

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 I D 019 & 95 I 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

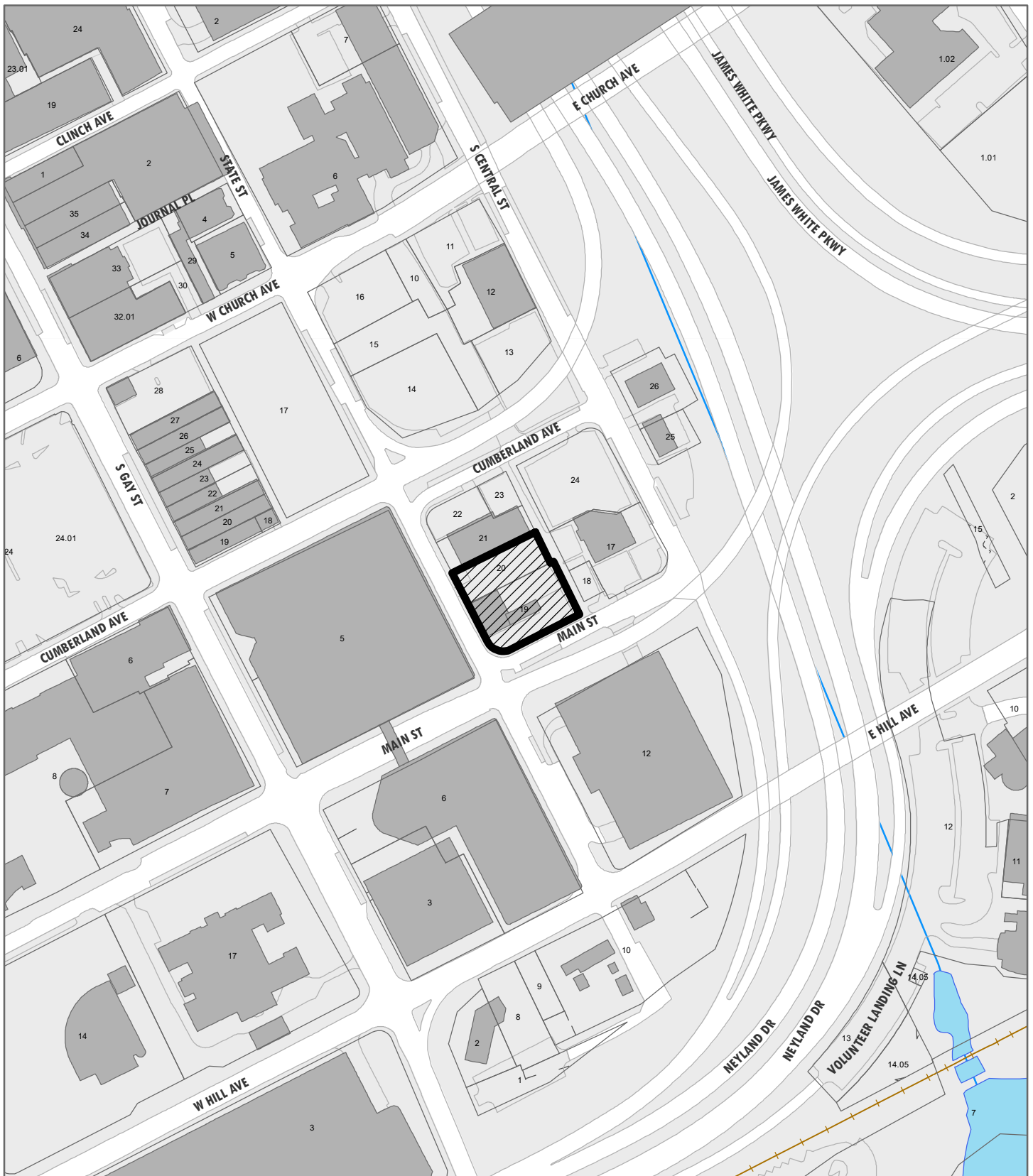
COMMENTS

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.





<p>DOWNTOWN DESIGN REVIEW BOARD</p>	<p align="center">9-D-20-DT</p> <p align="center">APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</p>		<p>Petitioner: Michael Aktalay / Sanders Pace Architecture</p>
		<p>810 State St.</p> <p>Level 2: Major alteration of an existing building/structure</p>	
<p>Original Print Date: 9/3/2020 Revised: _____ Knoxville/Knox County Planning · Downtown Design Review Board</p>			



DESIGN REVIEW REQUEST

☒ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

Sanders Pace Architecture c/o State Properties LLC

Applicant

08/28/2020

9.16.2020

9-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 Aktalay, Assoc. AIA

Sanders Pace Architecture

Name

Company

514 West Jackson Avenue, Suite 102

Knoxville

TN

37902

Address

City

State

Zip

(865) 329-0316

maktalay@sanderspace.com

Phone

Email

CURRENT PROPERTY INFO

State Properties, LLC

700 East Jackson Avenue, Knoxville TN 37915

(865) 525-5511

Owner Name (if different from applicant)

Owner Address

Owner Phone

Buddy Cruze

095ID019 and 095ID020

Property Address

Parcel ID

810 State Street

C-2 (2019 CoK Zoning Ordinance.)

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

8.28.20

Date

Michael Aktalay

Please Print

8/28/2020

Date

Applicant Signature

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: _____

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

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

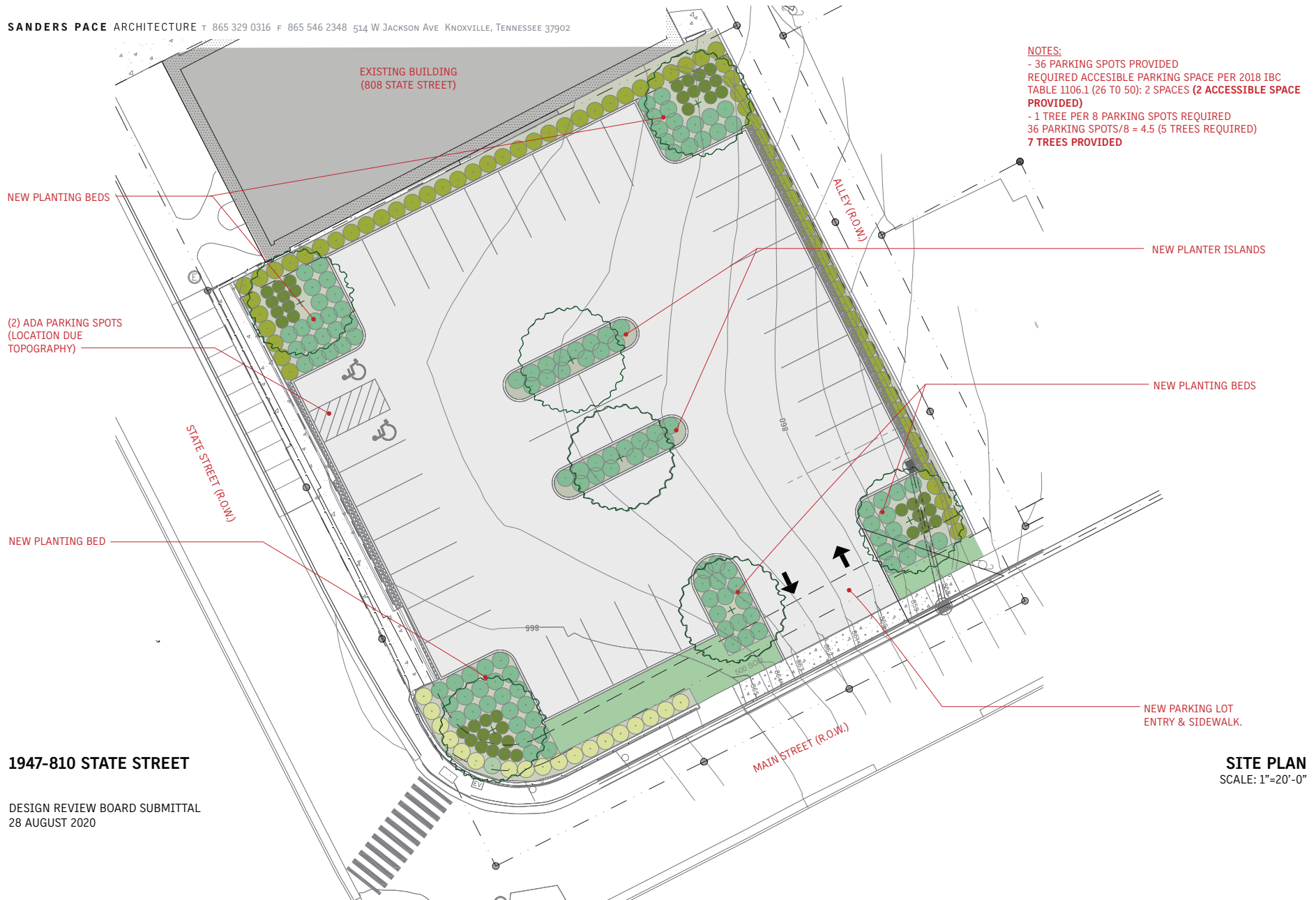


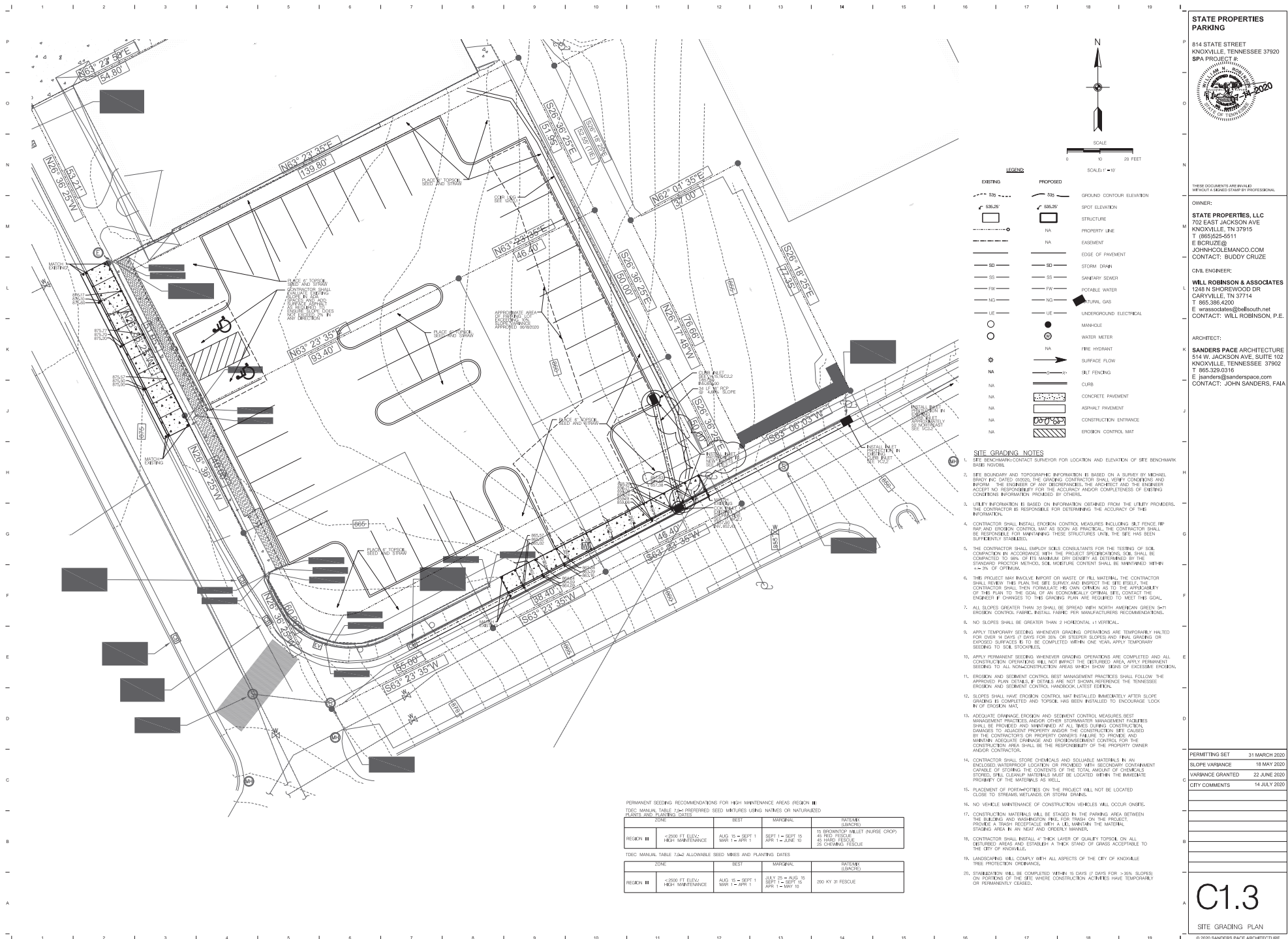
1947-810 STATE STREET

DESIGN REVIEW BOARD SUBMITTAL
28 AUGUST 2020

EXISTING CONDITIONS VIEW 01

SCALE: N.T.S.





STATE PROPERTIES PARKING

814 STATE STREET
KNOXVILLE, TENNESSEE 37920
SPA PROJECT #:
KNOXVILLE

THESE DOCUMENTS ARE INVALID
WITHOUT A SIGNED STAMP BY PROFESSIONAL

OWNER:

STATE PROPERTIES, LLC
102 EAST JACKSON AVE
KNOXVILLE, TN 37915
T (865)525-5511
E bcrulzeib@bellouth.net
CONTACT: BUDDY CRUZE

CIVIL ENGINEER:

WILL ROBINSON & ASSOCIATES
1248 N SHOREWOOD DR
CARVILLE, TN 37714
T 865.320.0316
E wrassolates@bellouth.net
CONTACT: WILL ROBINSON, P.E.

ARCHITECT:

SANDERS PACE ARCHITECTURE
514 W. JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T 865.320.0316
E jsanders@sanderspace.com
CONTACT: JOHN SANDERS, FAIA

PERMITTING SET 31 MARCH 2020

SLOPE VARIANCE 18 MAY 2020

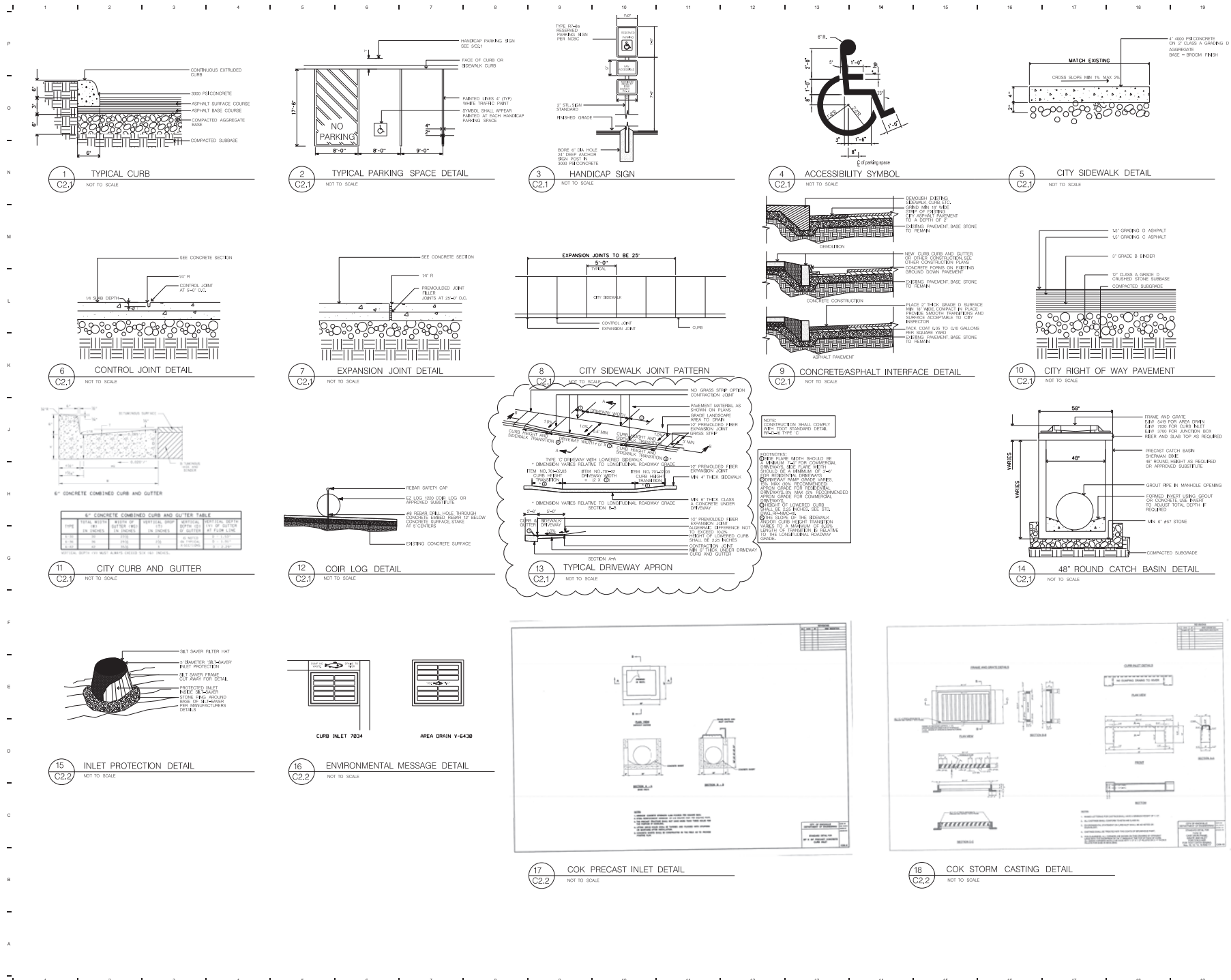
VARIANCE GRANTED 22 JUNE 2020

CITY COMMENTS 14 JULY 2020

C1.3

SITE GRADING PLAN

© 2020 SANDERS PACE ARCHITECTURE



STATE PROPERTIES PARKING

814 STATE STREET
KNOXVILLE, TENNESSEE 37920
SPA PROJECT #:

STATE PROPERTIES, LLC
702 EAST JACKSON AVE
KNOXVILLE, TN 37915
T (865)525-5511
E john@stateproperties.com
CONTACT: BUDDY CRUZE

CIVIL ENGINEER:
WILL ROBINSON & ASSOCIATES
1248 N SHOREWOOD DR
CARVILLE, TN 37714
T 865.386.4200
E wrobinson@willrobinson.com
CONTACT: WILL ROBINSON, P.E.

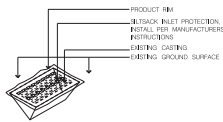
ARCHITECT:
SANDERS PACE ARCHITECTURE
514 W. JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T 865.329.0316
E sanders@spacem.com
CONTACT: JOHN SANDERS, FAIA

PERMITTING SET 31 MARCH 2020
SLOPE VARIANCE 19 MAY 2020
VARIANCE GRANTED 22 JUNE 2020

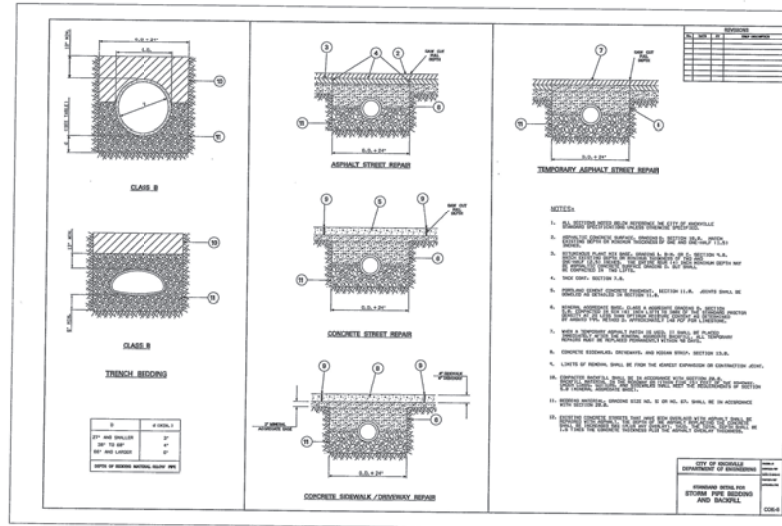
C2.1

SITE DETAILS - 1

© 2020 SANDERS PACE ARCHITECTURE



1 SILTSACK INLET PROTECTION
NOT TO SCALE



2 RIGHT OF WAY PIPE BEDDING
NOT TO SCALE

STATE PROPERTIES PARKING

814 STATE STREET
KNOXVILLE, TENNESSEE 37902
SPA PROJECT #:



THESE DOCUMENTS ARE INVALID
WITHOUT A SIGNED STAMP BY PROFESSIONAL

OWNER:

STATE PROPERTIES, LLC
702 EAST JACKSON AVE
KNOXVILLE, TN 37915
T (865)525-5511
E BRUCE@JOHNCOLEMANCO.COM
CONTACT: BUDDY CRUZE

CIVIL ENGINEER:

WILL ROBINSON & ASSOCIATES
1248 N SHOREWOOD DR
CARVILLE, TN 37714
T 865-388-4200
E wrobinson@willrobinson.net
CONTACT: WILL ROBINSON, P.E.

ARCHITECT:

SANDERS PACE ARCHITECTURE
514 W. JACKSON AVE, SUITE 102
KNOXVILLE, TENNESSEE 37902
T 865-320-0316
E jsanders@sanderspace.com
CONTACT: JOHN SANDERS, FAIA

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

C2.2

SITE DETAILS - 2

© 2020 SANDERS PACE ARCHITECTURE

