



DESIGN REVIEW BOARD APPLICATION

**Administered by:
Design Review Board**

Property Address*: 1338 Union Avenue, Memphis, TN 38104

Applicant Name & Mailing Address: URBN Union LLC
1331 Union Ave, Ste 750-F
Memphis, TN 38104

Applicant Phone Number: (901) 440-2810 Applicant Fax Number: _____

Property Owner's Name & Mailing Address: See Applicant Information

Property Owner's Phone Number: See Applicant Phone Number

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

- Sign
- Renovation
- New Building
- Other Exterior Alteration

Project Description:

Located at 1338 Union Avenue, URBN on Union is a 5-Story mixed-use development featuring 17,500 SF of ground floor commercial, approximately 270 multi-family units, and a 411-space parking structure. This development will take advantage of an infill opportunity, building on approximately 2.87-acres of underutilized surface parking lots in a key medical district neighborhood.

Status of Project:

Pre-development

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 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: 

Date: 2/9/2021

*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.

CLAYBROOK STREET

WELLS FARGO

1308 UNION AVE

RETAIL & 3 LEVEL RESIDENTIAL UNITS ABOVE

FIVE LEVELS TYPE III A RESIDENTIAL ABOVE GRADE WITH PARTIAL BASEMENT

AMENITIES @270 (7,000 SF)

POOL COURTYARD @270

LEASING @275 (3,000 SF)

BOH

RETAIL @273 (7,000 SF)

RETAIL TRASH

PASEO

FIRST HORIZON BANK - REPLACEMENT FACILITY @272 (5,000 SF)

ENTRY/EXIT @268

TRASH

BIKE STORAGE

MAINT.

PARKING DECK

RETAIL PARKING

UP

13% JUMP UP RAMP

UP

5.5% SLOPE

UP

DOWN

UP

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8'-0" CLEAR HEADROOM

PASEO ENTRY

BANK PARKING

BANK PARKING

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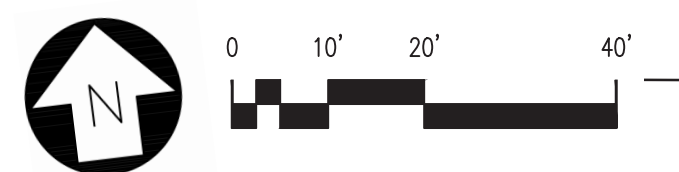
CLEVELAND STREET

ENTRY/EXIT @268

UNION AVENUE

ENTRY FROM STREET

BASEMENT PLAN @ 270



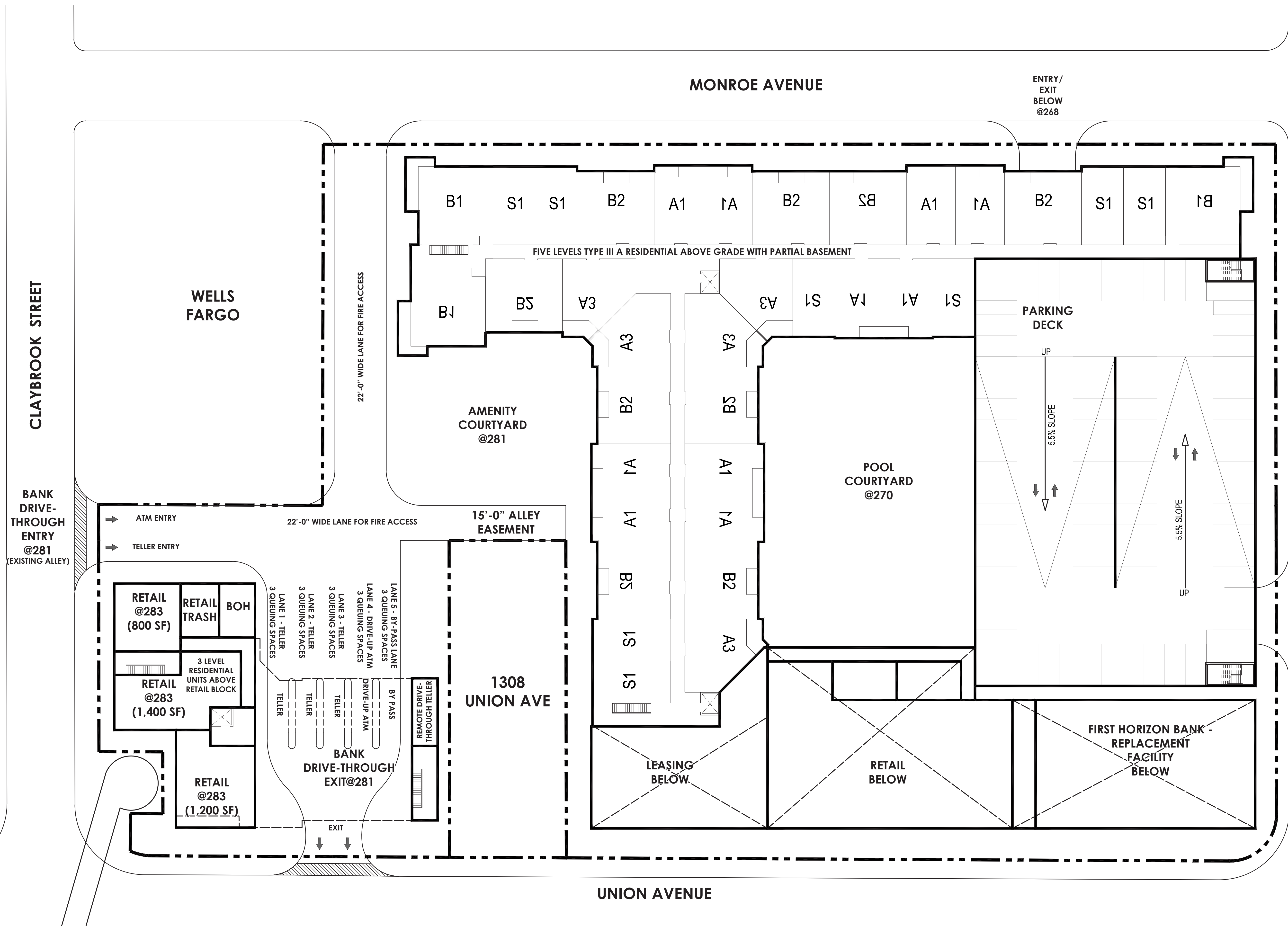
1338 UNION AVENUE MIXED USE

MEMPHIS, TN
DENSITY STUDY • 12-23-2020

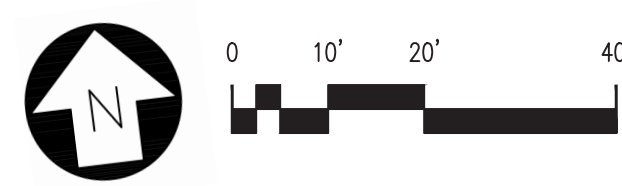
KRN2019-01



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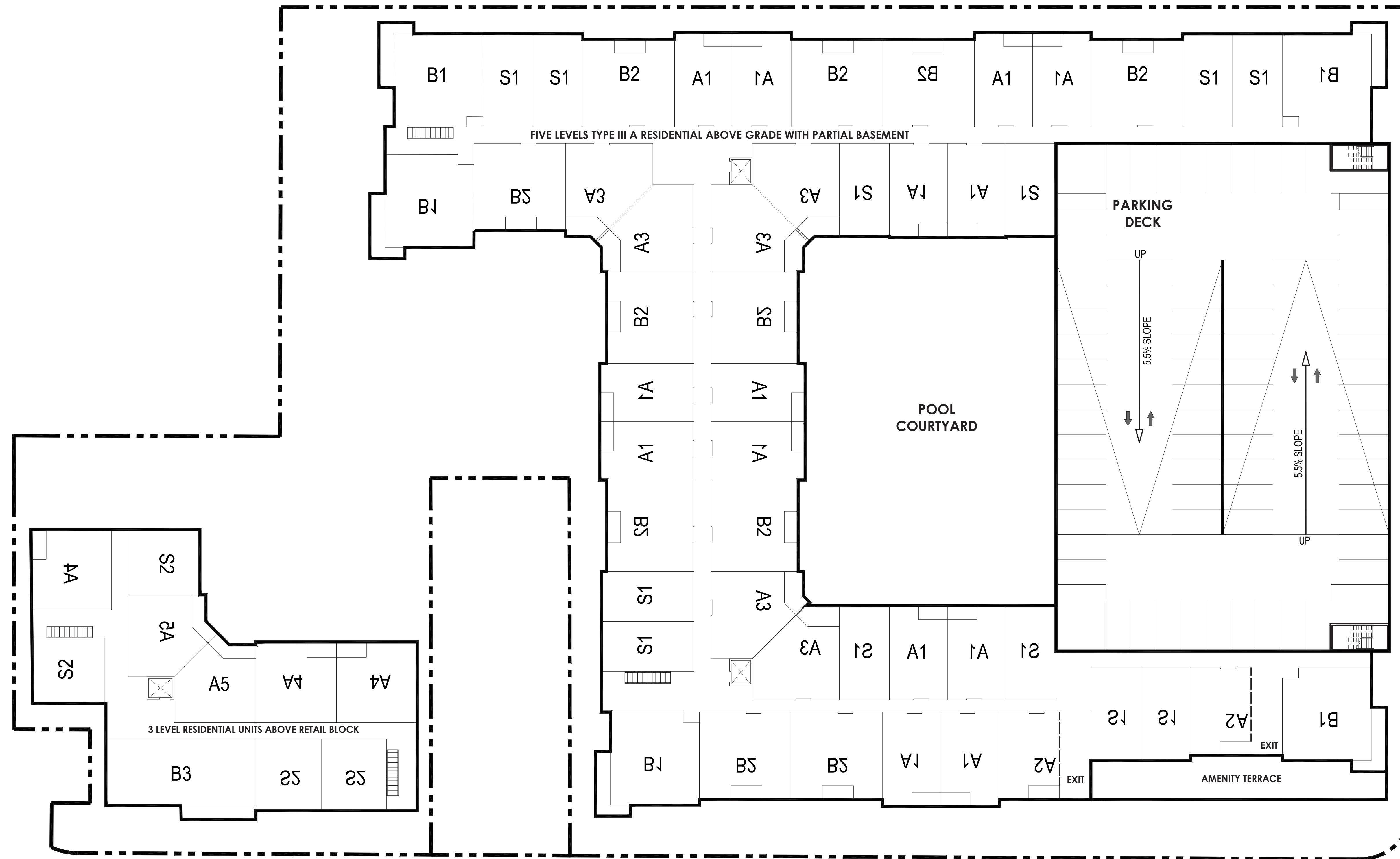


LEVEL 1 PLAN @ 281

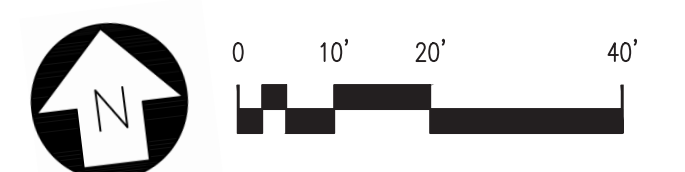


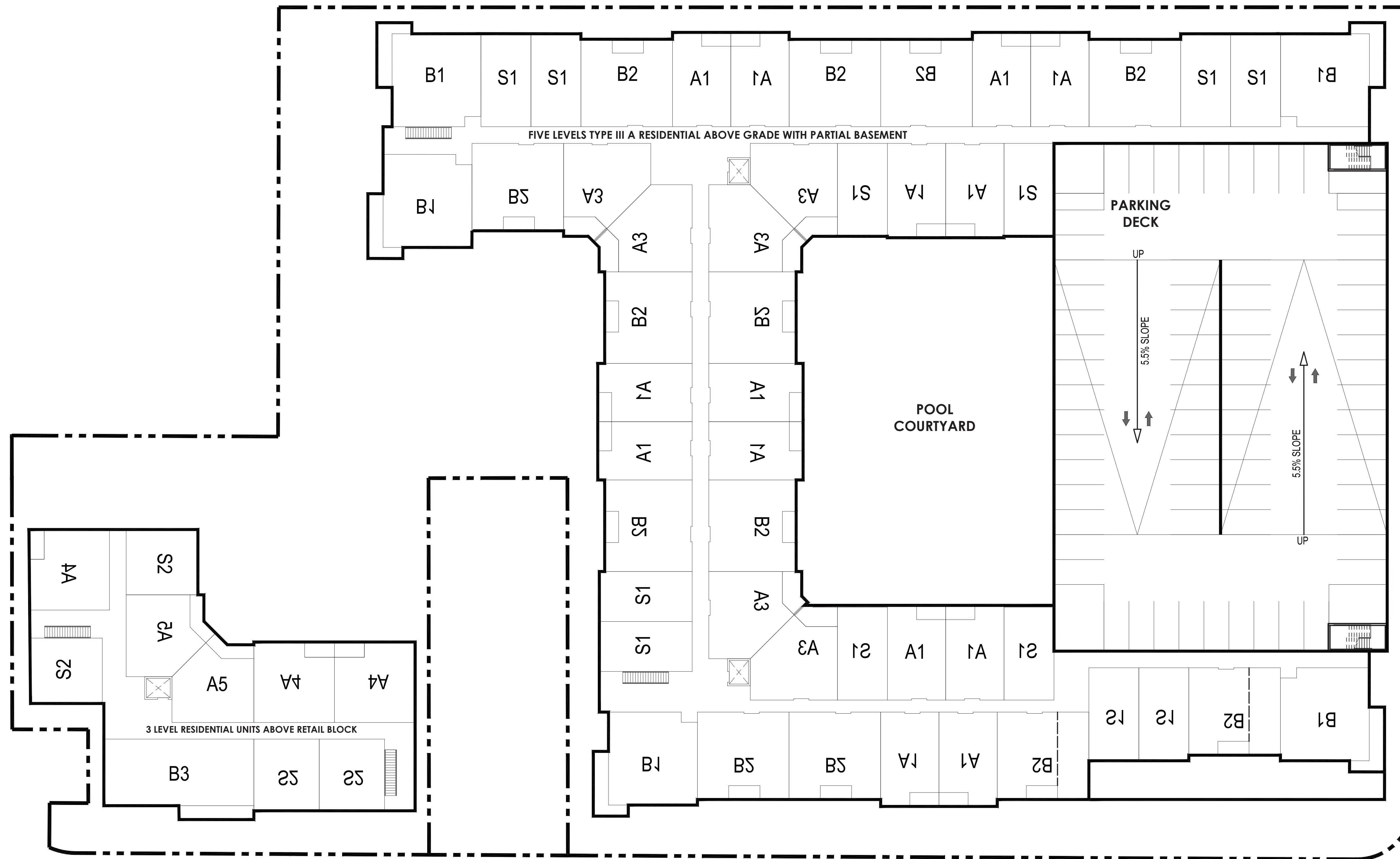
1338 UNION AVENUE MIXED USE
 MEMPHIS, TN
 DENSITY STUDY • 12-23-2020
 KRN2019-01



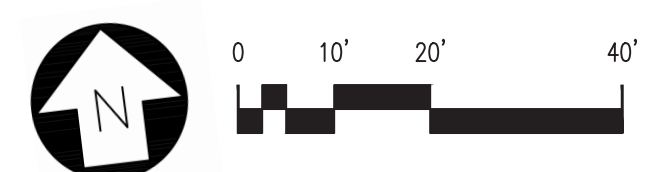


LEVEL 2 PLAN @ 292





TYP. LEVEL PLAN









3D VIEWS OF REVIT MODEL

** ABOVE RENDERING IS FOR ILLUSTRATION PURPOSES ONLY

CONSULTANT:

SEAL:

PROJECT NUMBER: PROJECT NUMBER TEST
 1338 UNION AVENUE
 MEMPHIS, TN 38104

UNION AVENUE

CLIENT:
 1331 UNION AVENUE
 SUITE 750-F
 MEMPHIS, TN 38104

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	01/15/2021

TITLE:
ARCHITECTURAL RENDERINGS

SHEET NUMBER:
AR-02



CS-1: STONE VENEER - BEIGE



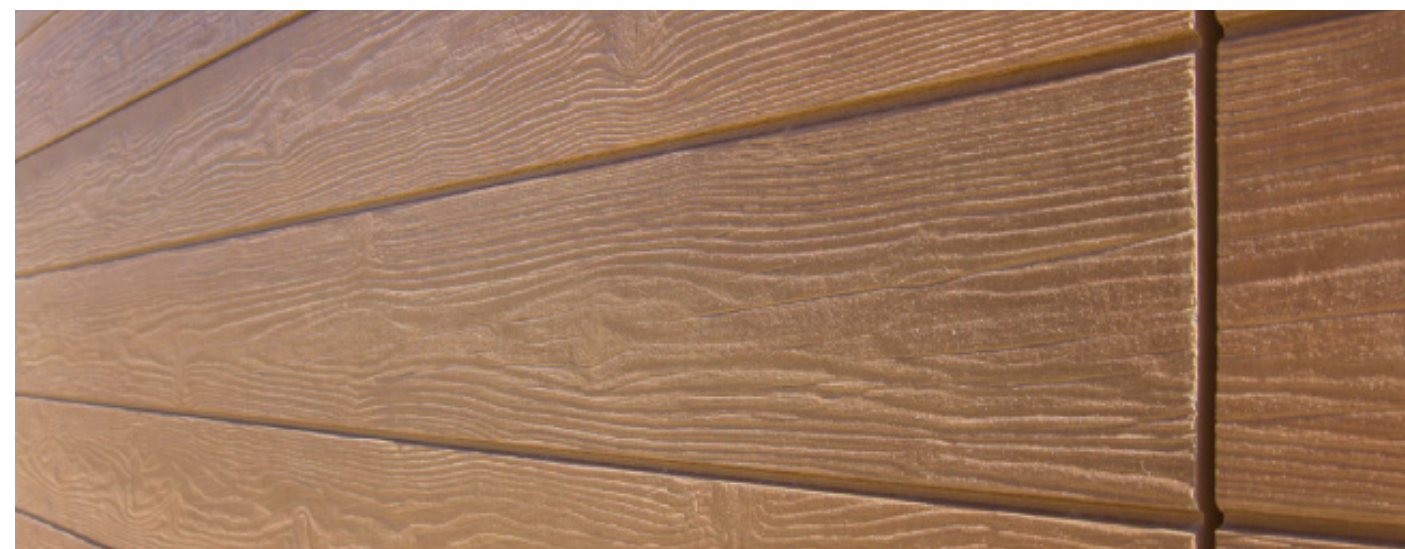
CS-2: CAST STONE VENEER - BEIGE



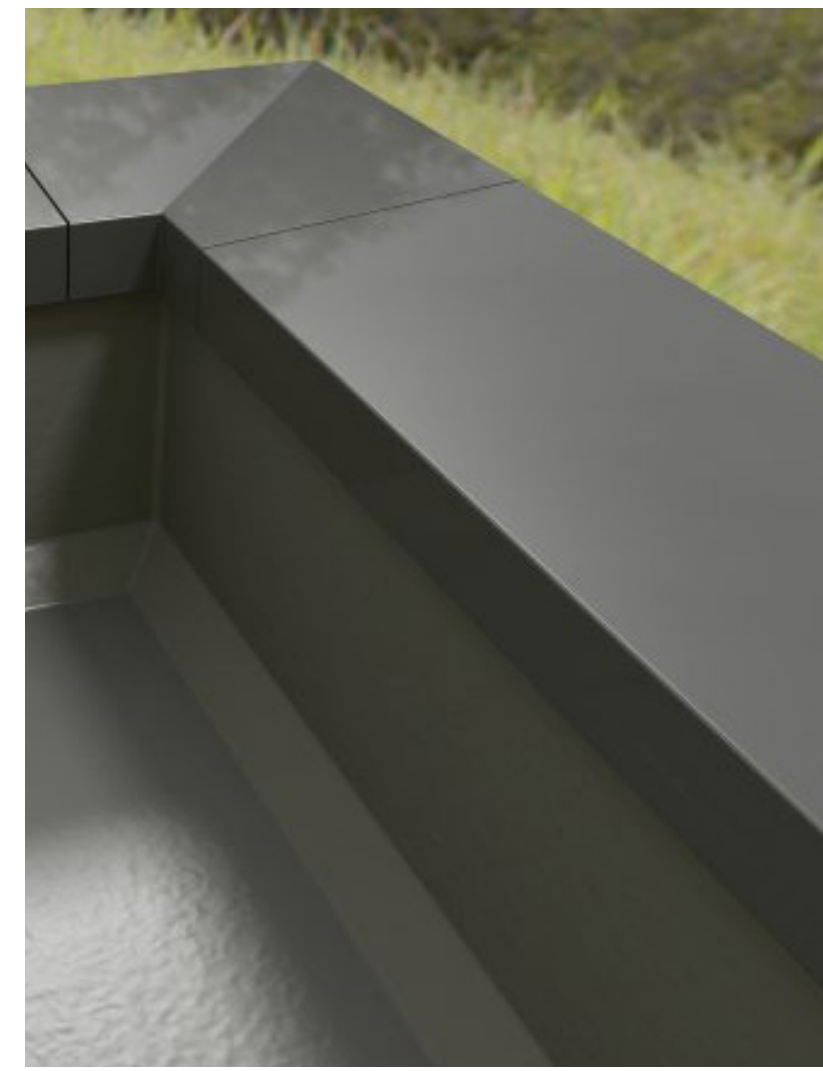
BR-1: MODULAR BRICK VENEER - LIGHT BROWN BLEND



BR-2: MODULAR BRICK VENEER - BROWN



CL-1: WOOD FINISH CEMENTITIOUS PANEL



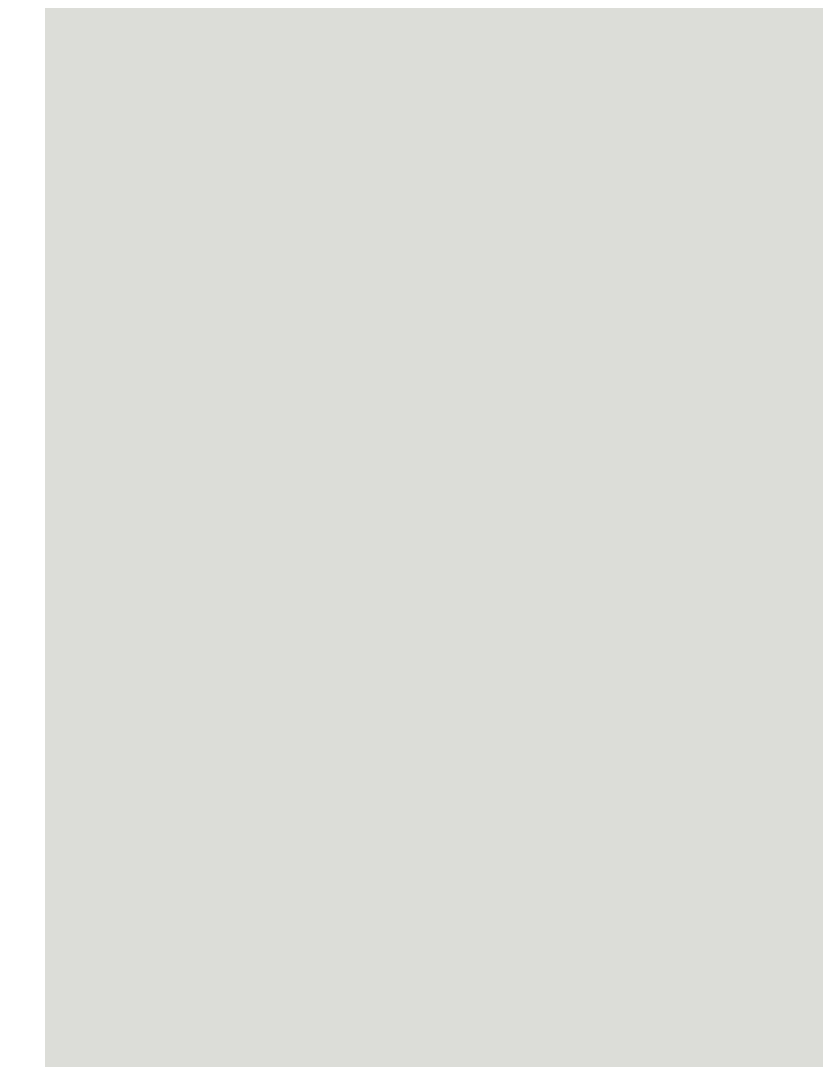
MC-1: METAL COPING - MATTE BLACK



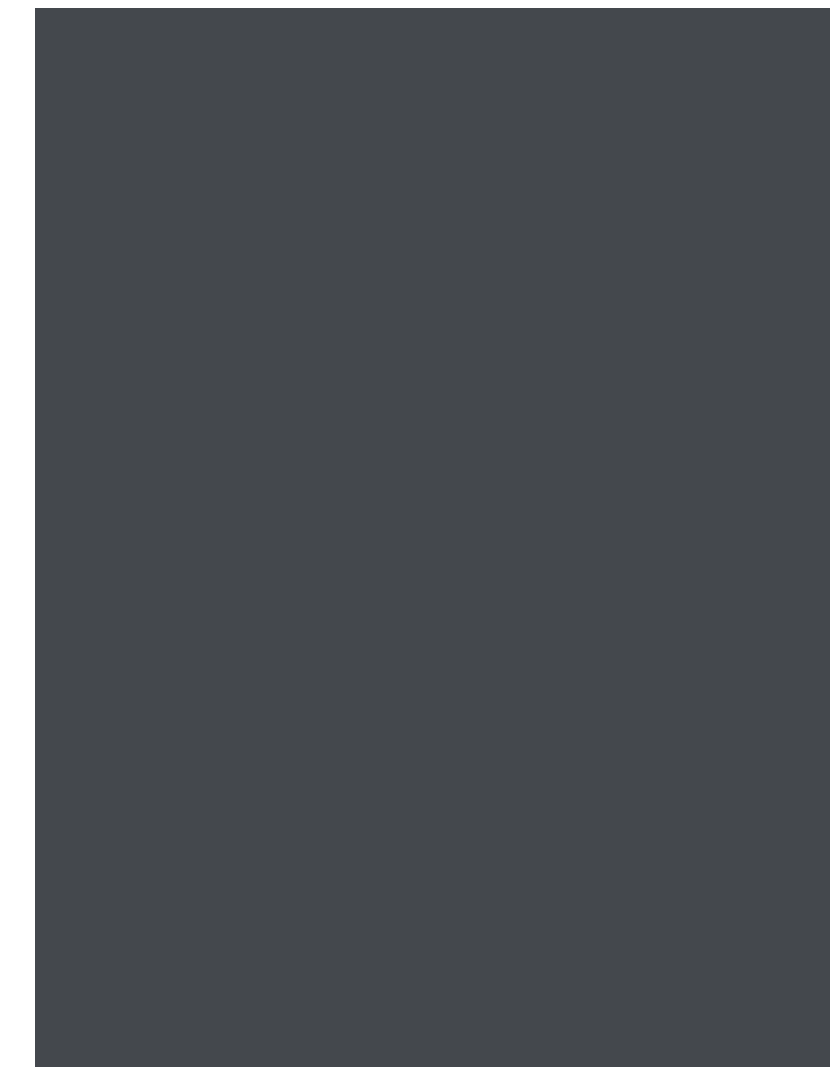
AP-1: ALUMINUM PANEL - MEDIUM GRAY



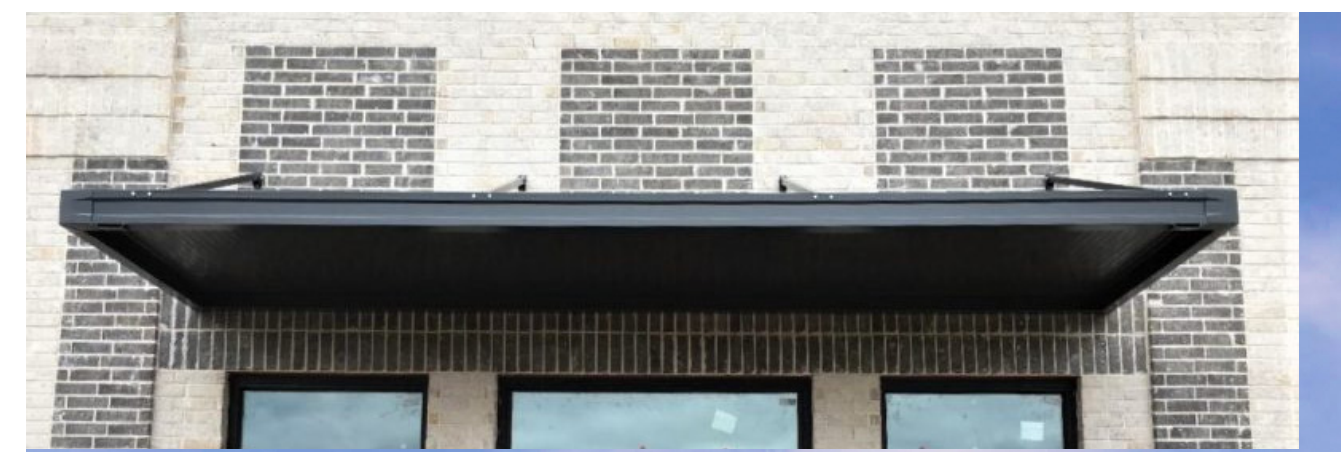
MP-1: METAL MESH SCREEN PANEL - GRAY



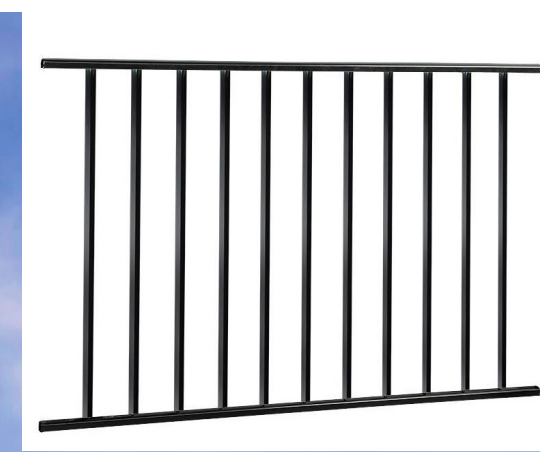
CP-1: CEMENTITIOUS PANEL - LIGHT GRAY



CP-2: CEMENTITIOUS PANEL - DARK GRAY



AC-1: ALUMINUM CANOPY - BLACK



MR-1: 42" STEEL PICKET RAILING - BLACK



RENDERING VIEW 1



UNION AVE
MEMPHIS, TN
MATERIAL BOARD • 02-24-2021
KRN2019-01



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EAST ELEVATION

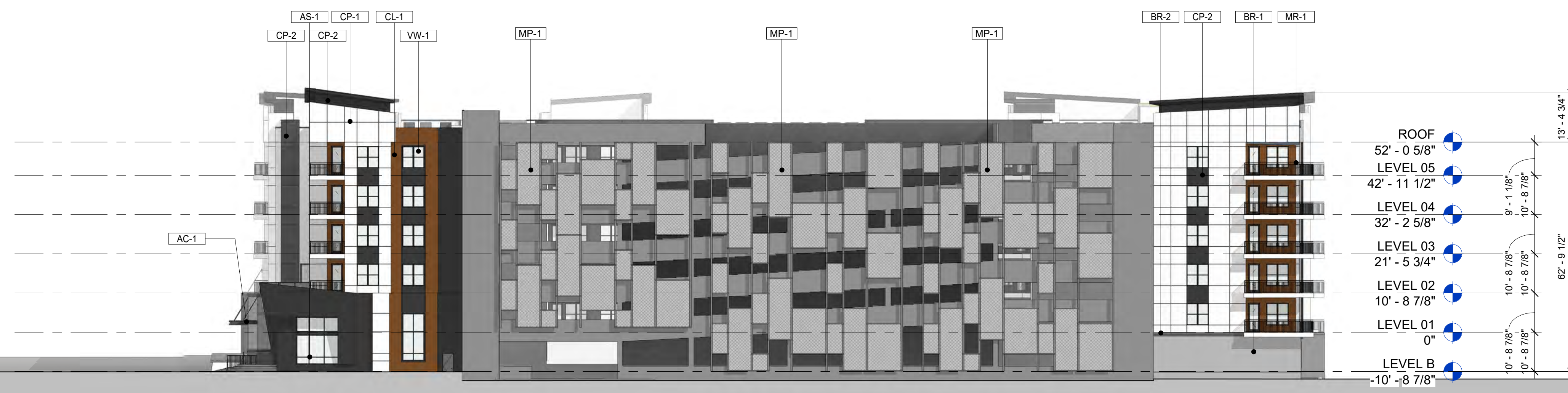


SOUTH ELEVATION



UNION AVE
 MEMPHIS, TN
 ELEVATIONS • 02-24-2021
 KRN2019-01





4 EAST ELEVATION
SCALE: 1" = 20'-0"



3 WEST ELEVATION
SCALE: 1" = 20'-0"



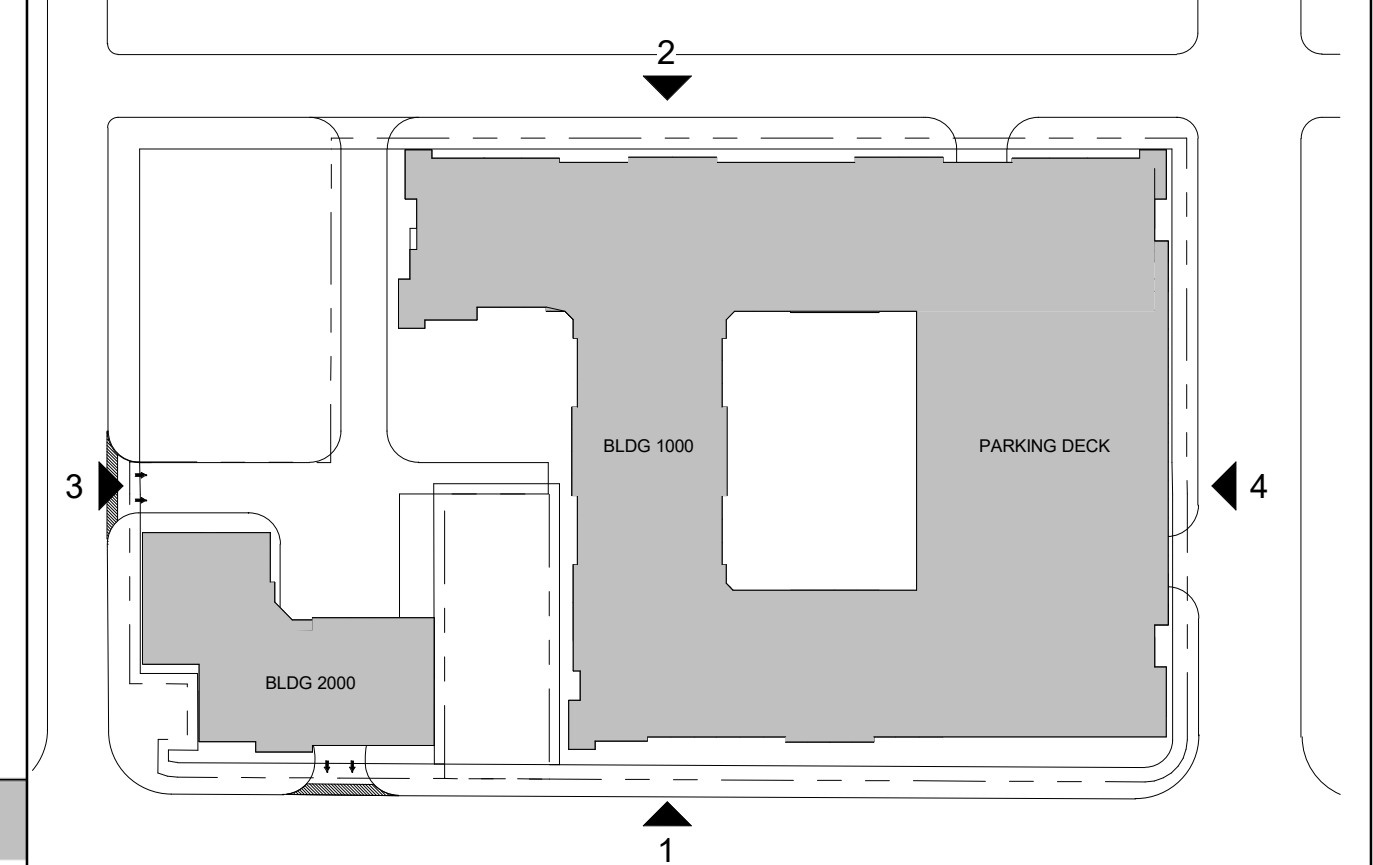
2 NORTH ELEVATION
SCALE: 1" = 20'-0"



1 SOUTH ELEVATION
SCALE: 1" = 20'-0"

TAG	DESCRIPTION	COLOR	MANUFACTURER
AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	TBD
BR-1	BRICK VENEER	LIGHT GRAY	TBD
BR-2	BRICK VENEER	DARK GRAY	TBD
CL-1	CEMENTITIOUS LAP SIDING	MAPLE	TBD
CP-1	CEMENTITIOUS PANEL	WHITE	TBD
CP-2	CEMENTITIOUS PANEL	BLACK	TBD
CS-1	CAST STONE	GRAY	TBD
CS-2	CAST STONE	DARK GRAY	TBD
MC-1	METAL COPING	PREFINISHED-BLACK	TBD
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
MP-1	METAL MESH SCREEN PANEL	LIGHT GRAY	TBD
VW-1	VINYL WINDOW	BLACK	TBD

KEY PLAN



CONSULTANT:

SEAL:

PROJECT NUMBER: PROJECT NUMBER TEST
1338 UNION AVENUE
MEMPHIS, TN 38104

UNION AVENUE
CLIENT:
1331 UNION AVENUE
SUITE 750-F
MEMPHIS, TN 38104

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	01/15/2021

TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A4-01

CONSULTANT:

SEAL:

1338 UNION AVENUE
 MEMPHIS, TN 38104

1331 UNION AVENUE
 SUITE 750-F
 MEMPHIS, TN 38104

PROJECT NUMBER: PROJECT NUMBER TEST

UNION AVENUE

CLIENT:

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	01/15/2021

TITLE:

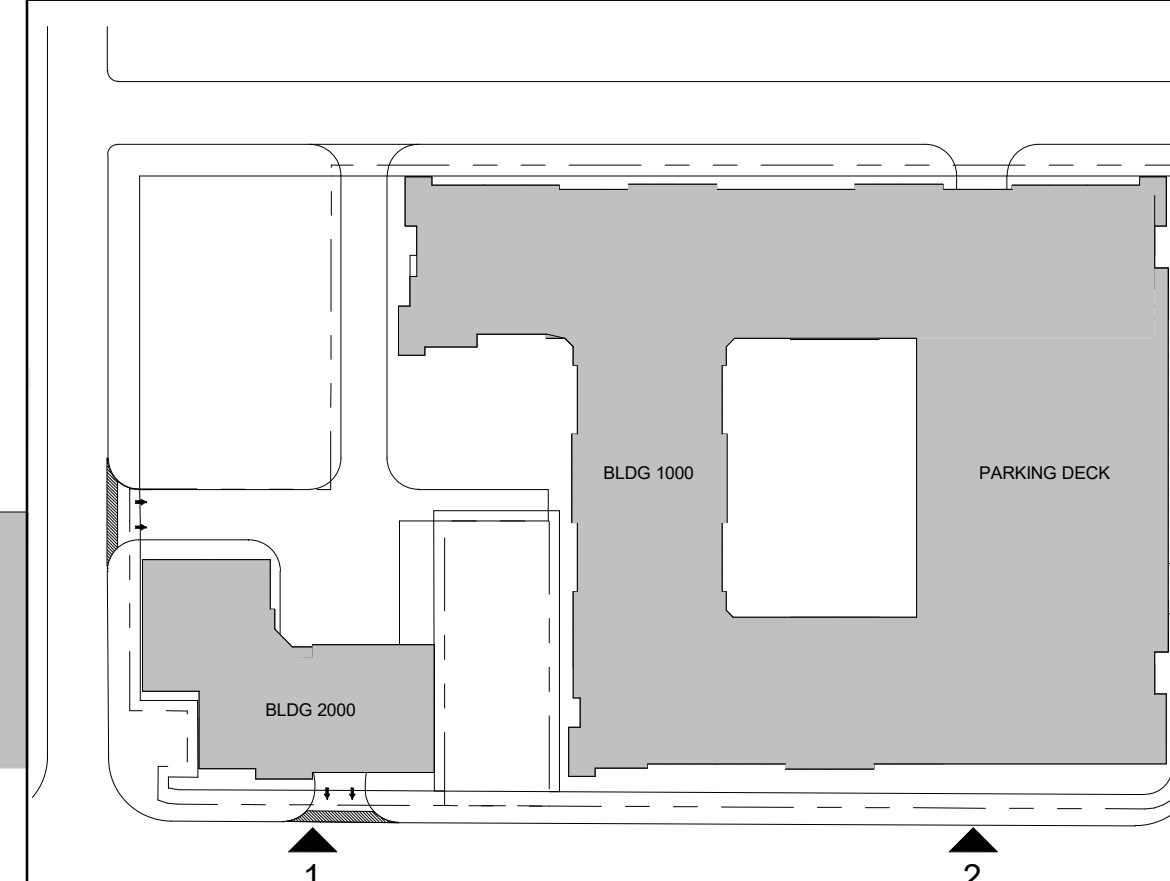
BUILDING ELEVATIONS

SHEET NUMBER:

A4-02

TAG	DESCRIPTION	COLOR	MANUFACTURER
AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	TBD
BR-1	BRICK VENEER	LIGHT GRAY	TBD
	BRICK MORTAR	FROSTY	TBD
	BRICK MORTAR	DARK GRAY	TBD
BR-2	BRICK VENEER	DARK GRAY	TBD
	BRICK MORTAR	FROSTY	TBD
CL-1	CEMENTITIOUS LAP SIDING	MAPLE	TBD
CP-1	CEMENTITIOUS PANEL	WHITE	TBD
CP-2	CEMENTITIOUS PANEL	BLACK	TBD
CS-1	CAST STONE	GRAY	TBD
CS-2	CAST STONE	DARK GRAY	TBD
MC-1	METAL COPING	PREFINISHED-BLACK	TBD
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
MP-1	METAL MESH SCREEN PANEL	LIGHT GRAY	TBD
VW-1	VINYL WINDOW	BLACK	TBD

KEY PLAN



2 SOUTH ELEVATION - PART B
 SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION - PART A
 SCALE: 3/32" = 1'-0"





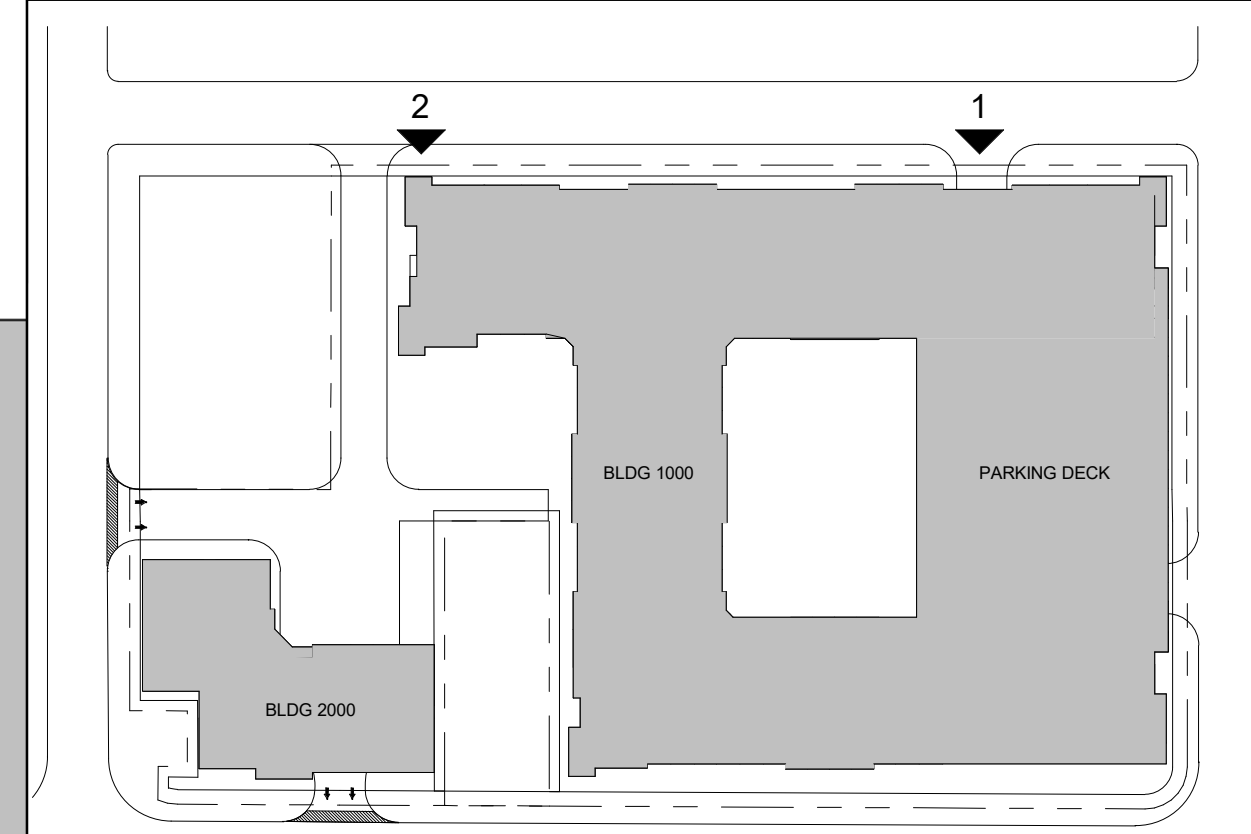
2 NORTH ELEVATION - PART B
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION - PART A
SCALE: 3/32" = 1'-0"

LEGEND			
TAG	DESCRIPTION	COLOR	MANUFACTURER
AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	TBD
BR-1	BRICK VENEER	LIGHT GRAY	TBD
	BRICK MORTAR	FROSTY	TBD
	BRICK VENEER	DARK GRAY	TBD
BR-2	BRICK MORTAR	FROSTY	TBD
	BRICK VENEER	DARK GRAY	TBD
CL-1	CEMENTITIOUS LAP SIDING	MAPLE	TBD
CP-1	CEMENTITIOUS PANEL	WHITE	TBD
CP-2	CEMENTITIOUS PANEL	BLACK	TBD
CS-1	CAST STONE	GRAY	TBD
CS-2	CAST STONE	DARK GRAY	TBD
MC-1	METAL COPING	PREFINISHED-BLACK	TBD
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
MP-1	METAL MESH SCREEN PANEL	LIGHT GRAY	TBD
VW-1	VINYL WINDOW	BLACK	TBD

KEY PLAN



DYNAMIK DESIGN

5801 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

1338 UNION AVENUE
MEMPHIS, TN 38104

PROJECT NUMBER: PROJECT NUMBER TEST

UNION AVENUE

1331 UNION AVENUE
SUITE 750-F
MEMPHIS, TN 38104

CLIENT:

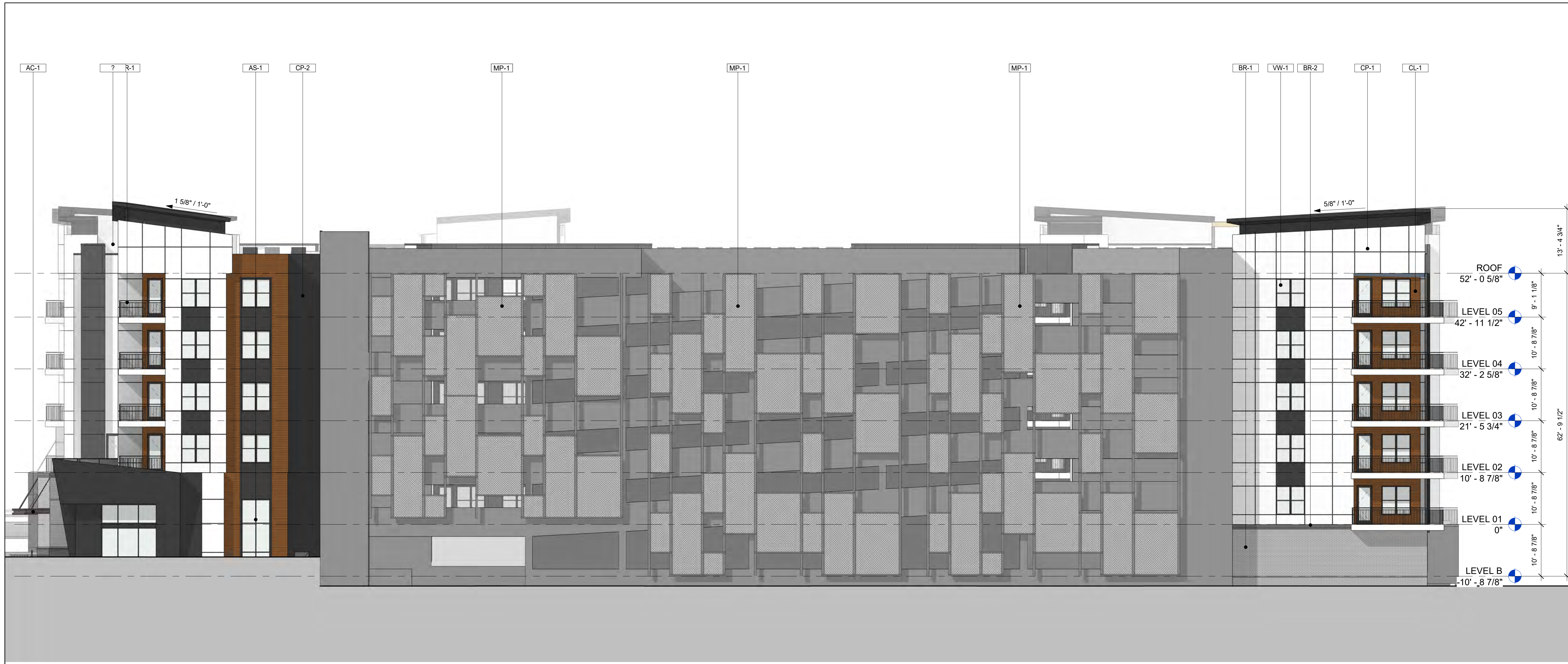
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	SCHEMATIC DESIGN	01/15/2021

TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A4-03



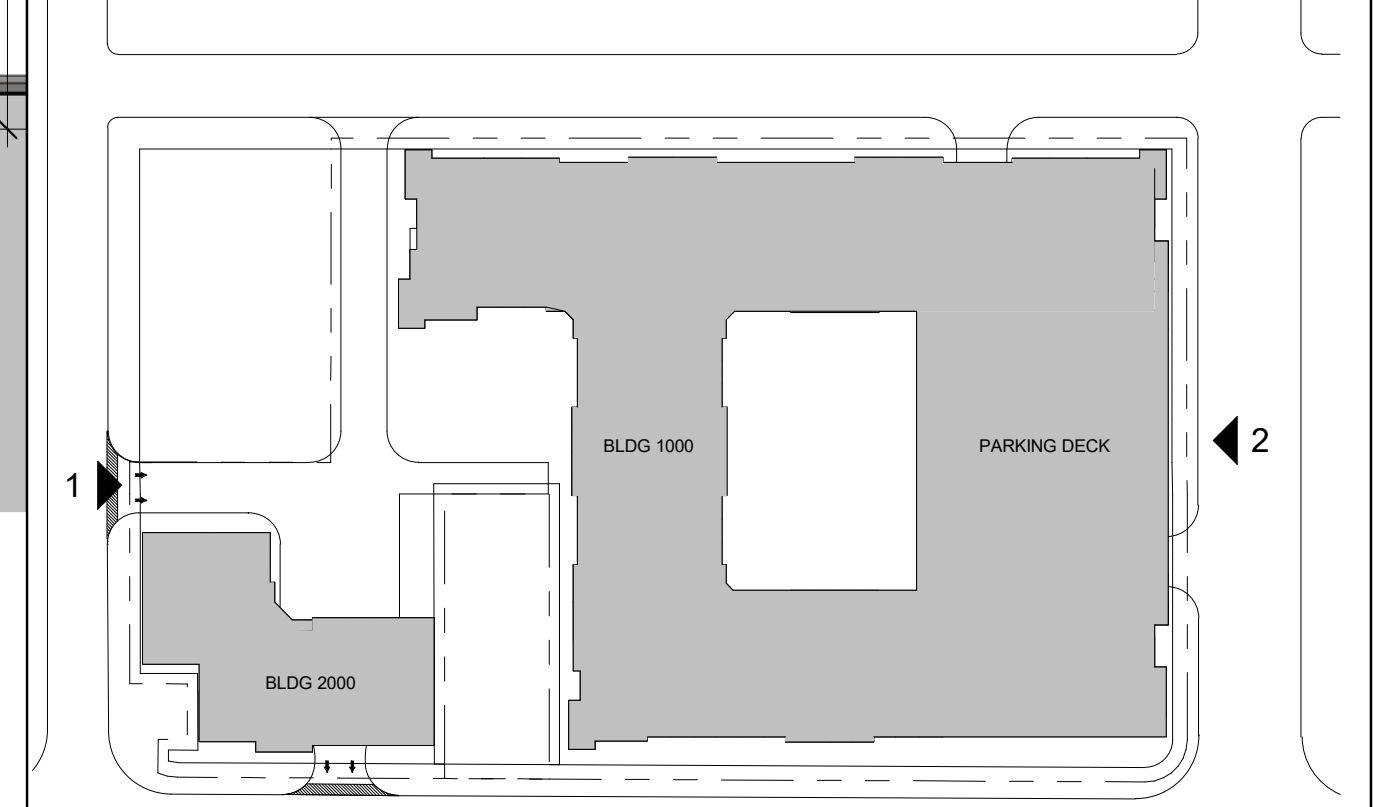
2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

TAG	DESCRIPTION	COLOR	MANUFACTURER
AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	TBD
BR-1	BRICK VENEER	LIGHT GRAY	TBD
BR-2	BRICK MORTAR	FROSTY	TBD
BR-2	BRICK VENEER	DARK GRAY	TBD
BR-2	BRICK MORTAR	FROSTY	TBD
CL-1	CEMENTITIOUS LAP SIDING	MAPLE	TBD
CP-1	CEMENTITIOUS PANEL	WHITE	TBD
CP-2	CEMENTITIOUS PANEL	BLACK	TBD
CS-1	CAST STONE	GRAY	TBD
CS-2	CAST STONE	DARK GRAY	TBD
MC-1	METAL COPING	PREFINISHED-BLACK	TBD
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
MP-1	METAL MESH SCREEN PANEL	LIGHT GRAY	TBD
VW-1	VINYL WINDOW	BLACK	TBD

KEY PLAN



DYNAMIK DESIGN
5801 PEACHTREE DUNWOODY RD.
BUILDING C, SUITE 250
ATLANTA, GA 30328
TELEPHONE: 678-506-8830
DYNAMIKDESIGN.COM

CONSULTANT:

SEAL:

1338 UNION AVENUE
MEMPHIS, TN 38104

PROJECT NUMBER: PROJECT NUMBER TEST

UNION AVENUE

1331 UNION AVENUE
SUITE 750-F
MEMPHIS, TN 38104

CLIENT:

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	01/15/2021

TITLE:

BUILDING ELEVATIONS

SHEET NUMBER:

A4-04

TAG	DESCRIPTION	COLOR	MANUFACTURER
AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	TBD
BR-1	BRICK VENEER	LIGHT GRAY	TBD
	BRICK MORTAR	FROSTY	TBD
	BRICK VENEER	DARK GRAY	TBD
BR-2	BRICK MORTAR	FROSTY	TBD
	BRICK VENEER	DARK GRAY	TBD
CL-1	CEMENTITIOUS LAP SIDING	MAPLE	TBD
CP-1	CEMENTITIOUS PANEL	WHITE	TBD
CP-2	CEMENTITIOUS PANEL	BLACK	TBD
CS-1	CAST STONE	GRAY	TBD
CS-2	CAST STONE	DARK GRAY	TBD
MC-1	METAL COPING	PREFINISHED-BLACK	TBD
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
MP-1	METAL MESH SCREEN PANEL	LIGHT GRAY	TBD
VW-1	VINYL WINDOW	BLACK	TBD



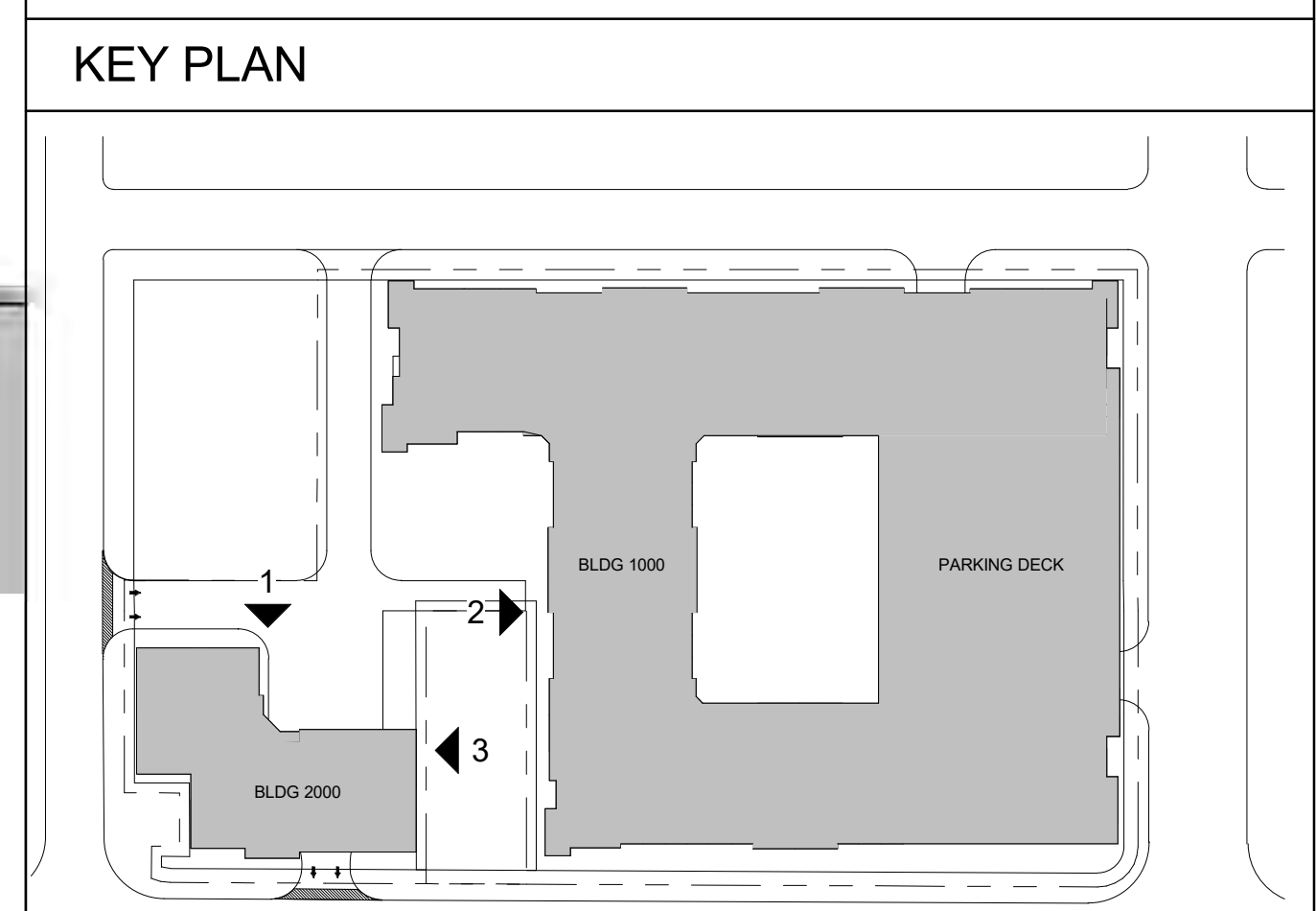
2 BUILDING 1000 - WEST ELEVATION
 SCALE: 3/32" = 1'-0"



3 BUILDING 2000 - EAST ELEVATION
 SCALE: 3/32" = 1'-0"



1 BUILDING 2000 - NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



CONSULTANT:

SEAL:

1338 UNION AVENUE
 MEMPHIS, TN 38104

PROJECT NUMBER: PROJECT NUMBER TEST
UNION AVENUE

1331 UNION AVENUE
 SUITE 750-F
 MEMPHIS, TN 38104

CLIENT:

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	01/15/2021

TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A4-05

CONSULTANT:

SEAL:

PROJECT NUMBER: PROJECT NUMBER TEST
 1338 UNION AVENUE
 MEMPHIS, TN 38104

UNION AVENUE

CLIENT:
 1331 UNION AVENUE
 SUITE 750-F
 MEMPHIS, TN 38104

△	DRAWING RELEASE	DATE
	SCHEMATIC DESIGN	01/15/2021

TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A4-06

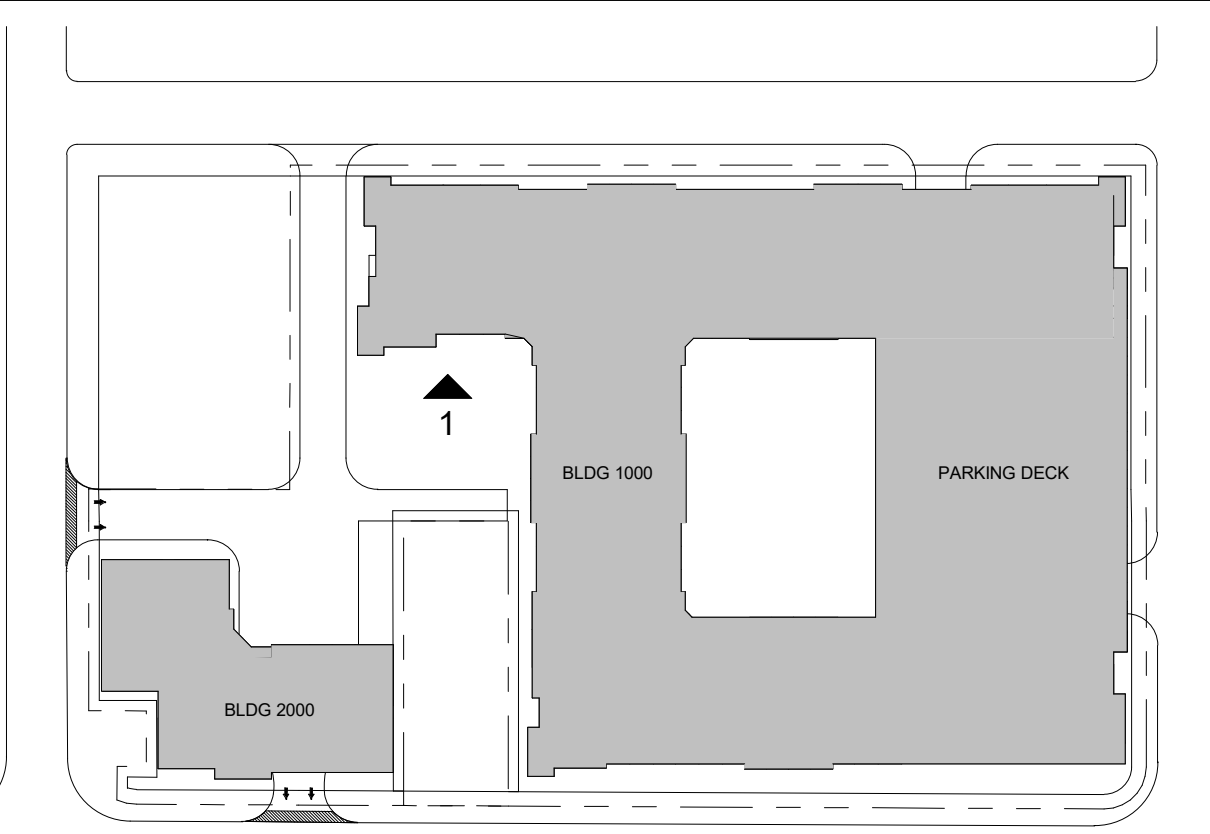
LEGEND

TAG	DESCRIPTION	COLOR	MANUFACTURER
AC-1	ALUMINUM CANOPY	PREFINISHED-BLACK	TBD
AS-1	ALUMINUM STOREFRONT	BLACK	TBD
BR-1	BRICK VENEER	LIGHT GRAY	TBD
	BRICK MORTAR	FROSTY	TBD
BR-2	BRICK VENEER	DARK GRAY	TBD
	BRICK MORTAR	FROSTY	TBD
CL-1	CEMENTITIOUS LAP SIDING	MAPLE	TBD
CP-1	CEMENTITIOUS PANEL	WHITE	TBD
CP-2	CEMENTITIOUS PANEL	BLACK	TBD
CS-1	CAST STONE	GRAY	TBD
CS-2	CAST STONE	DARK GRAY	TBD
MC-1	METAL COPING	PREFINISHED-BLACK	TBD
MR-1	42" STEEL PICKET RAILING	BLACK	TBD
MP-1	METAL MESH SCREEN PANEL	LIGHT GRAY	TBD
VW-1	VINYL WINDOW	BLACK	TBD



1 BUILDING 1000 - SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

KEY PLAN





1338 UNION AVENUE MIXED USE

MEMPHIS, TN
RENDERING • 12-14-2020

KRN2019-01



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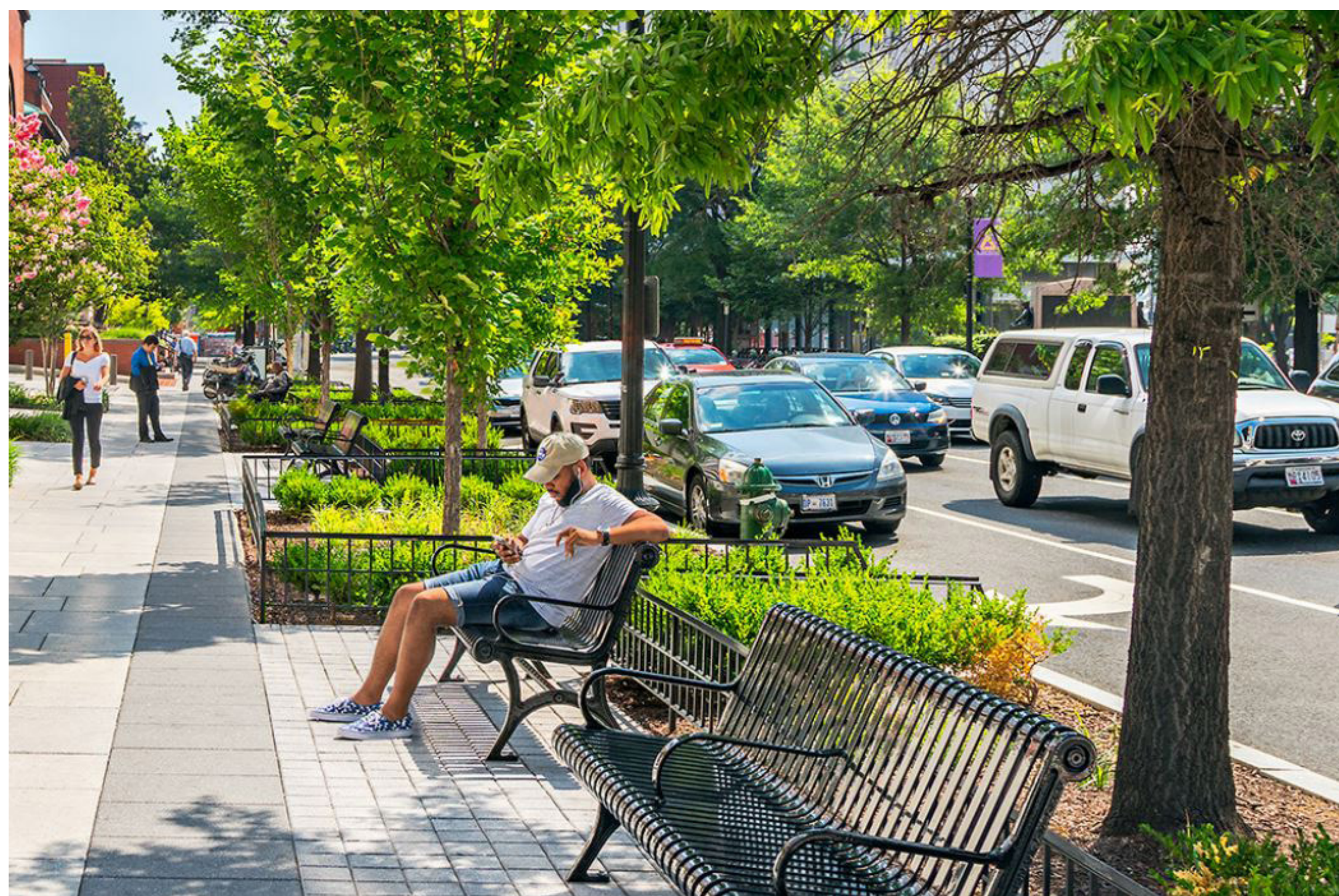
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