

AUSTIN HOMES REDEVELOPMENT



Gensler



PLACEMAKING

AUSTIN HOMES - MASTER PLAN

THE PURPOSE

Knoxville's Community Development Corporation (KCDC) partnered with Gensler and Johnson Architecture to conduct a Master Planning Process

OVER 6 MONTHS, THE TEAM:

- Assessed the existing conditions
- Engaged the community and its stakeholders
- Created a vision for the future of Austin Homes from community feedback
- Defined a program for development
- Designed a new mixed-income community



RESIDENTS MEETINGS



COMMUNITY STAKEHOLDER MEETINGS

AUSTIN HOMES - MASTER PLAN

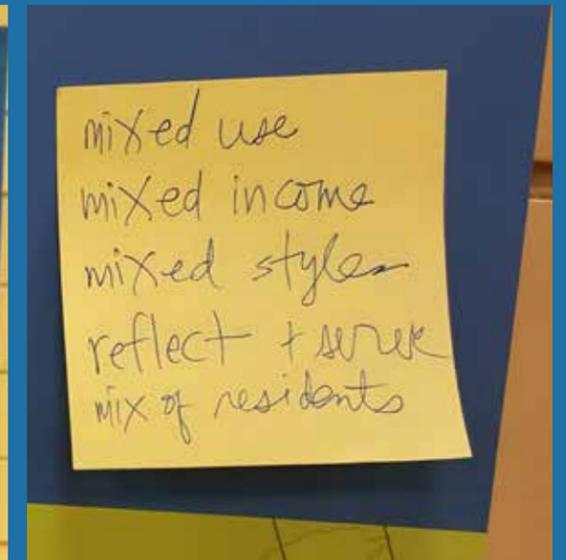
THE PROCESS

Community and Stakeholder input was key to the master planning process.

WE MET WITH YOU:

- **December 19th & 20th, 2018** - Stakeholder meetings
- **February 4th & 5th, 2019** - Austin Residents & Stakeholder meetings and a Community Open House
- **February 26th & 27th, 2019** - Austin Residents & Stakeholder meetings and a Community Open House
- **March 26th & 27th, 2019** - Austin Residents & Stakeholder meetings and a Community Open House
- **April 30th, 2019** - Stakeholder meetings and Community Open House
- **August 2019** - Completion of the Austin Homes Master Plan

<https://www.kcdc.org/category/austin-homes-revitalization/>



COMMUNITY OPEN HOUSE

WHAT SUCCESS LOOKS LIKE FOR AUSTIN HOMES & THE NEIGHBORHOOD

- Give me a reason to turn left. Make Austin Homes a destination, a reason to turn left off Summit Hill Drive
- Diversity – Mixed use, mixed income, multi-generational, multi-cultural
- Create a pride of place
- Create a new narrative for Austin Homes and East Knoxville
- Smooth the edges
- Reconnect the neighborhood
- Fill the gap between Downtown, Old City and East Knoxville

BRING THE ESSENTIALS OF LIFE TO THE NEIGHBORHOOD

- Healthy food options in the neighborhood
- Ability to live without a car
- Where kids can live and access opportunities in a safe community

A MODEL FOR MIXED-INCOME HOUSING

- High design quality that is unique to Knoxville
- Affordable housing should not look like public housing
- More than just clean and safe, make it attractive



GUIDING PRINCIPLES



COMMUNITY

Create an inclusive, affordable, vibrant, mixed-income community that provides homes for current residents to return



CULTURE

Preserve and build on the spirit, history, and cultural aspects of Austin Homes and the community



CONNECTION

Reconnect the Austin Homes site to the neighborhood and City of Knoxville



OPEN SPACE

Create an attractive, walkable outdoor environment with public streets, trails, and open spaces



TRUST

Work together as one community, fostering trust through ongoing collaboration with Austin Homes residents, neighborhood stakeholders, KCDC, and the City of Knoxville



COMMUNITY OPEN HOUSE



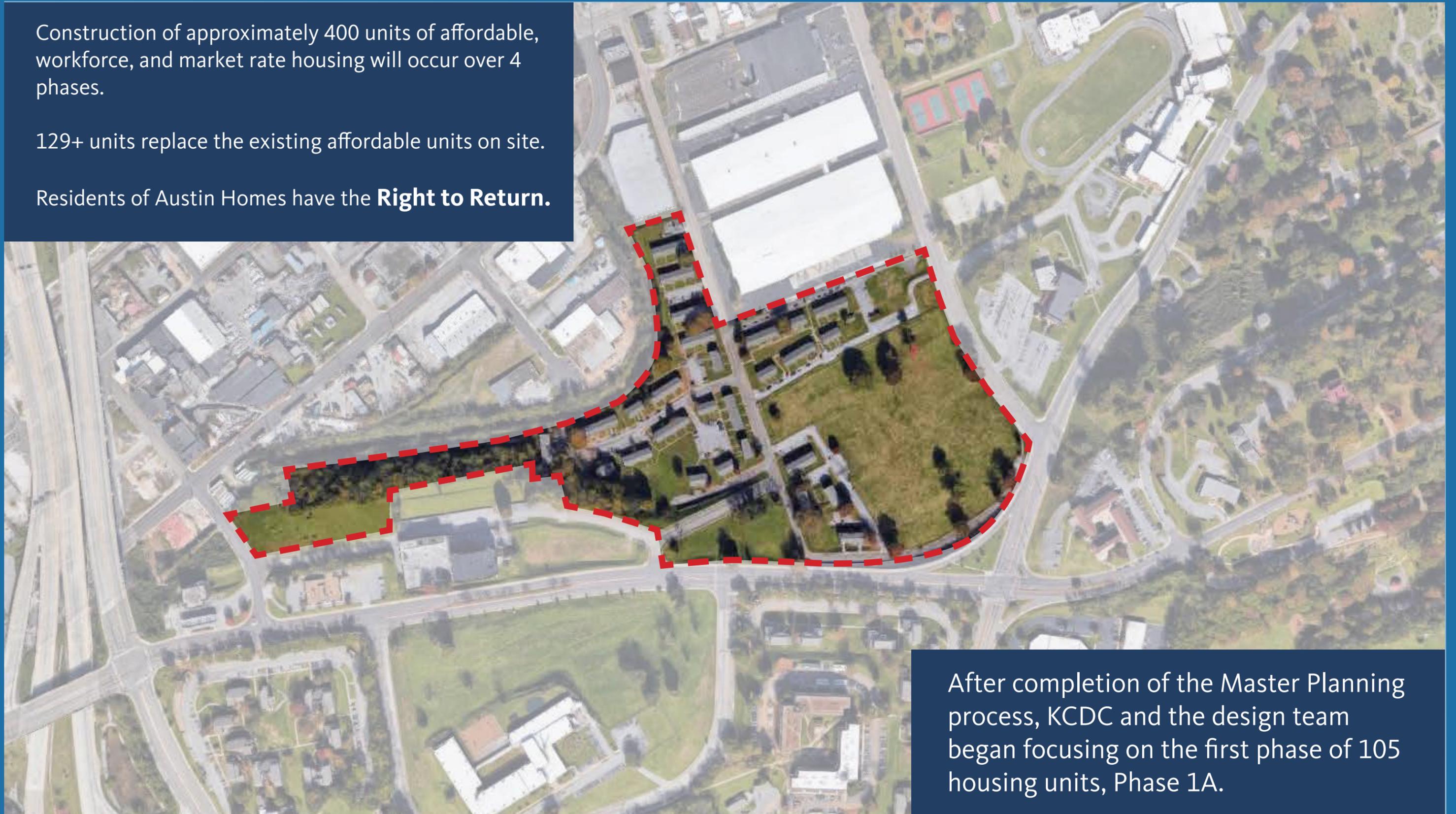
RESIDENTS MEETINGS

NEXT STEPS

Construction of approximately 400 units of affordable, workforce, and market rate housing will occur over 4 phases.

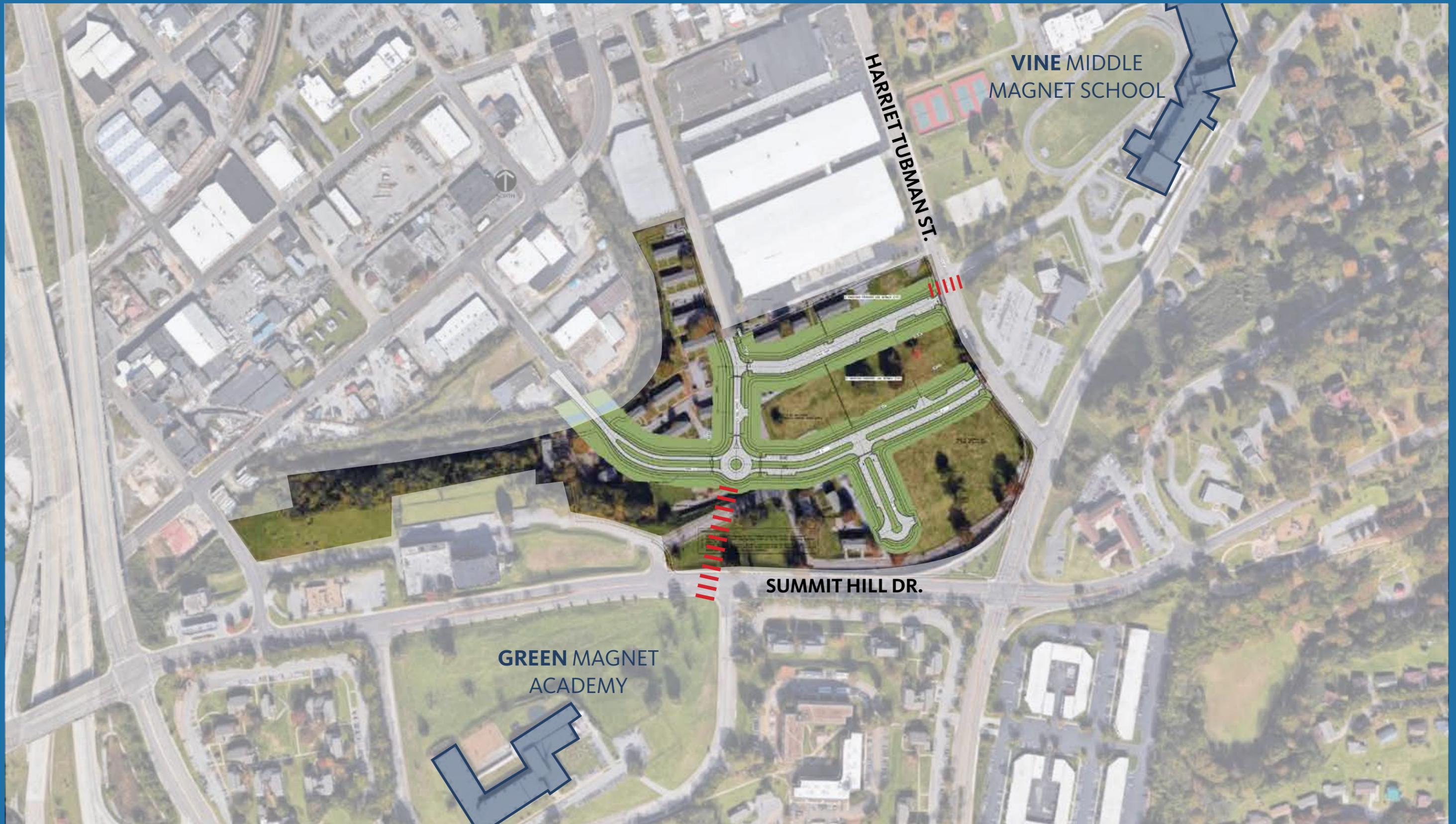
129+ units replace the existing affordable units on site.

Residents of Austin Homes have the **Right to Return**.

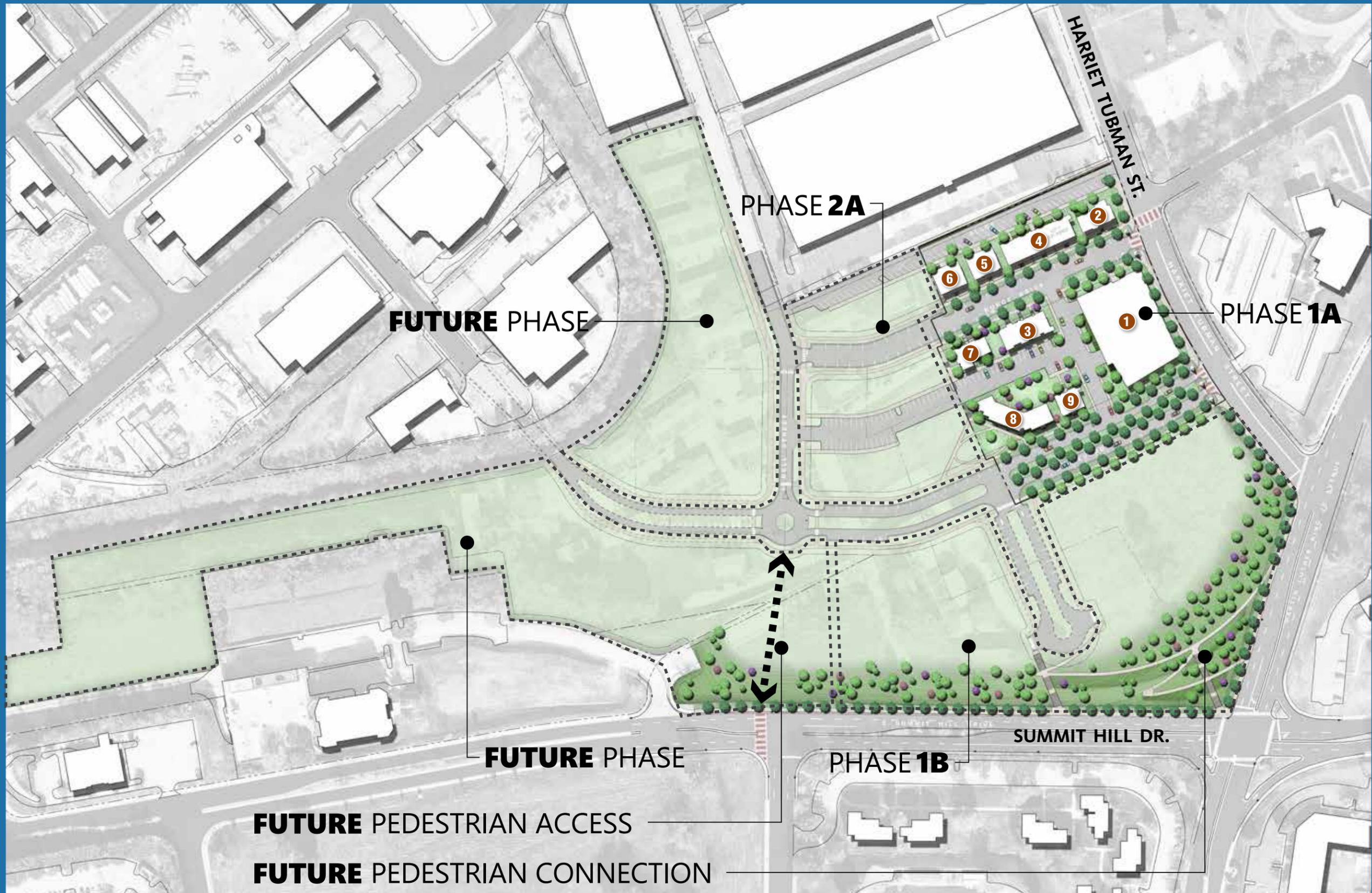


After completion of the Master Planning process, KCDC and the design team began focusing on the first phase of 105 housing units, Phase 1A.

CIRCULATION + INFRASTRUCTURE



PHASING SITE PLAN





PHASE 1A - SITE PLAN



PHASE 1A - AERIAL VIEW

BUILDING 1	MULTI-FAMILY	57 UNITS
BUILDINGS 2-9	TOWN HOMES FLATS	48 UNITS
TOTAL		105 UNITS

UNIT BREAKDOWN - PHASE 1A

UNIT TYPE	TOTAL (PH-1A)
1 - BEDROOM	46
2 - BEDROOM	38
3 - BEDROOM	17
4 - BEDROOM	4

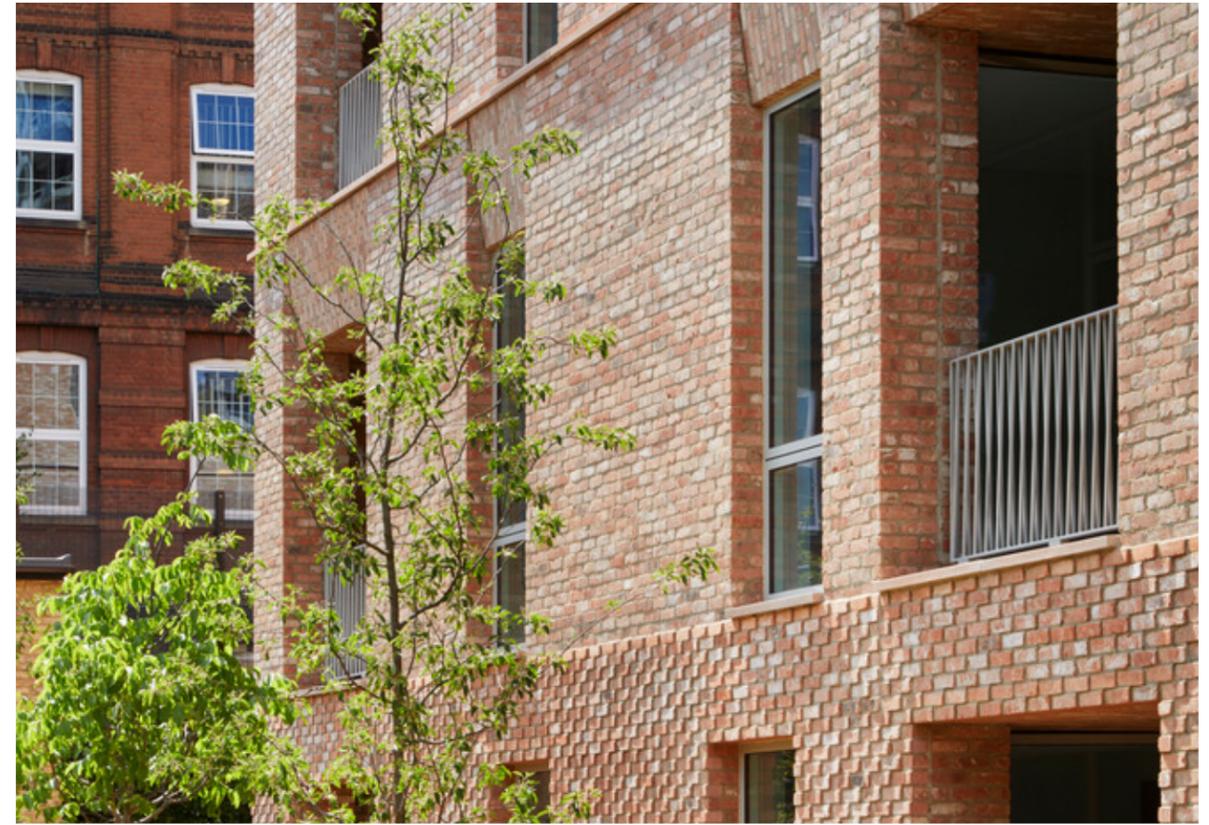
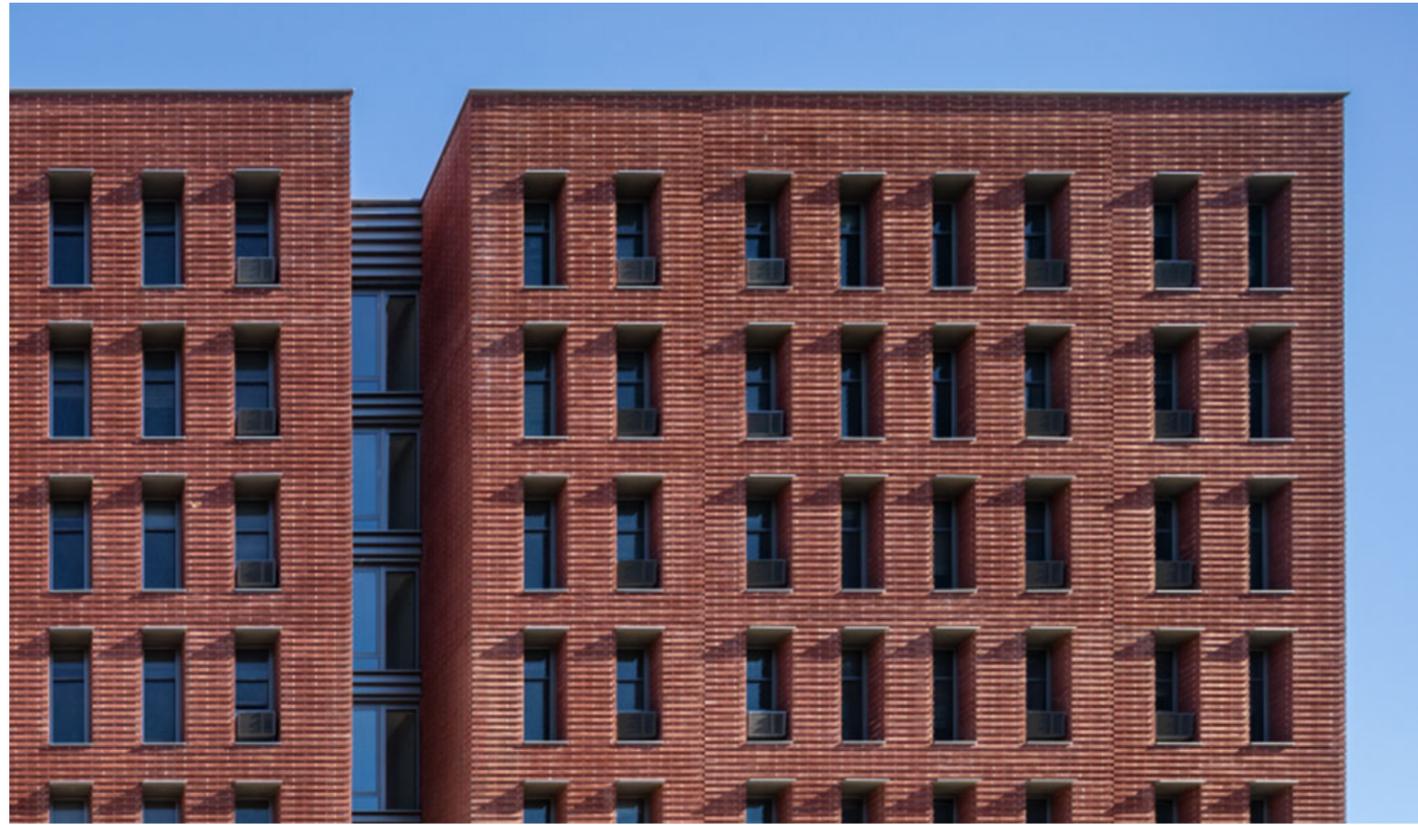
CONTEXT - LOCAL ARTICULATION



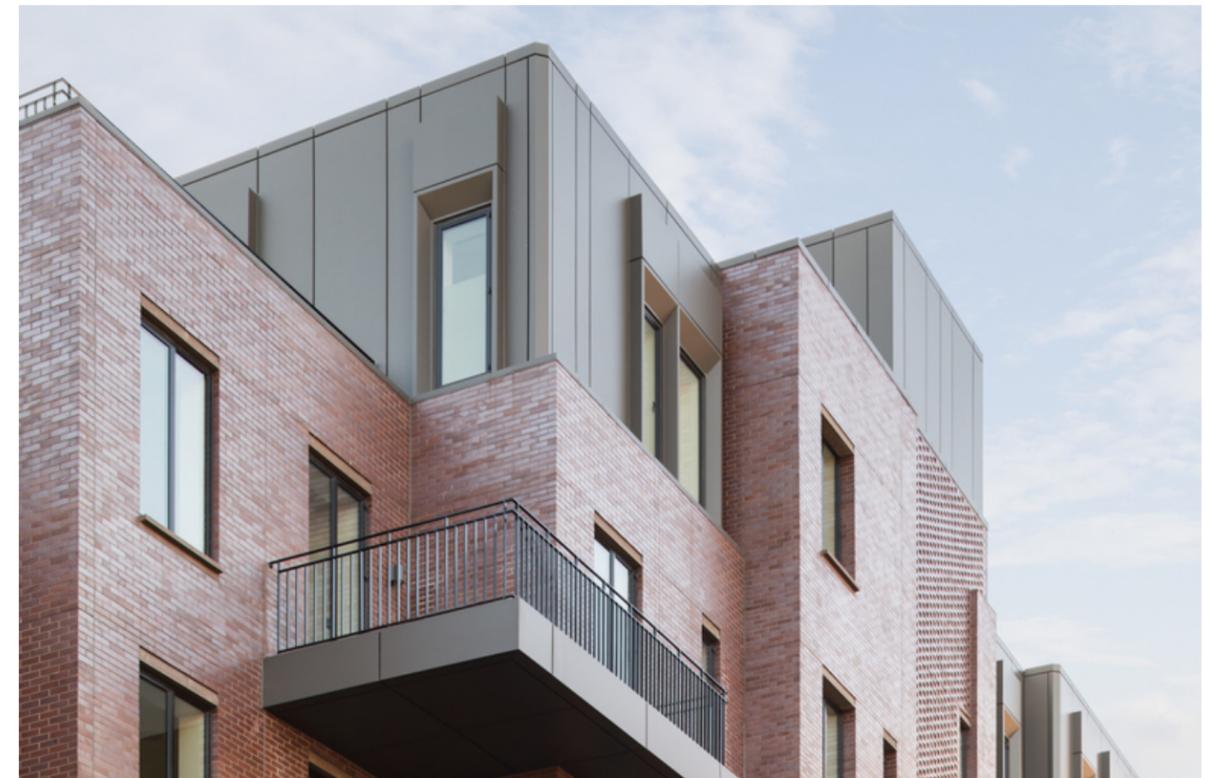
CONTEXT - LOCAL ARTICULATION

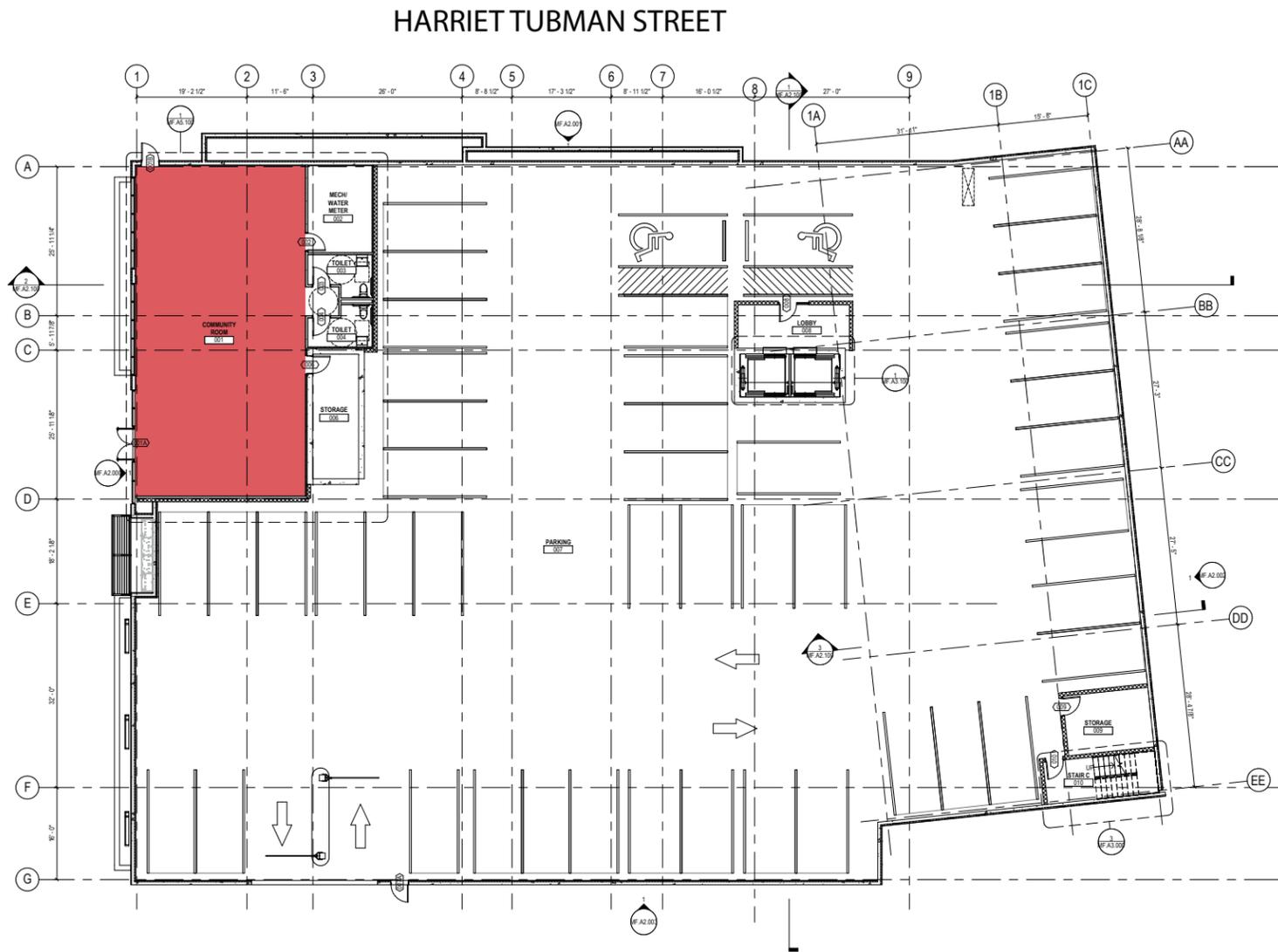


CONTEXT MULTI-FAMILY BUILDING - FACADE REFERENCES



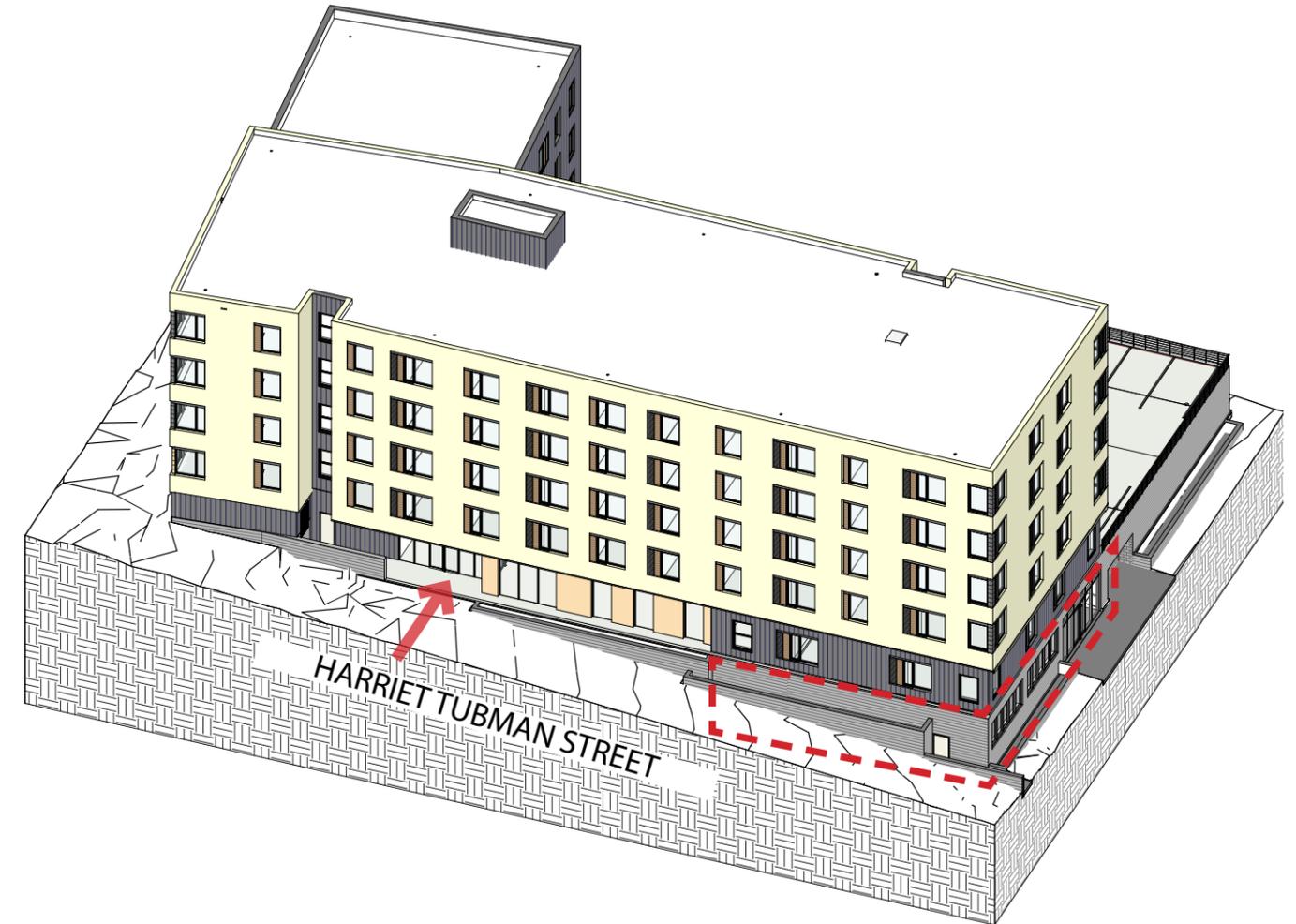
CONTEXT MULTI-FAMILY BUILDING - FACADE REFERENCES





BUILDING 1 - LEVEL 00 (GROUND LEVEL)

- COMMUNITY SPACE



BUILDING 1 - SOUTHEAST AERIAL VIEW



BUILDING 1 - LEVEL 01 (LOBBY)

- LOBBY
- LEASING OFFICE + CONFERENCE ROOM
- AMENITY
- BICYCLE | RESIDENT STORAGE
- FITNESS

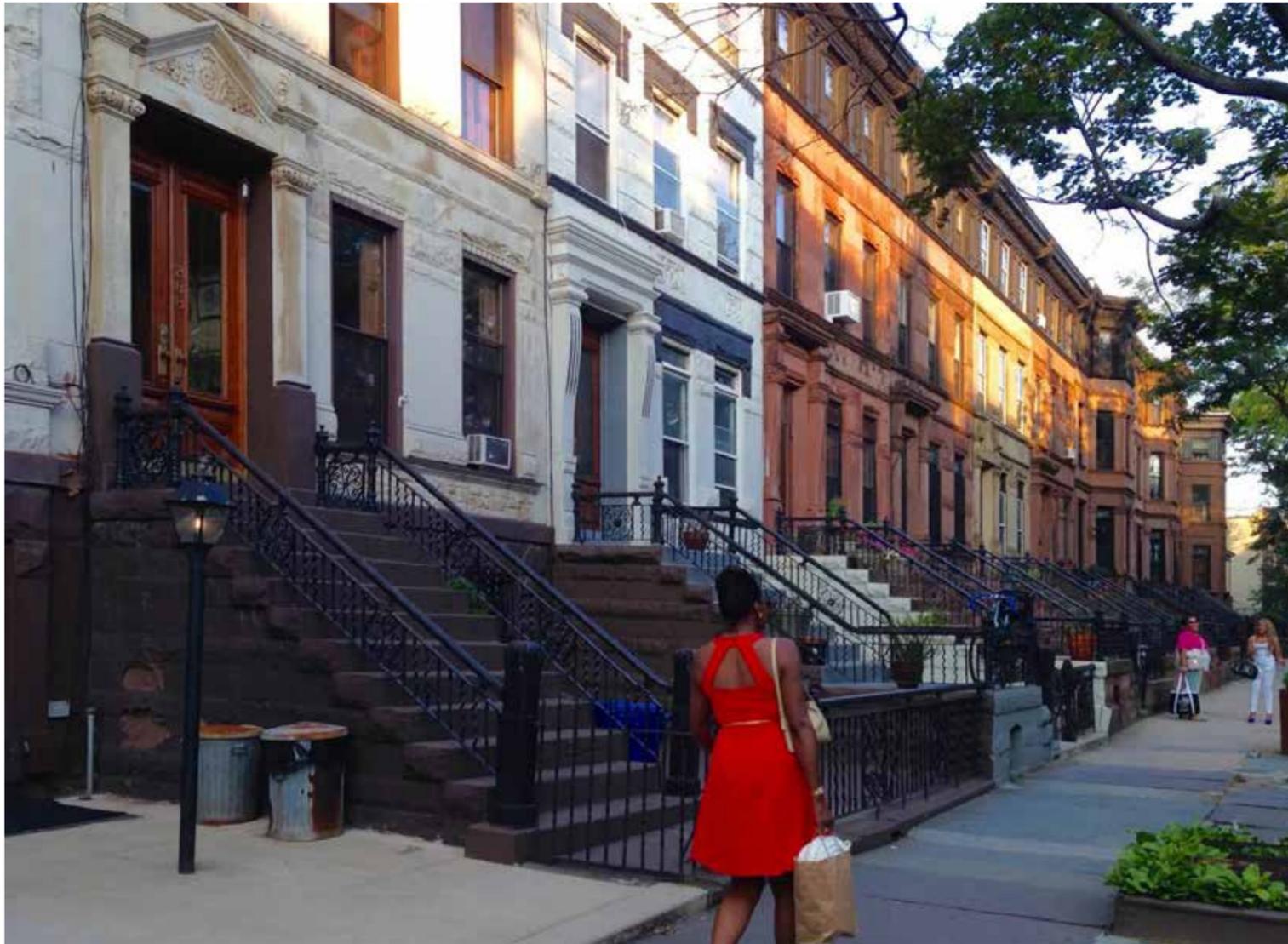


BUILDING 1 - NORTHWEST AERIAL VIEW

CONTEXT LOCAL TOWNHOME & APARTMENT FLATS - HISTORICAL REFERENCES



NEIGHBORHOOD PLACE-MAKING TOWNHOME & ROWHOUSE HISTORIC EXAMPLES



VARIATIONS IN DETAIL, COLOR, ENTRY STOOP, AND WINDOW BAYS & LAYOUTS



MODERN TYPOLOGIES TOWNHOME & ROWHOUSE MASSING, MATERIALS & FORMS



AUSTIN HOMES - PHASE 1A

BUILDINGS 2-9 - TOWN HOMES



6 FLAT - TYPE 1
BUILDING 6

4 FLAT - TYPE 1
BUILDING 5

3 BEDROOM TOWNHOMES
OVER 1 BEDROOM FLATS
BUILDING 4

6 FLAT - TYPE 2
BUILDING 2

TOWN HOMES - STREET SECTION



MULTI-FAMILY UNITS
BUILDING 1

4 BEDROOM TOWNHOMES
BUILDING 3

6 FLAT - TYPE 2
BUILDING 7

TOWN HOMES - STREET SECTION

PHASE 1A - ALL BUILDINGS

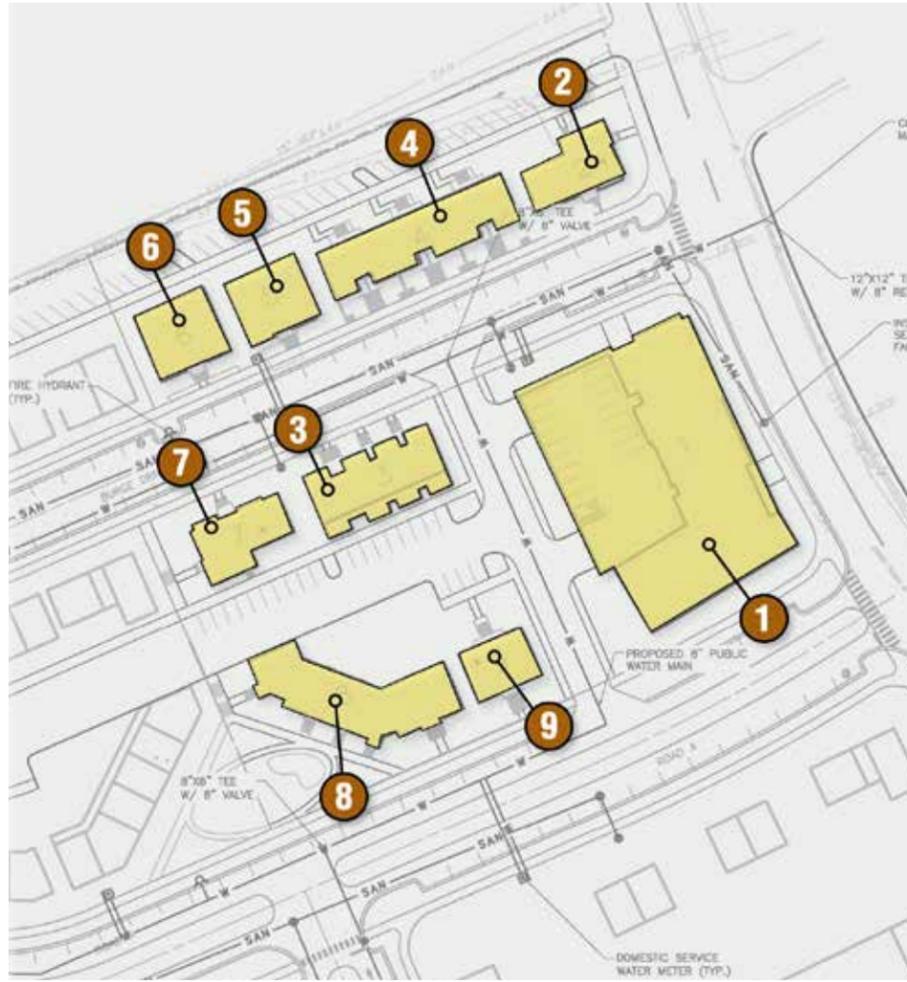
3



4



8



1



9



5



6



2

7



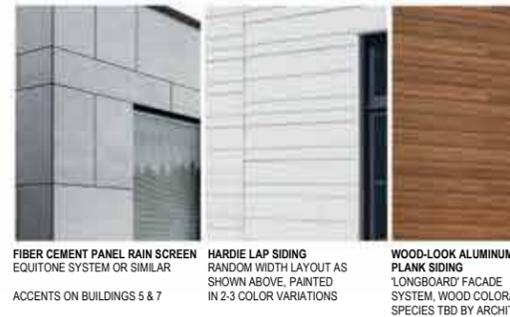


PHASE 1A - BUILDING 8 - FRONT ELEVATION

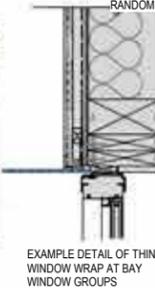
BRICK & MASONRY PRIMARY EXTERIOR CLADDING



SECONDARY EXTERIOR CLADDING



WINDOWS & DOORS



GUTTERS & DOWNSPOUTS



PHASE 1A - MATERIAL SELECTION & DESIGN DIRECTION

AUSTIN HOMES - PHASE 1A



AUSTIN HOMES - PHASE 1A

