36 parking spots, including two ADA-accessible parking spots. New planting

beds are located at each corner of the square-shaped parking lot, with planter islands and new trees

located in the center of the lot. Landscape screening extends along the lot's north side (adjoining the

building), east side, and south side. A new parking lot entry and section of sidewalk will extend off Main

Street on the south side of the parking lot. The proposal includes the planting of seven new trees.

APPLICABLE DESIGN GUIDELINES: DOWNTOWN KNOXVILLE DESIGN

GUIDELINES

SECTION A. PUBLIC REALM

E. PARKING FACILITIES

3c. Locate surface parking lots to the side or rear of buildings. No surface parking lots should be created

in front of buildings.

3d. Screen surface lots, where they abut a public sidewalk, with decorative walls, fencing, and

landscaping.

3e. Distribute shade trees within surface lots at a ratio of 1 tree per 8 parking spaces. Trees may be

planted in wells between spaces.

Staff

COMMENTS

The new parking lot and landscaping meets the design guidelines. The proposed seven trees, in a lot of 36

parking spots, exceeds the design guideline recommendations of 1 tree per 8 parking spots. While the

landscaping does not extend along the State Street side of the parking lot, the lot is set significantly lower

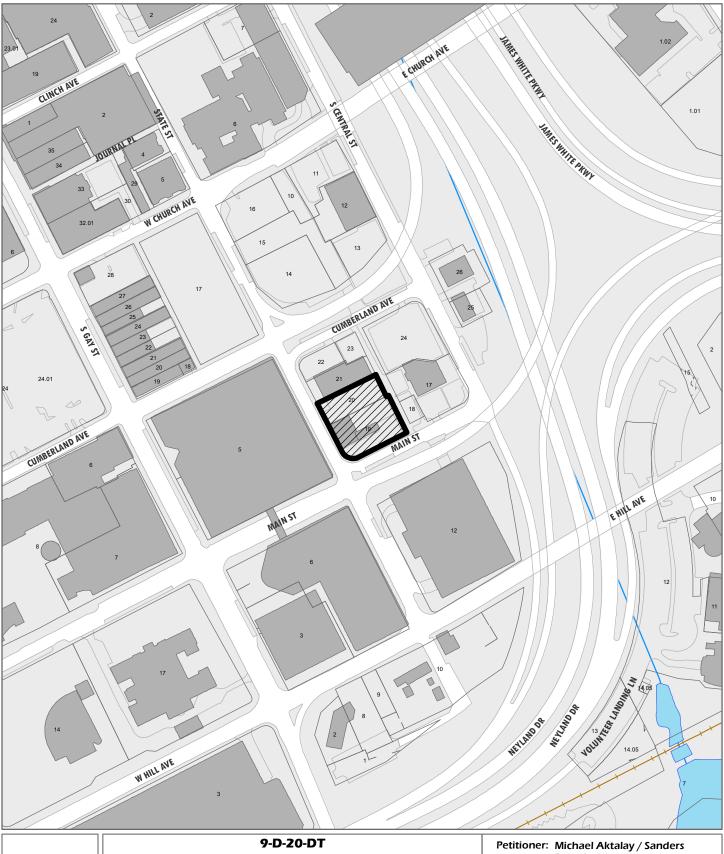
than the State Street sidewalk and will not require additional screening. The landscaping meets the City

of Knoxville ordinance for Tree Preservation and Parking Lot Perimeter Landscaping. The applicant has

already received the necessary variances for slope.

RECOMMENDATION

Staff recommends approval of Certificate 9-D-20-DT as proposed.



DOWNTOWN DESIGN REVIEW BOARD

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

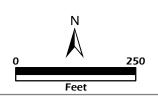


810 State St.

Level 2: Major alteration of an existing building/structure

Original Print Date: 9/3/2020 Revised: Knoxville/Knox County Planning - Downtown Design Review Board

Pace Architecture





DESIGN REVIEW REQUEST

■ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

Sanders Pace Architecture c/o State Properti	as II C		
	es llc		
Applicant	0.46.2020	0.0.20) DT
<u> </u>	9.16.2020	9-D-20	
Date Filed N	Meeting Date (if applicable)	File Nu	imber(s)
CORRESPONDENCE			
All correspondence related to this application	should be directed to the approved conf	tact listed below.	
☐ Owner ☐ Contractor ☐ Engineer ▮	Architect/Landscape Architect		
Michael Aktalay, Assoc. AIA	Aktalay, Assoc. AIA Sanders Pace Architectu		
Name	Company		
514 West Jackson Avenue, Suite 102	Knoxville	TN	37902
Address	City	State	Zip
(865) 329-0316	maktalay@sanderspace.com		
Phone E	Email		
Phone E	Email		
	Email		
	Email		
CURRENT PROPERTY INFO	Email 700 East Jackson Avenue, Knox	ville TN 37915	(865) 525-5511
CURRENT PROPERTY INFO State Properties, LLC		ville TN 37915	(865) 525-5511 Owner Phone
CURRENT PROPERTY INFO State Properties, LLC Dwner Name (if different from applicant)	700 East Jackson Avenue, Knox Owner Address	ville TN 37915 D019 and 095ID020	Owner Phone
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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, I See required Downtown Design attachment for more details. Brief description of work:			
HISTORIC ZONING	Level 1: Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors Level 2:			
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	FEE 1: FEE 2: FEE 3:	TOTAL:	

SANDERS PACE ARCHITECTURE T 865 329 0316 F 865 546 2348 514 W JACKSON AVE KNOXVILLE, TENNESSEE 37902







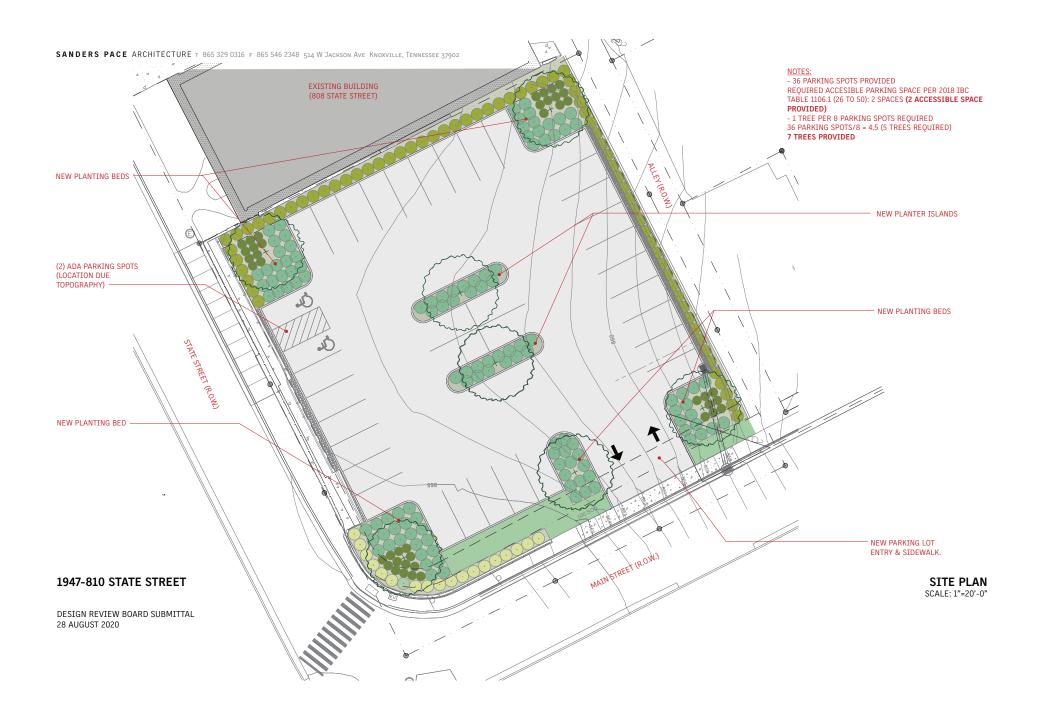


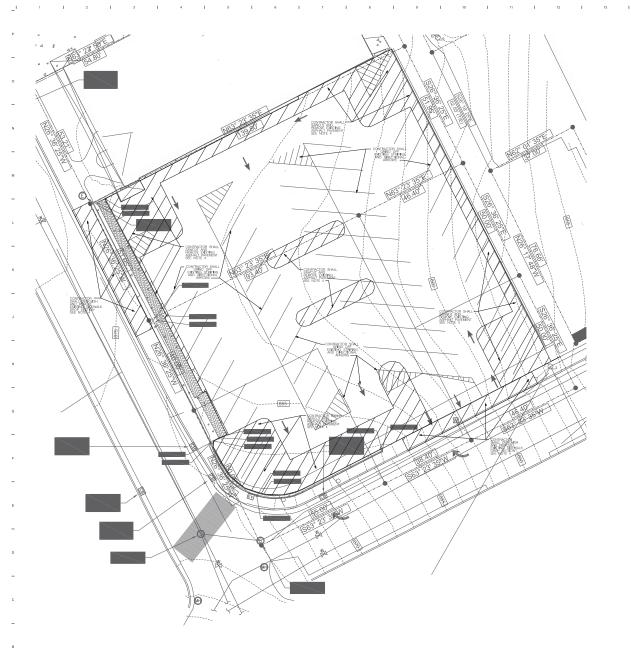


1947-810 STATE STREET

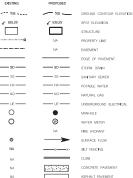
EXISTING CONDITIONS VIEW 01SCALE: N.T.S.

DESIGN REVIEW BOARD SUBMITTAL 28 AUGUST 2020









SITE DEMOLITION NOTES

SIFE BOUNDARY AND TOPOGRAPHIC SURVEY IS FROM A SURVEY BY MICHAEL BRADY INC. DATED 0/0202. THE CONTRACTOR SHALL VERBY THE EXISTING INFORMATION PRIOR TO CONSTRUCTOR. THE EXPLICIT SHALL PROPERTY OF ACCEPT ANY REPONSIBILITY FOR EXISTING CONDITIONS IN-DEPARTION PROVIDED BY OTHERS.

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EROSION CONTROL MAT

- CONTRACTOR SHALL CALL TN ONE CALL TO LOCATE SITE UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL UTILIZE ONE CALL INFORMATION, SITE RECORDS, AND ANY OTHER MEANS AT HIS DISPOSAL TO DETERMINE THE LOCATION OF EXISTING UTILITIES.
- 3. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SECIMENTATION CONTROL MEASURES HAVE BEEN INSTALLED AND ARE FUNCTIONAL.
- AND COMMISSION SHALL REMOVE DERING TREES WITHIN THE AREA OF WORK

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- 6 PROVIDE NEAT AND STRAIGHT SAWOUTS OF EXISTING CONCRETE ANDOR PAVEMENT ALONG ALL LIMITS OF CONCRETE ANDOR PAVEMENT DEMOLITION.
- ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE, DISPOSE OF DEMOLITION WASTE OFF THE OWNERS PROPERTY IN A LEGAL MANNER.
- 8. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO COMPROL DUST AND DIRT CAUSED BY THE DENOLITION WORK WATER USE SHALL NOT BE EXCESSITE TO THE POINT OF SUSPENDING SOLIDSSEDMENT IN RUNOFF WATER.
- 10.THE CONTRACTOR SHALL PREPARE THE PROJECT SITE FOR THE PROPOSED CONSTRUCTION DEPTIFED ON THE FOLLOWING DRAWNINGS FOR THIS PROJECT, NO ADMITIONAL PROMPET SHALL BE MADE FOR WORD REQUIRED AND NOT SPECIFICALLY NOTICE ON THIS DRAWNING, DENOCITION WORK MAY BE NOCIATED ON DRAWNINGS BY OTHER DESCRIPTIONS.

STATE PROPERTIES PARKING

814 STATE STREET KNOXVILLE, TENNESSEE 37920 SPA PROJECT #

THESE DOCUMENTS ARE INVALID WITHOUT A SIGNED STAMP BY PROFI

STATE PROPERTIES, LLC 702 EAST JACKSON AVE KNOXVILLE, TN 37915 T (865)525-5511 E BCRUZE@

JOHNHCOLEMANCO.COM CONTACT: BUDDY CRUZE

CIVIL ENGINEER:

WILL ROBINSON & ASSOCIATES

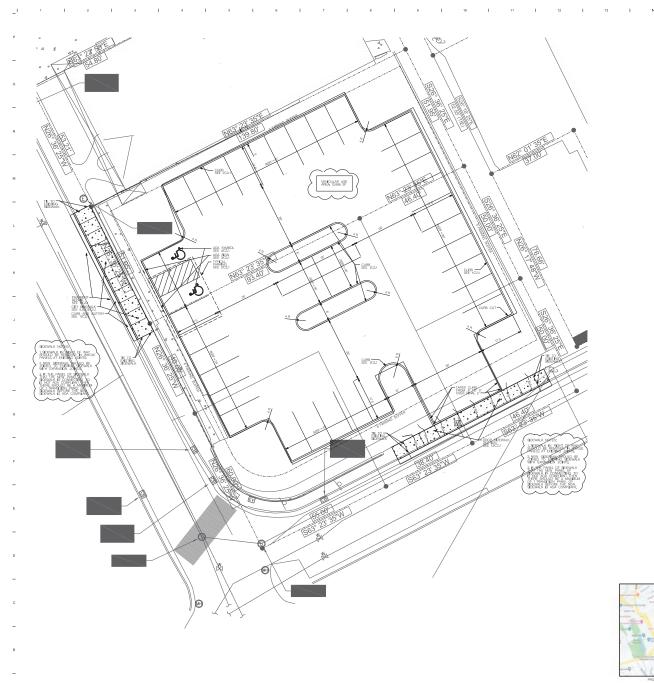
1248 N SHOREWOOD DR CARYVILLE, TN 37714 T 865.386.4200 E wrassociates@bellsouth.net CONTACT: WILL ROBINSON, P.E.

SANDERS PACE ARCHITECTURE 514 W. JACKSON AVE, SUITE 102 KNOXVILLE, TENNESSEE 37902 T 865.329.0316

E jsanders@sanderspace,com CONTACT: JOHN SANDERS, FAIA

PERMITTING SET 31 MARCH 202 SLOPE VARIANCE 18 MAY 202 VARIANCE GRANTED 22 JUNE 2020

SITE DEMOLITION PLAN





SPOT ELEVATION STRUCTURE PROPERTY LINE EDGE OF PAVEMENT STORM DRAIN SANITARY SEWER POTABLE WATER NATURAL GAS 0 MANHOLE 0 (6) WATER METER SURFACE FLOW SILT FENCING CONCRETE PAVEMENT ASSESSED T DAVISIONENT 00000 777777 EROSION CONTROL MAT

SITE LAYOUT NOTES

- 2. TOTAL BUILDING AREA: NA
- 3. TOTAL SITE: 0.49 AC, TOTAL DIST AREA; 0.12 AC, TOTAL NEW IMPERV: 0.00 AC. 4. DEED REFERENCE: 2181457. CITY BLOCK: 01022, WARD: 06
- THB PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0283G.
- 6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK, DATUM NAVD 88.
- 7. STE BOUNDAY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY MBISURFORMS DATED OWNER. THE CONTRACTOR SHALL WERFY THE FIRE PROMETS ACCENT FOR SEPONBELLY FOR THE ACCURACY AND OR COMPLETENESS OF EMETING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
- 8. UTLITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTLITY PROMIDERS. THE CONTRACTOR IS REPSONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.

KNOKVILLE, TN 37902 PHONE: CONTACT: EMDINEER
WILL ROBINSON & ASSOCIATES
1246 N SHOREWOOD UN
CARVILLE, TN 37714
PHONE 386–6300
CONTACT: WILL ROBINSON

CONTRACTOR: TO BE DETERMINED

00 0

PROJECT

- 15. COPRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTLIFES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE CHARLES.
- DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE
- MARITARI CNE SET OF AS-BULT DRAWINGS ON THE JOB STE FOR DISTRIBUTION TO THE SEMBLERS LECK COMPLETION, ROLLING ALL UTLIFY COMPLETION, ROLLING ALL UTLIFY CARD STORM SEMAN STRUCTURES SHALL BE INCLUDED, DRAWINGS HAVE AND STORM SEMAN STRUCTURES SHALL BE INCLUDED. DRAWINGS HAVE AND STORM SEMAN STRUCTURES AND STRUCTURE JUNES AND STRUCTURE UTLIFFE AS THE SEMAN SEMAN STRUCTURES AND STRUCTURE UTLIFFE AS THE SEMAN SEMAN STRUCTURES AND STRUCTURES AN



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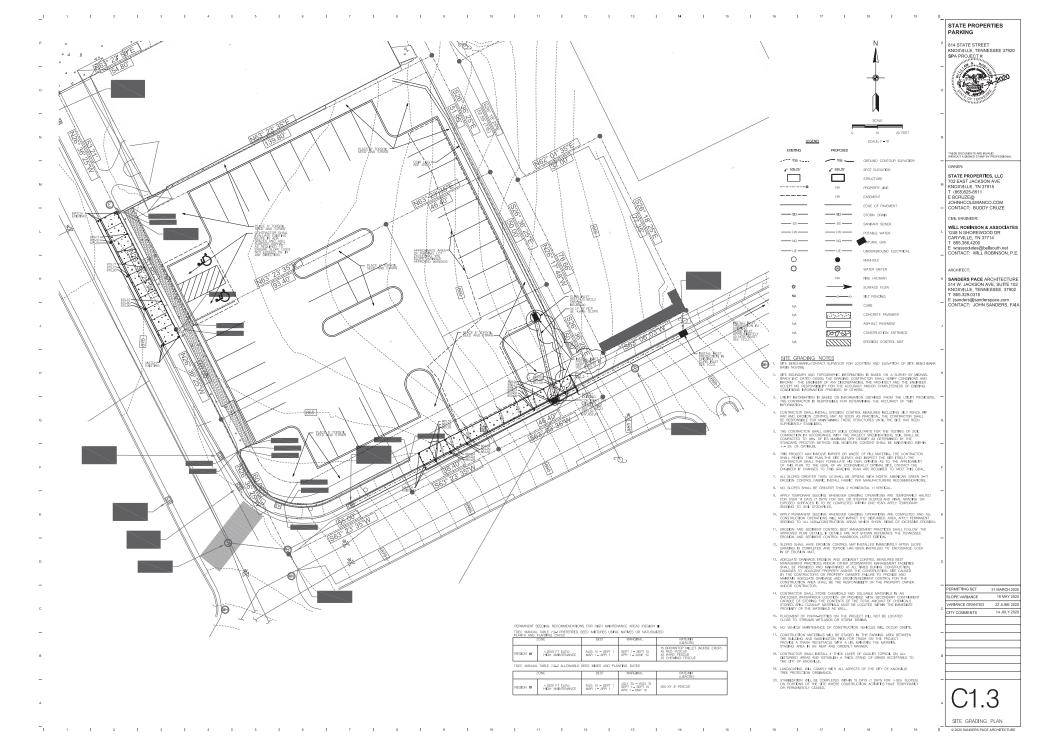
WILL ROBINSON & ASSOCIATES 1248 N SHOREWOOD DR CARYVILLE, TN 37714 T 865.386.4200

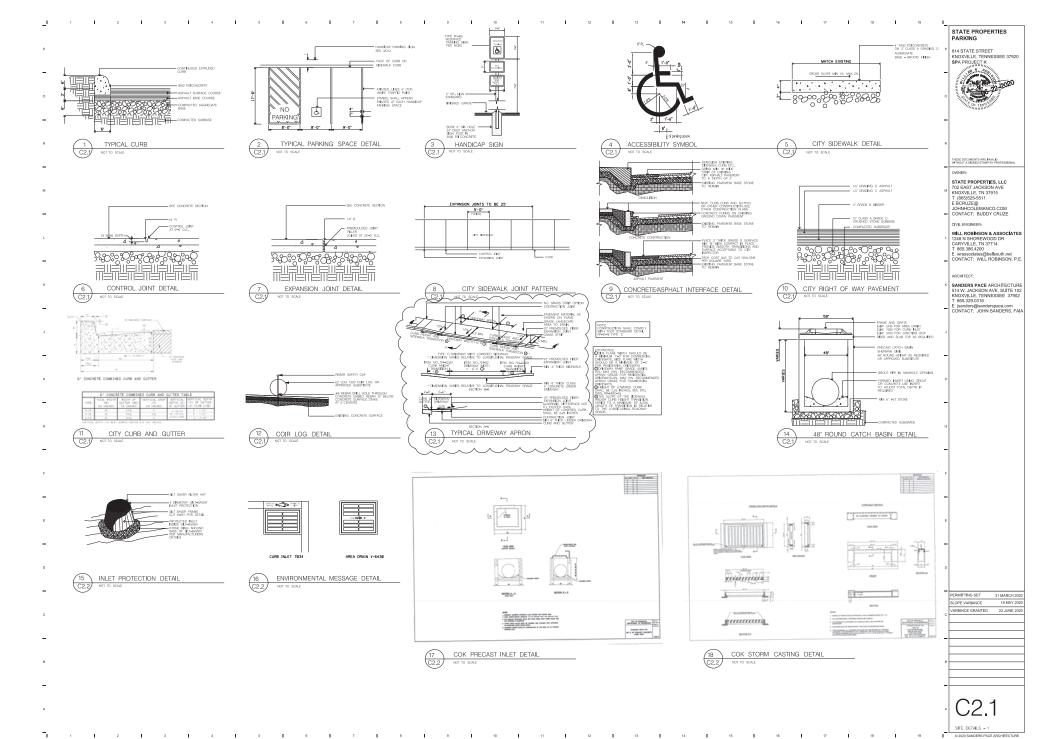
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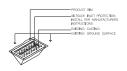
SANDERS PACE ARCHITECTURE 514 W. JACKSON AVE, SUITE 102 KNOXVILLE, TENNESSEE 37902 T 865.329.0316 E jsanders@sanderspace,com CONTACT: JOHN SANDERS, FAIA

- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
- 12. CONTRACTOR SHALL COMPLY WITH ALL PERTNENT PROMISIONS OF THE MANUAL OF ACCURATE PROPERTION IN CONSTRUCTION ISSUED BY THE AGIC CONSTRUCTION ISSUED BY THE AGIC CONSTRUCTION ISSUED BY THE USE OPERATION OF LABOR, ALL CONSTRUCTION ISSUED BY THE USE OPERATION OF LABOR, ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENBROWMENT AND CONSERVATION DESIGNATION SECURIOR CONTROL.
- 13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTHER OF ANY INTERFERENCES OF DISCREPANCIES.
- 14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MANYANGE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

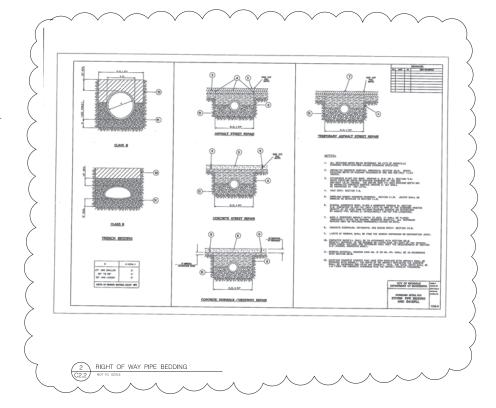
PERMITTING SET 31 MARCH 202 SLOPE VARIANCE 18 MAY 202 VARIANCE GRANTED 22 JUNE 2020











STATE PROPERTIES PARKING

B14 STATE STREET
KNOXVILLE, TENNESSEE 37920
SPA PROJECT #:



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OWNER:

STATE PROPERTIES, LLC
702 EAST JACKSON AVE
KNOXVILLE, TN 37915
T (885)526-5511
E BCRUZE@
JOHNHCOLEMANCO.COM
CONTACT: BUDDY CRUZE

CIVIL ENGINEER

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ARCHITEC

* SANDERS PACE ARCHITECTURE 514 W. JACKSON AVE. SUITE 102 KNOXVILLE. TENNESSEE 37902 T 865.329.0316 E jsanders@sanderspace.com CONTACT: JOHN SANDERS, FAIA

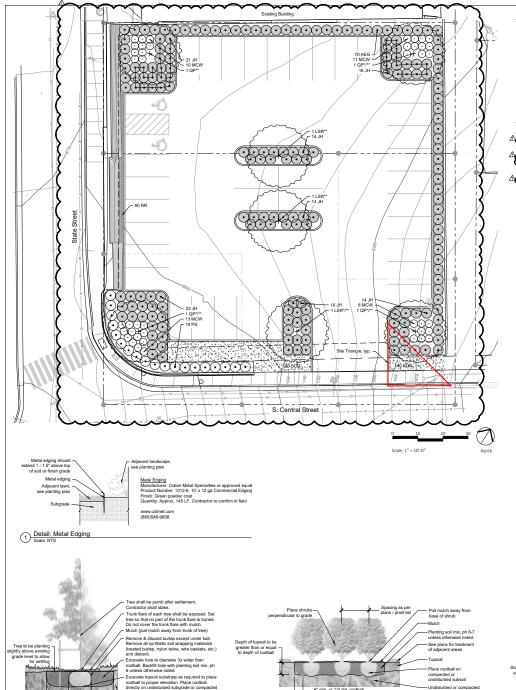
PERMITTING SET	31 MARCH 2020
SLOPE VARIANCE	18 MAY 2020
VARIANCE GRANTED	22 JUNE 2020

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SITE DETAILS - 2 © 2020 SANDERS PACE ARCHITECTURE

Knoxville,TN

hedstrom



directly on undisturbed subgrade or comps planting medium.

Undisturbed or compacted subgrade must percolate. See percolation test notes, this sheet.

Tree Planting Detail

Landscape Requirements per City of Knoxville

Where trees cannot be retained pursuant to this article, or do not exist on the site. with the shall be granted and the shall be granted to diameter of one and one-fourth (1 1) inches at six (6) inches above ground at planting.

Total property acreage: .48 acre

Required Trees: 4 Trees Provided: 4 trees (marked on plan with *)

Parking Lot Perimeter Landscape Requirement

Between Parking Lots and Rights-of-Way: A perimeter screening area at least ten Between Parking Lots and Righth-of-Way: A perimiter screening area at least ten (10.0) feet wide, assaured from the edge of the parking to be in eight-of-way, shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with an imitimum of three (5) deciduous and/or vergreen trees and ten (10) shrubs for every one hundred (100) linear feet. A minimum of fifty (10) percent of the shubs shall be evergreen. For parking lobe, holding welfould ruse streets, or feet shin hereby flowashed (20:005) guarte feet, the width of the perimeter screening area may be reduced to as (6) feet.

Linear feet of parking lot: 230 If

Linear feet or parking lot: 230 if Trees Required: 7 Trees Provided: 7 trees (marked on plan with **) Shrubs Required: 23 Shrubs Provided: 33

Square feet of parking lot: 12.838 sf

Plant Schedule

Planting Notes

- Contractor shall verify all existing conditions in the field and report any discrepancies to the Owner's Representative prior to starting work.

 No planting shall occur until soil sample results have been received from all planting areas and soils are properly amended based on the results of the soil tests. See this sheet for soil sampling instructions.
- Instructions that occur until generation testing has been completed and olds have been properly amended to drain. See this sheet for percolation testing procedures.

 All new plant materials shall conform by the globilines established by the Amendran Association of Universeptents. In a ladder lane plant material for the project shall be of the highest specimen quality. Plant material delivered to the site had does not meet the requirements stated herein may be rejected by the Owner's Representative.

 Do not assume turn until new till be exposed at the nursery. Contractor to expose turn flares to the check for root gridfulling. Put until not have your form the lase of all the nursery. Contractor to expose turn flares to the check for root gridfulling. Put until not have you from the root of trees and from the lase of all the nursery. Contractor to expose turn flares to check for root gridfulling. Put until not have you from the root of trees and from the lase of all the nursery. Contractor to expose turn flares to check for root gridfulling. Put until not have you from the root of the root of the nursery.

- Introds.

 No plant material shall be planted before acceptance of rough grading. The finished grade shall not cover any part of the tree trunk flare. See tree planting detail.

 All new plants shall be balled and burlapped or container grown unless otherwise noted on the plant list.

 The Cortractor shall locate and verify a leasting utility lines for tor planting and report any conflicts to the Owner's Representative.

 The Cortractor shall locate and verify a leasting utility lines for tor planting and report any conflicts to the Owner's Representative prior to any changes plants are to least plants. Plantin any mende to be shifted in the left, based on the coding conditions. Coordinate with the Owner's Representative prior to any changes.

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 Planting grain are to expend to planting the company of a drug to order to be shifted in the Contractor and a shift of the Coordinate with the Contractor and a shift of the Coordinate with a contractor of the Coordinate with a All plant beds are to receive one and a half inches (1.5") of double shredded hardwood mulch.
- 12. Thoroughly water trees and shrubs during the first 24 hours after planting. Wet the soil to a depth of 18-24*. When runoff starts, stop watering, let the water soak in and repeat until the proper Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit, and culture only as approved by the Landscape

- 13. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, brancing nator, nower, leat, color, mus, are custure unity as approved by we substitutions of plant species shall be made with plants of equivalent overall form, height, brancing nator, nower, leat, color, mus, are custure unity as approved by we substitution.

 14. All areas to be socied adult receive soil preparation is not not havely not to sodding, unless otherwise noted on plant.

 15. Contractor to complete work within schedule established by Owner.

 17. Contractor to provide one year warranty for all material from date of substantial completion. Contractor to provide interim maintenance (watering, puning, fertilizing, guying, mowing, trimming, adequate drainings of ponding areas, edging, weeding, multiching, and general indirectage clean-up) until substantial completion notice is provided by the Owner's Representative. Application of insecticides/herbicides must be approved by Owner's Representative prior to use on site.

 16. Plant bests by a walked walks at an angle between 50 and 60?

 20. See child crawings for further information regarding:

 18. Empire and schedules and development of the prior to purchase and installation.

 19. Empire and advanced control.

- Erosion and sediment control.

 Locations of existing and proposed structures, paving, driveways, cut and fill areas, and retention areas.
- Limits of construction Locations of existing and proposed utilities or easements.

- Instructions For Existing Soil Sampling: Using a spade, dig a v-shape hole to a 6" depth; then cut a thin silice of soil from one side of the hole. Place the silice in a plastic bucket, do not see a metal bucket. Mix silices together and fill a plastic sample bag with three (3) cups of dirt. The sample bags can be ziplice bags that are liabeled with the project name and sample number. A well mixed composite from 10 to 20 random locations should be subsampled to
- make the three (3) cup sample.

 Mark the plan to show soil sample locations.
- Send samples to Waypoint Analytical Labs, Inc., 2790 Whitten Road, Memphis, Tennessee 38133, (901) 213-2400, waypointanalytical.com.
- 5. Results to be copied to the Owner

Percolation Test Notes

- PETCORILLOT LEST NOCISE

 1. Dig a hole 1.2e* d'aeep, & a minimum of 6' wide.

 2. Fill hole with water to the top and let drain for several hours. Ideally let the hole pre-wet over night and sets the following 4.

 3. Refill hole to within a couple inches of the top.

 4. To ald in measurement, place a sick across the top of the hole and use a second stick to mark periodic drops in water level; mark saide of hole; or mark sol on side of hole with nail or she in water level. mark saide of the command to the said of the command to the said of th
- Determine drop in water level per hour. If water level in hole drops more than one inch
 per hour, it is well drained and suitable for all plant species.

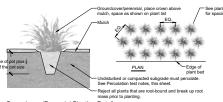
Planting Soil Composition Notes

- The Landscape Subcontractor shall provide sufficient planting soil to fulfill all planting operations required of the Contract Documents. Planting soil shall comply with the following notes:
 Planting soil shall be topsoil stripped and stockpiled and meeting, or modified to meet,
- these notes.

 3. Textural Analysis of soil to be between sandy clay loam and clay loam, with a clay







Groundcover/Perennial Planting Detail

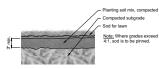
- Undisturbed or compacted

subgrade must percolate

See percolation test notes, this sheet.

which is greater

3 Shrub Planting Detail



5 Scale: NTS



Drawn By: LGG Ck'd By: Planting Changes

Planting Plan, Plant Schedule, Notes & Details

heet Numbe

L100