



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 164 Keel Avenue & 701 Third Street

Applicant Name & Mailing Address: JT Malasri; 65 Union Ave., Ste 800, Memphis, TN 38103

Applicant Phone Number: 901-602-2889 Applicant Fax Number: N/A

Property Owner's Name & Mailing Address: Uptown Cottages Ph. 1 LLC; 65 Union Ave., Ste 800, Memphis, TN 38103

Property Owner's Phone Number: 901-602-2884

The proposed work consists of the following (check all that apply):

Sign ☐

Renovation ☐

New Building ☒

Other Exterior Alteration ☐

Project Description:

Four (4) residential use cottages that will be constructed as two-story structures at the front with one-story accessory structures to the rear of the lots. It will also include site development and associated driveways for each property.

Status of Project:

Permitting and Regulatory Approvals

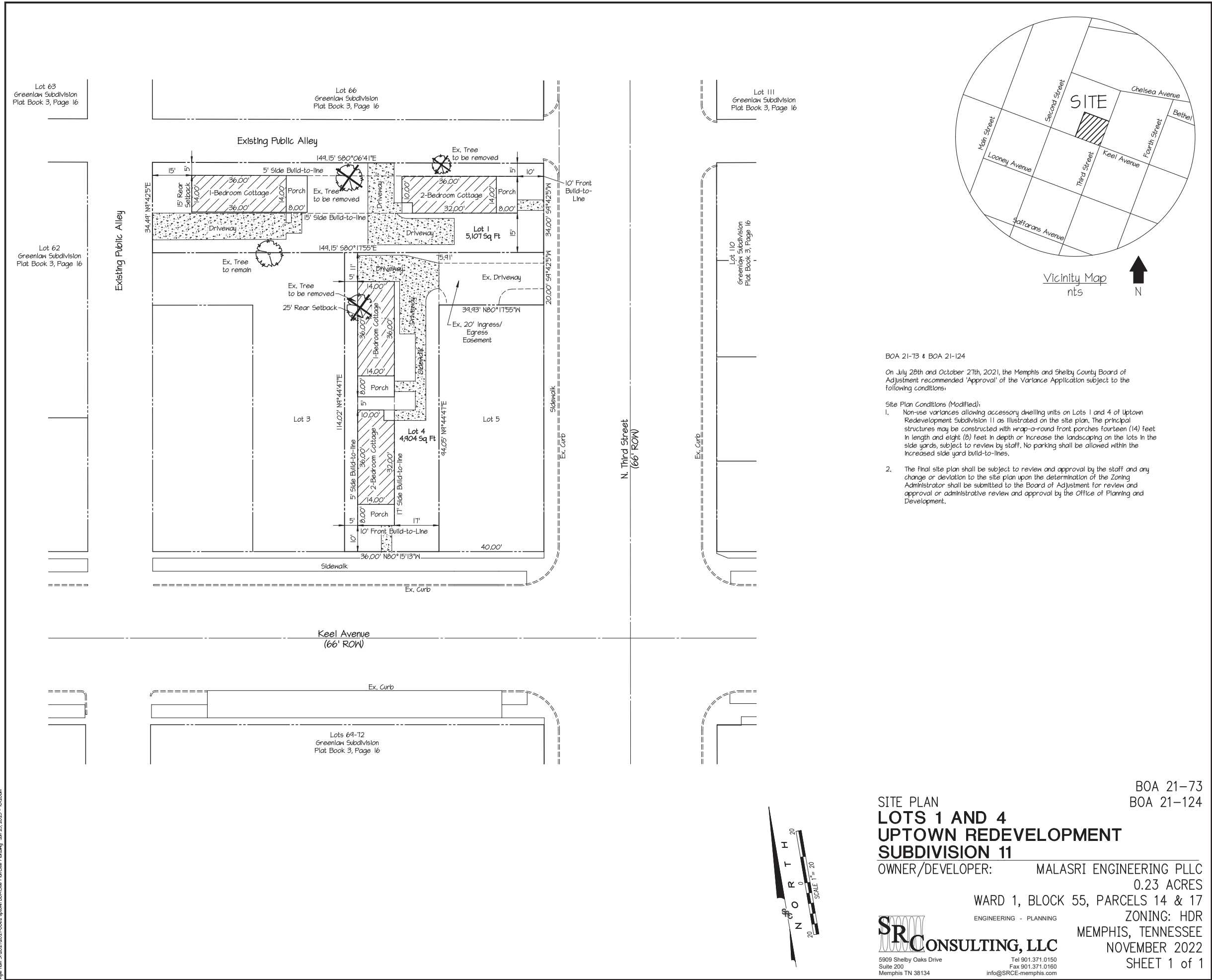
A complete application must be submitted to the Development Department no later than two weeks before a regularly scheduled meeting of the Design Review Board. Please contact Abe Lueders at (901)575-0565 or alueders@downtownmemphis.com with any questions and to submit an application.

Owner/Applicant Signature: 

Date: 10/16/23

*Applications for properties that are located within a Landmarks Historic District may require additional approval from the Landmarks Commission. Please contact the Shelby County Division of Planning & Development at (901) 576-6601 for more information.

File Item 5/2/2021/0221-0002 Uptown Redevelopment Planning Jan 23, 2025 - 10:20am



BOA 21-73 & BOA 21-124

On July 28th and October 27th, 2021, the Memphis and Shelby County Board of Adjustment recommended 'Approval' of the Variance Application subject to the following conditions:

Site Plan Conditions (Modified):

1. Non-use variances allowing accessory dwelling units on Lots 1 and 4 of Uptown Redevelopment Subdivision 11 as illustrated on the site plan. The principal structures may be constructed with wrap-a-round front porches fourteen (14) feet in length and eight (8) feet in depth or increase the landscaping on the lots in the side yards, subject to review by staff. No parking shall be allowed within the increased side yard build-to-lines.
2. The final site plan shall be subject to review and approval by the staff and any change or deviation to the site plan upon the determination of the Zoning Administrator shall be submitted to the Board of Adjustment for review and approval or administrative review and approval by the Office of Planning and Development.

SITE PLAN
LOTS 1 AND 4
UPTOWN REDEVELOPMENT
SUBDIVISION 11

OWNER/DEVELOPER:

MALASRI ENGINEERING PLLC

BOA 21-73
BOA 21-124

0.23 ACRES

WARD 1, BLOCK 55, PARCELS 14 & 17

ENGINEERING - PLANNING

ZONING: HDR

MEMPHIS, TENNESSEE

NOVEMBER 2022

SHEET 1 of 1

SRCONSULTING, LLC

5909 Shelby Oaks Drive
Suite 200
Memphis TN 38134

Tel 901.371.0150
Fax 901.371.0160
info@SRCE-memphis.com

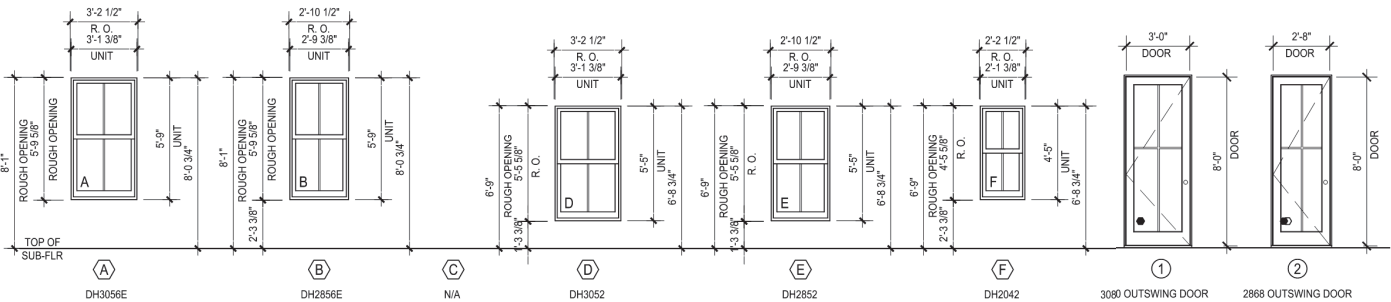
WINDOW SCHEDULE					
MK	SIZE	ROUGH OPENING	GLASS	DESCRIPTION	REMARKS
A	DH3056E	3'-2 1/2" x 5'-9 5/8"	INSULATED - LOW E W/ ARGON 2 OVER 2 LITE - VER.	PLY-GEM PRO 400 SERIES DOUBLE HUNG	TOP OF ROUGH OPENING TO BE 6'-1" ABOVE TOP OF SUB-FLOOR
B	DH2856E	2'-10 1/2" x 5'-9 5/8"	INSULATED - LOW E W/ ARGON 2 OVER 2 LITE - VER.	PLY-GEM PRO 400 SERIES DOUBLE HUNG	TOP OF ROUGH OPENING TO BE 6'-1" ABOVE TOP OF SUB-FLOOR
C	N/A				
D	DH3052	3'-2 1/2" x 5'-5 5/8"	INSULATED - LOW E W/ ARGON 2 OVER 2 LITE - VER.	PLY-GEM PRO 400 SERIES DOUBLE HUNG	EGRESS WINDOW - 2.57 SQ. FT. CLEAR WIDTH 2' 20", CLEAR HEIGHT 2' 24" TOP OF ROUGH OPENING TO BE 6'-9" ABOVE TOP OF SUB-FLOOR
E	DH2852	2'-10 1/2" x 5'-5 5/8"	INSULATED - LOW E W/ ARGON 2 OVER 2 LITE - VER.	PLY-GEM PRO 400 SERIES DOUBLE HUNG	TOP OF ROUGH OPENING TO BE 6'-9" ABOVE TOP OF SUB-FLOOR
F	DH2042	2'-2 1/2" x 4'-5 5/8"	INSULATED - LOW E W/ ARGON 2 OVER 2 LITE - VER.	PLY-GEM PRO 400 SERIES DOUBLE HUNG	TOP OF ROUGH OPENING TO BE 6'-9" ABOVE TOP OF SUB-FLOOR

* CONTRACTOR TO PROVIDE WOOD STRUCTURAL PANELS PER WINDOW PROTECTION PER SECTION R301.2.1.2 OF THE IRC
** REFER TO 3/A4.1-7 FOR WINDOW DETAILS

DOOR SCHEDULE							
MK	SIZE	TYPE/ USE	DOOR GLASS	DESCRIPTION	ELEVATION	HARDWARE	REMARKS
1	3'-0" x 8'-0"	ENTRY	LOW-E INSULATED	FIBERGLASS FULL LITE DOOR W/ GRID PATTERN - VER.	REFER TO 3/A2.1	REFER TO PERFORMANCE SPECIFICATIONS	
2	2'-8" x 8'-0"	ENTRY	LOW-E INSULATED	FIBERGLASS FULL LITE DOOR W/ GRID PATTERN - VER.	REFER TO 3/A2.1		
3	2'-8" x 6'-8"	BATH	N/A	1 3/8" COMPOSITE DOOR X			
4	(2) 1'-4" x 6'-8"	CLS./PASSAGE	N/A	1 3/8" COMPOSITE DOOR DOUBLE DOOR UNIT			
5	2'-6" x 6'-8"	BEDROOM	N/A	1 3/8" COMPOSITE DOOR X			
6	(2) 2'-4" x 6'-8"	CLS./PASSAGE	N/A	1 3/8" COMPOSITE DOOR DOUBLE DOOR UNIT			
7	2'-4" x 6'-8"	BATH	N/A	1 3/8" COMPOSITE DOOR X			
8	2'-4" x 6'-8"	BATH	N/A	1 3/8" COMPOSITE DOOR X			
9	(2) 2'-4" x 6'-8"	CLS./PASSAGE	N/A	1 3/8" COMPOSITE DOOR DOUBLE DOOR UNIT			
10	2'-6" x 6'-8"	BEDROOM	N/A	1 3/8" COMPOSITE DOOR X			
11	2'-4" x 6'-8"	CLS./PASSAGE	N/A	1 3/8" COMPOSITE DOOR X			

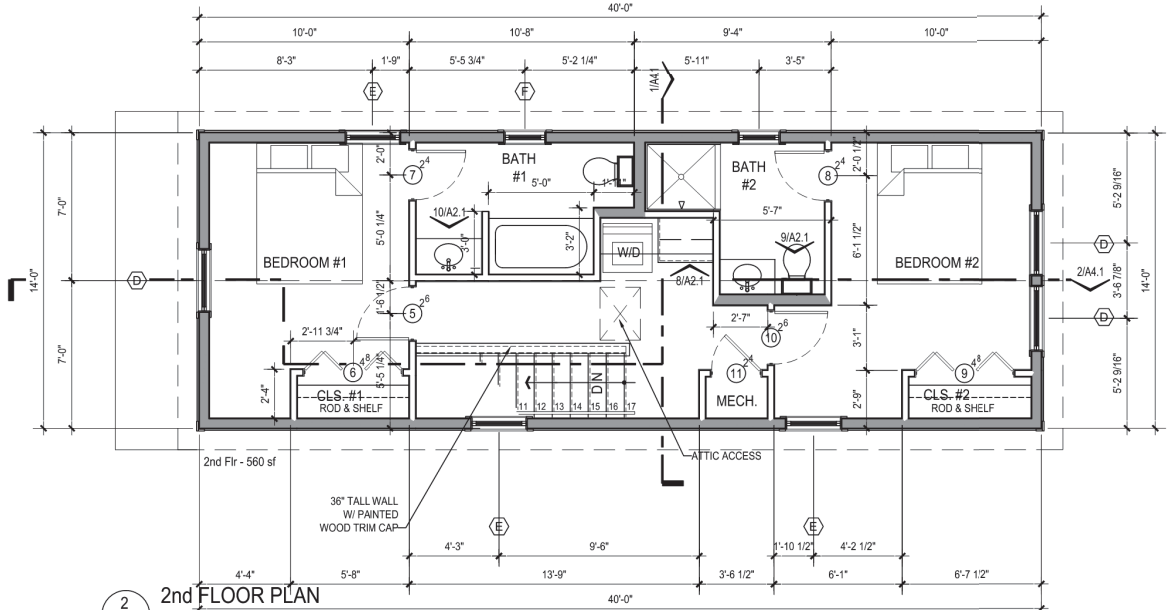
** REFER TO 4/A4.1-7 FOR DOOR DETAILS

** PLY-GEM PRO 400 SERIES WINDOWS ARE AN ACCEPTABLE ALTERNATIVE.
COORDINATE ROUGH OPENINGS WITHIN CURRENT WINDOW LOCATIONS AND SIZES
VERIFY/COORDINATE DETAILS



3 EXTERIOR DOOR & WINDOW ELEVATIONS

1/4" = 1'



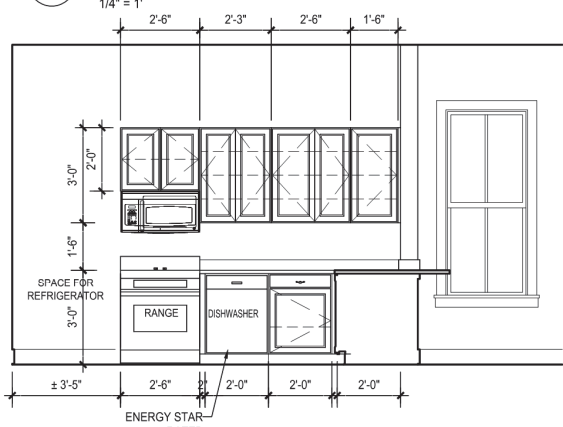
2 2nd FLOOR PLAN

A2.1

1/4" = 1'

4 DOOR & WINDOW SCHEDULES

A2.1



5 KITCHEN

A2.1

3/8" = 1'

6 KITCHEN

A2.1

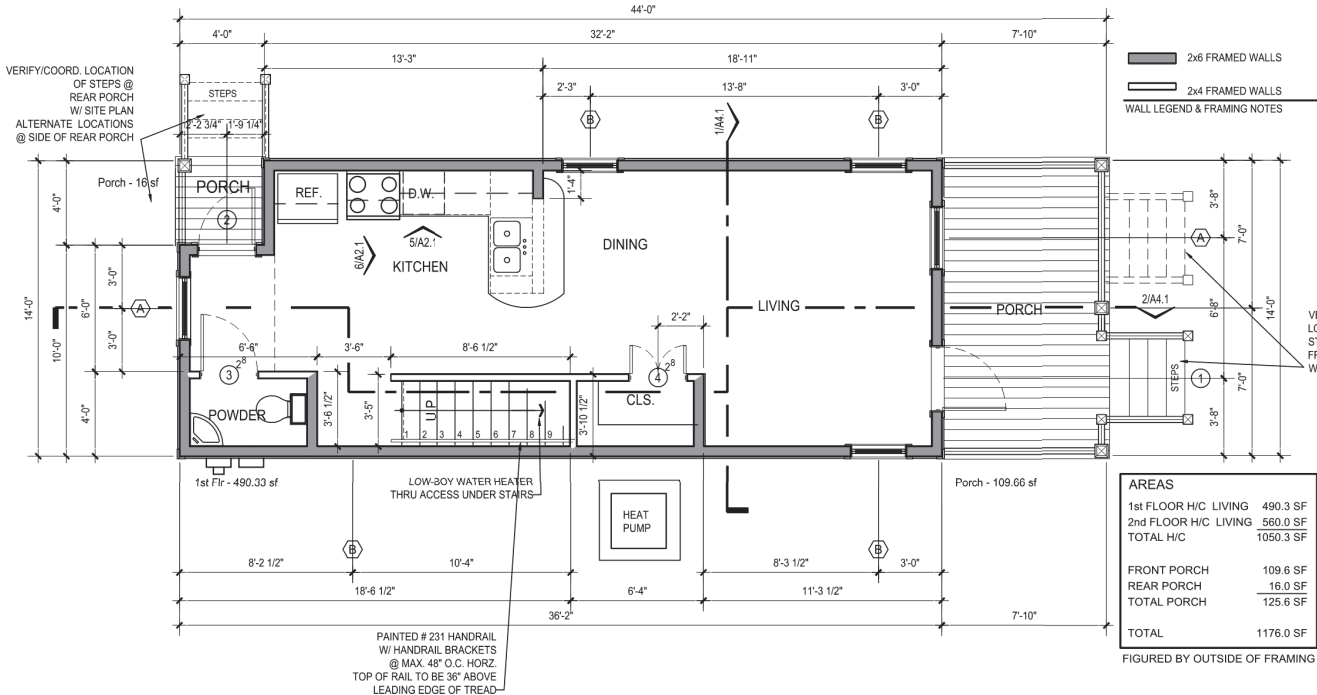
3/8" = 1'

7 GABLE LOUVERS

A2.1

3/4" = 1'

VERIFY/COORD. LOCATION
OF STEPS @
REAR PORCH
W/ SITE PLAN
ALTERNATE LOCATIONS
@ SIDE OF REAR PORCH



AREAS	
1st FLOOR H/C LIVING	490.3 SF
2nd FLOOR H/C LIVING	560.0 SF
TOTAL H/C	1050.3 SF
FRONT PORCH	109.6 SF
REAR PORCH	16.0 SF
TOTAL PORCH	125.6 SF
TOTAL	1176.0 SF

FIGURED BY OUTSIDE OF FRAMING

1 1st FLOOR PLAN

A2.1

1/4" = 1'

8 LAUNDRY

A2.1

3/8" = 1'

9 BATH # 2

A2.1

3/8" = 1'

10 BATH # 1

A2.1

3/8" = 1'

Liberty

HOUSE PLANS

The Artifex Collection

LIMITED LICENSE

Customer may use this plan to construct **two** buildings as depicted by this plan. This limited license is non-transferable and non-exclusive. Customer may modify this plan as desired. By modifying the plan, you release Liberty House Plans, LLC (the "Company") and Artifex DBD ("Designer") of all liability associated with the modified plan.

Customer and/or Customer's builder is responsible for complying with all local, state and national building codes, regulations, site conditions, and structural design. Customer should consult with the local building office and a licensed engineer or designer should review your plan before filing a building permit application and construction commences.

The selection of materials to complete the build is the responsibility of the Customer and/or Customer's builder, and over which Company and/or Designer have no control or responsibility. Company and/or Designer shall not be held liable for any errors, omissions, or deficiencies in any form by any party whatsoever.

Customer may provide copies of the plan to third parties as necessary to construct the building.

Customer acknowledges that all right, title and interest into any copyrights and/or derivatives, which include modifications, to this plan remain with Designer. Customer's payment of a fee for the use of this plan does not transfer any right, title, or interest in and to the plan by Company and/or Designer.

Unauthorized use or copying of the plan, or the design the plan depicts, outside of the scope of the Standard Non-Exclusive Customer Limited License Agreement is a violation of the copyright act and subject to penalties.

CONTACT INFORMATION

Liberty House Plans LLC
195 Plymouth Street, FLR 5, Suite 17
Brooklyn NY 11201
info@libertyhouseplans.com

PLAN #AFX-003

Tupelo Cottage

LICENSEE

Malasri Engineering, PLLC
65 Union Ave Ste 800
Memphis, TN 38103
jtu@malasriengineering.com
(901) 602-2884

LHP REFERENCE # O-1004

PROJECT LOCATION

CITY, COUNTY, AND STATE

Memphis
(Shelby County) TN

PARCEL NUMBER(S)

Parcel #001055 00014 (Third St)
Parcel #001055 00017 (164 Keel Ave)

FLOOR PLANS
AND DOOR &
WINDOW
SCHEDULES

SHEET NUMBER

1050-A-6

A2.1

LIMITED LICENSE

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CONTACT INFORMATION

Liberty House Plans LLC
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Brooklyn NY 11201
info@libertyhouseplans.com

PLAN #AFX-003
Tupelo Cottage

LICENSEE

Malasri Engineering, PLLC
65 Union Ave Ste 800
Memphis, TN 38103
jtm@malasriengineering.com
(901) 602-2884

LHP REFERENCE # O-1004

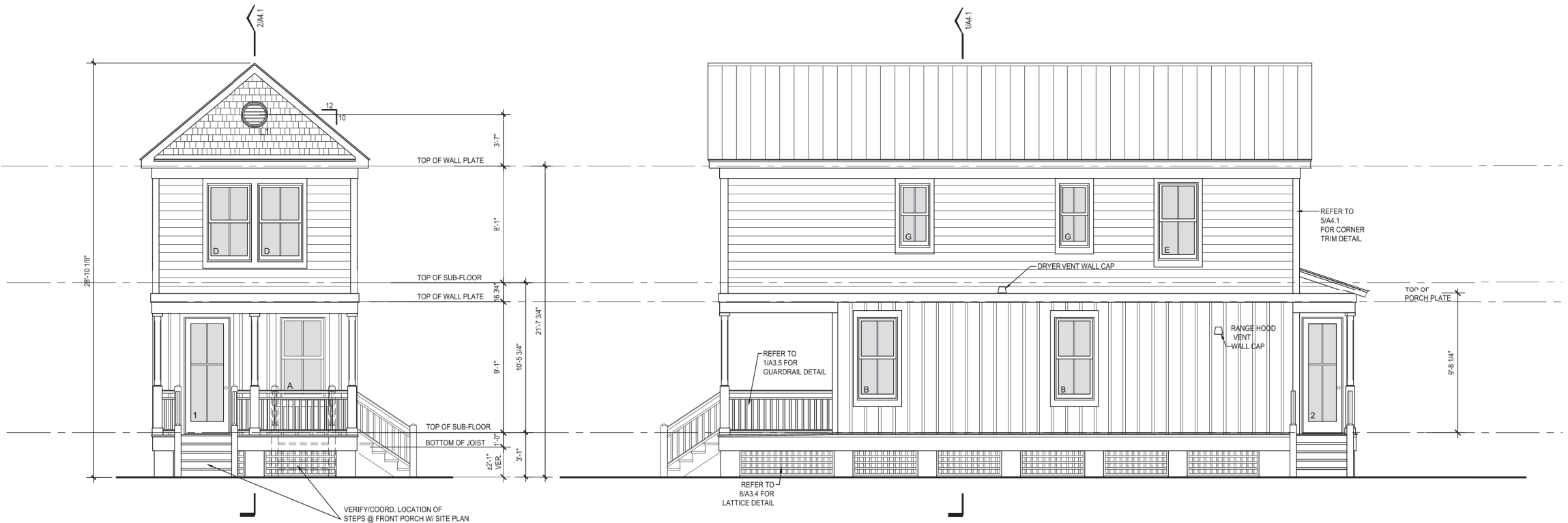
PROJECT LOCATION

CITY, COUNTY, AND STATE

**Memphis
(Shelby County) TN**

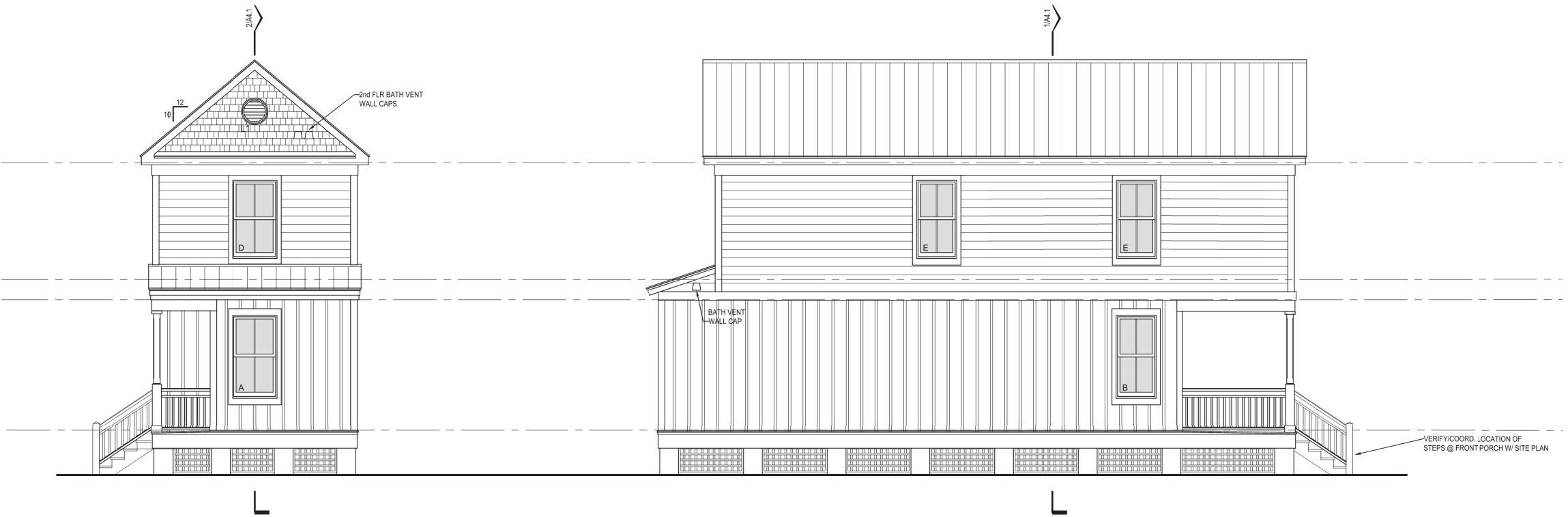
PARCEL NUMBER(S)

**Parcel #001055 00014 (Third St)
Parcel #001055 00017 (164 Keel Ave)**



1
A3.1
FRONT ELEVATION
1/4" = 1'

2
A3.1
RIGHT SIDE ELEVATION
1/4" = 1'



3
A3.1
REAR ELEVATION - FACING ALLEY
1/4" = 1'

4
A3.1
LEFT SIDE ELEVATION
1/4" = 1'

EXTERIOR
ELEVATIONS

SHEET NUMBER

1050-A-6

A3.1

CONTACT INFORMATION

Liberty House Plans LLC
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Brooklyn NY 11201
info@libertyhouseplans.com

PLAN #AFX-005-R Flora Cottage

LICENSEE

Malasri Engineering, PLLC
65 Union Ave Ste 800
Memphis, TN 38103
j@malasriengineering.com
(901) 602-2884

LHP REFERENCE # O-1004

PROJECT LOCATION

CITY, COUNTY, AND STATE

Memphis
(Shelby County) TN

PARCEL NUMBER(S)

Parcel #001055 00014 (Third St)
Parcel #001055 00017 (164 Keel Ave)

SHEET TITLE

FLOOR PLANS AND DOOR & WINDOW SCHEDULES

SHEET NUMBER

504-Bmir-b1

A2.1

WINDOW SCHEDULE					
MK	SIZE	ROUGH OPENING	GLASS	DESCRIPTION	REMARKS
(A)	DH3056E	3'-2 1/2" x 5'-9 5/8"	INSULATED - LOW E W/ ARGON 2 OVER 2 LITE - VER.	PLY-GEM PRO 400 SERIES DOUBLE HUNG	EGRESS WINDOW - 2 5.7 SQ. FT. CLEAR WIDTH ≥ 20", CLEAR HEIGHT ≥ 24" TOP OF ROUGH OPENING TO BE 8'-1" ABOVE TOP OF SUB-FLOOR
(B)	DH2856E	2'-10 1/2" x 5'-9 5/8"	INSULATED - LOW E W/ ARGON 2 OVER 2 LITE - VER.	PLY-GEM PRO 400 SERIES DOUBLE HUNG	TOP OF ROUGH OPENING TO BE 8'-1" ABOVE TOP OF SUB-FLOOR
(B2)	DH2856E	2'-10 1/2" x 5'-9 5/8"	INSULATED - LOW E W/ ARGON 2 OVER 2 LITE - VER. - TEMPERED GLASS	PLY-GEM PRO 400 SERIES DOUBLE HUNG	TOP OF ROUGH OPENING TO BE 8'-1" ABOVE TOP OF SUB-FLOOR
(C)	DH2442	2'-6 1/2" x 4'-5 5/8"	INSULATED - LOW E W/ ARGON 2 OVER 2 LITE - VER.	PLY-GEM PRO 400 SERIES DOUBLE HUNG	TOP OF ROUGH OPENING TO BE 8'-1" ABOVE TOP OF SUB-FLOOR
(D)	WDAW3024	3'-1" x 2'-5 3/16"	INSULATED - LOW E W/ ARGON 2 LITE - VER.	PLY-GEM PRO 400 SERIES AWNING	TOP OF ROUGH OPENING TO BE 8'-1" ABOVE TOP OF SUB-FLOOR

* CONTRACTOR TO PROVIDE WOOD STRUCTURAL PANELS PER WINDOW PROTECTION PER SECTION R301.2.1.2 OF THE IRC
** REFER TO 3/A4.1-7 FOR WINDOW DETAILS

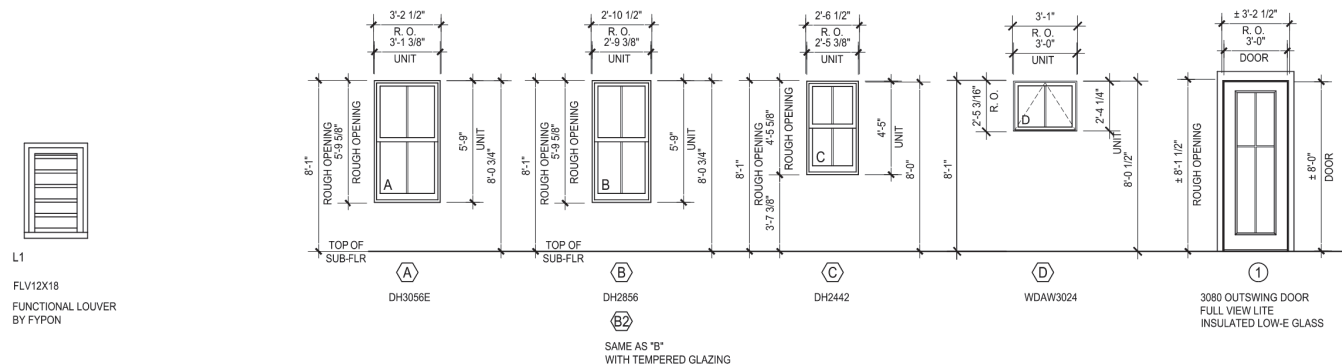
DOOR SCHEDULE						
MK	SIZE	TYPE/ USE	DOOR GLASS	DESCRIPTION	ELEVATION	REMARKS
(1)	3'-0" x 8'-0"	ENTRY	LOW-E INSULATED	FIBERGLASS FULL LITE DOOR W/ GRID PATTERN - VER.	REFER TO 3/A2.1	REFER TO PERFORMANCE SPECIFICATIONS
(2)	2'-8" x 6'-8"	BEDROOM	N/A	1 3/8" COMPOSITE DOOR X		
(3)	(2) 1'-4" x 6'-8"	BATH	N/A	1 3/8" COMPOSITE DOOR X		

** REFER TO 4/A4.1-7 FOR DOOR DETAILS

** PLY-GEM PRO 400 SERIES WINDOWS ARE AN ACCEPTABLE ALTERNATIVE.
COORDINATE ROUGH OPENINGS WITHIN CURRENT WINDOW LOCATIONS AND SIZES
VERIFY/COORDINATE DETAILS

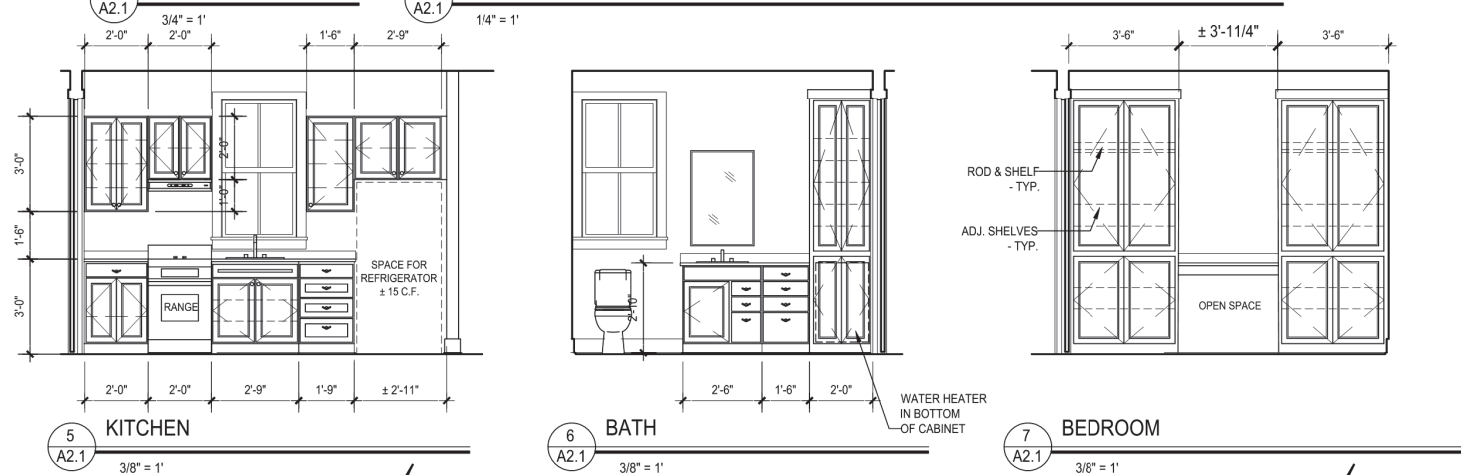
4 DOOR & WINDOW SCHEDULES

1/4" = 1'



2 GABLE LOUVERS

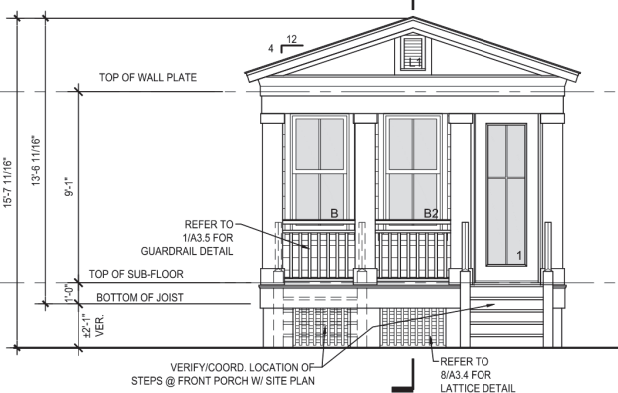
3 EXTERIOR DOOR & WINDOW ELEVATIONS



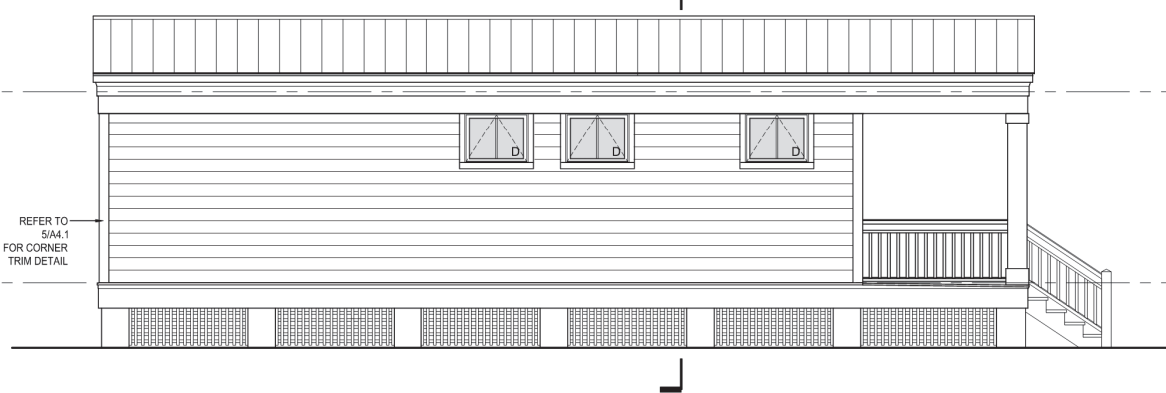
5 KITCHEN

6 BATH

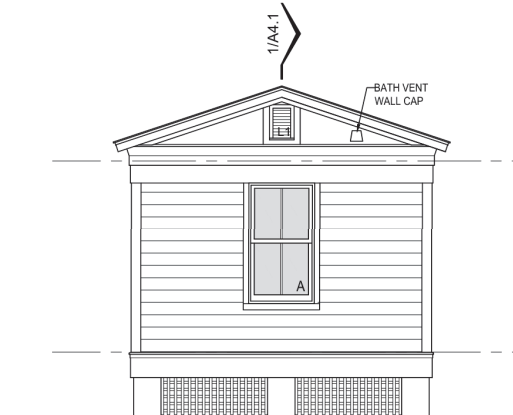
7 BEDROOM



8 FRONT ELEVATION



9 RIGHT SIDE ELEVATION



10 REAR ELEVATION - FACING ALLEY



11 LEFT SIDE ELEVATION

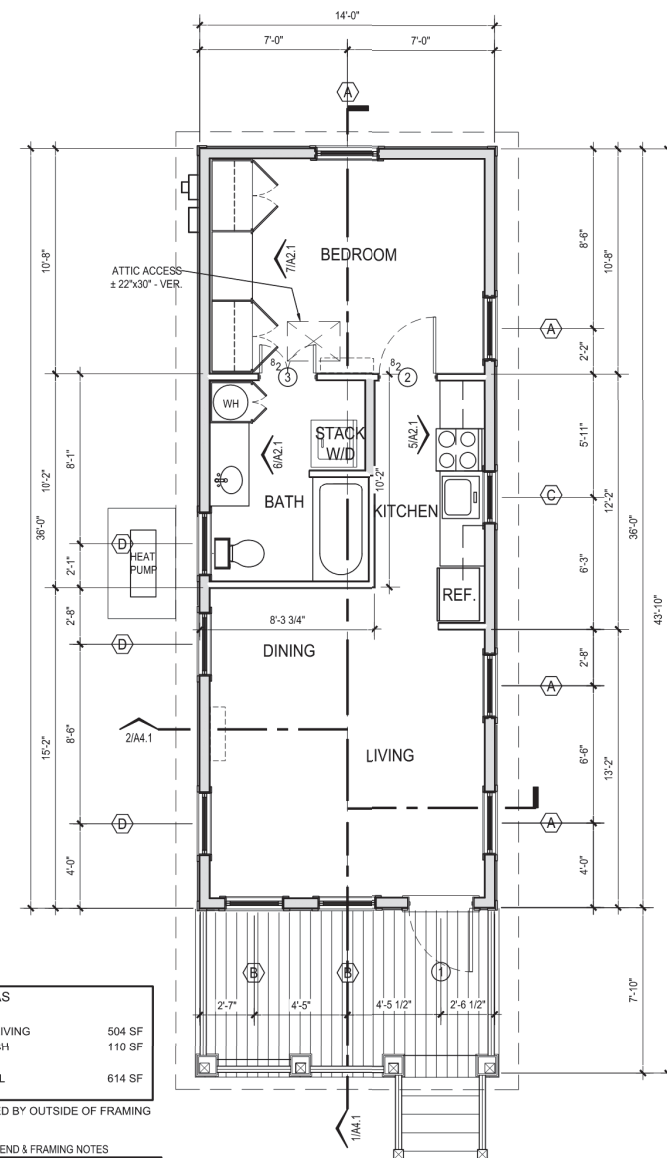
AREAS	
H/C LIVING	504 SF
PORCH	110 SF
TOTAL	614 SF

FIGURED BY OUTSIDE OF FRAMING

WALL LEGEND & FRAMING NOTES	
2x4 FRAMED WALLS	
2x6 FRAMED WALLS	

1 1st FLOOR PLAN

1/4" = 1'



REFER TO FOUNDATION PLAN FOR HOLDDOWN LOCATIONS & NOTES
ALL OTHER ANCHORS ARE LISTED IN WALL SECTIONS

Planned Field Modifications and Materials

The following are the proposed materials or planned field modifications to the construction plans:

- Section A: White Vinyl Windows
- Section B: Cottage Exterior: veneer cement board siding with 7 in. reveal
- Section B: Horizontal Paneling: first and second floor with horizontal band divider
- Section B: Extension of Second Story
- Section C: Raised Concrete Slab
- Section D: Asphalt Shingles
- Section E: Paint Colors

Section A: Windows

The proposed windows are white vinyl, similar to Cottages at Looney Ave.



Figure 1: Cottages at 183 & 187 Looney Ave.

Section B: Cottage Exterior

The proposed cottage exterior (Figure 2) is veneer cement board siding with 7 in. reveal which will be horizontal paneling on the first and second floor with horizontal band dividing the floors. The second story is to be extended in the rear (Figure 3), similar to Malone Park.



Figure 2: Cottages at Malone Park



Figure 3: Cottages at Malone Park

Section C: Raised Concrete Slab

The proposed cottages will utilize a raised concrete slab instead of a pier foundation which will eliminate the lattice.



Figure 4: Concrete Slab at 166 Keel (Adjacent Property)

Section D: Asphalt Shingles

Roofing will be 3-Tab Shingles made of Asphalt Material

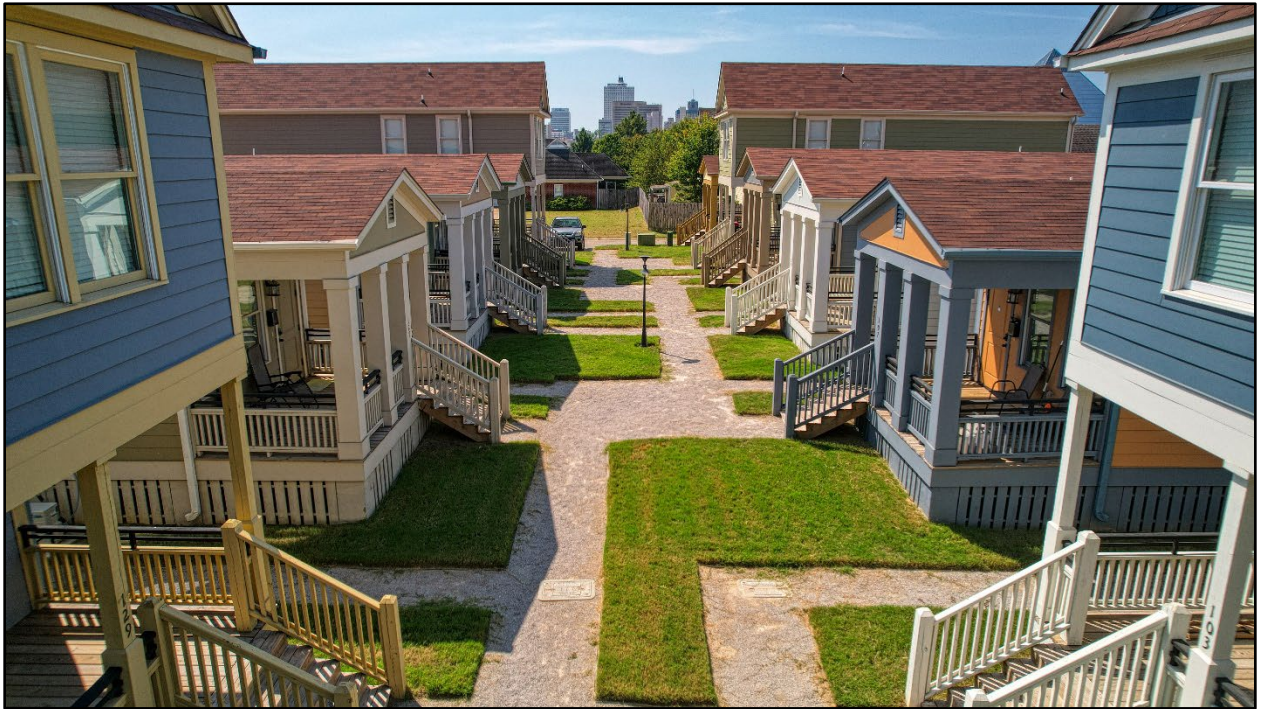
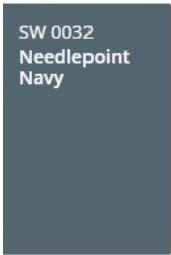


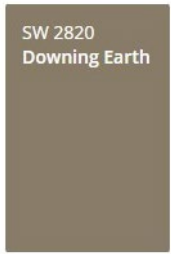
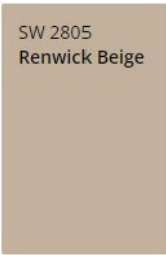

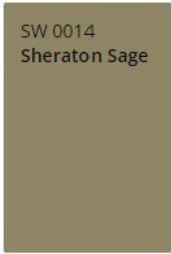
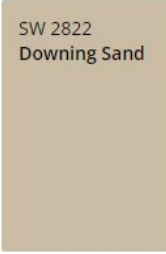




Figure 5: Cottage at Malone Park Commons

Section E: Paint Colors

The cottage color palette will be similar to the existing homes in the Uptown neighborhood, ensuring a seamless blend. Each cottage will be a unique color, creating the illusion that they were individually constructed at separate times.

The proposed cottage colors are below.

	Exterior Walls	Exterior Trim, Columns & Handrails & Stair Risers	Example
162 Keel Ave. (2Br)	SW 0032 Needlepoint Navy 	SW 0050 Classic Light Buff 	
164 Keel Ave. (1Br)	SW 2820 Downing Earth 	SW 2805 Renwick Beige 	
701 Third St. (2Br)	SW 0014 Sheraton Sage 	SW 2822 Downing Sand 	
703 Third St. (1Br)	SW 6157 Favorite Tan 	SW 9131 Cornwall Slate 