

## MEMORANDUM

**TO:** Knoxville-Knox County Planning Commission  
**FROM:** Lindsay Crockett, AICP, Principal Planner/Design Review Program Manager  
**DATE:** July 31, 2024  
**SUBJECT:** Consideration of an appeal of the Design Review Board approval of 4-D-24-DT  
**FILE #:** 8-A-24-OB; Agenda Item #5

8-A-24-OB is an appeal of the Design Review Board's approval of a proposed new construction building at 0 W. Hill Avenue ([4-D-24-DT](#)), filed by an attorney on behalf of "an association of property owners on abutting property located at 608 W. Hill Avenue," stating that "the design violates multiple guidelines."

Article 16.5.F states that appeals of Design Review Board decisions may be filed in accordance with Article 16.12. In accordance with Article 16.12.A.4.b, the Knoxville-Knox County Planning Commission must evaluate the application based upon the evidence presented at the public hearing. The Commission may affirm, modify, impose restrictions, or overrule the initial decision.

## BACKGROUND

The Design Review Board (DRB) is a ten-member Board appointed by the City of Knoxville Mayor with an approval of a majority of City Council. Members include one architect and one urban design professional recommended by AIA East Tennessee, two downtown residents, two business or development professionals "whose work is largely focused downtown," a member of the Downtown Knoxville Alliance, a member of the Historic Zoning Commission, a "City of Knoxville resident knowledgeable in design and development," and a representative of the East Tennessee Community Design Center.

Per [Article 16.5](#), Design Review is intended to foster attractive and harmonious development and rehabilitation in Downtown Knoxville. The Design Review Board's role is not to impose any architectural preference, and the [Downtown Design Guidelines](#) are not intended to bring uniformity in design or approach or to require specific materials. The Downtown Design Guidelines are intended to be applied in a flexible manner to meet the needs of the development while encouraging the design to respect the context of nearby buildings and the streetscape. The Downtown Design Guidelines are thus not a rigid set of rules, but rather a set of key principles to guide development. The Board's role is to provide certainty that both immediate surroundings as well as Downtown as a whole are taken into account with each building project.

At the June 20, 2024 meeting, the DRB approved Certificate [4-D-24-DT](#) subject to five conditions. The enclosed case file includes the meeting minutes, the staff report, and the application. The staff report details the relevant design guidelines alongside staff comments on the site, parking, massing and scale, the pedestrian experience, and additional design elements. The application includes site plans, elevation drawings, and renderings.





# APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type: ☐ One Year Plan Amendment ☐ Sector Plan Amendment ☐ Rezoning ☐ Variance  
☐ Street Name Change ☐ Right-of-Way Closure  
☒ Certificate of Appropriateness ☐ Other: \_\_\_\_\_

Decision by: ☐ Planning Staff ☐ Planning Commission ☒ Other: \_\_\_\_\_ Design Review Board  
Date of Decision: 6/20/24

Jurisdiction: ☐ City \_\_\_\_\_ Council District ☐ County \_\_\_\_\_ Commission District

Original Applicant Name: 3/29/24 Original File Number: 4-D-24-DT

Name of Owner of Subject Property: Hill & Locust Partners, Victoria Gillenwater Trust, Barbara Welchel & Zenith Properties, LLC

Description of Subject Property (Include city block and parcel number or lot number): \_\_\_\_\_

Ward 6; Blocks 02106 and 02105; Parcels 094MD018, 094MD022, 094MD024, 094MD025, 094ME033, and 094ME030

☒ Zoning map of all property within 300 feet of the subject property is attached.

## DECISION BEING APPEALED

Design Review Board decision to approve certificate of appropriateness.

## REASON FOR THE APPEAL

Attach additional pages, if necessary. \_\_\_\_\_

Design violates multiple guidelines.

## PETITIONER INFORMATION

Name of Petitioner: The Overlook Owners Association, Inc.

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): \_\_\_\_\_

The Petitioner is an association of property owners on abutting property located at 608 West Hill Ave, Parcel 094MD017. The members of the association are aggrieved by the decision of the Design Review Board.

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: Daniel A. Sanders

All correspondence should be sent to: Name (Print): Daniel A. Sanders

Lowe Yeager & Brown PLLC, 920 Volunteer Landing, Suite 200, Knoxville, TN 37915

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone: (865) 316-9626 Fax: \_\_\_\_\_ E-mail: DAS@lyblaw.net

### For Planning Staff Use Only

Application Accepted by Planning Staff Member: [Signature]

Appeal Fee Amount: \$ 500.00

Date Appeal Received: 6/26/24

### BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

☐ City Council - 6 p.m.

☐ County Commission - 7 p.m.

☐ City BZA - 4 p.m.

☐ Planning Commission -  
1:30 p.m.

\_\_\_\_\_  
Month • Date • Year

\_\_\_\_\_  
Month • Date • Year

\_\_\_\_\_  
Month • Date • Year

08/08/24  
Month • Date • Year

A video of this meeting will be available in the meeting archive pages here:

<https://knoxplanning.org/zoning/design-review>

<b>BOARD MEMBER – PRESENT</b> Perry Childress Jared Worsham Josh Wright, Chair John Thurman Rick Blackburn Laura Lenn Susanne Tarovella, Vice-Chair Matthew DeBardelaben Chris Ford Cameron Bolin	<b>BOARD MEMBERSHIP</b> East Tennessee Community Design Center Downtown Resident Urban Design Representative Downtown Development Representative Historic Zoning Commission Representative Downtown Resident City of Knoxville Resident Representative Downtown Knoxville Alliance Representative Business Development Representative AIA Representative
<b>BOARD MEMBER – EXCUSED</b> None	<b>BOARD MEMBERSHIP</b>
<b>EX-OFFICIO &amp; STAFF MEMBERS</b> Lindsay Crockett Dallas DeArmond Mike Reynolds Christina Magrans-Tillery Mark Riehl	<b>DEPARTMENT/ORGANIZATION</b> Knoxville-Knox County Planning Knoxville-Knox County Planning Knoxville-Knox County Planning City Law Department City Plans Review and Inspections

## *Downtown Design Review* **Certificates of Appropriateness**

**0 W. Hill Ave. / Parcel ID 94 M D 018**

New primary structure (4-D-24-DT)

*Mr. Blackburn and Chairman Wright recused themselves from discussing or voting on this application and left the table.*

**Staff Recommendation:** Staff recommends approval of Certificate 4-D-24-DT, subject to the following conditions:

- 1) Final site plan, pedestrian improvements, and parking garage to meet City Engineering standards;
- 2) Final landscaping plan to meet standards of City zoning code;
- 3) Any mechanical equipment or service utilities not shown on plans to be placed on secondary elevations and receive screening as necessary;



4) Signage to return to DRB as a separate application;

**Discussion:** Lindsay Crockett reviewed the application and the staff recommendation.

The following people spoke in favor of the item:

Garry Rodgers, 803 White Oak Valley Rd., Cleveland, TN 37312

Ben Hudgins, 530 Means St. Ste. 105, Atlanta, GA 30318

Joshua Thompson, 3824 Fox Hills Dr., Marietta, GA 30067

Taylor Forrester, 1111 N. Northshore Dr. Ste. S-700, Knoxville, TN 37919

The following people spoke in opposition to this item:

Josh Wright, 608 W Hill Ave. #401, Knoxville, TN 37902

Daniel Sanders, 920 Volunteer Landing Ln., Knoxville, TN 37915

Thomas Goldsby, 608 W Hill Ave., Knoxville, TN 37902

Dina Markakis, 608 W Hill Ave., Knoxville, TN 37902

Wally Shaw, 608 W Hill Ave., Knoxville, TN 37902

***A motion was made by Mr. DeBardelaben and seconded by Mr. Thurman to approve certificate 4-D-24-DT, per staff recommendation, with the additional condition that the applicant provide final material specifications for the parking garage screening to staff for review and approval. The motion carried unanimously, 8-0.***

**Meeting:** 6/20/2024  
**Project:** Hill and Locust  
**Applicant:** Ben Hudgins Brock Hudgins Architects

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## Property Information

**Location:** 0 W. Hill Ave. **Parcel ID** 94 M D 018  
**Zoning:** DK (Downtown Knoxville)  
**Description:**  
New construction residential building proposed for multiple vacant parcels.

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## Description of Work

Level III Construction of a New Building/Structure

**SUMMARY:** Proposed new 18-story residential construction (9-14 stories of residential apartments above 5 stories of structured parking on the rear massing). The building is proposed for an L-shaped site at the intersections of W. Hill Ave., Locust Street, and Front Ave., located immediately north of Neyland Drive and the river. The site is significantly sloped towards the south and the river. The building is L-shaped, with a 6-story massing fronting W. Hill Ave and extending south along Locust Street, and the larger massing facing Front Ave.

**SITE LAYOUT AND ACCESS:** The primary access point to the garage extends from W. Hill Ave via a two-way drive accessing the parking garage, along with ride-share spots, and short term spaces. A secondary access point is located to the west/southwest side of the garage, which will extend north off Front Ave and turn right into the parking garage. The primary pedestrian access fronts Hill Avenue at the northeast corner of the building.

### DESIGN ELEMENTS:

The 7-story massing fronting Hill Avenue is clad in brick veneer, featuring vertical metal accents. As the building extends south along Locust Street, a central section (increasing in number of stories at grade, due to the slope) is clad in vertical-ribbed, prefinished metal panels. A flat-roof metal canopy extends around the first story at the corner of Hill Ave and Locust Street. On this section, the windows are evenly spaced and symmetrically arranged single-light storefront systems. Five full-light entry systems are spaced along the Locust Street elevation.

The massing towards the river features a cast-in-place concrete parking garage clad in metal vertical fin screening. The residential section above the garage is C-shaped, surrounding an amenity level with a pool immediately above the garage, fronting the river. The residential section is proposed to be clad in hard-coat stucco and features single-light storefront windows, aluminum and glass balconies on all elevations.

Floor plans show the mechanical, electrical, service, and trash functions located at the southwest corner.

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## Applicable Design Guidelines

Downtown Design Guidelines

A. Public Realm

## 1. Pedestrian and Bicycle Safety

1g. Consolidate curb-cuts and locate driveways near mid-block, when necessary; alley access should be provided for service and parking, if feasible.

## 3. Parking Facilities

3a. Create parking garages that do not contain blank walls. Allow for future commercial uses that may not be feasible at the time of construction.

3b. Locate parking garages under structures, or provide for retail, residential or office uses that line the garage. Corner locations are preferable for commercial uses.

3g. Access to parking garages should not limit options for future development of contiguous or adjoining space, especially on corners.

## 4. Downtown Beautification

4a. Foster downtown beautification with landscaping and plantings, public art, and public open space.

4c. Plant street trees where possible. Choose tree planting locations that will not significantly alter the setting of or harm the materials of historic buildings.

## B. Private Realm

### 1. Building Mass, Scale and Form

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 larger 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

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.

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.

2e. Design private plazas to be pedestrian-friendly. Provide human-scale amenities and include landscaping.

### 3. Building Materials

3a. Use complimentary materials and elements, especially next to historic buildings.

### 4. Architectural Character

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

- 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.
- 5d. Consider corner entrances at the ends of blocks.
- 5e. All windows at the pedestrian level should be clear
- 5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

#### 6. Residential Buildings

- 6a. Elevate the first floor of townhouses and apartment buildings so that pedestrians cannot look directly into the residence from the sidewalk 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 of the units as part of the design.
- 7d. Locate utility connections and service boxes on secondary walls.
- 7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.
- 7f. Screen dumpsters from view.
- 7g. Locate satellite dishes out of public view, where possible.
- 7h. Allow solar panels and other technological advances on rooftops and other unobtrusive locations. Solar panels should not be considered on the elevations of historic buildings.

#### The Boulevard District:

- 2a. Design building entrances to be clearly oriented to the street.
- 2b. Encourage building forms that are complimentary to the mass of adjacent buildings.
- 2c. Design building elevations to compliment the buildings along the side or back streets when buildings are to face more than one street.
- 2d. Screen service facilities or incorporate them into the design of new buildings so that they are not obtrusive.

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## Comments

- 1. SITE: the building is proposed for a series of adjacent vacant parcels, which have historically been cleared and used as occasional surface parking. Part of the building (the Hill Avenue massing) is zoned DK-G (Grid subdistrict), while the south massing is zoned DK-B (Boulevard subdistrict). The block on W. Hill Avenue contains an eclectic mix of significant historic houses, historic multi-family structures, and a contemporary multi-family building. The site is on the edge of downtown, fronting Neyland Drive and the riverfront, with the Maplehurst neighborhood to the west and the City-County Building to the east. The architectural context is varied in time period, detail, and scale.
- 2. PARKING: the application includes a 5-story structured parking garage, with access off Front Avenue and W. Hill Avenue. The primary garage access point is located on W. Hill Avenue, and will feature two separated lanes for vehicle ingress and egress. The revised application includes a secondary access point off Front Ave. The parking garage generate an increase in vehicle traffic for W. Hill Avenue and Front Ave. Guidelines recommend "consolidating curb-cuts and locating driveways near mid-block, when necessary," and prioritizing pedestrian safety. The access point on Hill Ave does meet the guidelines (consolidating the driveways into one curb cut) but additional

information may be necessary for permitting related to mitigation of any potential sight distance issues for cars exiting the garage, pedestrian safety measures on the sidewalk on Hill Avenue, and any necessary safety measures for cars using Front Ave to access Locust or Neyland Drive. The final site plan and garage should meet City Engineering standards.

3. **MASSING AND SCALE:** guidelines state "building form should be consistent with the character of downtown as an urban environment and should reinforce the pedestrian activity at street level." Previous submissions separated the building into two large massings, one fronting Hill Avenue and running south along Locust Street, and one U-shaped massing fronting the river. Revisions for the June meeting incorporate variations in height, including new penthouse levels, to vertically break the large massing into what resembles five separate adjoining buildings. The stepbacks required by the zoning code (incorporated along Henley Street, Front Ave, and Locust Street) further contribute to this effect. The massing alongside Henley Street has been reduced in height.

Viewing the massings horizontally, the south elevation was previously divided into two large sections of the parking garage and the residential massing. The parking garage has received substantial revisions since the initial application; revisions submitted for June incorporate vertical metal fins as screening for the parking garage. The vertical fins obscure the parking garage and are divided into two two-story sections, which further reduces the visual scale of the garage.

The guidelines recommend dividing buildings into "modules" similar in scale to traditional downtown buildings with a recognizable base, middle, and top. The north massing fronting Hill Ave is similar in scale to adjacent buildings and other historic buildings downtown, using a largely transparent ground level separated from the residential upper levels. The incorporation of recessed penthouse levels serve to further divide the massings on the north, east, and south elevations into top, middle, and bottom sections.

At previous meetings, the Board has extensively discussed the scale of the building's south massing in relation to the context of the area. The Boulevard District guidelines recommend "building forms that are complimentary to the mass of adjacent buildings." The building section along Hill Avenue is generally compatible in scale with the adjacent building, measuring one story taller. The buildings along Hill Avenue steps from six stories, to three stories, to two stories, to 1.5 stories. The broader context is varied in scale, including taller historic structures, surface parking lots, the Bank of America building, and the City-County Building. In the opinion of staff, the revised proposal is compatible with the context.

4. **PEDESTRIAN EXPERIENCE:** guidelines encourage maintaining a pedestrian-scaled environment from block to block, and encourage incorporating first-floor uses that are open to pedestrians and draw walk-in traffic. The project includes one café space on the first story of the Hill Avenue massing; there are no other public areas on the Locust St or Front Ave elevations. Revised drawings responding to the zoning code have incorporated five storefront entries along Locust Street. Guidelines also recommend using building materials and entries at a human scale to create an engaging pedestrian experience, avoiding blank walls along street-facing elevations, and using a "consistent rhythm of entrances and windows."

At the April meeting, the Board discussed potential additional pedestrian engagement on the building's south elevation (facing Front Avenue). The DK Design Standards in the zoning code require a minimum transparency of 30%, measured between 2' and 10' in height, on ground floor front facades. For the May meeting, the applicant incorporated an additional open level of parking along Front Avenue to open to the street and meet transparency requirements. Revisions for the June meeting show the rightmost (southeast) section of the ground level along Front Avenue incorporating a series of storefront windows enclosing interior amenity space.

The June revisions include additional landscaping detail, street trees, sidewalks, and information on a proposed crosswalk along Locust Street, along with a proposed multi-use path to connect to the existing pedestrian bridge. Coordination with the City of Knoxville will be necessary for additional off-site pedestrian improvements.



5. MATERIALS: guidelines recommend the use of building materials that "relate to the scale, durability, color, and texture of the predominate building materials in the area." The surrounding area is characterized by a wide array of exterior materials, including contemporary and historic brick masonry, stucco, and wood siding, along with contemporary office buildings and parking structures. Overall, the proposed hard-coat stucco as a primary exterior material is compatible with the context. The massings on Locust St. and Hill are broken up via different siding, with brick veneer fronting Hill Avenue. The parking garage design has been further revised to include vertical metal fins as screening, along with vertical concrete columns and a section of storefront glass.

6. MECHANICAL: the floor plans indicate mechanical and service utilities to be located on secondary elevations. Any rooftop mechanical fixtures not depicted on plans or elevations should be set back from the roof edge and receive screening to meet the City zoning code.

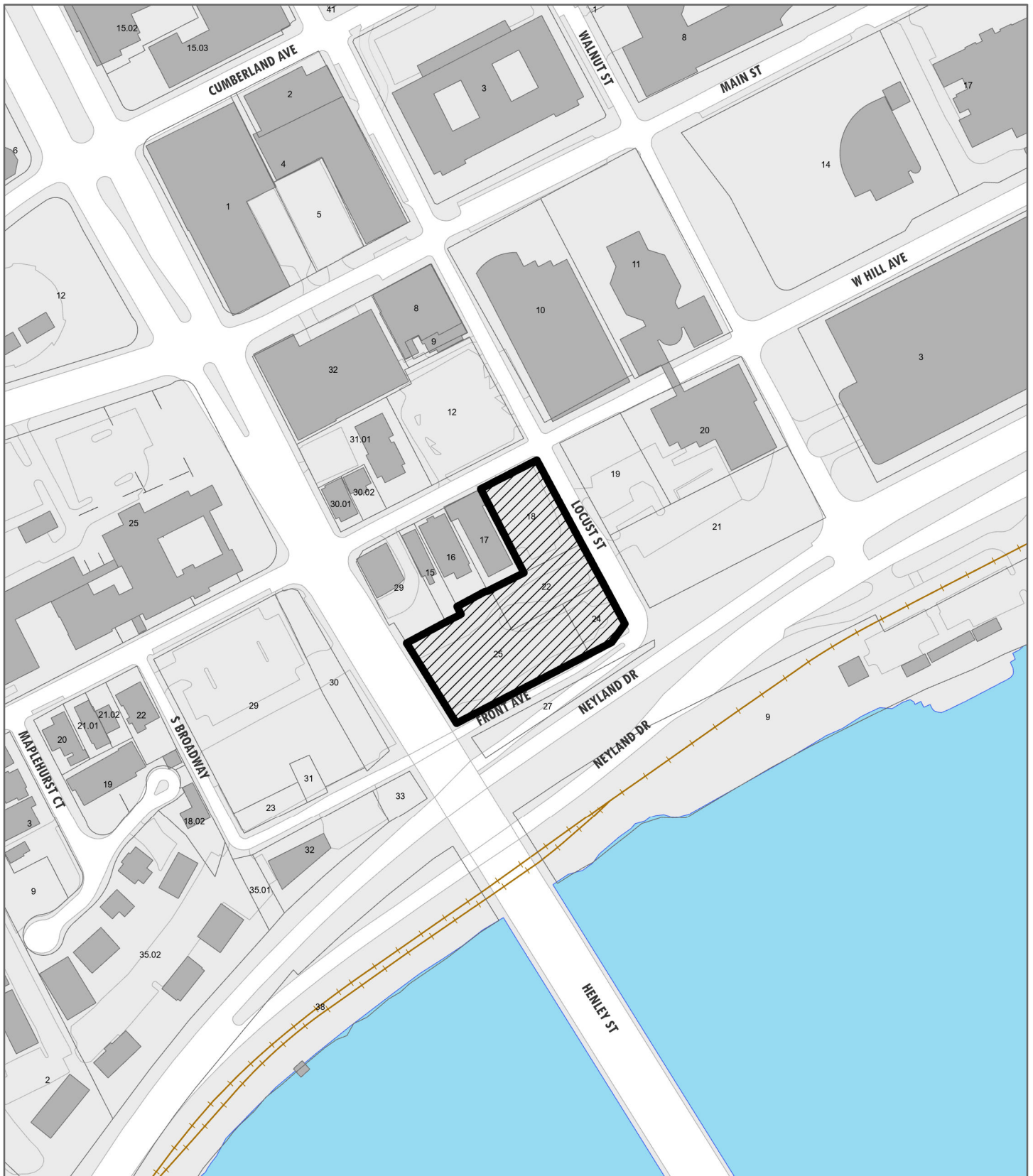
7. SIGNS: the signs depicted on the elevation drawings do not contain sufficient information for Board review at this time; a separate signage application should be submitted to the DRB for further review.

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## **Recommendation**

Staff recommends approval of Certificate 4-D-24-DT, subject to the following conditions:

- 1) Final site plan, pedestrian improvements, and parking garage to meet City Engineering standards;
- 2) Final landscaping plan to meet standards of City zoning code;
- 3) Any mechanical equipment or service utilities not shown on plans to be placed on secondary elevations and receive screening as necessary;
- 4) Signage to return to DRB as a separate application.



<b>DOWNTOWN DESIGN REVIEW BOARD</b>	<b>4-D-24-DT</b>		Petitioner:
	<b>APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</b>		
		0 W. Hill Ave. Level 3: Construction of new building/ structure	
Original Print Date: 4/3/2024		Revised:	
Knoxville/Knox County Planning · Downtown Design Review Board			



## DESIGN REVIEW REQUEST

☒ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

BEN HUDGINS

Applicant

3/29/24

Date Filed

4/17/24 | 5/15/2024 | 6/20/2024

Meeting Date (if applicable)

4-D-24-DT

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

BEN HUDGINS

Name

BROCK HUDGINS ARCHITECTS

Company

530 MEANS STREET, SUITE 105

Address

ATLANTA

City

GA

State

30318

Zip

404-213-5271

Phone

BHUDGINS@BROCKHUDGINS.COM

Email

## CURRENT PROPERTY INFO

HILL & LOCUST PARTNERS, GP

WHELCHER / GILLENWATER TRUST

WHELCHER BARBARA H & ZENITH PROPERTIES LLC

Owner Name (if different from applicant)

109 CIRCLE LN

7723 MICKELSON CT

7723 MICKELSON CT

Owner Address

KNOXVILLE TN 37919

NAPLES FL 34113

NAPLES FL 34113

Owner Phone

0 W. HILL AVE, 1015 LOCUST ST, 0 LOCUST ST, 0 FRONT AVE, 0 W. HILL AVE

Property Address

094MD018, 094MD022, 094MD024, 094MD025, 094ME033, 094ME030

Parcel ID

103

Neighborhood

DK-G, DK-B

Zoning

## AUTHORIZATION

LLC

Staff Signature

Lindsay Crockett

Please Print

4/1/24

Date

Applicant Signature

BEN HUDGINS

Please Print

3/29/24

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: NEW MULTIFAMILY DEVELOPMENT AT THE INTERSECTION OF HILL AVE AND LOCUST ST. THE PROPOSED NEW DEVELOPMENT INCLUDES A STRUCTURED PARKING GARAGE, A HIGHRISE RESIDENTIAL COMPONENT ALONG FRONT AVE, AND A MIDRISE RESIDENTIAL COMPONENT FRONTING HILL AVE. RESIDENTIAL AMENITIES INCLUDE A POOL TERRACE, CLUBROOM, FITNESS, AND LOBBY.

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:	250.00	TOTAL:
250.00		
FEE 2:		
FEE 3:		

## **HILL & LOCUST – DRB RESUBMITTAL**

6/7/24

### **REFINEMENTS MADE IN RESPONSE TO DRB FEEDBACK ON 5/15/24:**

#### **1. REDUCTION OF MASSING ALONG HENLEY STREET**

In addition to the 10' building setback along the Henley Street Bridge (incorporated just before the May DRB meeting), the building massing has been further reduced along the western portion of the building adjacent the Henley Street Bridge, creating distinct building modules within the overall building composition. The white portion of the Western wing of the building fronting Henley has been reduced by two stories, with a partial penthouse floor added to that wing of the building. The change in material and the setback at the upper penthouse floor results in a visual reduction of two floors of the white massing. The overall building composition now terraces from Locust Street down to Henley Street, resulting in a more pedestrian-scaled building for those walking across the bridge.

#### **2. INTRODUCTION OF PENTHOUSE FLOORS W/ STEPBACKS**

In order to accommodate the reduction in building massing and subsequent reduction in residential program along Henley Street, an additional partial penthouse floor has been added to both the Hill Ave module and the Locust Street module of the building. The change in material at the upper penthouse floors on all three modules provides some massing relief at each of the upper stories of the modules, while also providing a clearly delineated tripartite composition (base/middle/top) per the Downtown Design Guidelines. The modified roofline, enhanced by the added building steps and penthouse setbacks, reinforces the appropriateness of the building's scale in two ways: 1. From a pedestrian perspective, the upper penthouse setbacks recede from the building façade giving the appearance of one less floor; 2. From a distance, the upper penthouse story provides more articulation in the roofline, providing massing relief while making the building feel less monolithic.

#### **3. GARAGE SCREENING**

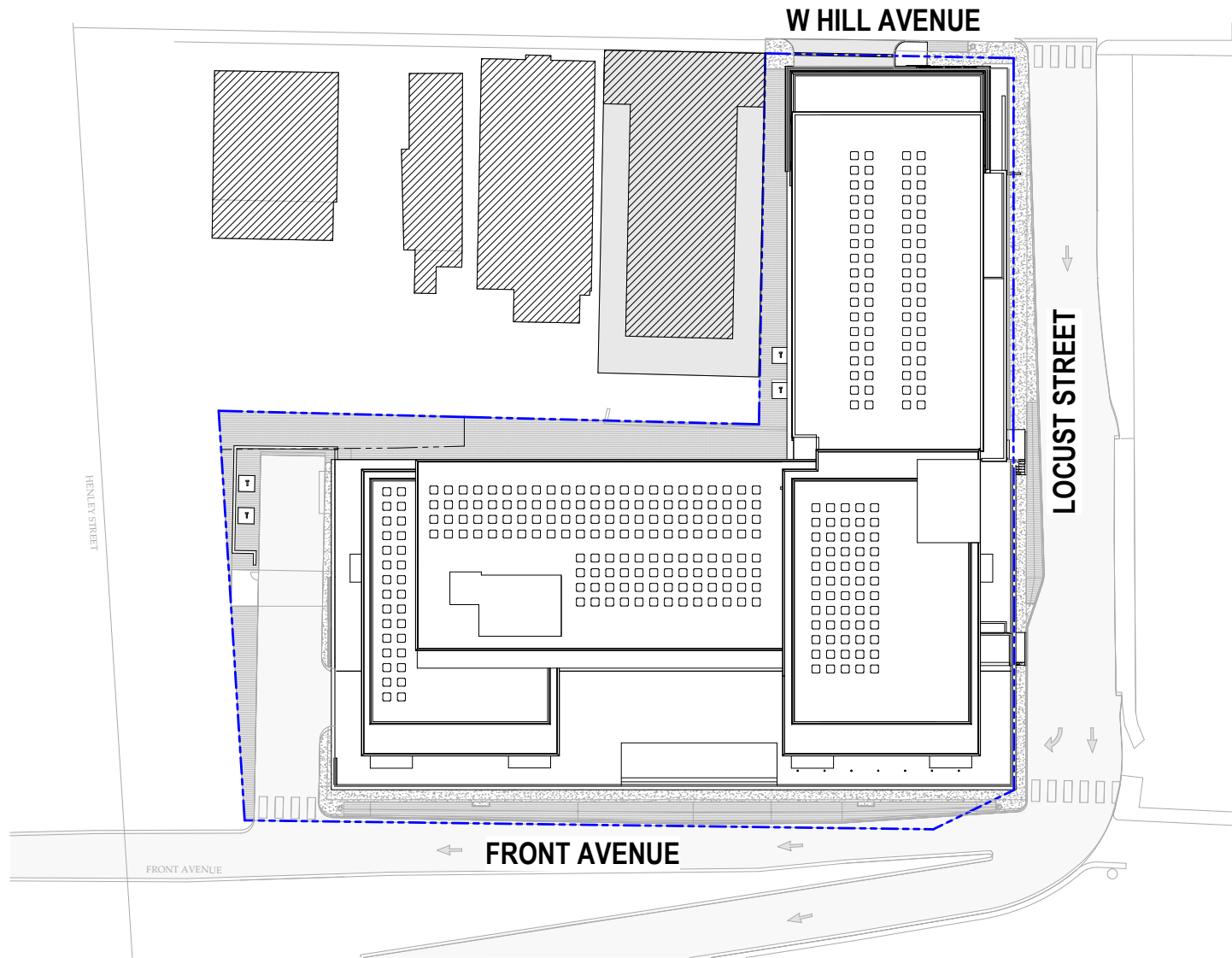
The parking garage has been screened with vertical metal fins, angled to visually obstruct the garage structure while maintaining the required amount of openness to achieve natural ventilation of the parking garage. The metal fins are two stories in height, giving the appearance of two stories of parking rather than four, while maintaining a scale complementary to the Henley Street Bridge. The composition of concrete columns at street-level with vertical fins above is subtly referential to the massive concrete bridge piers touching down along the river with the repetitive rhythm of its pedestrian level guardrail above. The result is a thoughtful, timeless design approach to the garage treatment that complements the architectural language of the building above.

#### **4. FRONT AVE ACTIVATION**

The street-level along Front Ave has been further activated with the introduction of interior space at the intersection of Front Ave and Locust Street. This space is intended to be used for artist studio space, bike room, and pet spa. The glazed storefront expression enhances the pedestrian sidewalk experience while providing a commercial look and feel until Front Ave becomes viable for retail space.



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8/20/2014 8:00:00 PM



**1** ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

**BROCK  
HUDGINS**  
ARCHITECTS

1075 BRADY AVE. NW  
ATLANTA, GA 30318  
Phone (404) 512-9833  
WWW.BROCKHUDGINS.COM

Print Record  
DATE ISSUE

NO. DATE ISSUE

HILL AND LOCUST

LOCUST STREET AND HILL  
AVE.  
KNOXVILLE, TN  
Project Number 2005

ARCHITECTURAL SITE  
PLAN

G-020

NOT FOR CONSTRUCTION



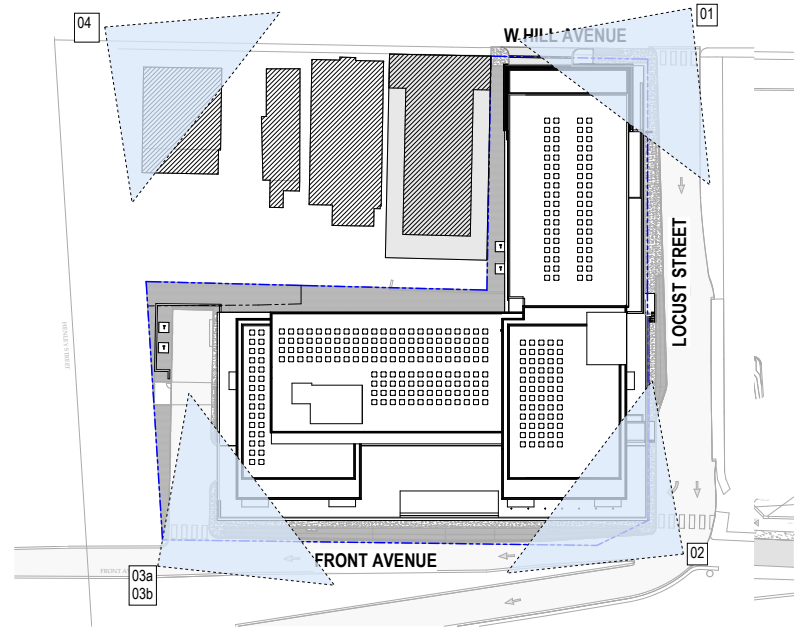
VIEW 04



VIEW 03b



VIEW 03a



VIEW 02



VIEW 01

# BROCK HUDGINS ARCHITECTS

1075 BRADY AVE. NW  
ATLANTA, GA 30318  
Phone: (404) 512-9833  
WWW.BROCKHUDGINS.COM

1075 BRADY AVE. NW  
ATLANTA, GA 30318  
Phone: (404) 512-9833  
WWW.BROCKHUDGINS.COM

Print Record  
DATE: ISSUE:

NO. DATE: ISSUE:

HILL AND LOCUST

LOCUST STREET AND HILL  
AVE.  
KNOXVILLE, TN  
Project Number: 0005

SITE CONTEXT

G-023

NOT FOR CONSTRUCTION

FLOOR PLAN NOTES

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2. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.
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WINDOW SYSTEM: REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.

STOREFRONT SYSTEM: REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.

PARKING SCHEDULE

Print Record

DATE: ISSUE:

NO. DATE: ISSUE:

HILL AND LOCUST

LOCUST STREET AND HILL

AND

ATLANTA, GA

Project Number: 1000

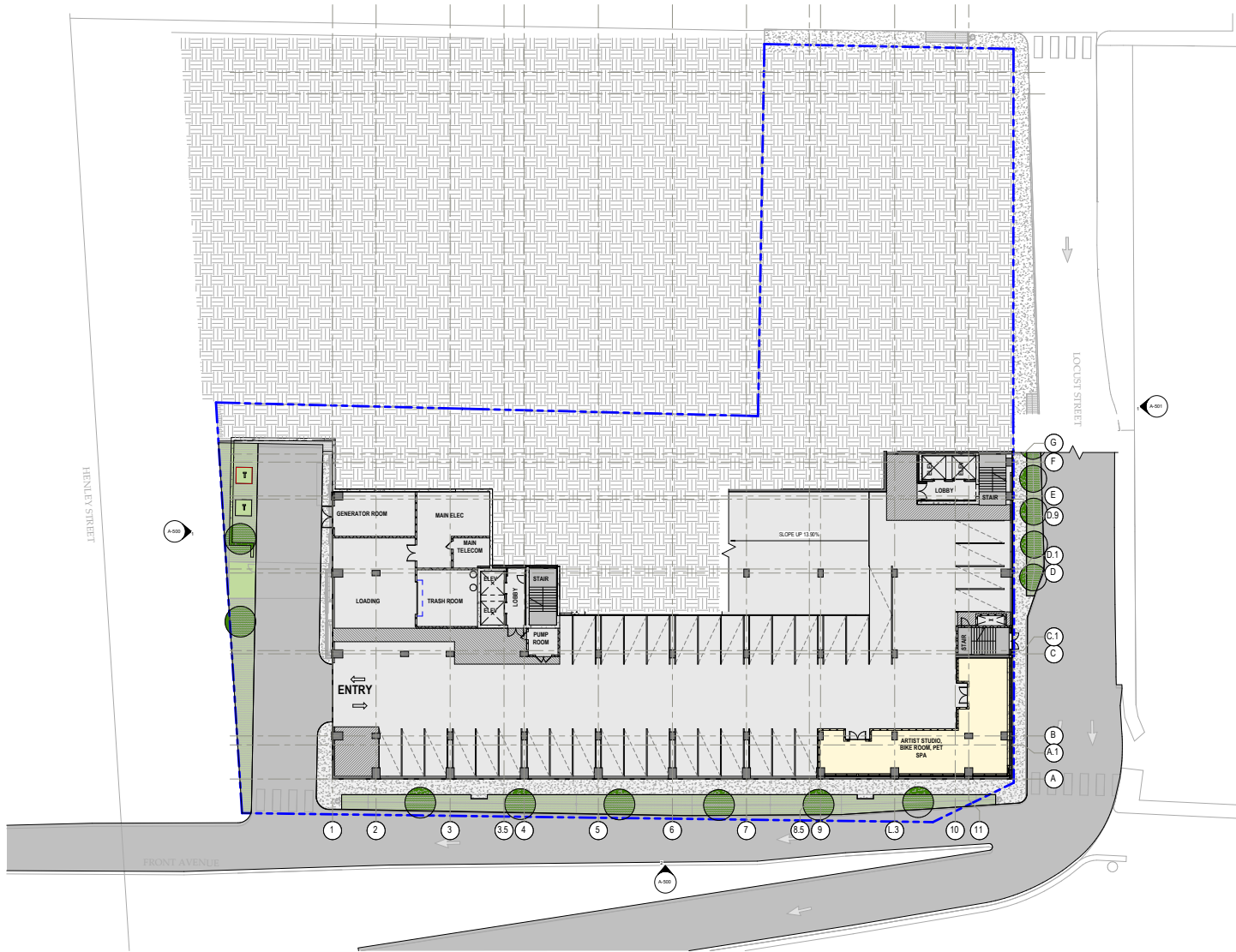
LOADING - OVERALL FLOOR PLAN

AP-100

NOT FOR CONSTRUCTION



1 LOADING - OVERALL FLOOR PLAN  
1/8" = 1'-0"



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STOREFRONT SYSTEM: REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.

PARKING SCHEDULE

Print Record

DATE: ISSUE:

NO. DATE: ISSUE:

HILL AND LOCUST

LOCUST STREET AND HILL AVE  
ANDOVERVILLE, TN

Project Number: 22005

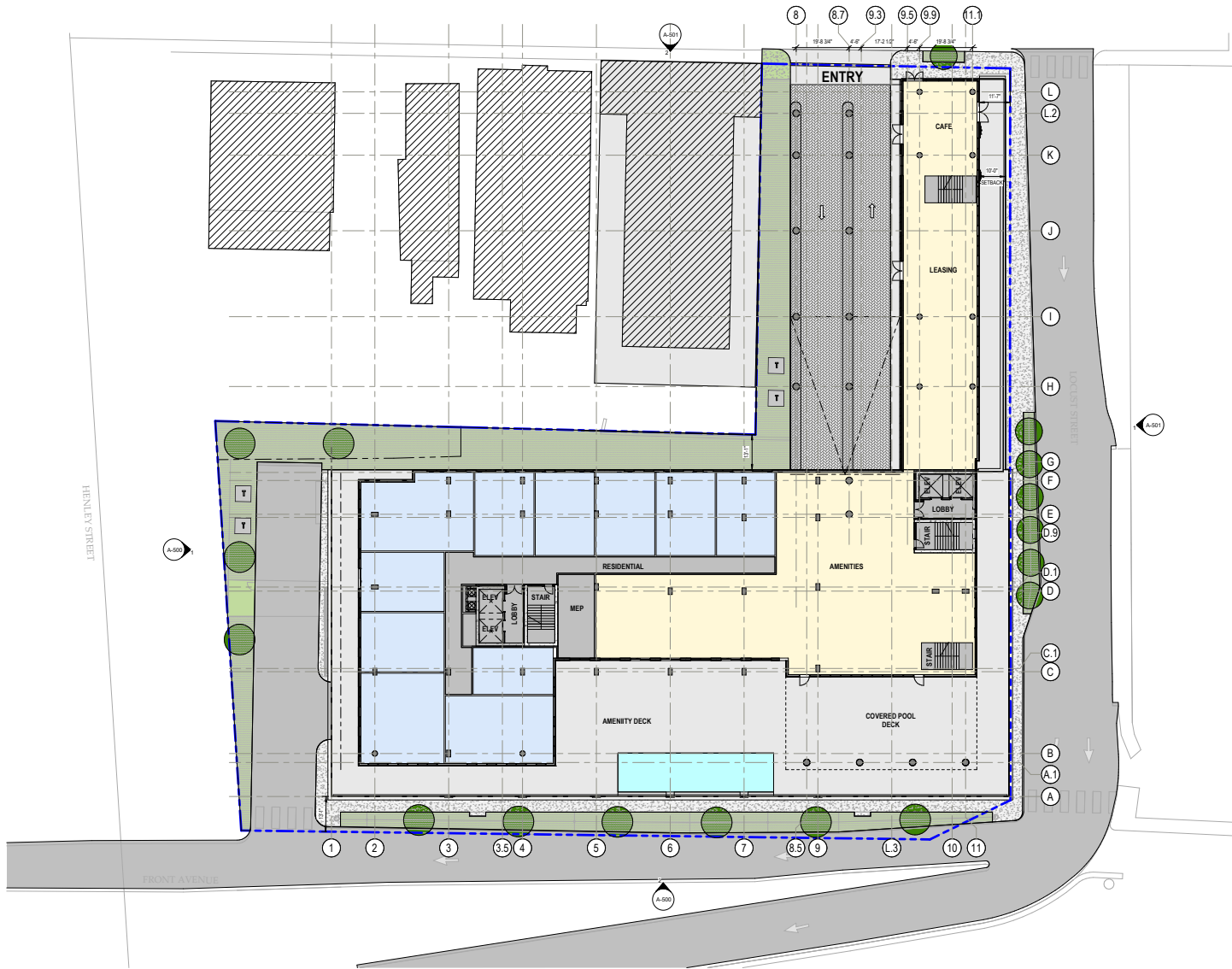
LEVEL 1 OVERALL FLOOR PLAN

A-101

NOT FOR CONSTRUCTION



1 FLOOR PLAN  
1/8" = 1'-0"





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FLOOR PLAN LEGEND

- ⬡ WINDOW SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
- STOREFRONT SYSTEM. REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.



1 FLOOR PLAN  
1/8" = 1'-0"

Print Record  
DATE: 08/11/2016 ISSUE: 01

NO DATE ISSUE

HILL AND LOCUST

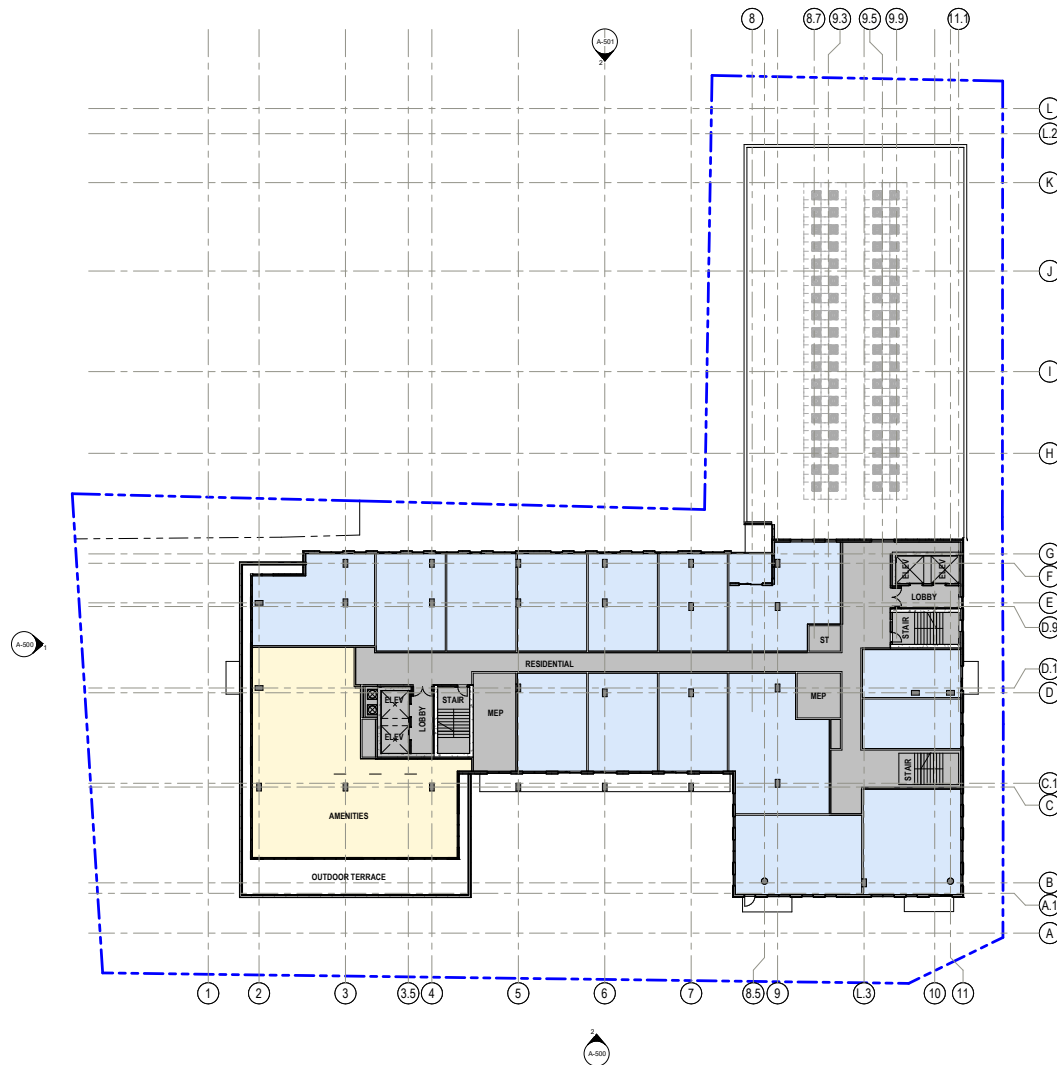
LOCUST STREET AND HILL  
AVE  
ANDOVER, TN  
Project Number: 2005

LEVEL 2-7 OVERALL  
FLOOR PLAN

A-105

NOT FOR CONSTRUCTION





#### FLOOR PLAN NOTES

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- STOREFRONT SYSTEM. REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.

**BROCK  
HUDGINS**  
ARCHITECTS

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HILL AND LOCUST

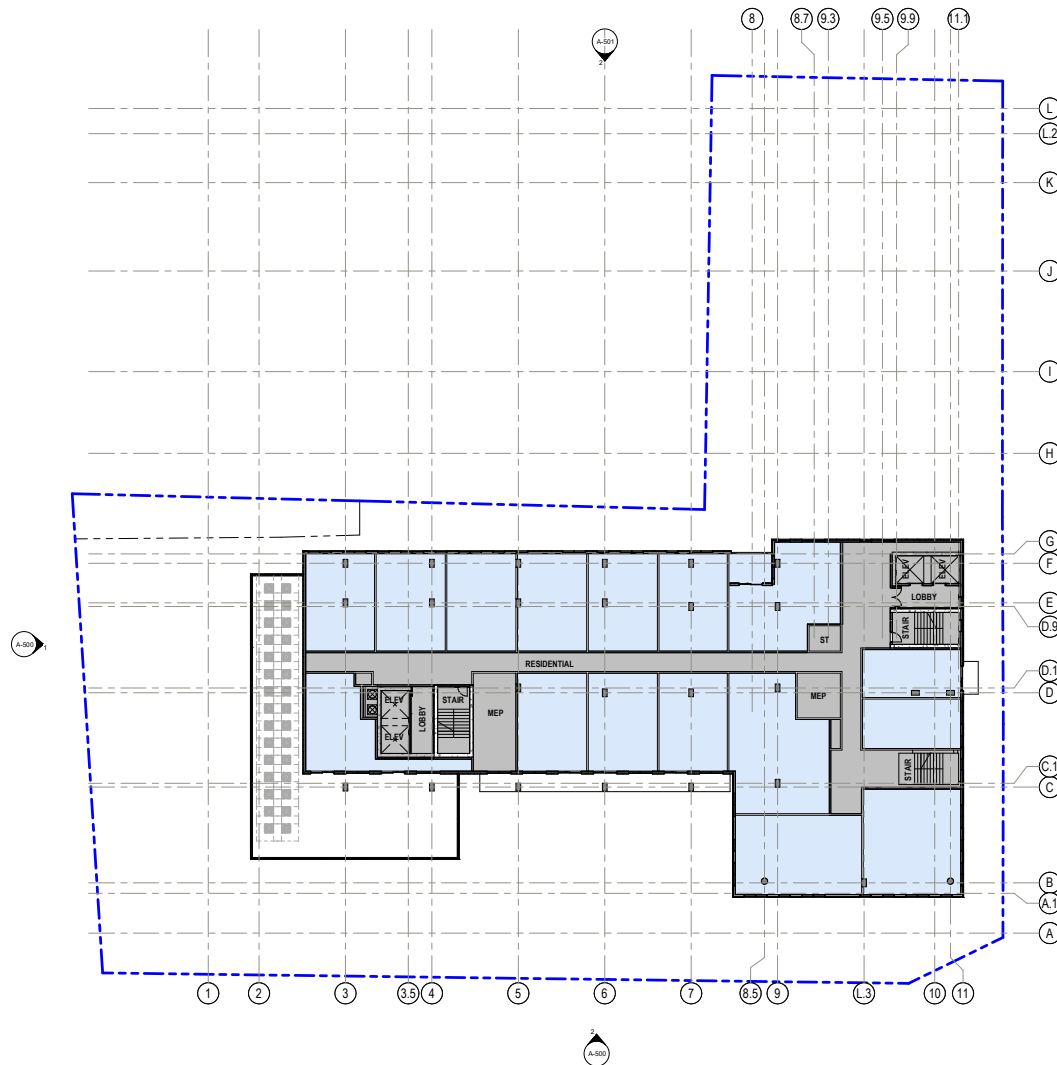
LOCUST STREET AND HILL  
AVE.  
INDOORVILLE, TN

Project Number: 2005

LEVEL 9 OVERALL FLOOR  
PLAN

A-109

NOT FOR CONSTRUCTION



#### FLOOR PLAN NOTES

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- STOREFRONT SYSTEM. REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.

**BROCK  
HUDGINS  
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HILL AND LOCUST

LOCUST STREET AND HILL  
AVE.  
INDOORVILLE, TN  
Project Number: 0000

LEVEL 10-11 OVERALL  
FLOOR PLAN

A-110

NOT FOR CONSTRUCTION



ELEVATION NOTES

1. ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST **SMACNA** REGULATION.
2. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
3. COORDINATE BUILDING SIGNAGE LOCATIONS AND REQUIREMENTS WITH OWNER AND ELECTRICAL PRIOR TO FABRICATION.
4. REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
5. MATERIAL, MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

ELEVATION LEGEND



WINDOW/DOOR/FRONT SYSTEM REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION



MASONRY CONTROL JOINT FINISH TO MATCH MORTAR

EXTERIOR MATERIAL LEGEND



BT-1  
HARD COAT STUCCO  
SMOOTH FINISH  
COLOR: TBD



BT-2  
HARD COAT STUCCO  
SMOOTH FINISH  
COLOR: TBD



C-1  
CAST IN PLACE CONCRETE  
SUBBED FINISH  
COLOR: TBD



BR-1  
BRICK VENEER  
STANDARD OF DESIGN  
COLOR:



MTL-1  
PREPARED ALUMINUM  
STANDARD OF DESIGN  
COLOR:



MTL-2  
PREPARED ALUMINUM STOREFRONT  
STANDARD OF DESIGN  
COLOR:



MTL-3  
PREPARED METAL PANEL SMOOTH  
STANDARD OF DESIGN  
COLOR:



MTL-4  
PREPARED METAL PANEL - VERTICAL RIBBED  
STANDARD OF DESIGN  
COLOR:

Print Record

DATE: ISSUE:

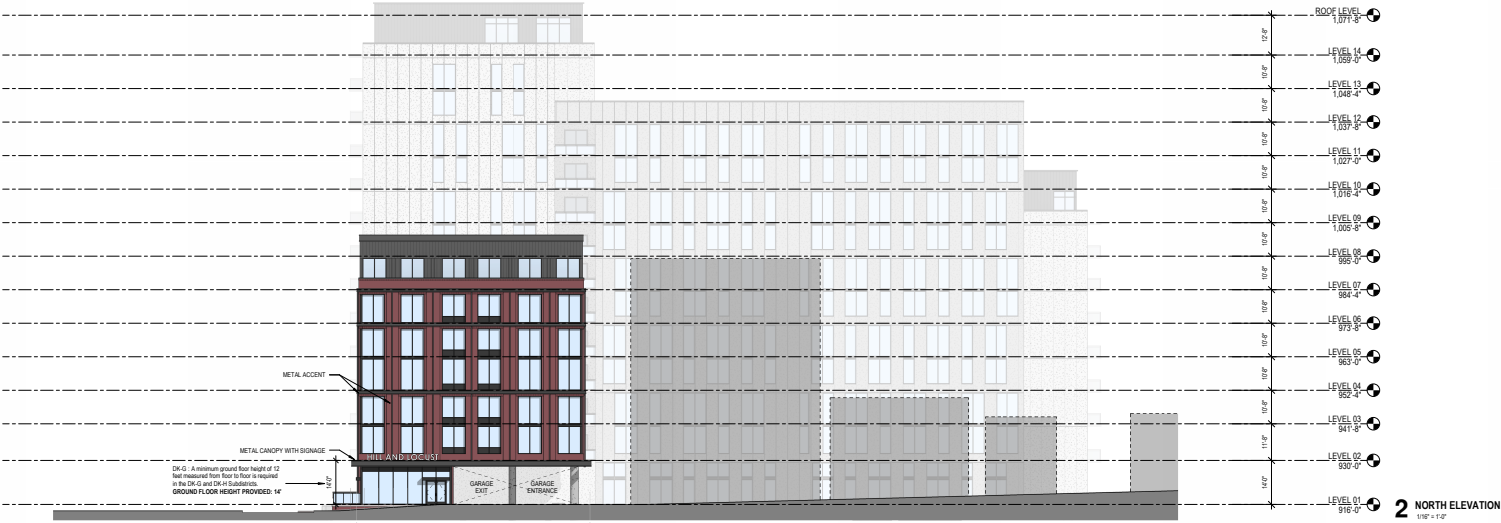
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HILL AND LOCUST

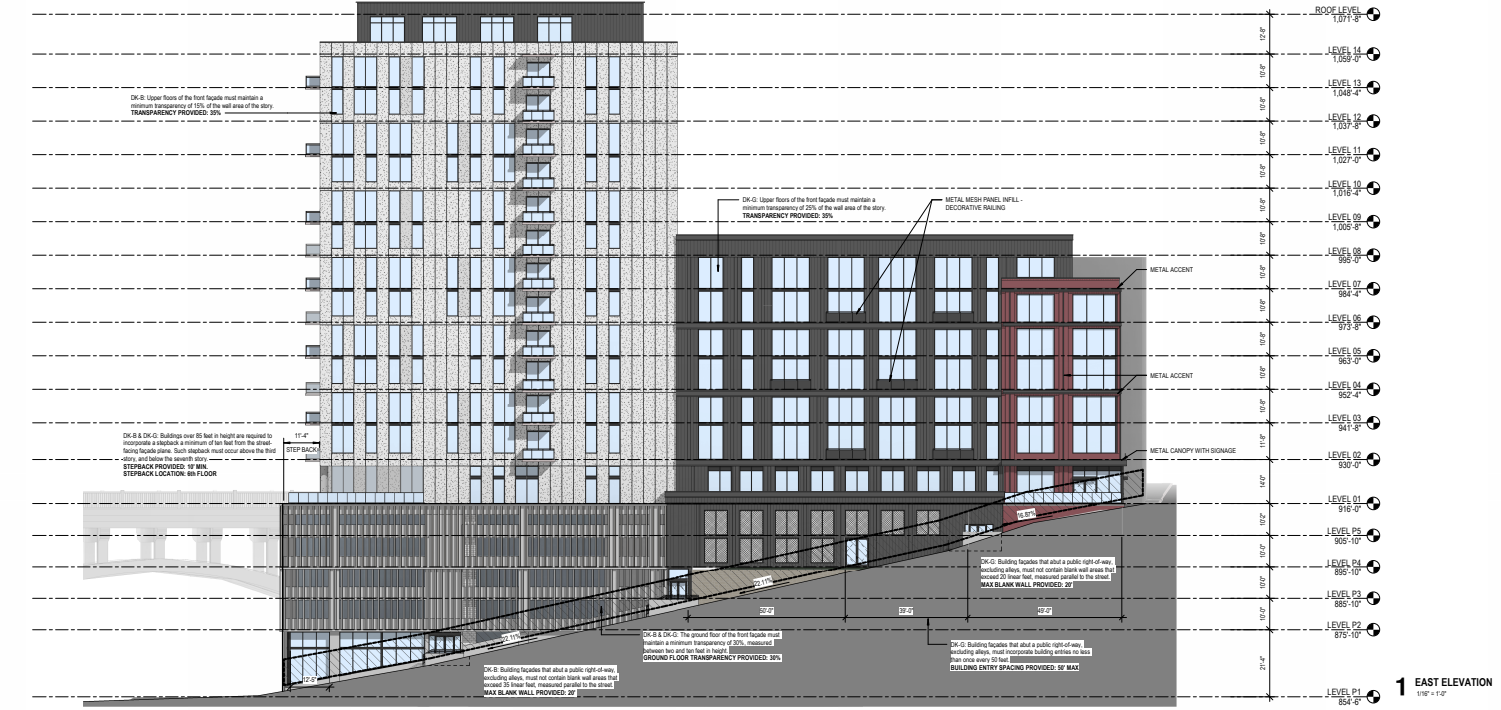
LOCUST STREET AND HILL  
AVE.  
ANDOVERVILLE, TN

Project Number: 2005

EXTERIOR ELEVATIONS



2 NORTH ELEVATION  
1/16" = 1'-0"



1 EAST ELEVATION  
1/16" = 1'-0"















HILL & LOCUST: PLAN VIEW



## PLANT\_SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT
<b>TREES</b>			
CO	7	Carpinus caroliniana 'Orange Crush' / Orange Crush American Hornbeam	4" cal.
LA	10	Liriodendron tulipifera 'Arnold' / Arnold Tulip Poplar	4" cal.
<b>SHRUBS</b>			
AM	12	Azalea encore 'Autumn Amethyst' / Autumn Amethyst Azalea	5 gal.
CG2	24	Camellia sasanqua 'Shishi Gashira' / Shishi Gashira Camellia	5 gal.
HA	36	Hydrangea paniculata Little Lime / Little Lime Hydrangea	5 gal.
IP	24	Illicium parviflorum / Anise Tree	5 gal.
IS	160	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly	5 gal.
MS	34	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	3 gal.
<b>VINES</b>			
HD	7	Hedera helix / English Ivy	1 gal.
<b>GROUND COVERS</b>			
CD	580	Carex oshimensis 'Everest' / Japanese Sedge	10" pot
LB	2,976	Liriope muscari 'Big Blue' / Big Blue Lilyturf	10" pot
<b>BIORETENTION</b>			
RR	1,135 sf	river rock / river rock	-

## HILL & LOCUST: PLANTING PLAN AND SCHEDULE





BENCH



TRASH RECEPTICLE



POLE LIGHT



ENGLISH IVY



HORNBEAM



ARNOLD TULIP POPLAR



ANISE



AUTUMN AMETHYST AZALEA



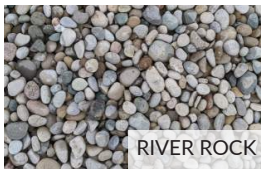
LITTLE LIME HYDRANGEA



LIRIOPE



CAREX



RIVER ROCK



SHISHI GASHIRA CAMELLIA



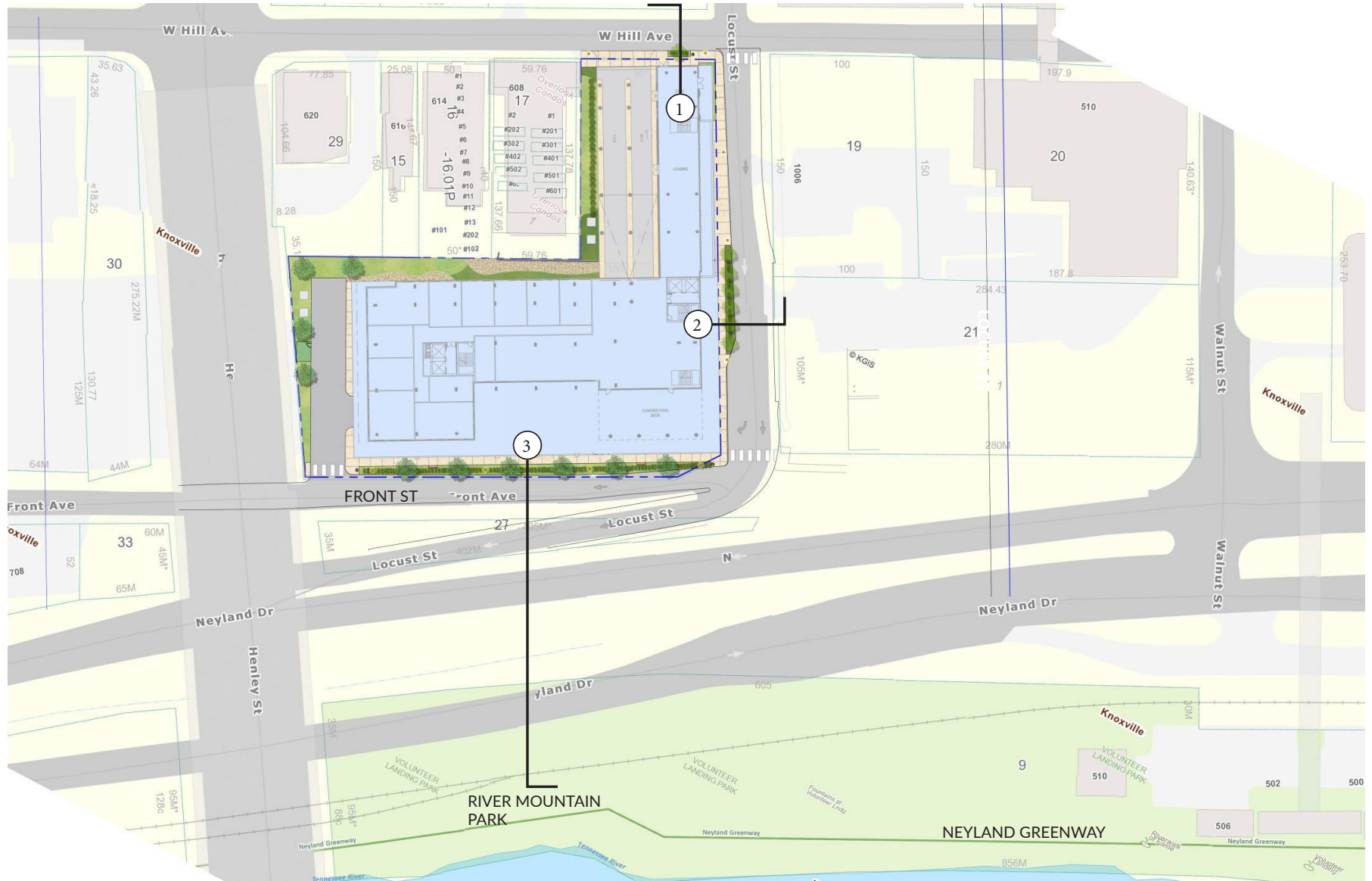
MISCANTHUS



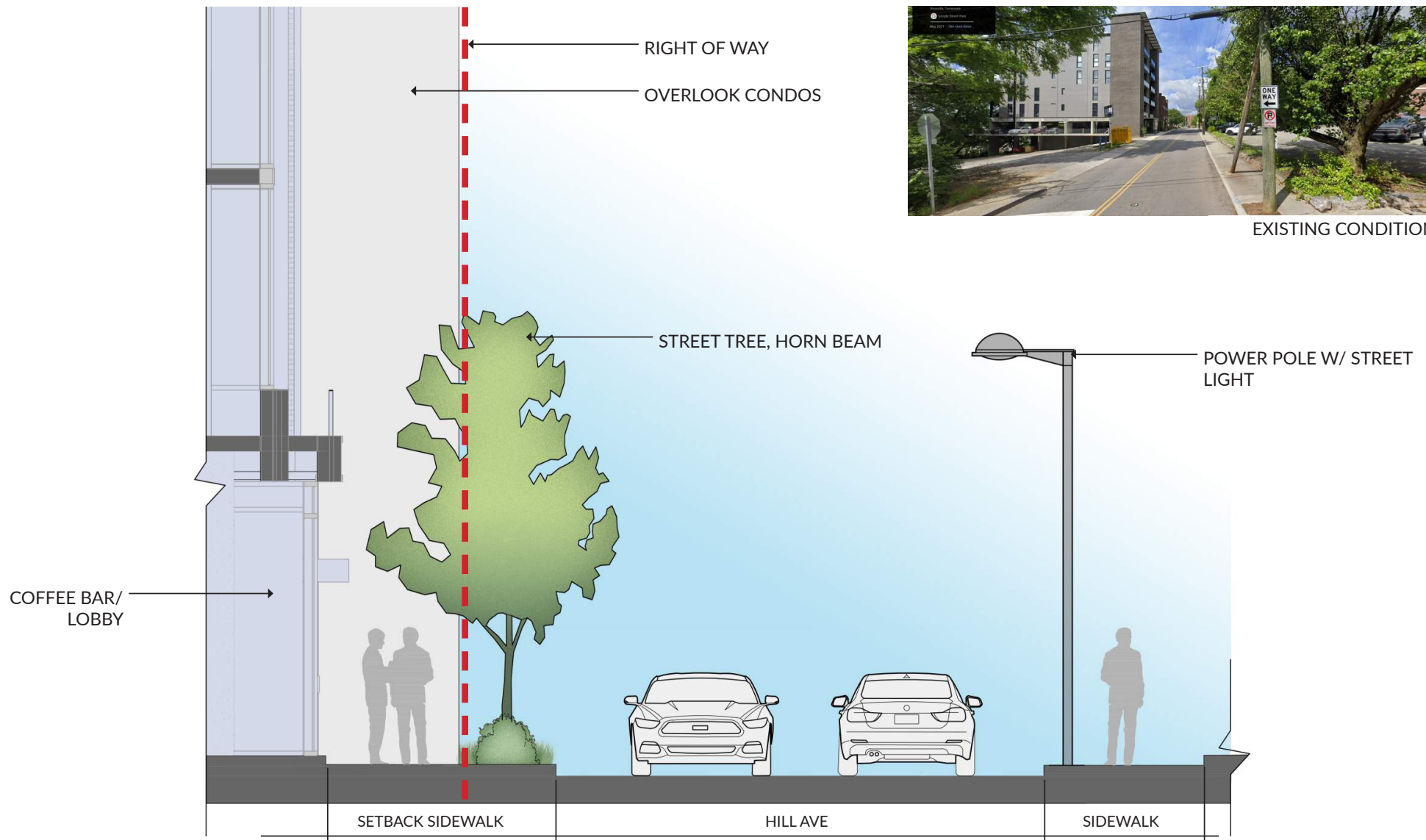
SOFT TOUCH HOLLY

## HILL & LOCUST - STREETSCAPE FURNISHINGS & PLANT PALETTE

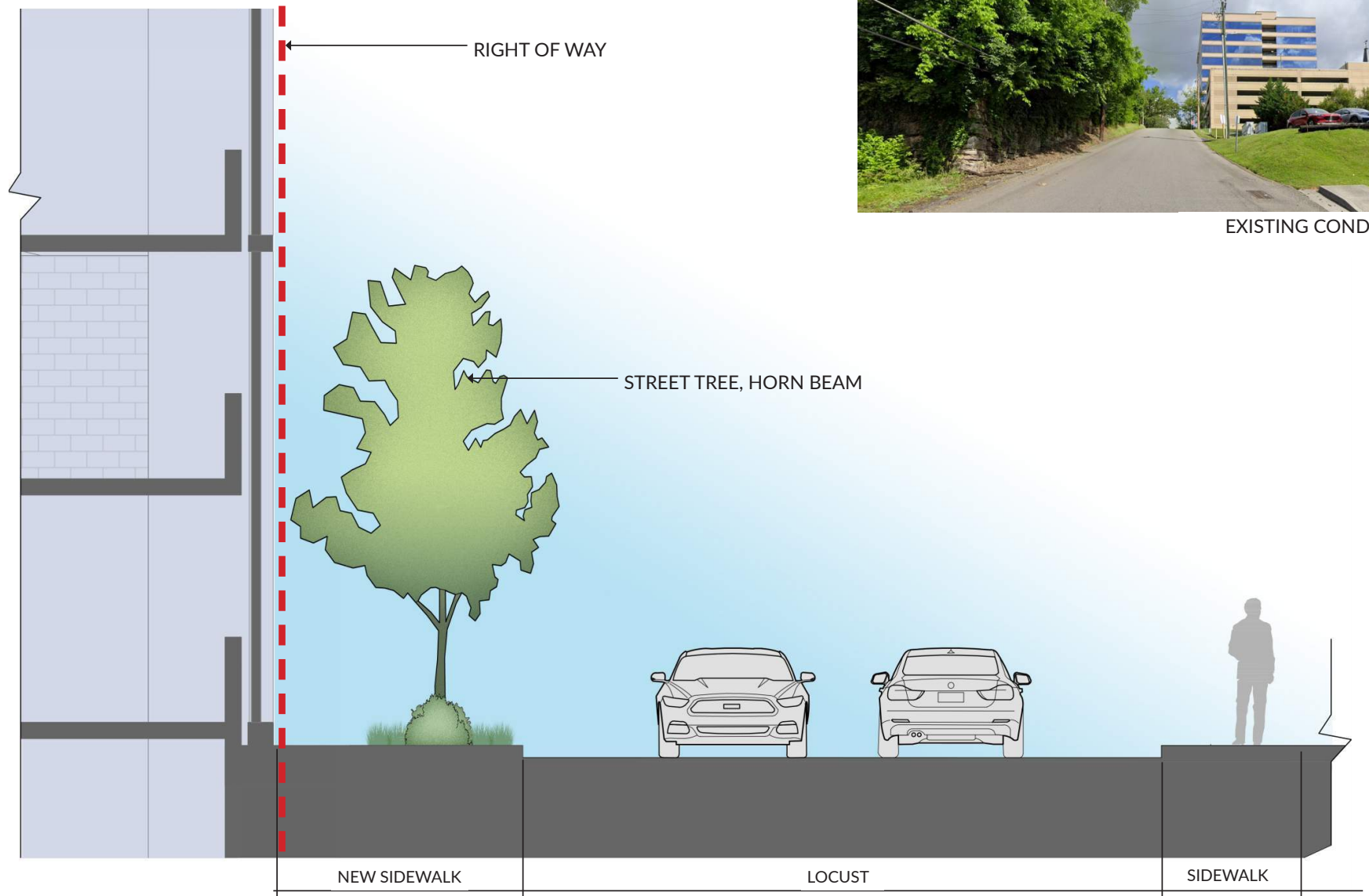




HILL & LOCUST: SECTION DIAGRAM



## HILL & LOCUST: SECTION 1



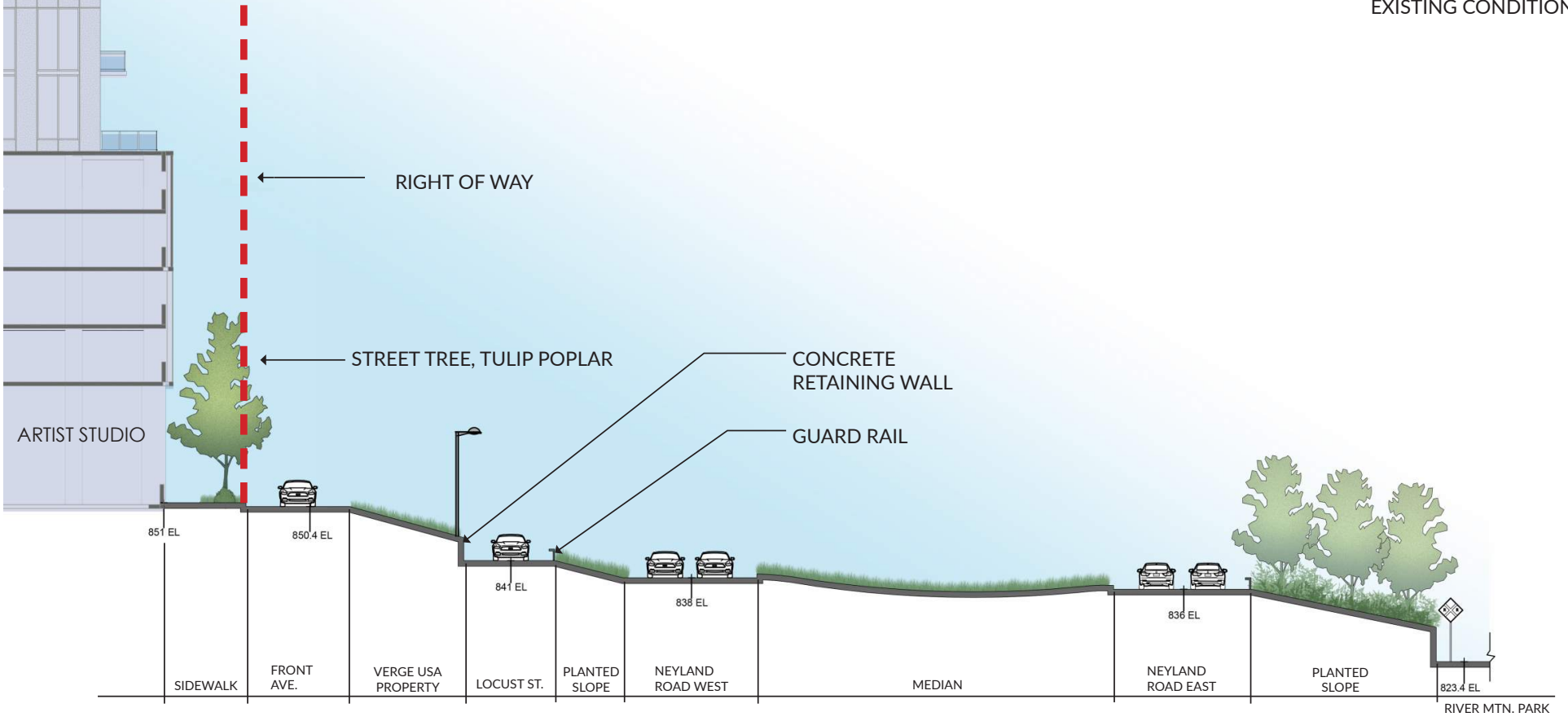
EXISTING CONDITIONS

## HILL & LOCUST: SECTION 2

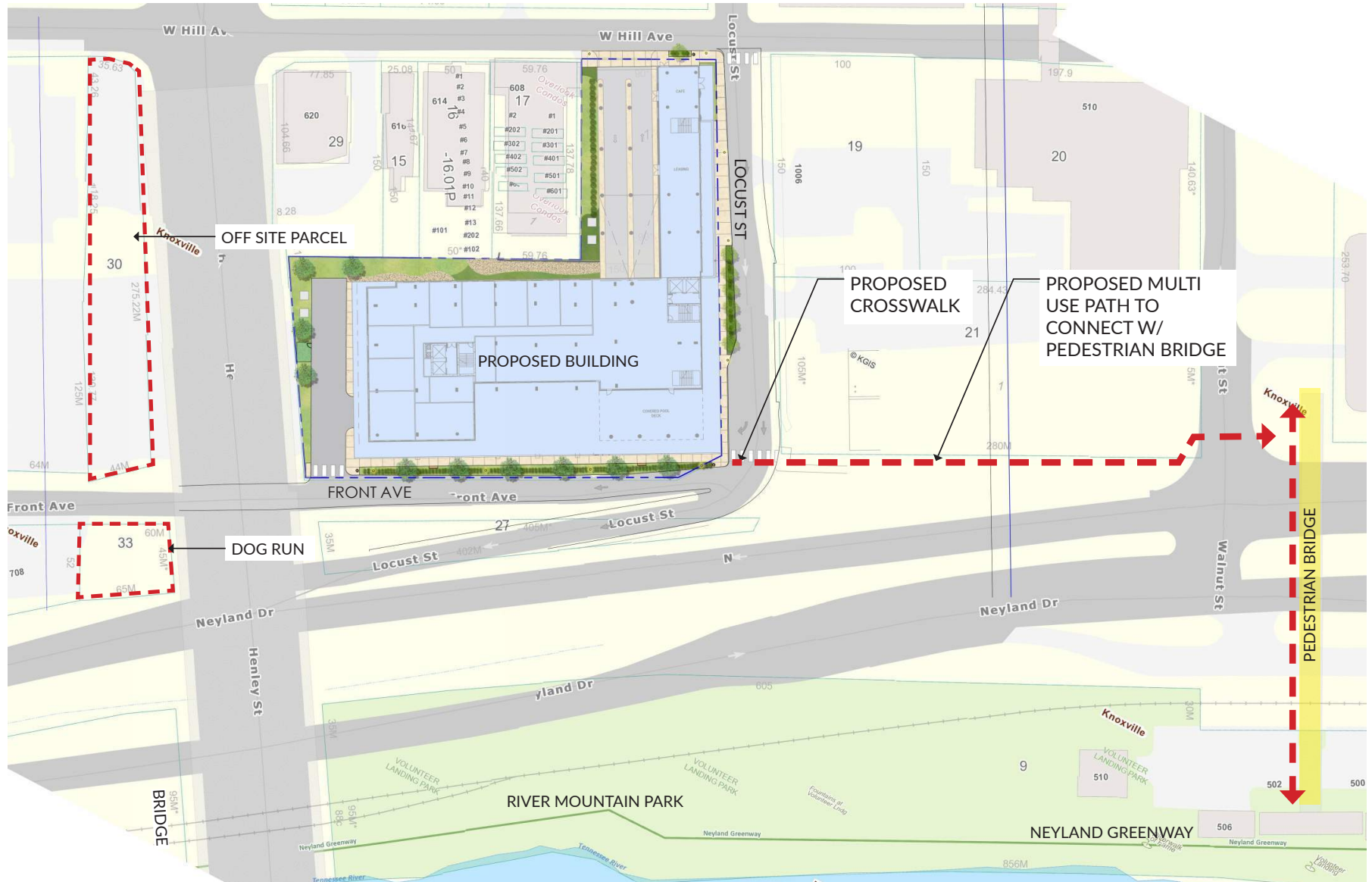




EXISTING CONDITIONS



## HILL & LOCUST: SECTION 3



# HILL & LOCUST: RIVERFRONT PARK PEDESTTrian ACCESS