



Design Review Board (DRB) Staff Report
Prepared for the September 9, 2026 DRB Meeting

New Construction

Case # 26-55: 767 Kentucky Street
Memphis, TN 38106

Applicant: 767 Kentucky LLC

Owner (if different): Daniel Szymanek
5430 Normandy Ave
Memphis, TN 38120

Background: DRB review is required for this project because it received a Payment in Lieu of Taxes (PILOT) at the July 14, 2026, Center City Revenue Finance Corporation (CCRFC) Board Meeting.

The proposed development is set on a vacant lot on the southern end of Downtown. The lot is bordered at the northeast corner by Kentucky Street to the east and the BNSF railroad to the north. The roughly three-quarter acre parcel will consist of six fourplex residential units and one duplex residential unit. All units will be market-rate. UrbanARCH is the architect for the project.

Project Description: Directly south of the railroad will be the first three fourplexes, each 2,800 GSF. Just south of that will be two more 2800 GSF fourplexes on the west and in the middle and then one 1660 GSF duplex on the east end next to Kentucky Street. Just south of that is a parking lot row with 11 nine-foot parking spaces and another row to the south with ten nine-foot parking spaces with vehicular access from the west side. There will also be five more parking spaces on Kentucky Street for a total of 26 spaces. On the southernmost row there will be one 2,624 GSF fourplex in the western corner.

Each of the 26 residential apartments will have fiberglass windows on all sides of various sizes. Each apartment will also have a uniquely slated asphalt shingle roof with a birchwood color. The south and north courtyard elevations will have fiber cement panels painted with a Sherwin Williams Truepenny color. Each courtyard elevation facing apartment will also have an attached porch with a black powder coat mesh railing and a TruStile Tru & Modern light grey, plank door. The non-courtyard elevations will have standing

seam smooth metal panels on the second floor and corrugated metal panels on the first floor.

The property will also have native trees and shrubs placed throughout along with exterior areas bordered by a retaining wall with pipe railing attached. Lastly, a variety of Luminis LED light fixtures will be installed. Clermont Pole Mount lights will be installed along the Kentucky Street sidewalk path and in the parking lot. Clermont Bollard lights will be along the interior walkways and Clermont Wall lights will be attached to the sides of the buildings.

Staff Report:

This vacant parcel of land exists within an eclectic section of the southern part of Downtown. Around it exists other multifamily residential units but also mixed use, office and restaurant spaces. Although the architectural style might not fit in every part of Downtown, staff believes that it fits right in and is additive infill development to the diverse character of this neighborhood with a form that creates visual intrigue.

Staff Recommendation:

Staff recommends approval.