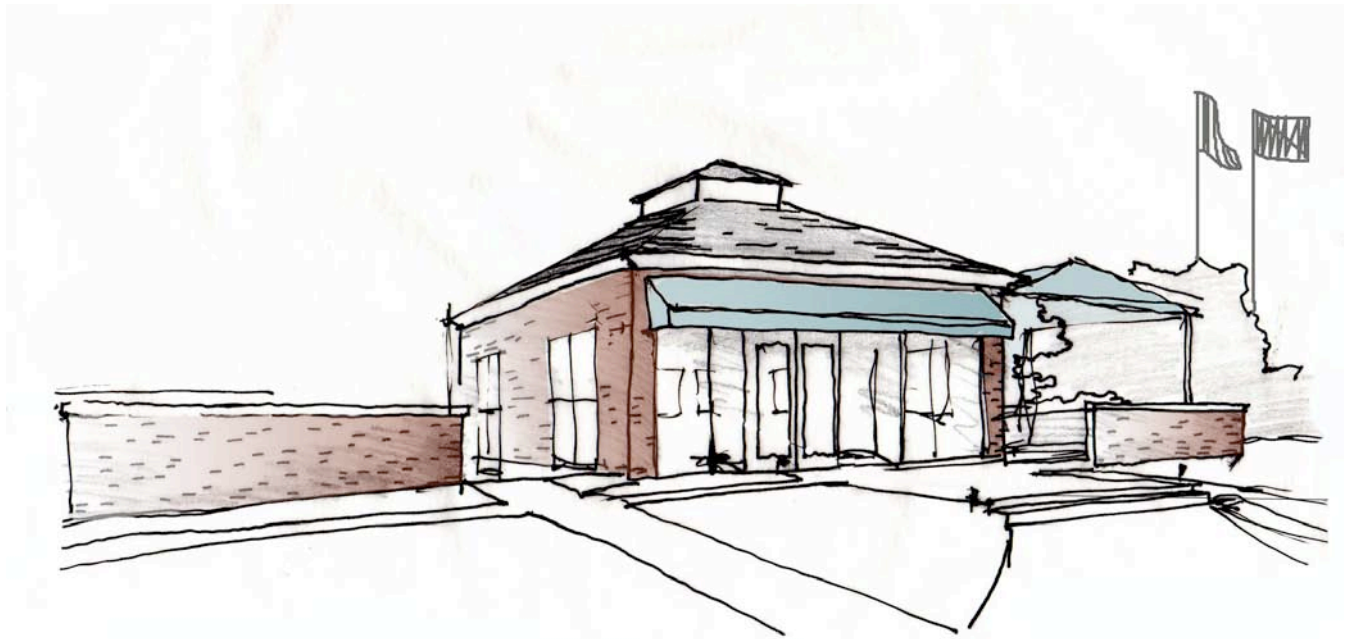




# BLOUNT MANSION

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## CAMPUS MASTER PLAN



# BLOUNT MANSION CAMPUS PLAN

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Date: September 14, 2007

Prepared for the Blount Mansion Association by:

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Funding for this project was provided by the Blount Mansion Association, United Way of Greater Knoxville, the Tennessee Arts Commission, the ETCDC Board of Directors and Friends of the Community Design Center





**BACKGROUND:** The Blount Mansion Association came to the Community Design Center to develop an overall campus master plan to relate the various structures and activities on their site. In addition to the actual Blount Mansion and its out-buildings, there is another historic building on the site. The Craighead-Jackson house was built in 1818 and served as a visitors center and office until a new visitor's center was built on the corner of Hill Avenue and Gay Street. An additional part of the campus planning is to identify reuse opportunities for the house.

**DATE ACCEPTED:** January 29, 2007

**CLIENT ORGANIZATION:** Gov. William Blount Mansion Association

**LOCATION:** 200 W. Hill Avenue  
Knoxville, TN 37901

**CLIENT REPRESENTATIVE:** Billye Chabot, Executive Director

**PROFESSIONAL ADVISOR:** Blake Graham, AIA, LEED AP: Christina L. Geros, LEED AP

**PROJECT COORDINATOR:** J. Perry Childress

**STUDENT INTERN:** Chuck Draper

**SCOPE OF WORK:** Campus master plan and Craighead-Jackson House reuse possibilities.

**CLOSING DATE:** September 21, 2007



### GENERAL INFORMATION

The Blount Mansion site has the circa 1792 Mansion complex itself consisting of the main house, kitchen, office and cool house, and two other structures which are the circa 1818 Craighead-Jackson house to the east and the modern Visitor's Center to the west. The use of the site has changed over time as the uses around the mansion shifted. Visitors and staff originated from the Craighead-Jackson house until the new visitor's center was built which shifted the origination of tours and the operational hub of the complex to the other end of the site. The addition of property to place the new Visitor's Center at the corner of Gat Street and Hill Avenue provided an open space suitable for outdoor events. On site circulation, however, does not respond to the current use of the site. A new plan is needed for the site to flow with the arrival of visitors from busses, the parking lot, or the Visitor's Center and to support use of the outdoor area and reuse of the Craighead-Jackson House.

### DETAILED INFORMATION

To develop a campus master plan for the Blount Mansion property the East Tennessee Community Design Center worked with volunteer architect Blake Graham, who after the initial meeting turned work over to designer Christina Geros, a coworker at Barber McMurry Architects. ETCDC staff Perry Childress and U. T. Architecture student intern Chuck Draper coordinated the work with the design volunteer and client representative Billye Chabot, Executive Director of the Blount Mansion Association. The proposal includes relocating the current bus stop to the area between the Mansion and the Visitor's Center providing a pull-out lane for school and tour busses as well as public transportation. Re-routing the on-site sidewalk system will more directly link the bus stop and parking lot to the Visitor's Center and then to the Mansion as well as open up the outdoor event lawn by removing the sidewalk that currently bisects it.. By moving the sidewalks it will be possible to regrade the event lawn to make it more usable, tightening up the grade to steps and a ramp at the bus loading area. Adding steps to the existing back patio will provide more direct access for tours from the Visitor's Center to the Mansion garden with the current ramp remaining for handicapped access. The Craighead-Jackson House should then be renovated for lease by adding rest room and break room facilities on the main floor. This can be done with an historically sympathetic enclosure of the back porch with the basement level remaining for use by the Blount Mansion or as support space for any potential lease holder.



## IMPLEMENTATION

The following are some notes on potential implementation. Since the proposal has several components relating to the site, the adjacent street, and a leasable structure there are several options on implementation. A preliminary cost estimate is provided for each part based on very general square foot costs. A 15% document and contingency fee is included in each cost. Possible planters, murals, and new Visitor's Center entry are not included.

**ON-SITE CIRCULATION IMPROVEMENTS:** These are items that the Blount Mansion association will likely have to fully fund from their own sources.

Roof decks	\$ 42,000	(if no structural upgrade is required)
Steps at patio	3,100	
Remove sidewalks	900	(cost will be higher to salvage brick)
New sidewalks	10,000	(new brick pavers)
Fence changes	1,100	
Regrade event lawn	1,000	
<b>TOTAL</b>	<b>\$ 58,000</b>	

**CRAIGHEAD-JACKSON HOUSE REUSE:** This cost could be covered by a proposed tenant and distributed over the life of their lease. Basement costs may be split out if the Mansion chooses to continue to use that space for storage and program support. Cost is based on minimal renovation on upper floors assuming sound infrastructure due to past use as office.

3,150 square feet (approx. 1,050 s.f./floor) at \$20 / s.f.	\$ 63,000
300 square feet new construction on back porch at \$100 / s.f.	30,000
<b>TOTAL</b>	<b>\$ 93,000</b>

**BUS STOP PULL-OUT LANE:** This cost might be fully or partially covered by local government and the Knoxville Area Transit Authority. By providing a pull-out lane the bus stop can be closer to the intersection because busses will not block the travel lane when stopped.

demolition	\$ 1,000
fill	1,100
sidewalk, curb and gutter, \$150/l.f.	16,500
pavement	1,500
<b>TOTAL</b>	<b>\$ 20,100</b>

**TOTAL FOR ALL PROJECTS:.....\$ 171,100**



## DRAWINGS

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These drawings represent design intent only and are NOT intended for, nor should they be used as, construction documents. Further professional assistance may be required to provide those services. The client accepts all liability for the use of these drawings.

Sheet 1      Proposed Plan

Sheet 2      Existing Conditions, with photographs