



**DOWNTOWN
MEMPHIS
COMMISSION**

DESIGN REVIEW BOARD APPLICATION

Administered by:
Design Review Board

Property Address*: 767 Kentucky St., Memphis, TN 38106

Applicant Name & Mailing Address: 767 Kentucky LLC

Applicant Phone Number: 901-550-7544 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: Daniel Szymanski; 5430 Normandy Ave
Memphis, TN 38120

Property Owner's Phone Number: 901-550-7544

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

Sign ☐

Renovation ☐

New Building ☒

Other Exterior Alteration ☐

Project Description:

Proposed development to introduce 26 new market-rate residential units consisting of 6 fourplexes and 1 duplex

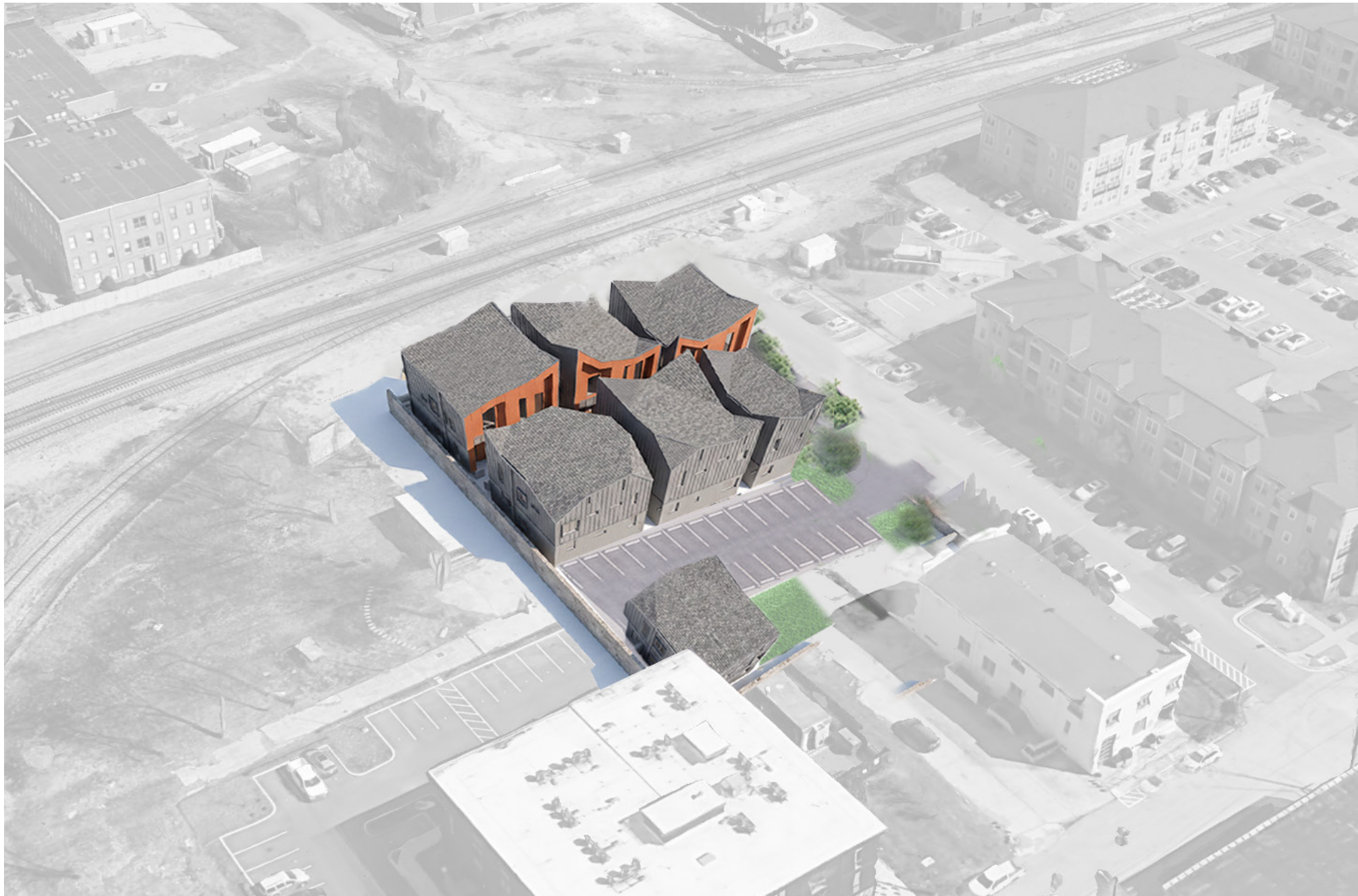
Status of Project: development stage seeking approvals before proceeding to permit application

A complete application must be submitted to the Development Department no later than three weeks before a regularly scheduled meeting of the Design Review Board. Please submit the application with any necessary attachments to designreview@downtownmemphis.com. Questions can also be e-mailed to designreview@downtownmemphis.com, or you can reach Planning & Development staff at (901) 575 - 0540.

Owner/Applicant Signature: [Signature]

Date: 8-24-26

*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.



KENTUCKY STREET

767 KENTUCKY ST. MEMPHIS, TN 38106
SHELBY COUNTY, TENNESSEE
PILOT PRESENTATION

AUGUST 19 2026

TABLE OF CONTENTS

1	SITE AND CONTEXT
2	EXISTING CONDITIONS
3	SITE SURROUNDINGS
4	PARTI CONCEPT
5	SITE PLAN
6-7	FLOOR PLANS
8-11	ELEVATIONS
12	SITE SECTION
13	RENDERING
14-16	SPECS

Urban**ARCH**



1 SITE & CONTEXT



Urban**ARCH**

PROJECT DESCRIPTION

This proposed development is set on a vacant lot on the southern edge of Downtown, just north of W. E.H. Crump Blvd. To the east of the site is multifamily residential, single family/multifamily and mixed use is located South and West of the site, and multifamily/commercial/restaurant to the North.

The approximate three-quarter acre parcel will consist of seven town homes consisting of six - 4 market-rate residential units and one - 2 market-rate unit. The property incorporates vehicular access to the property immediately west, with main access to the property from Kentucky St. The development will assist in connecting these properties to the rest of southern downtown, and hopefully spur continued development to the area.



2 EXISTING CONDITIONS

BIRDSEYE VIEW



SITE



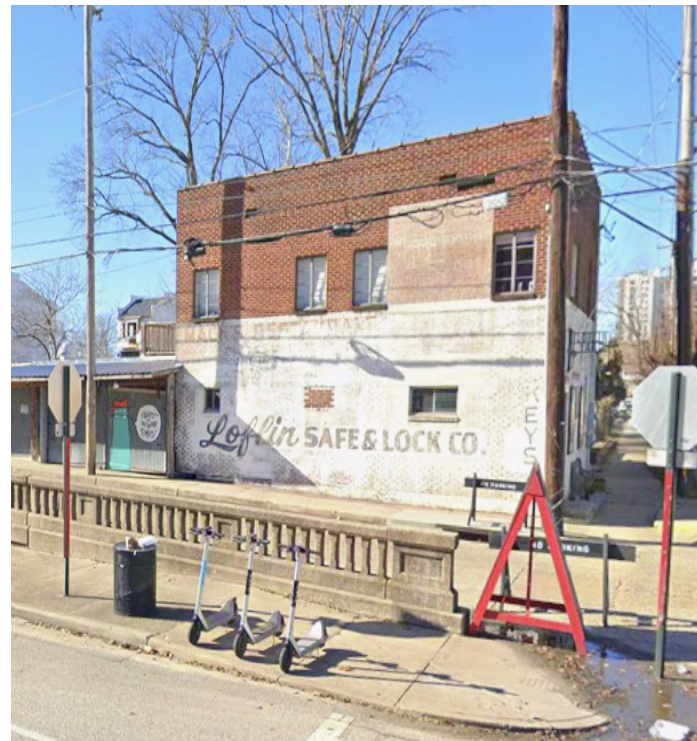
NATIONAL ROSE APARTMENTS



CRESCENT BLUFF APARTMENTS



DOSE PILATES & YOGA

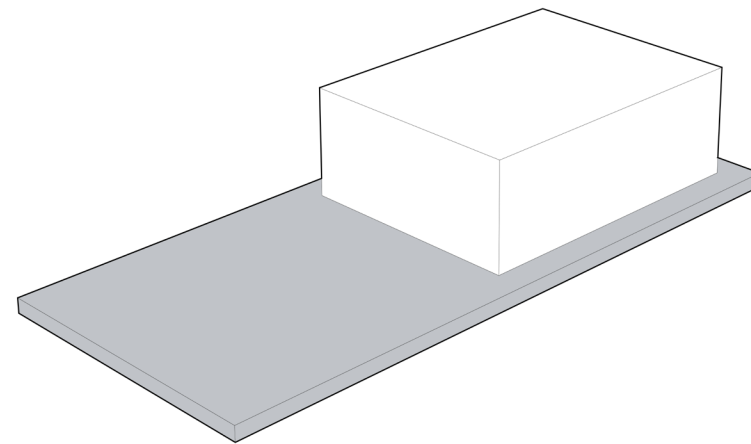


LOFLIN YARD

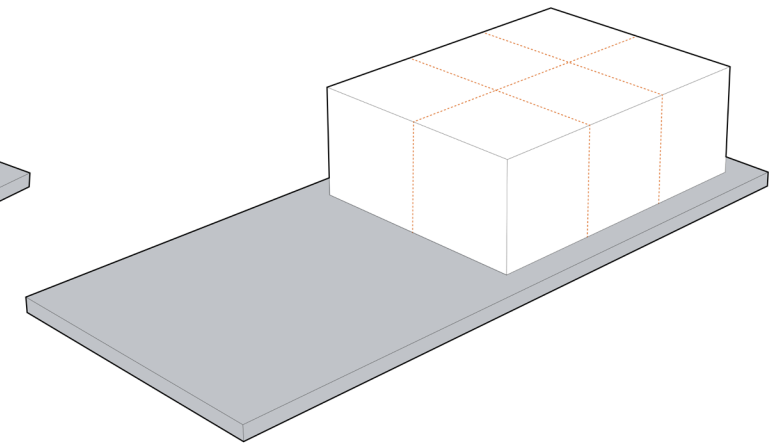


CAROLINA LOFTS

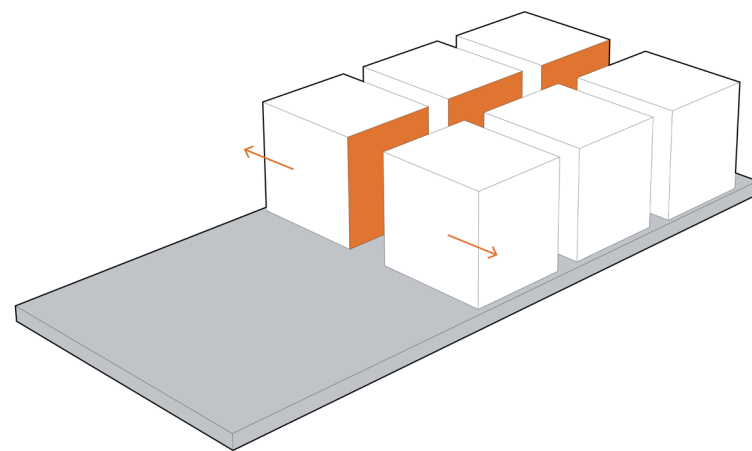
3 SITE SURROUNDINGS



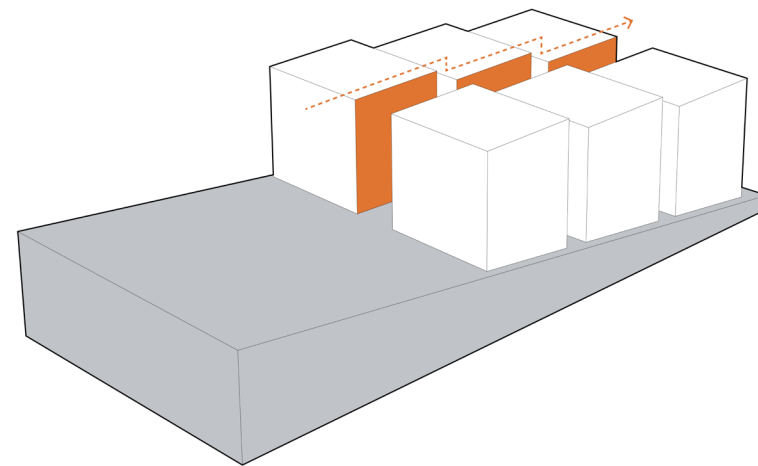
1. BASE



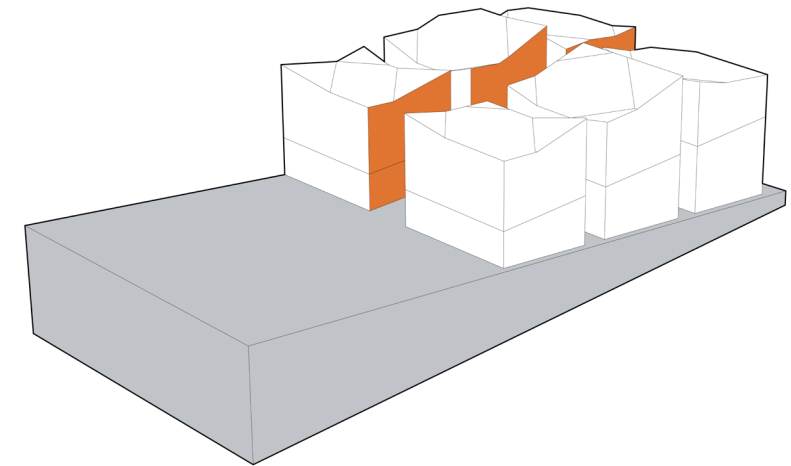
2. DIVISION



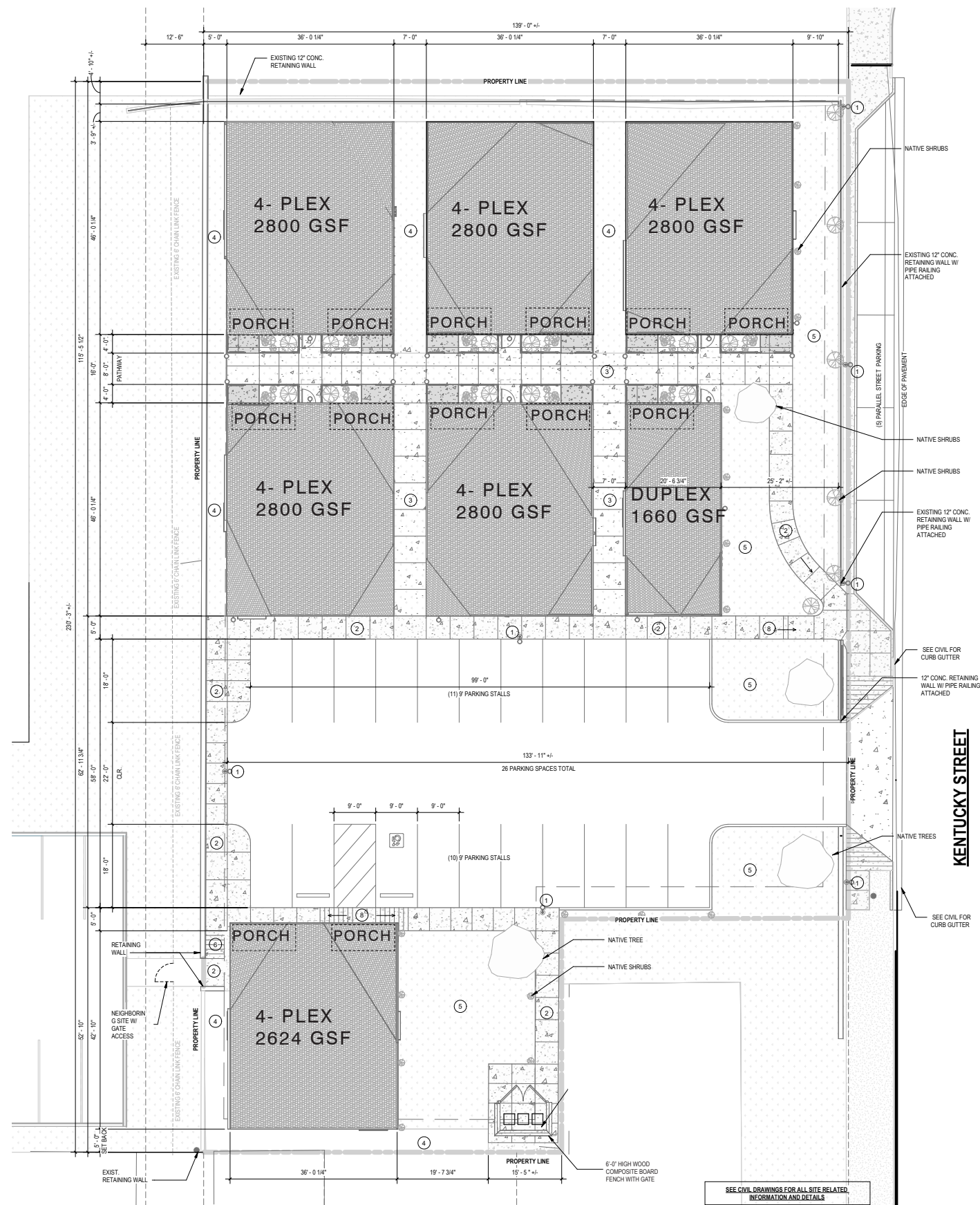
3. CIRCULATION



4. GRADING



5. FINAL FORM



SQUARE FOOTAGE CALCULATIONS

4-PLEX NORTH SIDE OF SITE:

1ST FLOOR

UNIT A = 610 USF / 675 GSF

UNIT B = 610 USF / 675 GSF

2ND FLOOR

UNIT A = 595 USF / 662 GSF

UNIT B = 595 USF / 662 GSF

4-PLEX SOUTH SIDE OF SITE:

1ST FLOOR

UNIT A - TYPE A = 626 USF / 693 GSF

UNIT B = 626 USF / 661 GSF

2ND FLOOR

UNIT A = 607 USF / 677 GSF

UNIT B = 607 USF / 677 GSF

DUPLEX NORTH SIDE OF SITE:

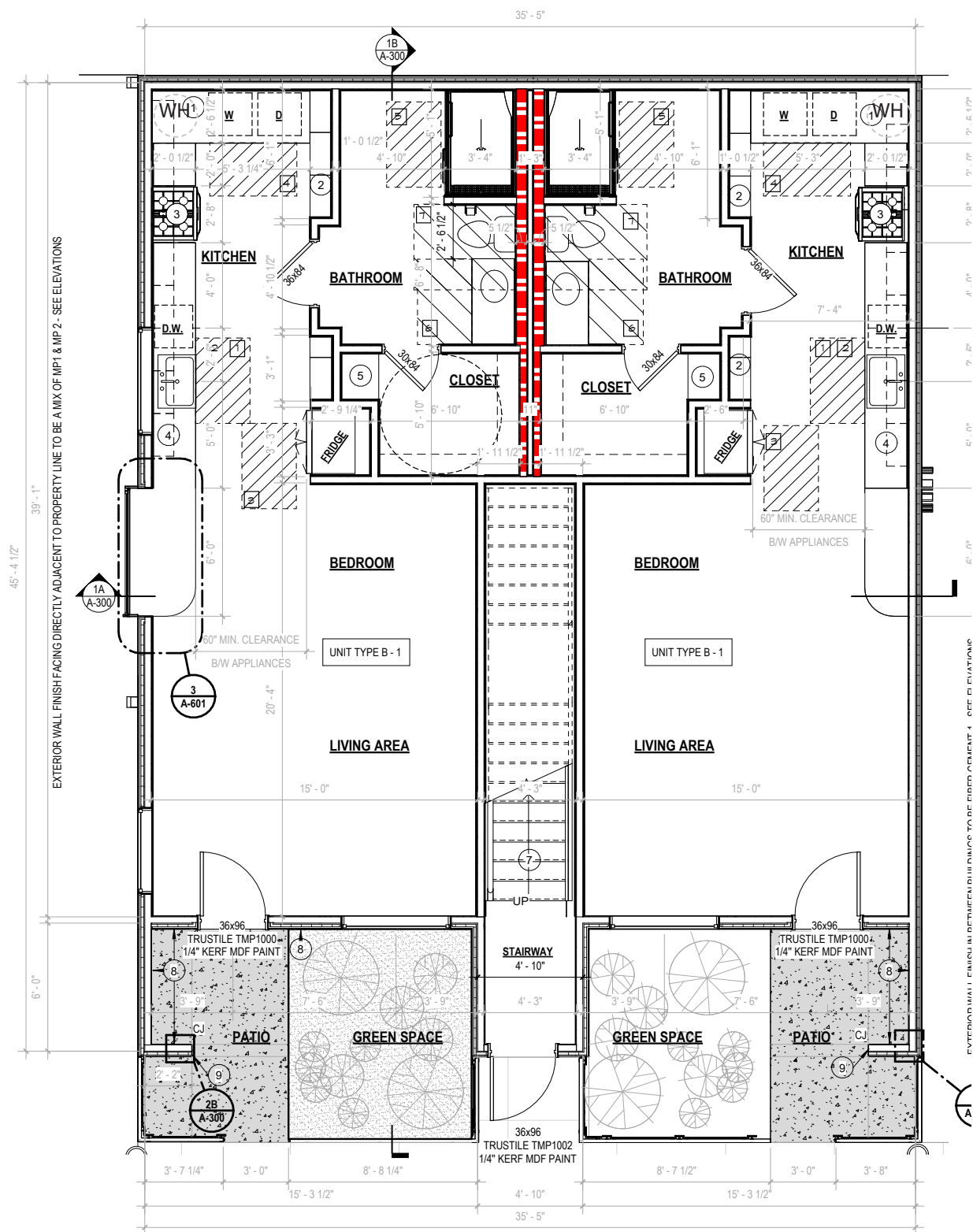
1ST FLOOR

UNIT A = 644 USF / 685 GSF

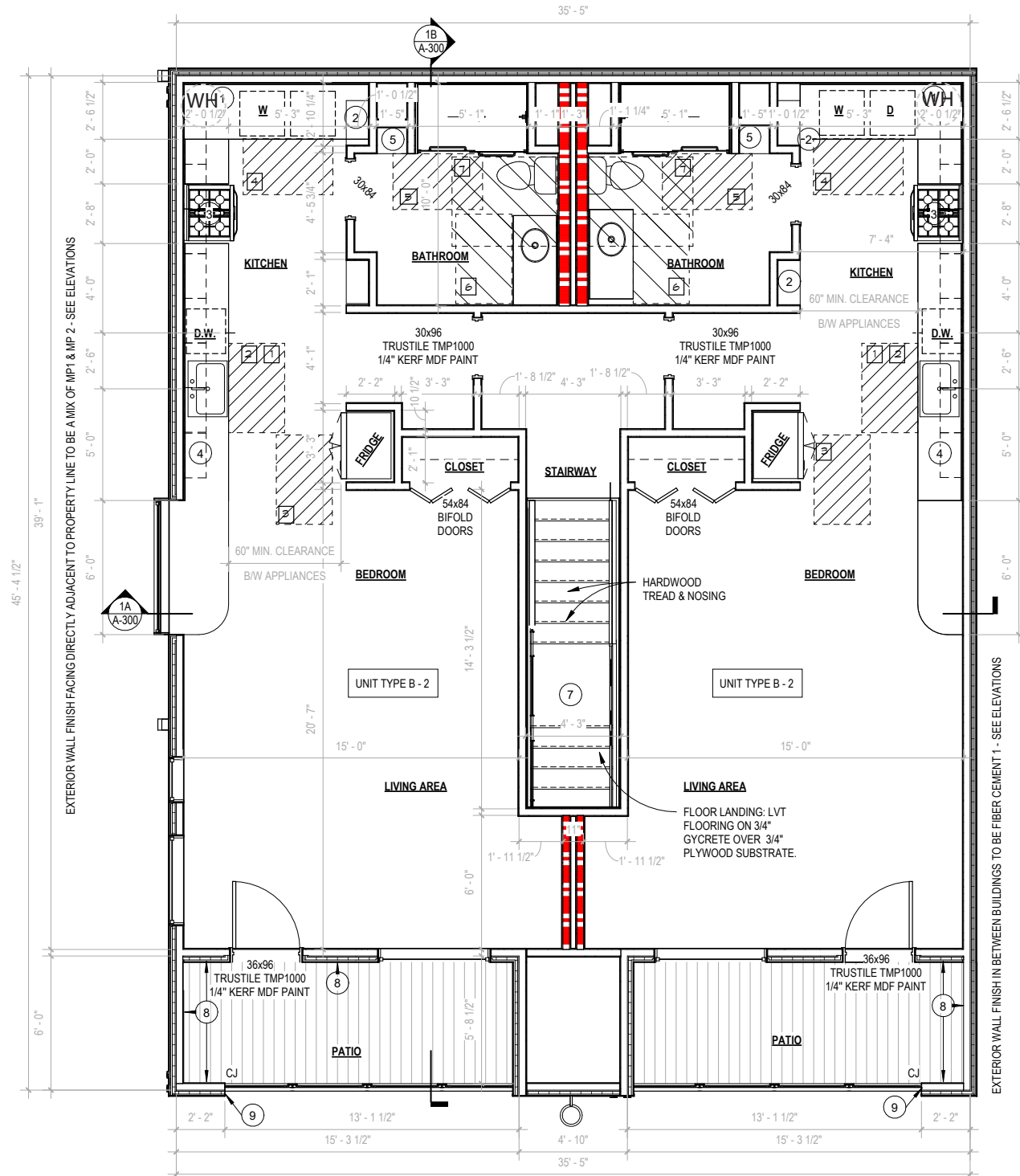
2ND FLOOR

UNIT A = 619 USF / 685 GSF

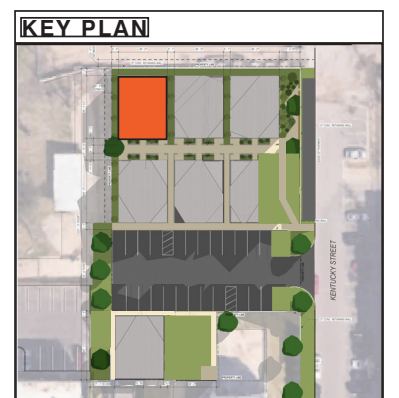




4-PLEX - TYPE B UNIT
FIRST FLOOR PLAN



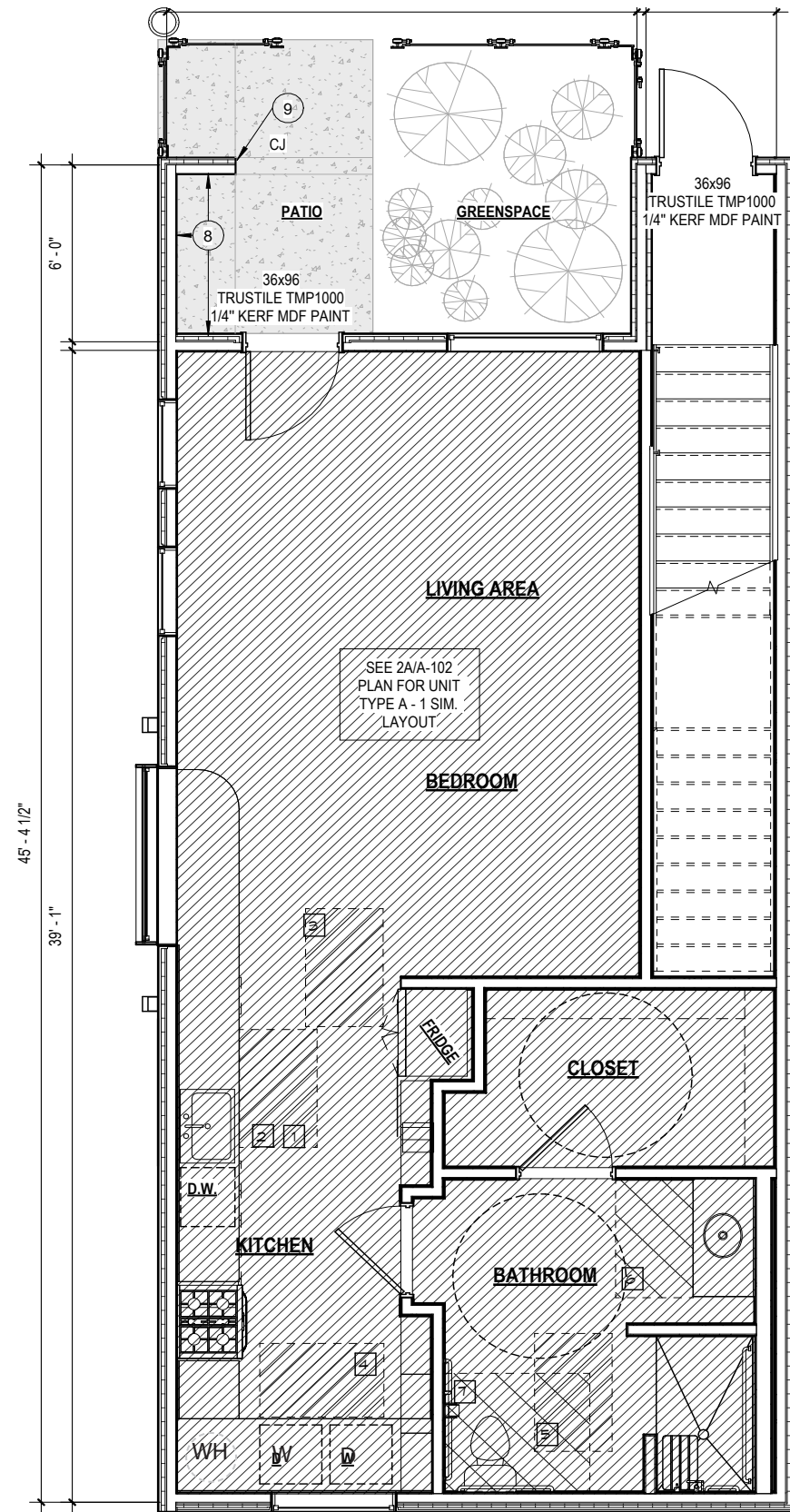
4-PLEX - NORTH COURTYARD
SECOND FLOOR PLAN



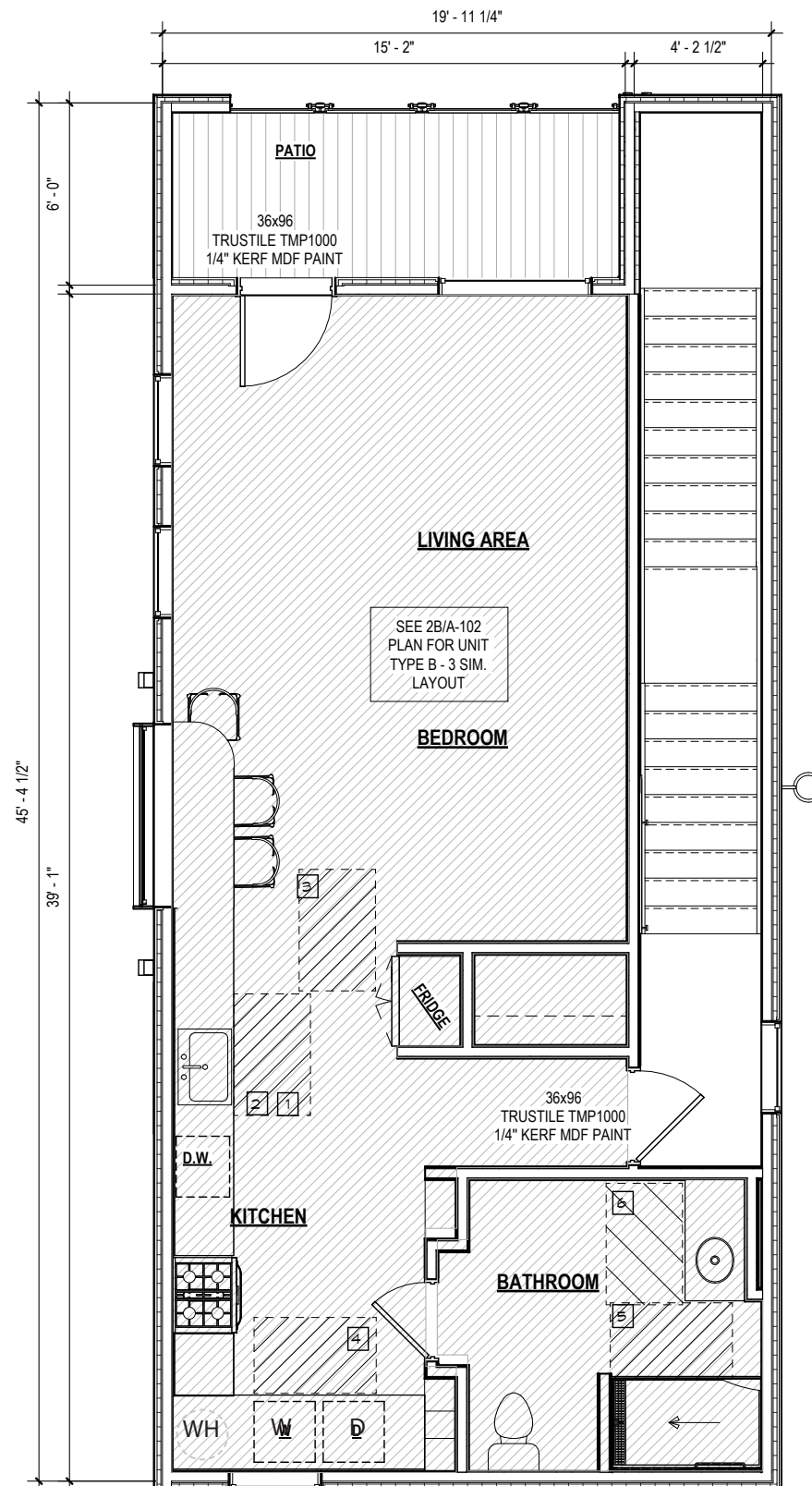
6 FLOOR PLANS



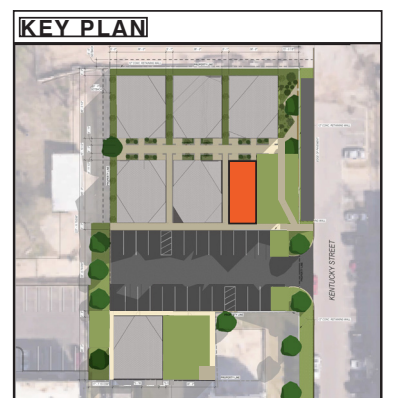
UrbanARCH



DUPLEX
FIRST FLOOR PLAN



DUPLEX
SECOND FLOOR PLAN



7 FLOOR PLANS



N.T.S.

UrbanARCH



NORTH COURTYARD ELEVATION

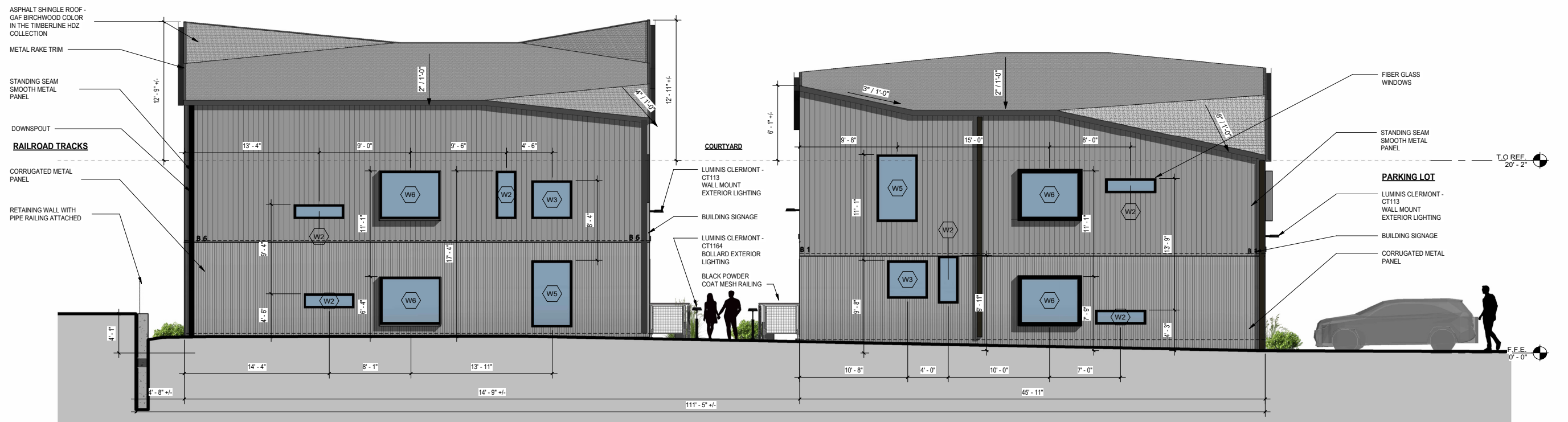


SOUTH COURTYARD ELEVATION

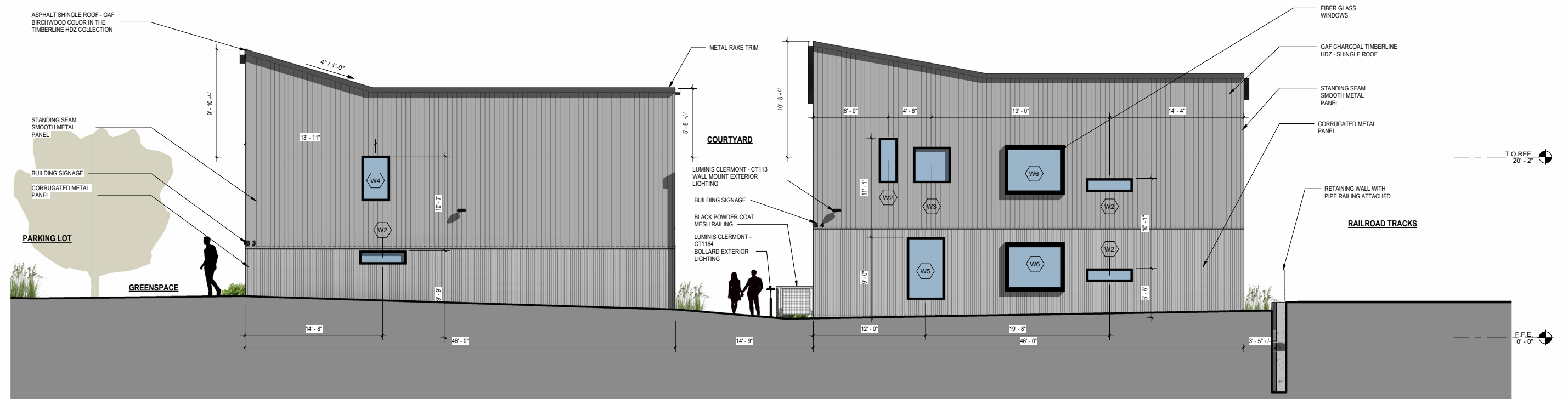
8 COURTYARD ELEVATIONS

N.T.S.

UrbanARCH



WEST ELEVATION



EAST ELEVATION

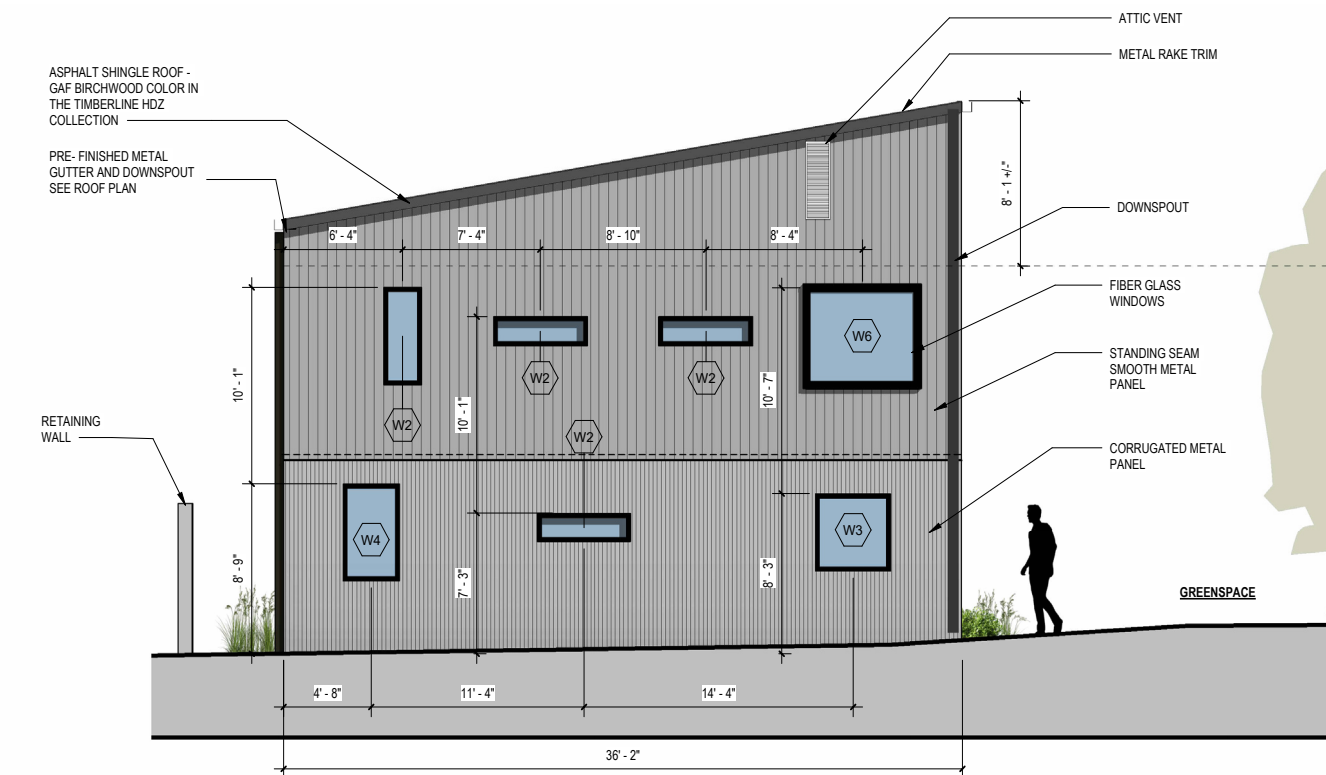
10 ELEVATIONS

N.T.S.

UrbanARCH

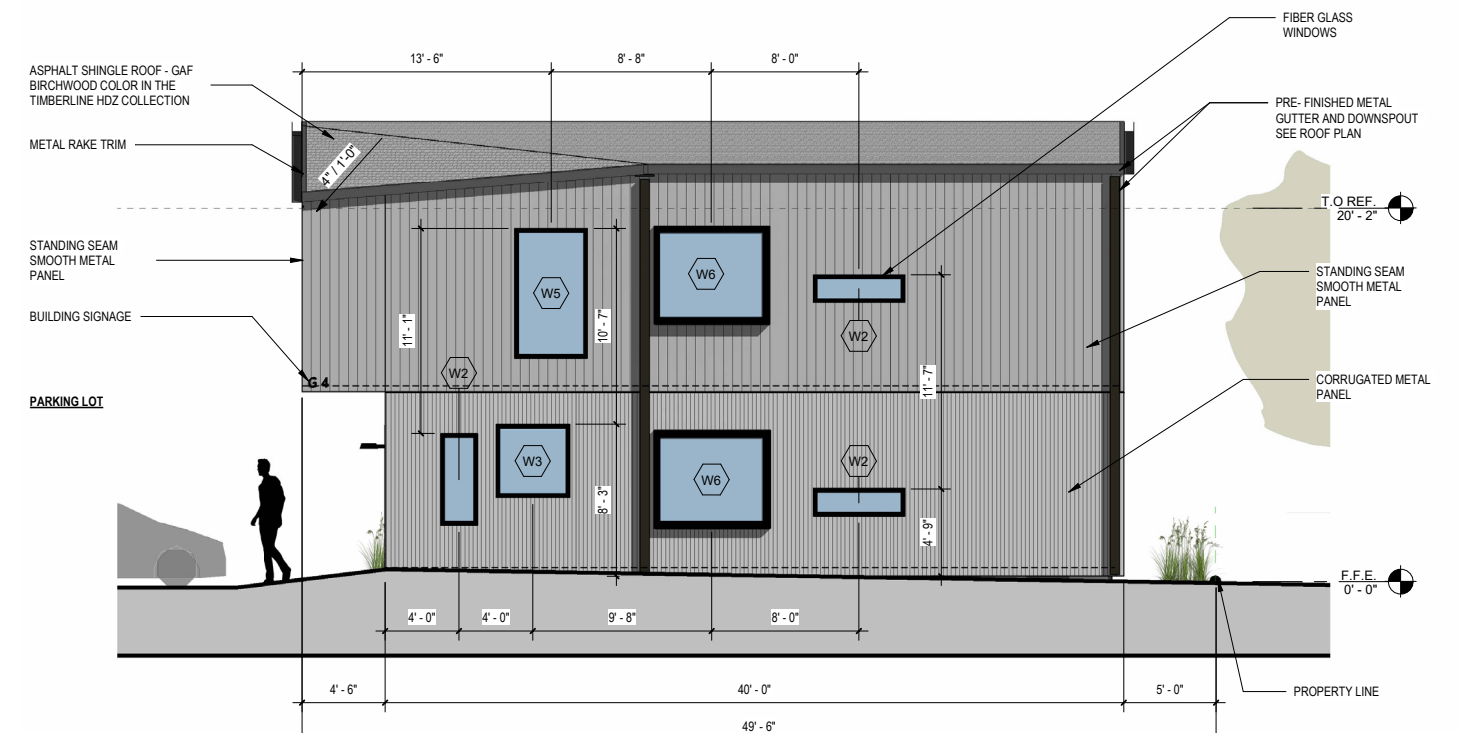


NORTH 4-PLEX ELEVATION

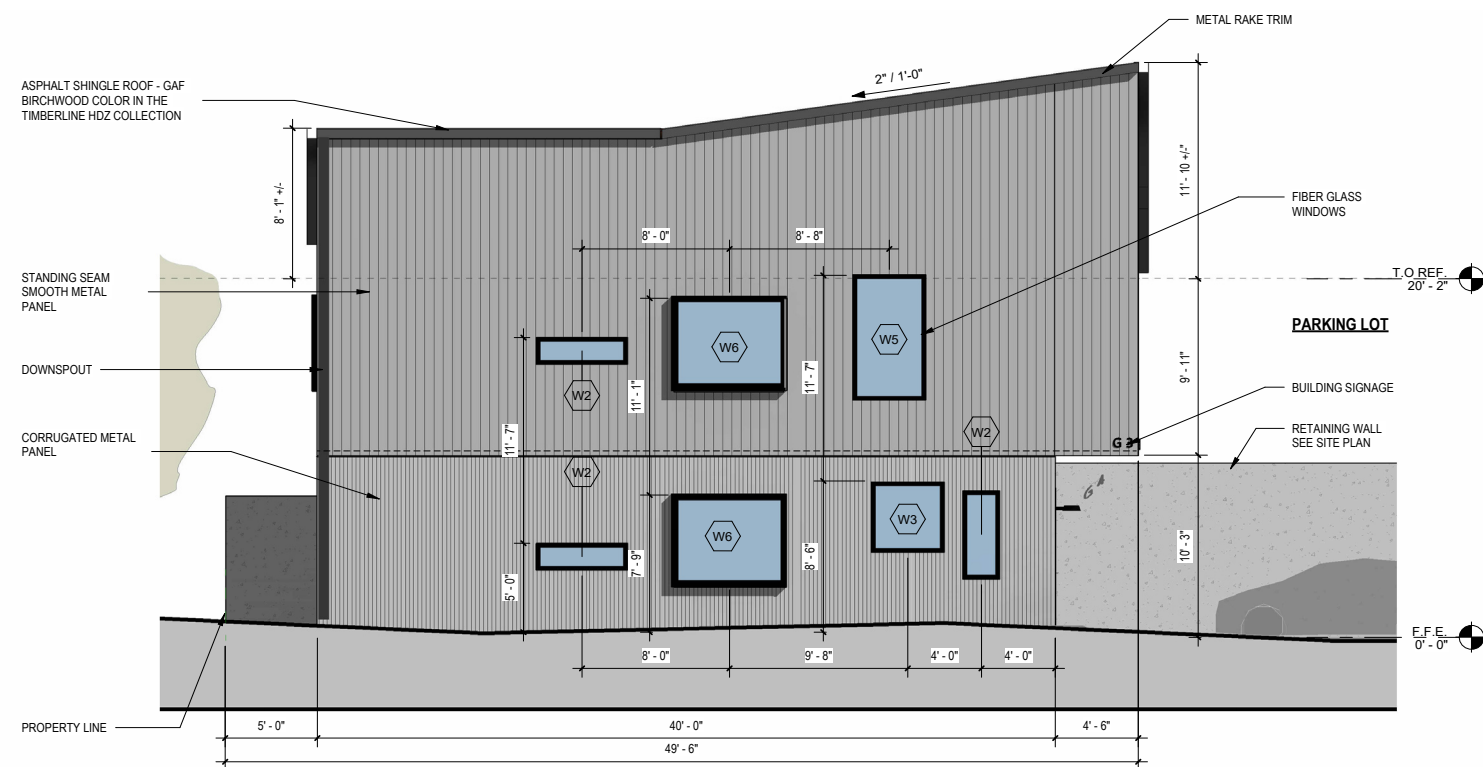


SOUTH 4-PLEX ELEVATION

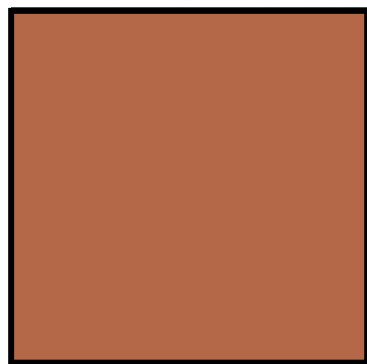
EAST ELEVATION



WEST 4-PLEX ELEVATION



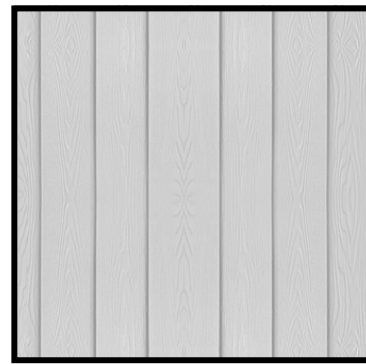
EAST 4-PLEX ELEVATION



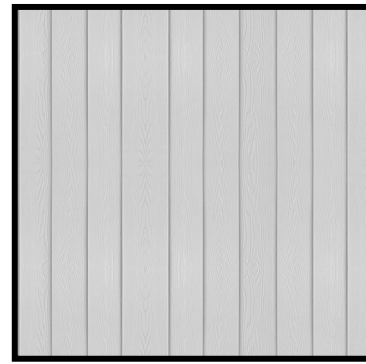
1



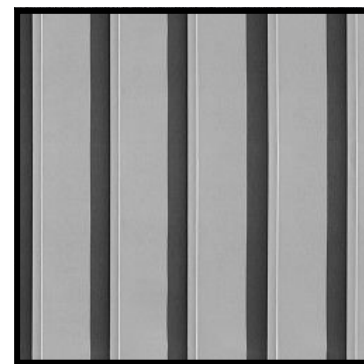
2



3



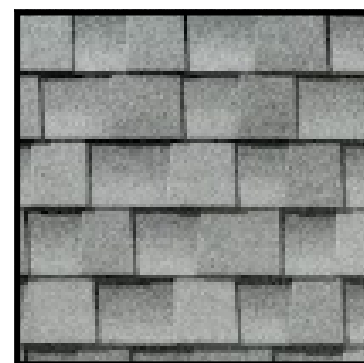
4



5



6



7

MATERIALS

1. FIBERCEMENT 48" X 96" SIDING - PAINTED SHERWIN WILLIAMS TRUEPENNY - SW 6355
2. FIBERCEMENT 4" PANEL - PAINTED SHERWIN WILLIAMS TRUEPENNY - SW 6355
3. 12" BOARD AND BATTEN - PAINTED SHERWIN WILLIAMS - SW 9170
4. 4" BOARD AND BATTEN - PAINTED SHERWIN WILLIAMS - SW 9170
5. STANDING SEAM METAL PANEL 24 GA - BATTEN LOK HS SMOOTH PANEL 16" O,C, COLOR: ASH GRAY
6. PBD EXPOSED METAL FASTENED CORRUGATED PANEL - 24 GA SMOOTH PANEL COLOR: ASH GRAY
7. ASPHALT SHINGLE ROOF - GAF BIRCHWOOD COLOR IN THE TIMBERLINE HDZ COLLECTION



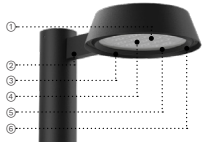
12 SITE SECTION

N.T.S.

UrbanARCH



PROJECT NAME:	QUANTITY:	TYPE:
ORDERING CODE:		



- ① Performance optic series.
- ② Side mount attachment.
- ③ Corrosion resistant diecast aluminum housing.
- ④ High efficiency LED light engine with IES distribution types.
- ⑤ Clear tempered glass.
- ⑥ All stainless steel hardware.



CT162



MATERIALS

Clermont is crafted from durable A360 aluminum diecast and corrosion-resistant alloy with a copper content of less than 0.1%. The main housing is sealed with durable molded silicone gasket and a thick glass. Features a high efficiency LED light engine, mounted on a recessed heatsink whose pattern is optimized for heat dissipation.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz) or 347 volt (50-60Hz), operating temperature range of -20°C/-4°F to 45°C/113°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65/IK07. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

© 2026 Acuity Brands Lighting, Inc. All rights reserved. Specifications subject to change without notice.

CT162

Rev. 07/17/26

Page 1 of 6

PROJECT NAME:	QUANTITY:	TYPE:
ORDERING CODE:		



- ① Performance optic series.
- ② Corrosion resistant diecast aluminum housing.
- ③ High efficiency LED light engine with IES distribution types.
- ④ Clear tempered glass.
- ⑤ All stainless steel hardware.



CT164



MATERIALS

Clermont is crafted from durable A360 aluminum diecast and corrosion-resistant alloy with a copper content of less than 0.1%. The main housing is sealed with durable molded silicone gasket and a thick glass. Features a high efficiency LED light engine, mounted on a recessed heatsink whose pattern is optimized for heat dissipation.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz) or 347 volt (50-60Hz), operating temperature range of -20°C/-4°F to 45°C/113°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65/IK07. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

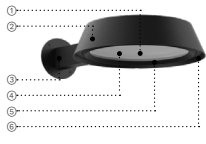
© 2026 Acuity Brands Lighting, Inc. All rights reserved. Specifications subject to change without notice.

CT164

Rev. 07/17/26

Page 1 of 6

PROJECT NAME:	QUANTITY:	TYPE:
ORDERING CODE:		



- ① Comfort optic series.
- ② Corrosion resistant diecast aluminum housing.
- ③ Wall attachment.
- ④ Indirect LED lighting on highly reflective dome for visual comfort.
- ⑤ Clear tempered glass.
- ⑥ All stainless steel hardware.



CT113



MATERIALS

Clermont is crafted from durable A360 aluminum diecast and corrosion-resistant alloy with a copper content of less than 0.1%. The main housing is sealed with durable molded silicone gasket and a thick glass. LED boards are hidden between high efficiency polymers that reflect 96% of the light, creating a comfortable Lambertian diffusion.

ELECTRICAL DRIVER

Driver is 0-10V dimming-ready (dims to 10%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -20°C/-4°F to 50°C/122°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED LIGHT ENGINE

Offered in 2700K, 3000K, 3500K & 4000K / 80CRI. 70% LED lumen maintenance at 60,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21. Optional true amber LED for turtle sensitive areas. Wavelengths: 585nm to 597nm.

FINISH

Five-stage preparation process includes preheating of cast aluminum parts for air extraction and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process, and oven cured for long term finish.

CERTIFICATION

UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IK07. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

LUMINIS.COM

Toll free: (866) 586-4647 | Fax: (514) 683-8872 | Email: info@luminis.com
260 Labrosse, Pointe-Claire (QC) Canada H9R 5L5

© 2026 Acuity Brands Lighting, Inc. All rights reserved. Specifications subject to change without notice.

CT113

Rev. 07/17/26

Page 1 of 5



- Powder-coated aluminum with stainless steel fasteners
- 5' on center max. post spacing
- 36", 39", or 42" standard heights (custom heights available) both level and stair applications
- Infill works with all Mounting options, Top Rail styles
- Can be used for Custom Gates
- Compatible with Post Accent Lights and Handrails

- Durable, powder coated finishes adhere to AAMA-2604 coating specifications for superior color retention, impact resistance, and weather protection.
- Choose from the top selling colors listed here or go online to feeneyinc.com/color-selector to see more.



RESIDENTIAL & COMMERCIAL APPLICATIONS

- Polished and passivated 316 stainless steel mesh panels
- Multiple patterns available with a variety of wire diameters, crimp patterns, and spacing
- Field trimmable width using straight edge and angle grinder with cut-off wheel

Allure™
0.120" Diameter Wire
1.5" Mesh, Double Wire

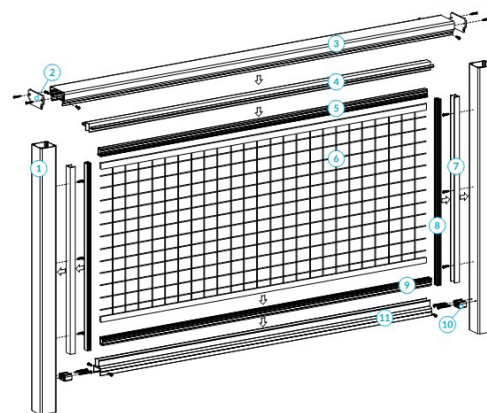
Dazzle™
0.120" Diameter Wire
1" Mesh, Basket Press Top

Metropolitan™
0.105" Diameter Wire
.75" Mesh
Smooth Lock Crimp

Horizon™
0.185" Diameter Wire
3" Mesh
Welded Wire (no weave)

SS MESH PANEL
RAILING COMPONENTS

- 1 Termination Post
- 2 Top Rail End Plate
- 3 Top Rail (*Series 200 shown*)
- 4 Top Rail Insert
- 5 Top Vinyl
- 6 Mesh Panel
- 7 Side Channel
- 8 Side Vinyl
- 9 Bottom Vinyl
- 10 Bottom Rail Bracket
- 11 Bottom Rail



Extrusion Type	Alloy	Specification
Posts, RCBs, Splice Tubes, Fascia Brackets	6005A-T5	ASTM B221
Top Rail, Bottom Rail, Intermediate Rail, Snap Cap, Inserts, Pickets	6063-T6	ASTM B221 AMSQQA200/9
Handrail Extrusion	6063-T52	ASTM B221 ASTM B429

Fastener	Alloy	Specification
Lag Screws	Type 18-8 Stainless Steel	ANSI/ASME B18.2.1-2012
Thru-Bolts/Cap Screws	Type 18-8 Stainless Steel	ASTM F593017 CW
Assembly Screws	Type 410 Stainless Steel	ANSI/ASME B18.6.4

Material	Specification
Stainless Steel Mesh Panel	Type 316

See [Warranty and Care brochure](#) or scan the QR code to learn more about our product maintenance guidelines and warranty information.



Stainless steel panels should be cleaned periodically. Cleaning frequency will depend on the environmental conditions that the product is placed in. Feeney recommends our Stainless Steel Cleaner & Protectant Kit for maintaining stainless steel products. Alternatively, warm water and mild soap can be used.

Rinse the panels with fresh water. Remove dust and dirt with a soft cloth or sponge and a solution of mild soap and/or liquid detergent in water.

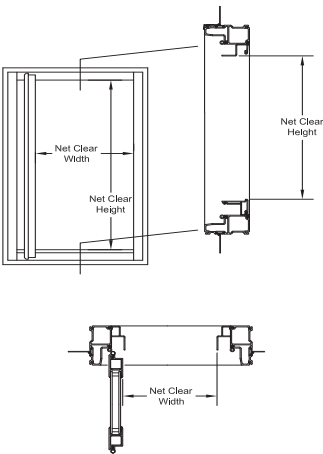
Always use a soft, damp cloth to blot dry. Avoid harsh solutions or abrasive cleaning compounds, included but not limited to: alkaline or acidic cleaners, solutions containing trisodium phosphate, phosphoric acid, hydrofluoric acid, gasoline, benzene, acetone, carbon tetrachloride, certain deicing fluids, lacquer thinner or other strong solvents.

Product should be cleaned when the metal is shaded.

Product should be cleaned when the metal is shaded.

v6/24

© 2024 Feeney, Inc. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation.



EGRESS MEASUREMENTS
FOR
OPERATING CASEMENTS

Code restrictions may vary depending on your local building codes. For additional information, contact your local code department for IBC and IRC requirements.

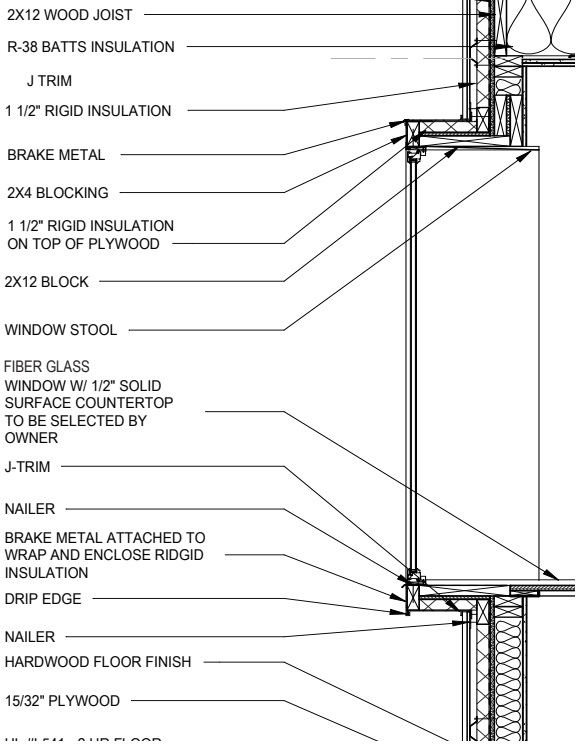
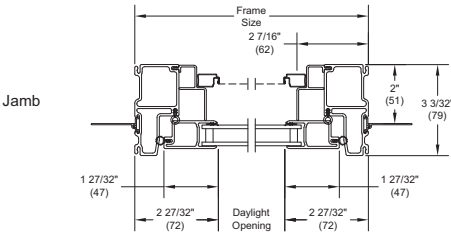
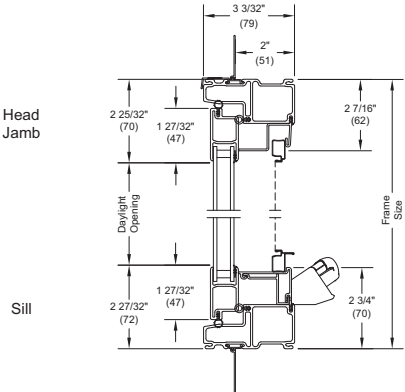
NOTE:
Call numbers with an E meet the National Egress Codes requiring 5.7 SF clear opening. 20" (508) clear width and 24" (610) clear height, not to exceed a floor to sill height of 44". Code restrictions may vary depending on local building codes.
T= Fiber glass standard for this size unit.
Floor to sill height is based on a rough opening height of 6' 10 1/2" (2096) (Inside opening height of 6' 10 1/4" (2090)).
These units (*) may optionally include a window opening control device tested to ASTM F 2090-10, which can be released from the inside without the use of a key, tool, special knowledge, or force greater than that required for normal unit operation. This device is designed to stop your window at a specified location. This device is not designed to prevent child falls.
Units with a frame size of 18 9/16" (472) x 23 1/2" (597) – 35 1/2" (902) x 71 1/2" (1816) can have an optional "window opening control device" installed at the factory. This device is designed to meet the ASTM F 2090-10 standard specification for window fall prevention device.

Ver 2019.3 2019-06-24

ESCA-4

14133101
Architectural Detail Manual

Scale: 3" = 1' 0"



TruStile (TS) Series

TMP1000	
Material:	MDF
Finish:	Light Gray
Reveal:	¼" Kerf
Displayed Size:	32" x 84" x 1 ¾"

Your design code is:
-zfzfkQhK
(Click to see your design in the Door Visualizer)

Need assistance?
Contact us and reference your design code:
(877) 283-4511
visualizer@trustile.com www.trustile.com

Every TruStile door is made to order. The TruStile Door Visualizer is designed to showcase a single door style as a static size in all material options and profiles. When choosing a wood door, please keep in mind it is a natural product and grain pattern will vary from results shown here. Individual computer and monitor settings may prevent exact product color duplication. Some limitations may apply based on size and application. To configure pairs, entry systems, or single doors of different sizes, please visit our [Project Configurator](#). Not all door styles and options are available in Entry Systems. Please see your TruStile dealer for samples and confirm product availability before selecting your final design.