Staff Report

Design Review Board

File Number: 4-D-22-DT

Meeting: 4/20/2022
Project: Caldonia Pass - 200 Block of Gay Street
Applicant: Jarrod Arellano / Design Innovation Architects

Property Information

Location: 215 S. Gay St.
Parcel ID 94 L D 009 005, 006, 007, 010
Zoning: DK (Downtown Knoxville)
Description:

Vacant lots

Description of Work

Level III Construction of a New Building/Structure, Site Design, Parking, Plaza, Landscape

SUMMARY: New construction project on a surface parking lot occupying the north side of the 200 block of Gay Street. The site measures approximately 180’ wide along Gay Street, 150’ along the north property line on W. Vine Avenue, and 150’ along the south property line adjacent to Summit Hill Drive. The rear property line is adjacent to an alley, followed by the multi-story Crown Plaza Hotel.

The project involves the construction of two buildings aligned horizontally along the lot, one fronting Gay Street (east) and one recessed along the rear (west) side of the property. The front (east) building is three stories tall, features two stories of commercial/retail and one third-story residential floor. The rear (west) building is seven stories tall, with one ground level of retail and six residential levels above. There is a shared courtyard between the two buildings, which will be accessible from the second story of the east building and the first story of the west building.

SITE LAYOUT AND ACCESS: The east building is accessible via multiple pedestrian entries to the first story on Gay Street, multiple entrances to second-story retail off the courtyard, and via a public exterior stair along Vine Avenue. The courtyard is accessible via an exterior staircase to the south (off Summit Hill Drive) and one at the northeast corner of the east building. The west (rear) building features multiple pedestrian entries to the ground-floor retail space from the courtyard. The residential lobby is accessible via two sets of concrete steps off the south (Summit Hill Drive) elevation. A trash truck entrance is located on the rear of the west building, accessible off the alley.

DESIGN ELEMENTS: EAST BUILDING
The three-story, flat-roof building is clad in brick veneer, with metal panel elements in the central bays and along the third story. The design features horizontal bands of brick veneer, some with details of alternate coursing and patterned protruding bricks, between three stories of single-light storefront systems and aluminum-clad wood windows on the upper residential level. On the façade (east), six third-story window bays feature projecting balconies with perforated metal guardrails. Additional brick-clad vertical bands provide locations for signage between the retail bays. A flat, painted steel canopy extends across the central bays on the ground level. On the south (Summit Hill Drive) elevation, three stories of storefront glazing and brick veneer siding are topped by decorative metal panels along the roofline. This elevation provides space for the building name sign. The courtyard

elevation continues the overall materials, with five storefronts for the second-story retail. The Vine Avenue (north) elevation features an exterior staircase accessing the courtyard from the lowest level, brick veneer siding, and storefront windows.

DESIGN ELEMENTS: WEST BUILDING
The seven-story, flat-roof building features two stories of brick veneer siding on the central massing, with additional exterior cladding materials of fiber cement panels decorative metal panels. On the façade (east elevation), the design features single-light aluminum-clad windows and five stories of balconies with glass guardrails. The leftmost and rightmost bays feature large swaths of full-height window systems, which wrap around the side elevations. On the north and south elevations, materials include fiber cement panels, brick veneer, metal panels, and storefront systems on the ground level. The alley elevation is primarily clad in fiber cement panels with irregularly spaced rectangular windows.

Additional features include an outdoor courtyard at the southeast corner of the building (along Summit Hill Drive); landscaping planters at multiple locations, including the central courtyard; and flat-roof awnings extending over retail entrances.

Mechanical equipment will be located on the rooftop of the east building, recessed from the roofline and clad in metal screening; and off the alley on the west building.

Applicable Design Guidelines

Downtown Design Guidelines

B. Private Realm

1. Building Mass, Scale, and Form

Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Historically, building technology limited height and subsequently created pedestrian-scaled buildings typically less than 10 stories. Building technology no longer limits the height of buildings, however, there is still a need for buildings that respond to pedestrians. The use of 'human-scale' design elements is necessary to accomplish this. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as upper-story setbacks, covered entries, and window size and placement.

1a. Maintain a pedestrian-scaled environment from block to block.

1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning; or buildings may be 'stepped back' on upper floors with lower floors meeting the sidewalk edge.

1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.

1d. Divide large buildings into 'modules' that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.

1e. Avoid blank walls along street-facing elevations.

2. Building Location

It is important to establish a strong relationship among buildings, sidewalks, and streets. This is typically accomplished through consistent setbacks that locate buildings on the same line.

2a. Set buildings back five feet in order to provide wider sidewalk space when new construction in non-historic areas is to be more than half the length of the block.

2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.

2c. Maintain sight lines to historic buildings that were originally located in an open setting, providing setbacks for new buildings next to historic structures in order to preserve views.

2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.

3. Building Materials
New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.
3a. Use complimentary materials and elements, especially next to historic buildings.

4. Architectural Character
Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.
4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.
4c. Scale first floor signs to pedestrians.
4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.
4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.
4f. Encourage the use of “green roofs” and other sustainable practices, while minimizing the visual impact from the street.

5. Ground Floor Doors and Windows
Entrances and ground floor windows should foster pedestrian comfort, safety, and orientation. Not every building downtown needs to have the same window or entry designs; however, repeating the pattern of historic openings helps to reinforce the character of downtown, differentiating it from suburban areas.
5a. Use consistent rhythm of openings, windows, doorways, and entries.
5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.
5c. Design entrances according to the proportions of the building’s height and width.
5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the façade.

6. Residential Buildings
Solely residential buildings, such as townhouses and apartment buildings, are rare in downtown Knoxville. Privacy and safety are concerns with residential units that meet the sidewalk. Mixed use buildings, with apartments above shops or offices, can avoid these challenges and add to downtown vitality.
6a. Elevate the first floor of townhouses and apartment buildings so that pedestrians cannot look directly into the residence from the street level.
6b. Design entrances to residential buildings so that access is separated from pedestrian flow on the sidewalk.
6c. Encourage the development of mixed-use buildings with apartments over lower-story commercial uses.

7. Mechanical Equipment and Service Utilities
7a. Minimize the visual impact of mechanical equipment through screens or recessed/low-profile equipment.
7b. Do not locate units on a primary façade.
7c. Screen rooftop vents, heating/cooling units, and related utilities with parapet walls or other screens. Consider sound-buffering as part of the design.
7d. Locate utility connections and service boxes on secondary walls.
7f. Screen dumpsters from view.

Comments

1. The property occupies a rare vacant lot (currently a surface parking area) on Gay Street, in the Downtown Grid subdistrict. The surrounding area is characterized by historic commercial development on the Gay Street blocks south of the subject property and along the 100 block of Gay Street. Immediately surrounding the property is the Country Music Park to the east, Summit Hill Drive to the south and northeast, and the multi-story Crown Plaza Hotel to the immediate west. The site slopes gently downward from the rear (west). Both buildings are accessible via multiple pedestrian entryways on Gay Street, along Summit Hill and Vine Avenue, and off the central courtyard.

2. The east building will continue the overall streetscape pattern of Gay Street, removing a void in favor of a mixed-use building set along the front property line. The proposed buildings meet the guidelines' recommendations for creating pedestrian-scale buildings at street level, especially for the three-story building fronting Gay Street. Both designs incorporate building materials, signs, awnings, and transparency "to reduce the mass of buildings as experienced at the street level." While the west (rear) building is taller in height than other buildings fronting Gay Street, it will serve as a transition toward the existing Crown Plaza Hotel to the west, the TVA buildings to the northwest, and the proposed multi-story Capitol Lofts project moving east/uphill on Vine Avenue.

3. Both designs successfully incorporate a recognizable base, middle, and top, and the overall scale of the larger building is broken up with horizontal and vertical material changes and projecting bays. Both buildings avoid blank walls along street-facing elevations, incorporating sufficient transparency on all elevations. The rear (west) elevation of the west building does demonstrate limited transparency; however, it fronts an alley and the central massing will be minimally visible from the public right-of-way.

4. The proposed materials relate to the "durability, color, and texture" of the predominate building materials in the area. Historic commercial buildings along Gay Street were typically constructed of masonry, and both buildings incorporate masonry veneer of different patterns and finishes to contribute visual interest.

5. The buildings are "visually interesting to invite exploration by pedestrians." The multiple commercial spaces on both buildings' lower levels facilitates a consistent rhythm of storefront windows and entries. The entrances are proportionate to the buildings' heights and widths, both on the elevation fronting Gay Street and those fronting the central courtyard. In general, the designs meet the guidelines for "architectural character."

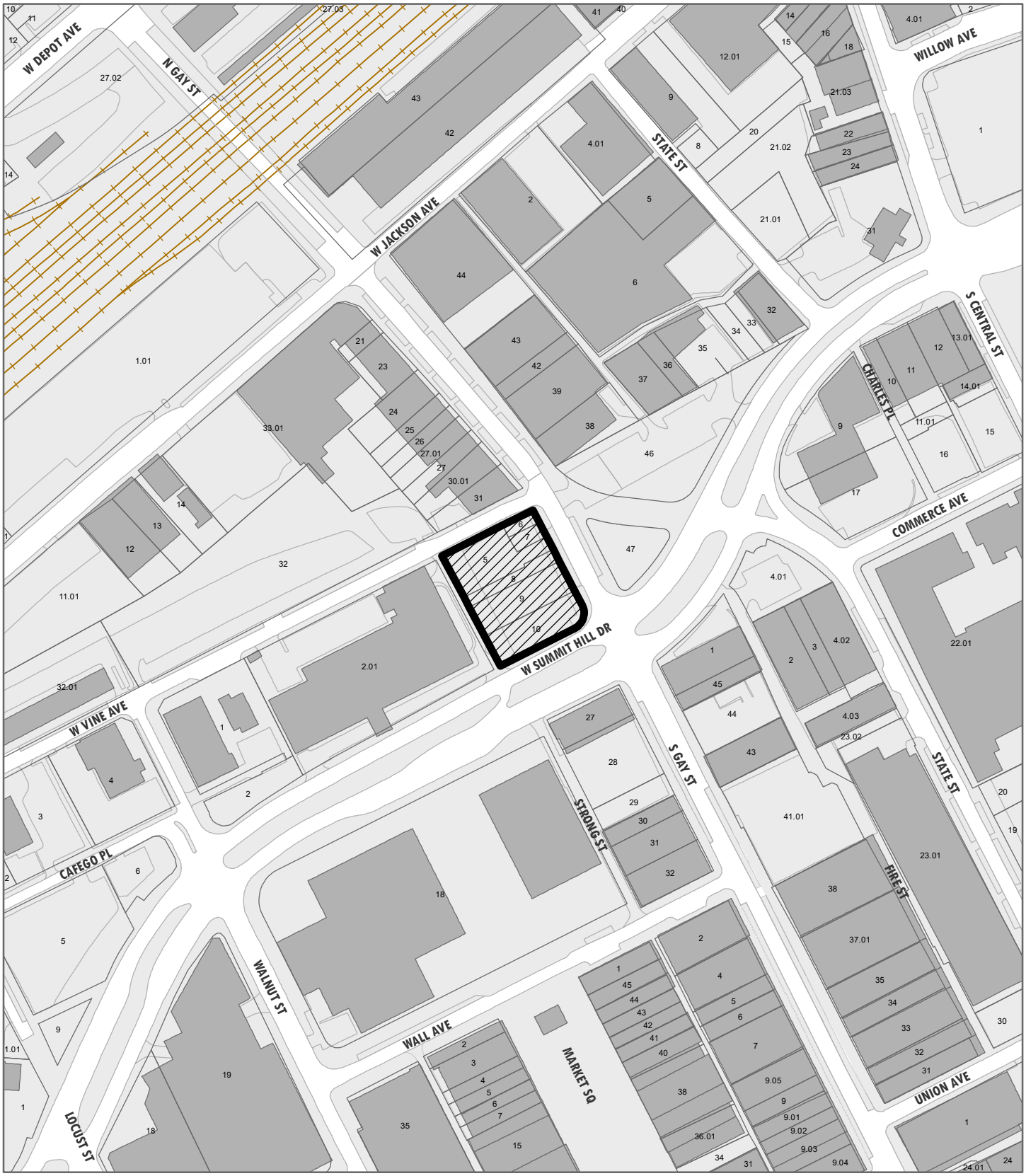
6. On the east building, the mechanical equipment is located on the rooftop, recessed from the façade line and screened. On the west building, service utilities are located to the rear of the development and accessible from the alley.

7. An additional landscaping plan may be required during permitting, which should meet the intent of the design guidelines and City zoning standards. The signage package is intended to be submitted to the DRB for further review at a later date.

Recommendation

Staff recommends approval of Certificate 4-D-22-DT, subject to the following conditions:

1) Final site plan, including alley access, to meet City Engineering standards;
2) Landscaping plan to be provided during permitting, meeting relevant standards of City zoning code and design guidelines;
3) Canopy on Gay Street elevation of east building to meet relevant standards of City zoning code (10.3.F);
4) Signage to return to Design Review Board as a separate application;
5) Final project to comply with TIF and/or all other applicable redevelopment agreements with the City of Knoxville.



DOWNTOWN DESIGN REVIEW BOARD

4-D-22-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

215 S. Gay St.

Level 3: Construction of new building/structure

Original Print Date: 4/5/2022 Revised:

Knoxville/Knox County Planning · Downtown Design Review Board

Petitioner: *Jarrod Arellano / Design Innovation Architects*

N

0 250

Feet

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

- [x] DOWNTOWN DESIGN (DK)
- [ ] HISTORIC ZONING (H)
- [ ] INFILL HOUSING (IH)

Hatcher Hill

Applicant

April 1, 2022	April 20, 2022	4-D-22-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
- [x] Architect/Landscape Architect

Jarrod Arellano		Design Innovation Architects		
Name		Company		
402 S. Gay Street, Suite 201		Knoxville	TN	37902
Address		City	State	Zip
865-410-7437	jra.arq1@gmail.com			
Phone	Email			

CURRENT PROPERTY INFO

Knoxville's Community Dev. Corp. (KCDC)	901 N Broadway, Knoxville, TN 37917	865-403-1100
Owner Name (if different from applicant)	Owner Address	Owner Phone
215 S. Gay Street (Temporary Address)	094LD009	
Property Address	Parcel ID	
Downtown	DK-G	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Crockett	Lindsay Crockett	4.1.22
Staff Signature	Please Print	Date

Jarrod Arellano Digitally signed by Jarrod Arellano DN: C=US, E=jarellano@dia-arch.com, O=Design Innovation Architects, CN=Jarrod Arellano Date: 2022.04.01 09:55:58-04'00'	Jarrod Arellano	2022-04-01
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: A mixed use project of two buildngs with retail and residential. The east building along Gay Street will be a 3 story structure, with 2 levels of retail and one level of residential at top. The west building will have one ground level of retail and 6 levels of residential. There is also a shared courtyard between the two buildings to access the future retail suites.

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

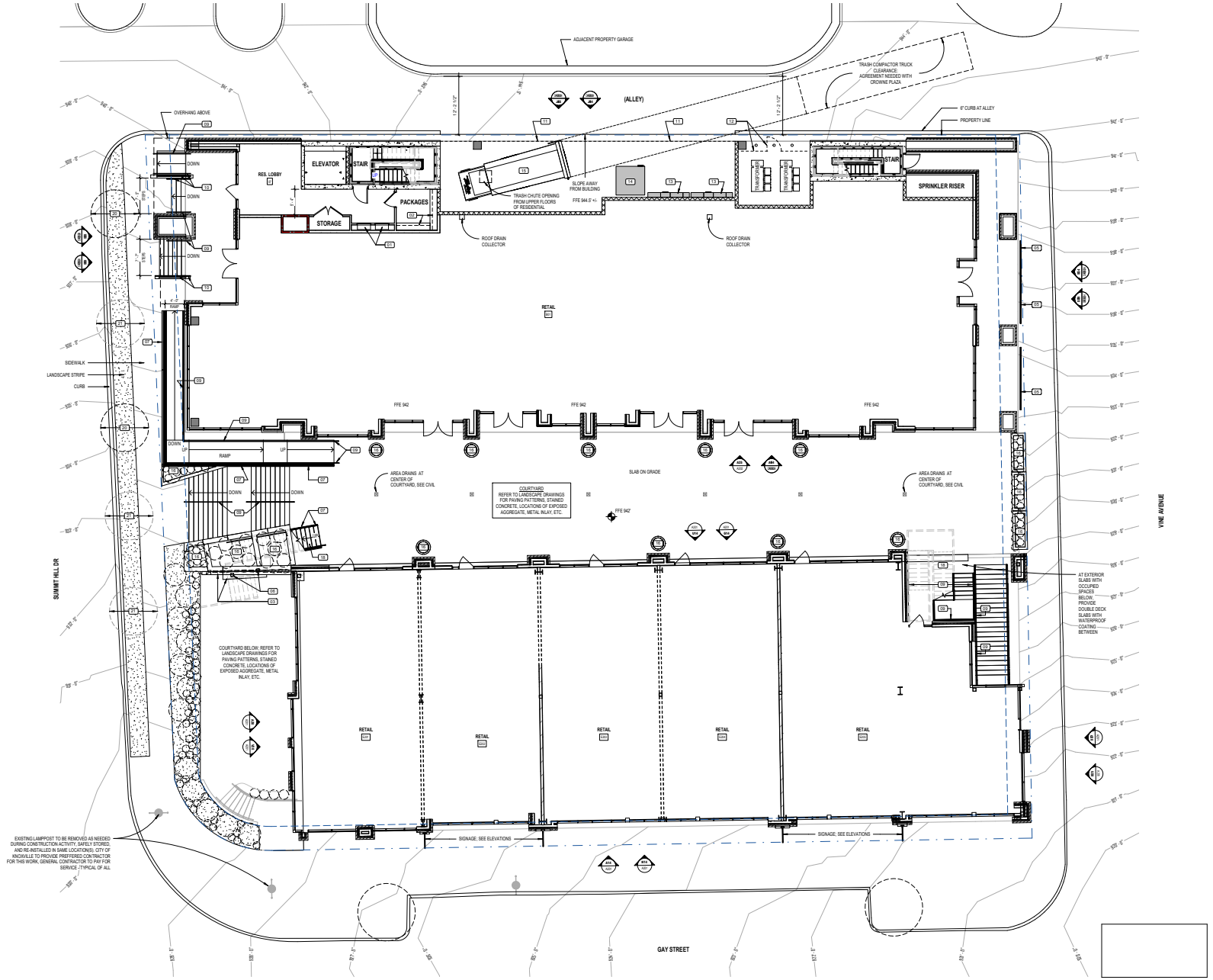
ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
250.00	250.00
FEE 2:	
FEE 3:	

001 SITE CONTEXT ELEVATION
1" = 32'-0"



1	COURTYARD AND ALLEY
	NOT TO SCALE — ARCHITECTURAL SITE PLAN

21049
04/20/2022

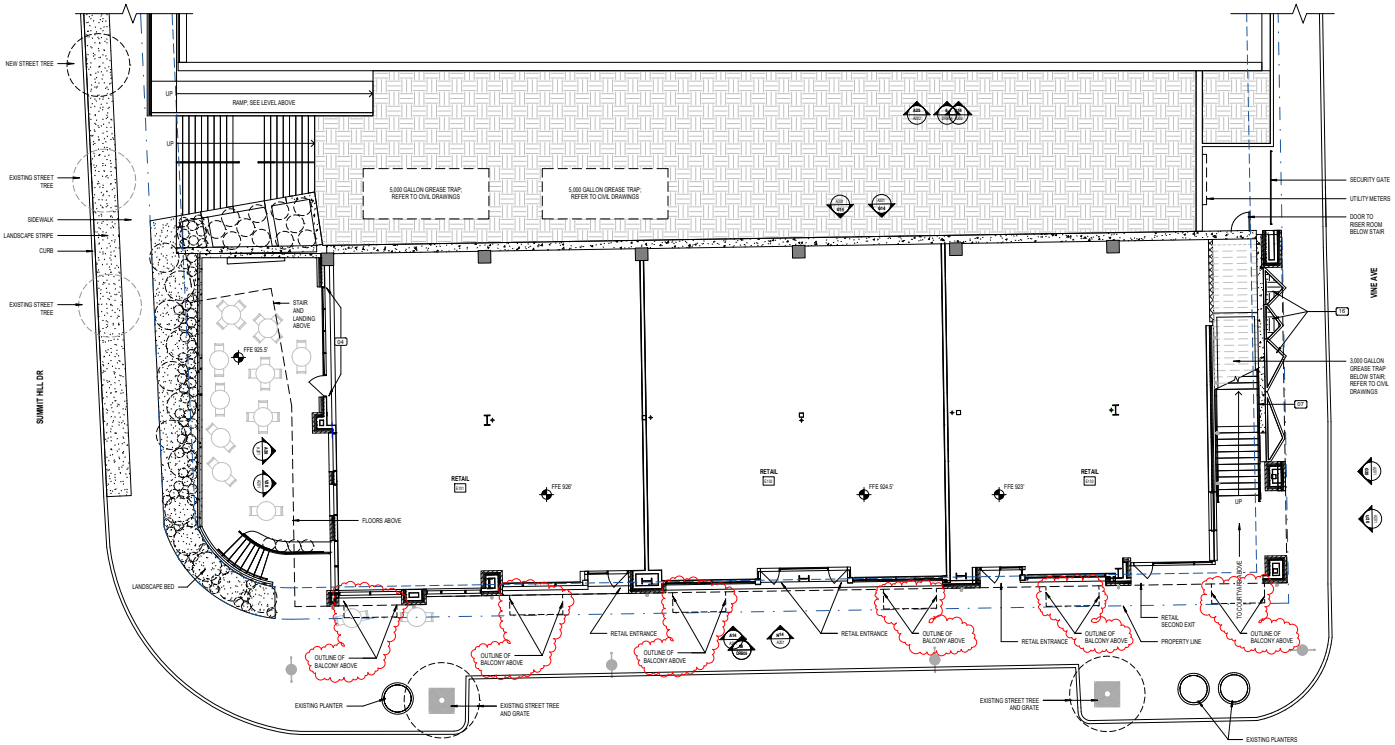
SCHEMATIC DESIGN FOR:

CALDONIA PASS

200 BLOCK GAY STREET | DOWNTOWN KNOXVILLE, TN

DRB02

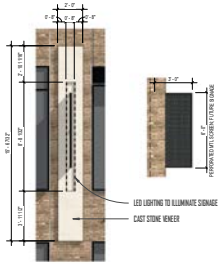
DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING



1	GAY STREET AND LOWER COURT
	NOT TO SCALE — ARCHITECTURAL SITE PLAN

01 DESIGN INTENT
TYP WALL-MOUNTED EXTERIOR LIGHT FIXTURE

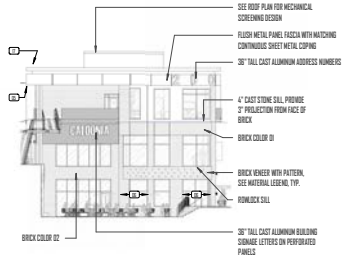
02 DESIGN INTENT
PERFORATED METAL GUARDRAIL



03 DESIGN INTENT
SIGNAGE WITH LIGHTING COMPONENT

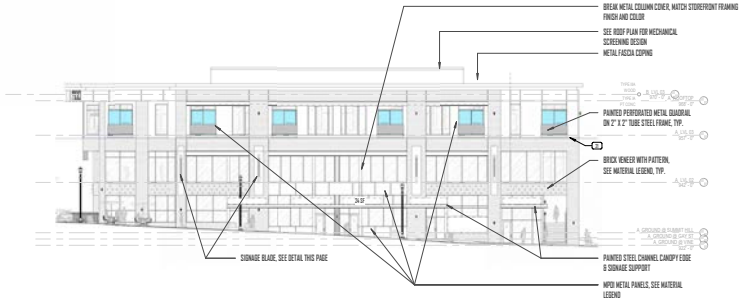
04 DESIGN INTENT
CANOPY: WOOD SOFFITS AT CANOPIES

SUMMIT HILL ELEVATION



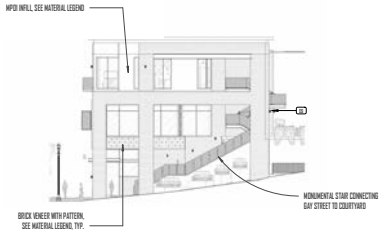
SUMMIT HILL ELEVATION

GAY STREET ELEVATION



GAY STREET ELEVATION

VINE AVE. ELEVATION



VINE AVE. ELEVATION

COURTYARD ELEVATION

COURTYARD ELEVATION

MATERIALS LEGEND

ELEVATION KEYNOTES

01 42" HIGH GLASS RAIL
02 ALUMINUM-CLAD WOOD WINDOWS [6H x 3W]
04 NOT USED
05 STRETCHED WIRE CABLE SPANNING BETWEEN EAST AND WEST BUILDINGS ABOVE ELEVATED COURTYARD. SEVERAL PANELS TO BE AWNING MATERIAL
06 FOLDING GLASS PARTITION. REFER TO ARCH NARRATIVE. SEE PLANS FOR EXTENT
07 JULIET BALCONY AT FIRST LEVEL ABOVE RETAIL. EXTERIOR RAILINGS TO BE GALVANIZED AND RECEIVE HIGH-PERFORMANCE PAINT FINISH
08 EXTERIOR STAIR STRINGERS AND RAILINGS TO BE GALVANIZED STEEL WITH HIGH-PERFORMANCE PAINT FINISH. STEEL STAIR RISERS TO BE PERFORATED STEEL.
09 EXTERIOR WALL-MOUNTED LIGHT FIXTURE
10 42" HIGH PERFORATED METAL GUARDRAIL WITH INTEGRAL HANDRAIL. ALL EXTERIOR STEEL TO BE GALVANIZED AND RECEIVE HIGH-PERFORMANCE PAINT FINISH.
11 FORMED CONCRETE PLANTER. WATERPROOFING AND DRAINAGE MAT AS REQUIRED.
12 PROJECT SIGNS AND LIGHTING
13 PAINTED STEEL CHANNEL
14 NOT USED
15 STOREFRONT GLAZING SYSTEM. RESIDENTIAL UNIT GLAZING TO HAVE LIGHT TINT
16 FLAT-LOCK METAL INFILL
17 PREFINISHED METAL COPING
18 (2) 8" HIGH CURBS. ONE EACH PER TRANSFORMER
19 34 CU YD TRASH COMPACTOR WITH TRASH CHUTE FROM RESIDENTIAL TOWER
20 SECURITY GATE / OVERHEAD ROLLING GRILLE. REFER TO ARCH NARRATIVE
21 CAST STONE CAP AT PERIMETER
23 BRICK SOLDIER COURSE
24 PREFINISHED METAL CANOPY
25 BRICK ROWLOCK SILL TYPICAL AT BRICK VENEER
26 NOT USED

21049
04/20/2022

SCHEMATIC DESIGN FOR:

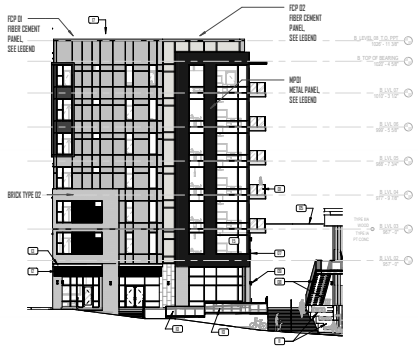
CALDONIA PASS

200 BLOCK GAY STREET | DOWNTOWN KNOXVILLE, TN

DRB05

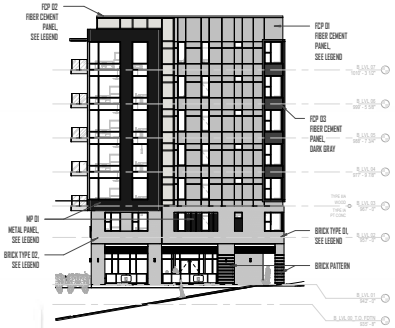
DIA Design Innovation
ARCHITECTS + INTERIORS + PLANNING

SUMMIT HILL ELEVATION



SUMMIT HILL ELEVATION

VINE AVE. ELEVATION

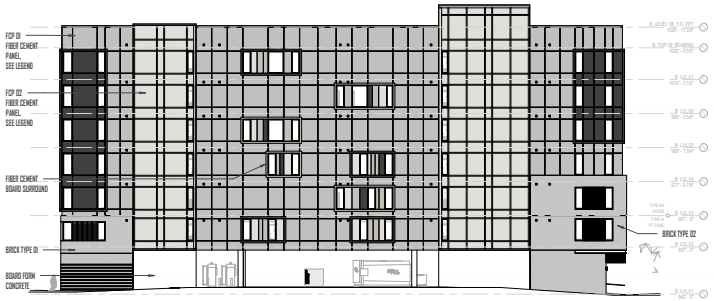


VINE AVE. ELEVATION

COURTYARD ELEVATION

COURTYARD ELEVATION

ALLEY ELEVATION



ALLEY ELEVATION

MATERIALS LEGEND

FCP01 - GRAY
BASIS OF DESIGN
ASPYRE PANELS
BY J.H. HARDIE

FCP01 - WHITE
BASIS OF DESIGN
ASPYRE PANELS
BY J.H. HARDIE

MP01 - FLUSH & REVEAL METAL PANEL - DARK GRAY OR BLACK
BASIS OF DESIGN BY PAC-CLAD

BOARD FORM CONCRETE

BRICK VENEER W/ ALTERNATE COURSING AND W/ PATTERN OF PROTRUDING BRICKS BY 2" +/- FROM FACE OF VENEER.

BR01 - LIGHT BROWN WIRE CUT BRICK VENEER W/ RAKED HORIZONTAL MORTAR JOINTS

LS - LIMESTONE DIMENSIONAL MASONRY UNITS

BR02 - MEDIUM GRAY WIRE CUT BRICK VENEER W/ RAKED HORIZONTAL MORTAR JOINTS

ELEVATION KEYNOTES

01 42" HIGH GLASS RAIL
02 ALUMINUM-CLAD WOOD WINDOWS [EH x 3'W]
04 NOT USED
05 STRETCHED WIRE CABLE SPANNING BETWEEN EAST AND WEST BUILDINGS ABOVE ELEVATED COURTYARD. SEVERAL PANELS TO BE AWNING MATERIAL
06 FOLDING GLASS PARTITION. REFER TO ARCH NARRATIVE. SEE PLANS FOR EXTENT
07 JULIET BALCONY AT FIRST LEVEL ABOVE RETAIL. EXTERIOR RAILINGS TO BE GALVANIZED AND RECEIVE HIGH-PERFORMANCE PAINT FINISH
08 EXTERIOR STAIR STRINGERS AND RAILINGS TO BE GALVANIZED STEEL WITH HIGH-PERFORMANCE PAINT FINISH. STEEL STAIR RISERS TO BE PERFORATED STEEL.
09 EXTERIOR WALL-MOUNTED LIGHT FIXTURE
10 42" HIGH PERFORATED METAL GUARDRAIL WITH INTEGRAL HANDRAIL. ALL EXTERIOR STEEL TO BE GALVANIZED AND RECEIVE HIGH-PERFORMANCE PAINT FINISH.
11 FORMED CONCRETE PLANTER. WATERPROOFING AND DRAINAGE MAT AS REQUIRED.
12 PROJECT SIGNS AND LIGHTING
13 PAINTED STEEL CHANNEL
14 NOT USED
15 STOREFRONT GLAZING SYSTEM. RESIDENTIAL UNIT GLAZING TO HAVE LIGHT TINT
16 FLAT-LOCK METAL INFILL
17 PREFINISHED METAL COPING
18 (2) 8" HIGH CURBS. ONE EACH PER TRANSFORMER
19 34 CU YD TRASH COMPACTOR WITH TRASH CHUTE FROM RESIDENTIAL TOWER
20 SECURITY GATE / OVERHEAD ROLLING GRILLE. REFER TO ARCH NARRATIVE
21 CAST STONE CAP AT PERIMETER
23 BRICK SOLDIER COURSE
24 PREFINISHED METAL CANOPY
25 BRICK ROWLOCK SILL TYPICAL AT BRICK VENEER

21049
04/20/2022

SCHEMATIC DESIGN FOR:

CALDONIA PASS

200 BLOCK GAY STREET | DOWNTOWN KNOXVILLE, TN

DRB04

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING

CALDONIA PASS

KNOXVILLE, TN

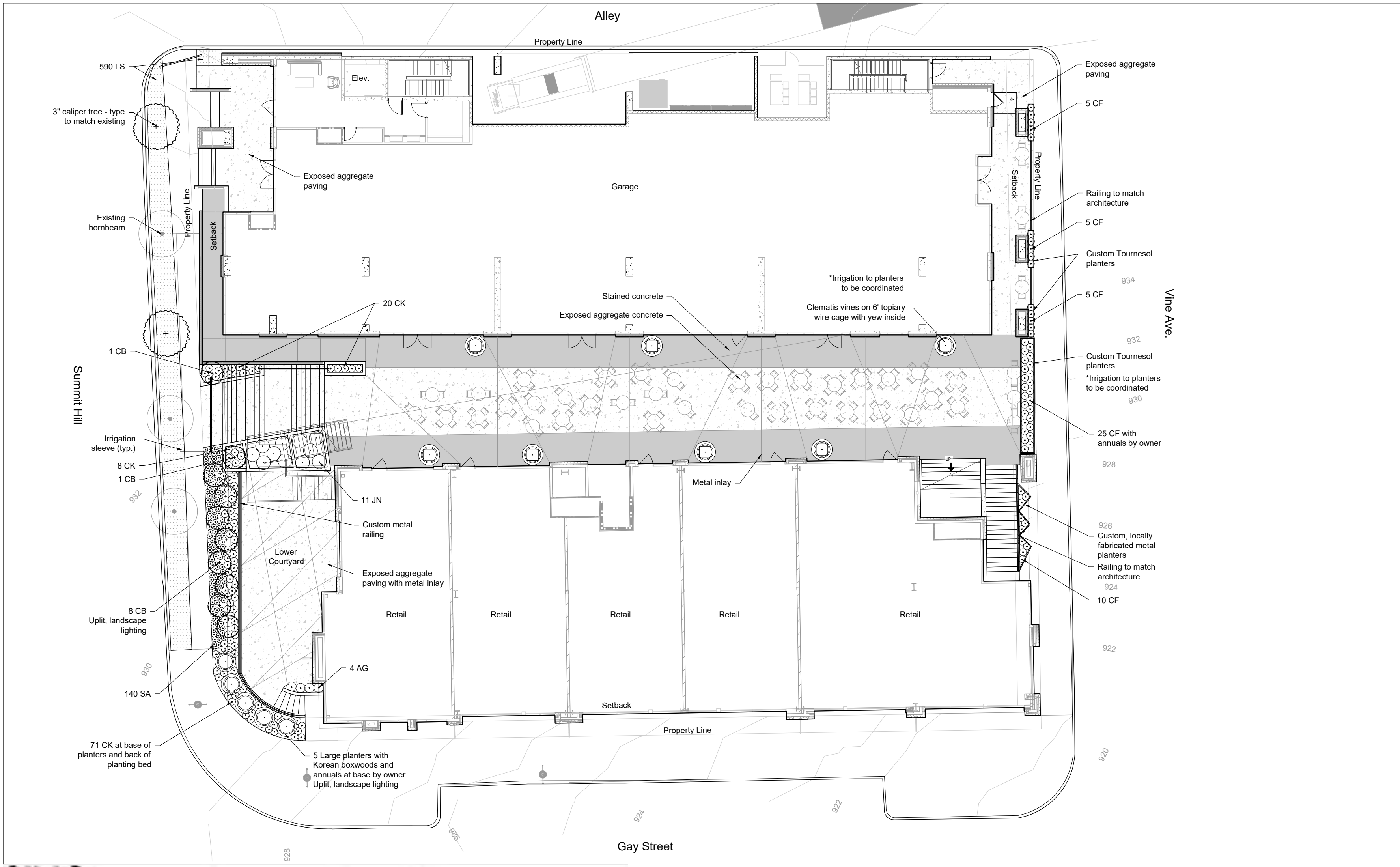
21049
04/20/2022

SCHEMATIC DESIGN FOR:

CALDONIA PASS

200 BLOCK GAY STREET | DOWNTOWN KNOXVILLE, TN

DIA
Design Innovation
ARCHITECTS + INTERIORS + PLANNING



Alley
Property Line
590 LS
3" caliper tree - type to match existing
Elev.
Exposed aggregate paving
Garage
Existing hornbeam
Property Line
Setback
Exposed aggregate paving
5 CF
Property Line
Setback
Railing to match architecture
5 CF
Custom Tournesol planters
*Irrigation to planters to be coordinated
5 CF
Vine Ave.
Stained concrete
Exposed aggregate concrete
Clematis vines on 6' topiary wire cage with yew inside
20 CK
1 CB
Summit Hill
Custom Tournesol planters
*Irrigation to planters to be coordinated
25 CF with annuals by owner
Irrigation sleeve (typ.)
8 CK
1 CB
11 JN
Metal inlay
Custom metal railing
Lower Courtyard
Exposed aggregate paving with metal inlay
Custom, locally fabricated metal planters
Railing to match architecture
10 CF
8 CB
Uplit, landscape lighting
Retail
Retail
Retail
Retail
Retail
4 AG
140 SA
Setback
Property Line
71 CK at base of planters and back of planting bed
5 Large planters with Korean boxwoods and annuals at base by owner. Uplit, landscape lighting
Gay Street
0 10 20 30
Scale: 1" = 10'-0"
North

Caldonia Pass
Conceptual Plant Schedule

Key	Quantity	Botanical Name	Common Name	Size*	Notes
DECIDUOUS TREES					
CB	10	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	3" cal.	Central leader, full, well branched, fastigiate
[illegible]	2	Species to match existing	Hornbeam - To match existing	3" cal.	[illegible] Central leader, full, well branched
SHRUBS					
AG	4	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	3 gal.	24" o.c. full and dense, white flowers
BM	5	Buxus microphylla	Korean Boxwood	[illegible]	full and dense
JN	11	Jasminum nudiflorum	Winter Jasmine	3 gal.	[illegible] o.c. full and dense, yellow flowers
TM	7	Taxus x media 'Hicksii'	Hicks Yew	3 gal.	full and dense
GROUNDCOVERS & PERENNIALS					
	14	Clematis 'Henryi'	Henryi Clematis	1 gal.	full and dense, white flowers
ORNAMENTAL GRASSES & SEDGES					
CK	99	Carex cherokeensis	Cherokee Sedge	1 gal.	18" o.c. full and dense
CF	50	Carex flacca 'Blue Zinger'	Blue Zinger Sedge	1 gal.	18" o.c. full and dense
LS	590	Liriope spicata	Creeping Lilyturf	1 gal.	12" o.c. full and dense, white flowers
SA	140	Sisyrinchium angustifolium 'Lucerne'	Lucerne Blue Eyed Grass	1 gal.	12" o.c. full and dense, blue flowers

*If the specified size is not available, plant quantity may need to be adjusted based on available size. Contractor to confirm any changes with the Landscape Architect.

hedstrom
LANDSCAPE ARCHITECTURE

Caldonia Pass
200 Gay Street
Downtown Knoxville, TN

Not for Construction

Date: 10.29.21
Job Number: 21.062
Drawn By: ACR Ck'd By: ABS/SHP

Rev	Description	Date

Sheet Name:
Schematic Landscape Design

Sheet Number:
L100

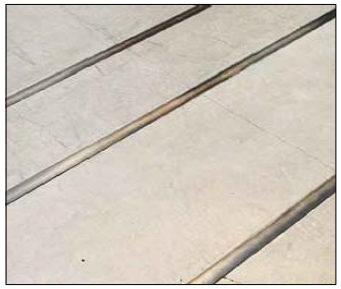
Monumental planters with Boxwoods at Summit Hill and Gay
54" Stardust Round Commercial Planter

Summit Hill planters at courtyard entry - styling image

Vine Ave. custom planters anchored to stairwell - styling image

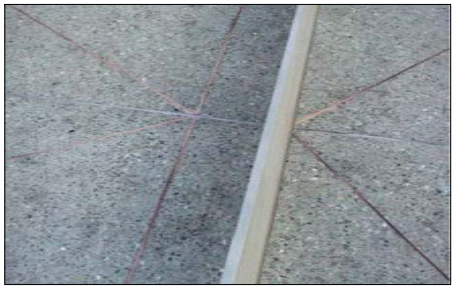
Vine Ave. custom planters anchored to stairwell - styling image

Topiary wire cage for Clematis with Yew inside, Courtyard planters - Representative image



Metal inlay

Metal inlay between stained concrete and exposed aggregate paving



Metal inlay between exposed aggregate paving

Tournesol custom metal planters between railing, Vine Ave. planters - styling image

Custom metal railing at Summit Hill and Gay - styling image

Custom metal railing at Summit Hill and Gay - styling image

Tournesol custom metal planters, Vine Ave. planters - styling image

Yew column to be planted inside wire cage (see above), Courtyard planters

Fastigiate Hornbeams - Summit Hill planting

Textural grasses - Cherokee Sedge

Textural grasses - Creeping Lilyturf

Textural groundcover - Lucerne Blue-Eyed Grass

Flowering shrubs - Kaleidoscope Abelia

Cascading shrubs - Winter Jasmine

Cascading grasses - Blue Zinger Sedge

hedstrom
LANDSCAPE ARCHITECTURE

Caldonia Pass
200 Gay Street
Downtown Knoxville, TN

Not for Construction

Date: 10.29.21
Job Number: 21.062
Drawn By: ACR Ck'd By: ABS/SHP

Rev	Description	Date

Sheet Name:
Schematic Landscape Design

Sheet Number:
L101