

# Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: MICHAEL VERSEN & ASSOCIATES

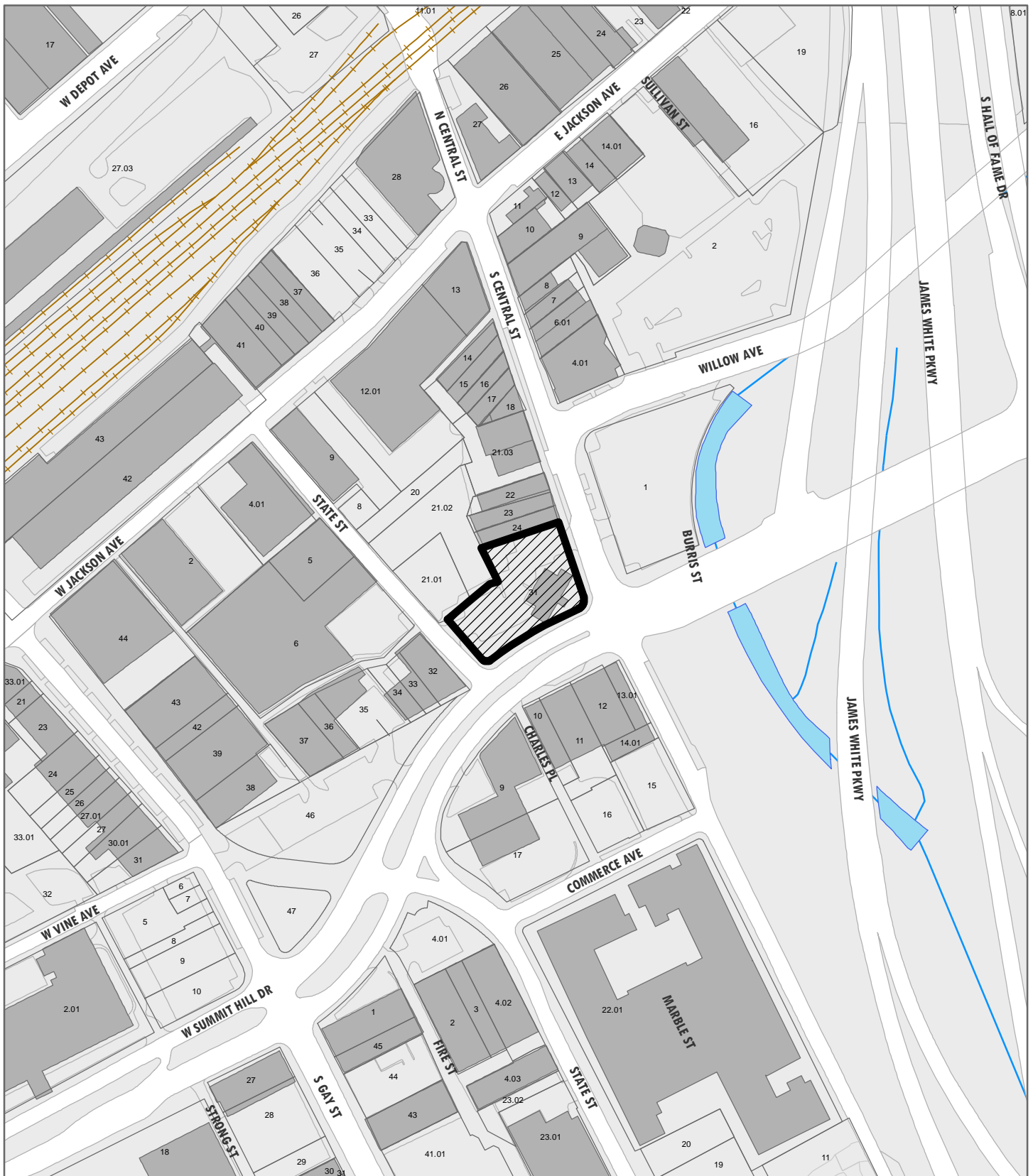
Owner  Contractor  Architect  Engineer  Other LANDSCAPE ARCHITECT

Date Filed: 3/29/19 Application accepted by: Mike Reynolds

Fee Amount: 50<sup>00</sup> Review Date: 4/17/2019 File Number: 4-C-19-DT

<b>PRE-APPLICATION CONFERENCE</b>		Date Completed: _____
<p style="text-align: center;"><b>PROPERTY INFORMATION</b></p> <p>Building or Project Name: <u>MERCHANTS OF BEER</u></p> <p>Street Address: <u>137 S. CENTRAL ST.</u></p> <p>Parcel Identification Number(s): <u>094EG031</u></p>	<p style="text-align: center;"><b>PROJECT ARCHITECT/ENGINEER</b></p> <p>PLEASE PRINT                  Name: <u>MICHAEL VERSEN</u></p> <p>Company: <u>MICHAEL VERSEN &amp; ASSOCIATES</u></p> <p>Address: <u>299 N. WEISGARDER RD.</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865/588-1331</u></p> <p>Fax: _____</p> <p>E-mail: <u>MICHAEL@VERSENASSOCIATES.COM</u></p>	
<p style="text-align: center;"><b>PROPERTY OWNER</b></p> <p>PLEASE PRINT                  Name: <u>THOMAS BOYD</u></p> <p>Company: <u>BOYD'S GROUP PROPERTIES, LLC</u></p> <p>Address: <u>1101 LATRILL ST.</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37917</u></p> <p>Telephone: <u>865/591-3576</u></p> <p>Fax: _____</p> <p>E-mail: <u>THOMAS@BOYDSGROUP.COM</u></p>	<p style="text-align: center;"><b>PROJECT CONTRACTOR</b></p> <p>PLEASE PRINT                  Name: <u>NONE AT THIS TIME</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>	
<p style="text-align: center;"><b>ACCOMPANYING MATERIALS</b></p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>		
<b>FOR OFFICE USE ONLY</b>		
<p style="text-align: center;"><b>PROJECT INFORMATION</b></p> <p>LEVEL 1: \$50</p> <p><input checked="" type="checkbox"/> Minor Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Sign</p> <p>LEVEL 2: \$100</p> <p><input type="checkbox"/> Major Alteration of an Existing Building/Structure</p> <p><input type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250</p> <p><input type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;"><b>PROJECT CONTACT</b></p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT                  Name: <u>MICHAEL VERSEN</u></p> <p>Company: <u>MICHAEL VERSEN &amp; ASSOCIATES</u></p> <p>Address: <u>299 N. WEISGARDER RD.</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865/588-1331</u></p> <p>Fax: _____</p> <p>E-mail: <u>MICHAEL@VERSENASSOCIATES.COM</u></p>	

NOTE: Payment is due at time of application. Please make check payable to Knoxville Knox County Metropolitan Planning Commission.



**4-C-19-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

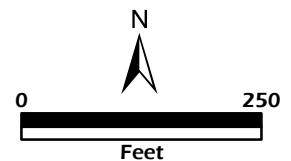
**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



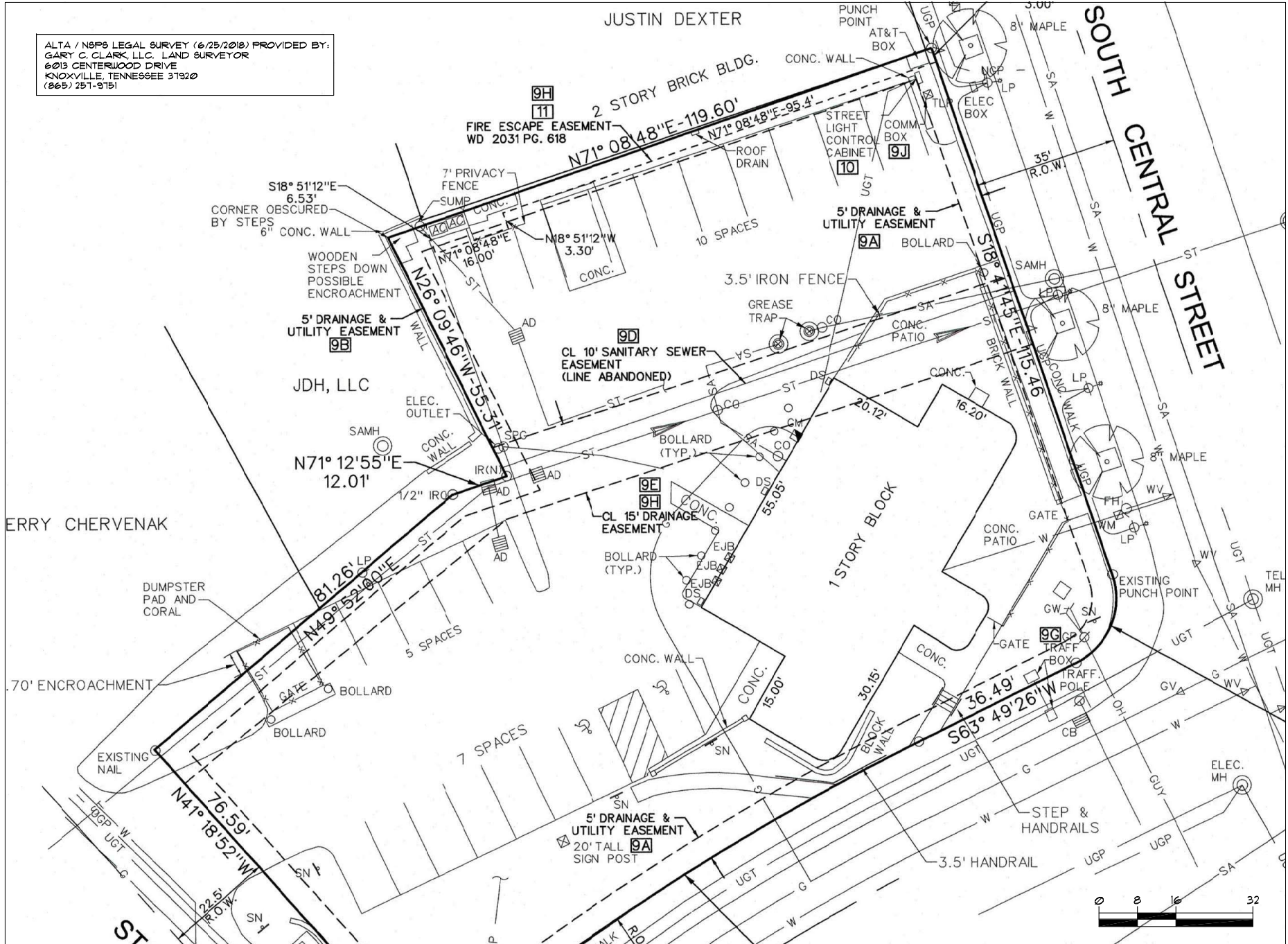
**137 S Central St**  
**Level 1: Minor alteration of an existing building/structure**

Petitioner: Michael Versen / Michael Versen & Associates

Original Print Date: 4/10/2019  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



ALTA / N&PS LEGAL SURVEY (6/25/2018) PROVIDED BY:  
 GARY C. CLARK, LLC, LAND SURVEYOR  
 6013 CENTERWOOD DRIVE  
 KNOXVILLE, TENNESSEE 37920  
 (865) 251-9151



**MICHAEL VERSEN & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE, LAND PLANNING  
 290 N. WEAVER RD., SUITE 201, KNOXVILLE, TN 37919  
 PH: 865-598-1331

Survey  
**Merchants of Beer**  
 137 South Central Street Knoxville, Tennessee

SCALE 1/6" = 1'-0"  
 JOB NO. 219016  
 DRAWN:  
 DATE: MAR 28, 2019  
 SHEET:  
**S-1**

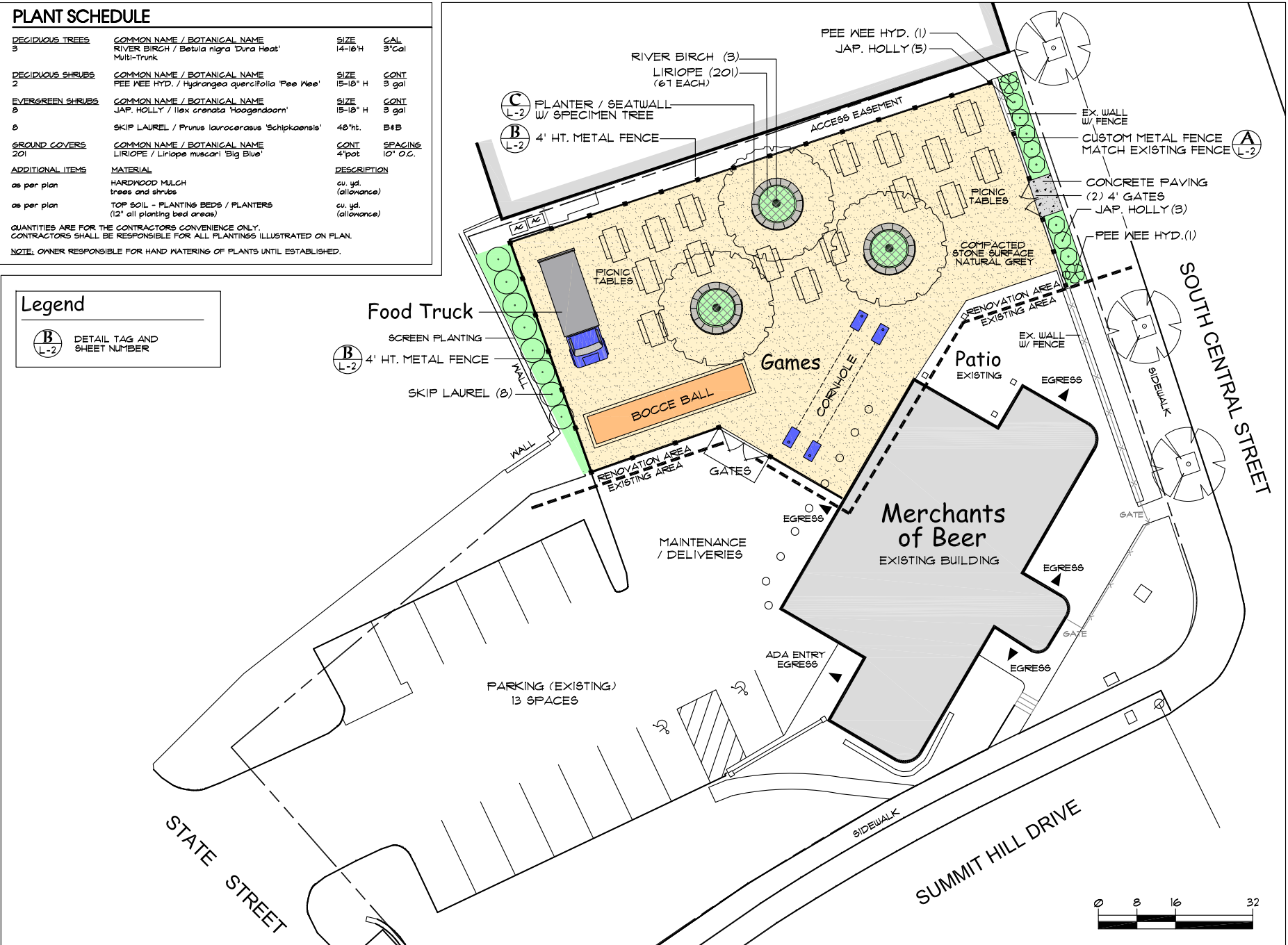
# PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME / BOTANICAL NAME	SIZE	GAL
5	RIVER BIRCH / <i>Betula nigra</i> 'Dura Heat' Multi-Trunk	14-16" H	3" Gal
DECIDUOUS SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	CONT.
2	PEE WEE HYD. / <i>Hydrangea quercifolia</i> 'Pee Wee'	15-18" H	3 gal
EVERGREEN SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	CONT.
8	JAP. HOLLY / <i>Ilex crenata</i> 'Hoogendoorn'	15-18" H	3 gal
8	SKIP LAUREL / <i>Prunus laurocerasus</i> 'Schipkaensis'	48" ht.	B#B
GROUND COVERS	COMMON NAME / BOTANICAL NAME	CONT.	SPACING
201	LIRIOPE / <i>Liriope muscari</i> 'Big Blue'	4" pot	10" O.C.
ADDITIONAL ITEMS	MATERIAL	DESCRIPTION	
as per plan	HARDWOOD MULCH trees and shrubs	cu. yd. (alliance)	
as per plan	TOP SOIL - PLANTING BEDS / PLANTERS (12" all planting bed areas)	cu. yd. (alliance)	

QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY.  
CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.  
NOTE: OWNER RESPONSIBLE FOR HAND WATERING OF PLANTS UNTIL ESTABLISHED.

## Legend

**(B)**  
L-2 DETAIL TAG AND SHEET NUMBER



**MICHAEL VERSEN & ASSOCIATES**  
LANDSCAPE ARCHITECTURE LAND PLANNING  
299 N. WELLSBARGER RD. SUITE 201, KNOXVILLE, TN 37919  
PH: 865-598-1931

Garden Court Master & Landscape Plan  
**Merchants of Beer**  
137 South Central Street Knoxville, Tennessee



SCALE 1/16" = 1'-0"

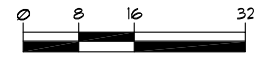
JOB NO. 219216

DRAWN: MAV/RJM

DATE: APR 5, 2019

SHEET:

**L-1**

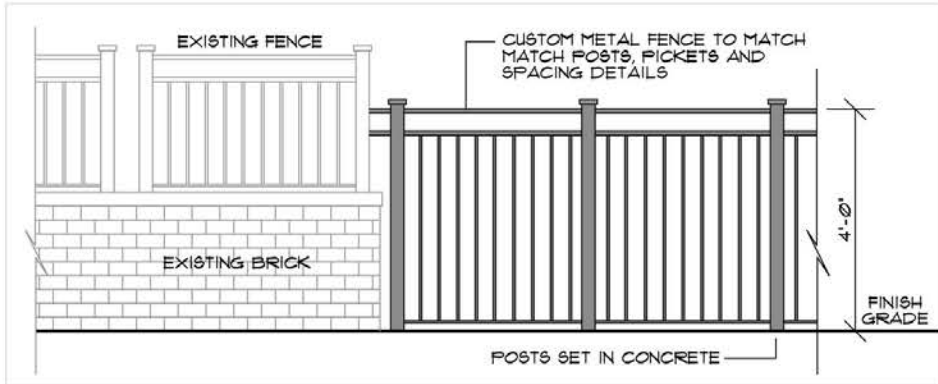




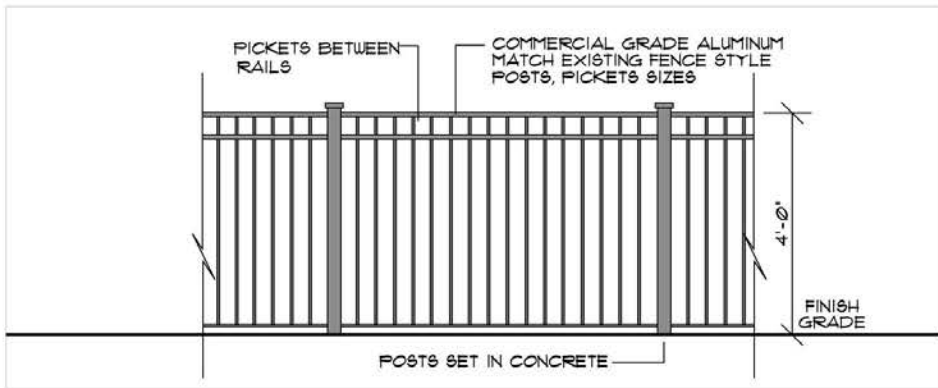
view from Summit Hill Drive



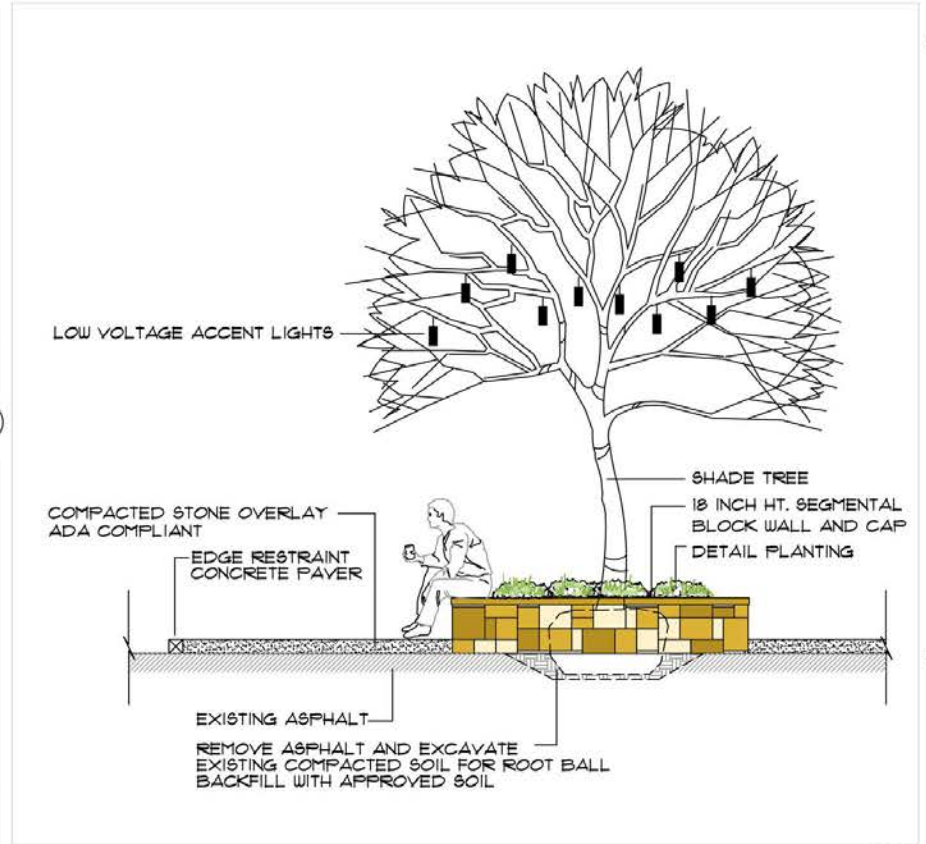
view from South Central Street



**Metal Fence A**  
NOT TO SCALE



**Metal Fence B**  
NOT TO SCALE



**Planter / Seatwall C**  
SCALE 1/4" = 1'-0"



**MICHAEL VERSEN & ASSOCIATES**  
LANDSCAPE ARCHITECTURE • LAND PLANNING  
283 N. LIEBIGER RD., SUITE 201, KNOXVILLE, TN 37918  
PH: 865-586-1531

Site Details & Street Photographs

**Merchants of Beer**  
137 South Central Street Knoxville, Tennessee



SCALE 1/8" = 1'-0"  
JOB NO. 219216  
DRAWN: MAV/RLM  
DATE: MAR. 28, 2019  
SHEET:

**L-2**

# Michael Versen & Associates

## **Landscape Architecture ... Land Planning**

299 N. Weisgarber Rd., Suite 201  
office: 865/588-1331

Knoxville, Tennessee 37919  
fax: 865/251-4086

[www.versenassociates.com](http://www.versenassociates.com)

March 28, 2019

Downtown Knoxville Design Overlay District

Description of project - Merchants of Beer – 137 South Central Street project

The Merchants of Beer garden court consists of a Level 3 site design and landscape plantings for a north portion of the existing parking lot.

- While respecting existing drainage patterns and drain inlets, a compacted gravel overlay (suitable for ADA accessibility) will be added to enhance the surface and make it more user friendly for patrons.
- Raised seat wall planters will be constructed for casual seating and the planting of large specimen trees.
- Accent lighting within the tree planters will provide additional illumination and aesthetic effect.
- A food truck will be installed at the West end of the site.
- Site furniture will include picnic table seating and yard games (bocce ball and corn hole).
- Additional landscape along the perimeter will be installed for enrichment along South Central Street and screening on the West side
- Fencing will be installed along the perimeter of the new garden court area. Metal fencing along South Central would pick up the pattern of existing metal fence.  
Other perimeter fence would be black aluminum metal complimenting the South Central Street fence design.

