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 www.knoxmpc.org

Downtown Knoxville Design Overlay District Certificate of Appropriateness

Name of Applicant: Meghan Frederick- Studio Four Design

Owner Contractor Architect Engineer Other _____

Date Filed: 5.27.16 Application accepted by: Mike Reynolds

Fee Amount: 50.⁰⁰ Review Date: 6/15/16 File Number: G-B-16-DT

PRE-APPLICATION CONFERENCE		Date Completed: _____
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Building or Project Name: _____ <u>Merchants of Beer</u></p> <p>Street Address: <u>137 Central St, Knoxville, TN 37902</u></p> <p>Parcel Identification Number(s): <u>094EG024</u></p>	<p style="text-align: center;">PROJECT ARCHITECT/ENGINEER</p> <p>PLEASE PRINT Name: <u>R. Michael Keller</u></p> <p>Company: <u>Studio Four Design</u></p> <p>Address: <u>414 Clinch Ave</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865.523.5001</u></p> <p>Fax: <u>865.523-5003</u></p> <p>E-mail: <u>mkeller@s4dinc.com</u></p>	
<p style="text-align: center;">PROPERTY OWNER</p> <p>PLEASE PRINT Name: <u>Tim Hill</u></p> <p>Company: <u>Hatcher Hill Properties LLC</u></p> <p>Address: <u>311 S. Weisgarbor Rd.</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37919</u></p> <p>Telephone: <u>865-719-7538</u></p> <p>Fax: _____</p> <p>E-mail: <u>tim@hatcherhill.com</u></p>	<p style="text-align: center;">PROJECT CONTRACTOR</p> <p>PLEASE PRINT Name: <u>TBD</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;">ACCOMPANYING MATERIALS</p> <p>Please see the reverse side of this form for a list of information required as part of this application.</p>		
<i>FOR OFFICE USE ONLY</i>		
<p style="text-align: center;">PROJECT INFORMATION</p> <p>LEVEL 1: \$50 <input checked="" type="checkbox"/> Minor Alteration of an Existing Building/Structure <input checked="" type="checkbox"/> Sign</p> <p>LEVEL 2: \$100 <input type="checkbox"/> Major Alteration of an Existing Building/Structure <input type="checkbox"/> Addition to an Existing Building/Structure</p> <p>LEVEL 3: \$250 <input type="checkbox"/> Construction of New Building/Structure</p>	<p style="text-align: center;">PROJECT CONTACT</p> <p>All application-related correspondence should be directed to:</p> <p>PLEASE PRINT Name: <u>Meghan Frederick</u></p> <p>Company: <u>Studio Four Design</u></p> <p>Address: <u>414 Clinch Ave</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37902</u></p> <p>Telephone: <u>865.523.5001 ex 248</u></p> <p>Fax: <u>865.523.5003</u></p> <p>E-mail: <u>mfrederick@s4dinc.com</u></p>	

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



**STUDIO
FOUR
DESIGN** INC.



Merchants of Beer
Downtown Design Review Package

May 27, 2016

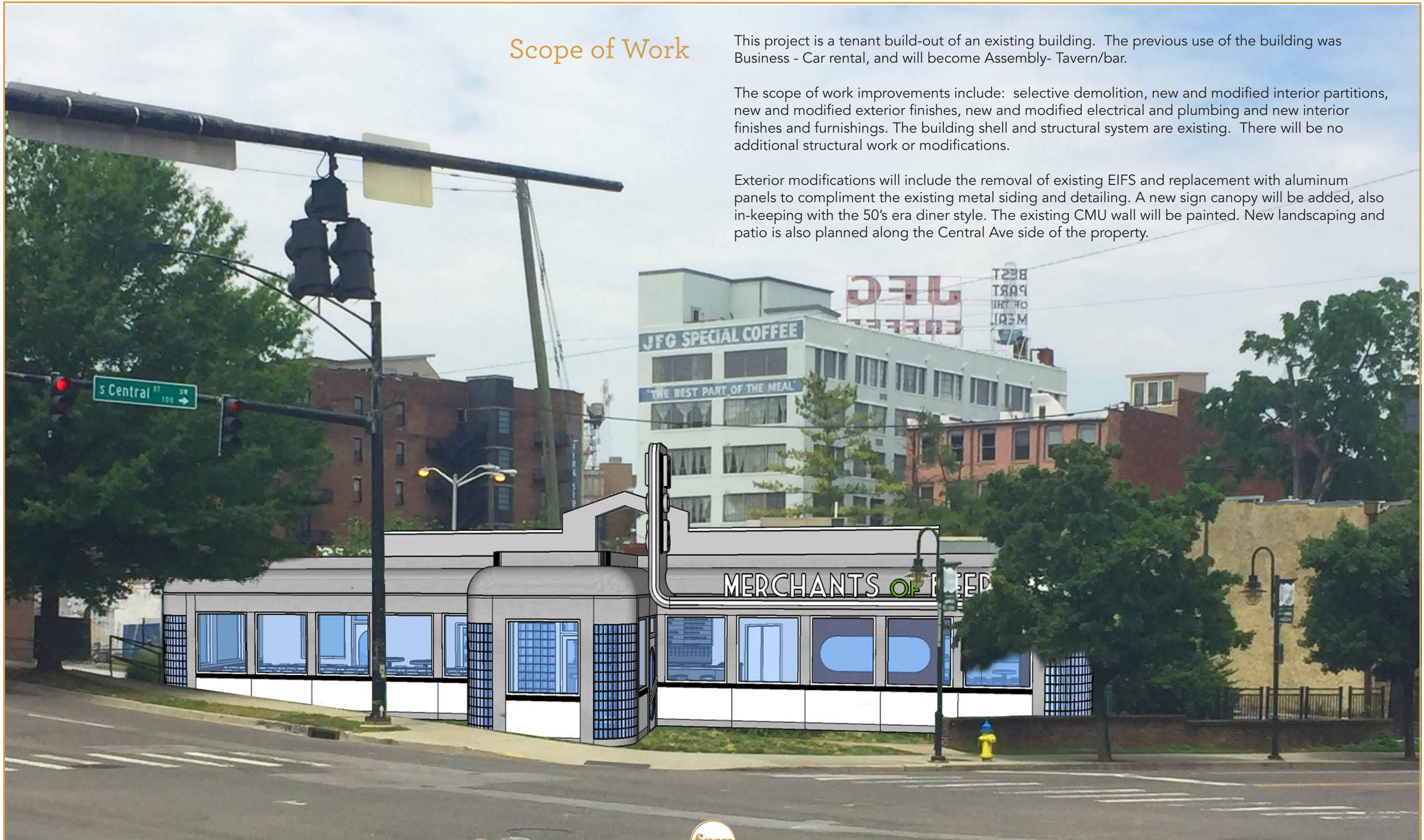


Scope of Work

This project is a tenant build-out of an existing building. The previous use of the building was Business - Car rental, and will become Assembly- Tavern/bar.

The scope of work improvements include: selective demolition, new and modified interior partitions, new and modified exterior finishes, new and modified electrical and plumbing and new interior finishes and furnishings. The building shell and structural system are existing. There will be no additional structural work or modifications.

Exterior modifications will include the removal of existing EIFS and replacement with aluminum panels to compliment the existing metal siding and detailing. A new sign canopy will be added, also in-keeping with the 50's era diner style. The existing CMU wall will be painted. New landscaping and patio is also planned along the Central Ave side of the property.



Inspiration Photography



Existing Conditions



Future sign canopy location

Future patio location

All existing green EIFS to be removed and replaced w/ aluminum panels

New landscaping throughout site



Existing Conditions



Existing fence to be removed

Existing canopy and entry to remain

CMU walls to be painted, typ.

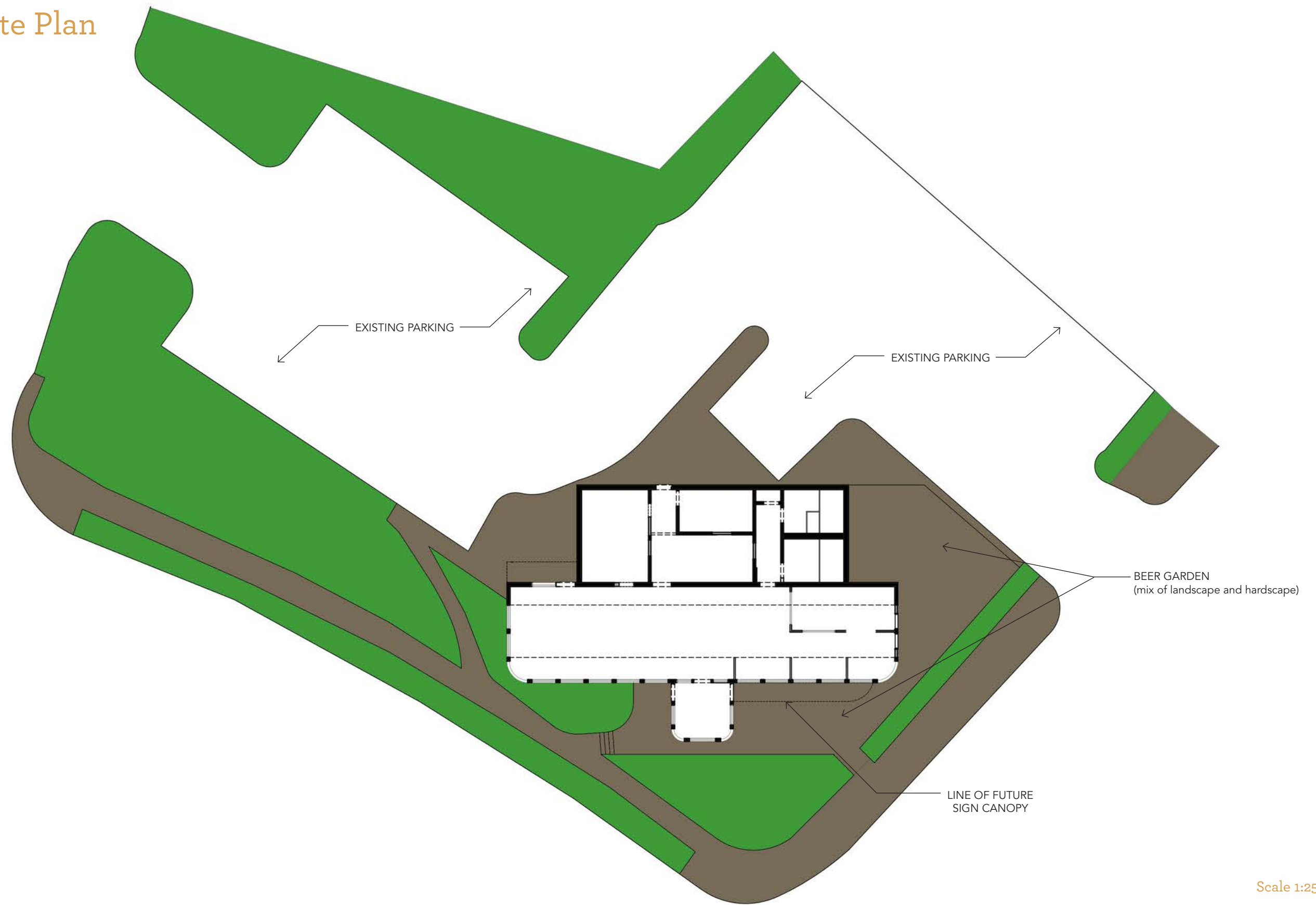
Future beer garden location. Existing landscaping to be removed.

All existing green EIFS to be removed and replaced w/ aluminum panels

New landscaping throughout site



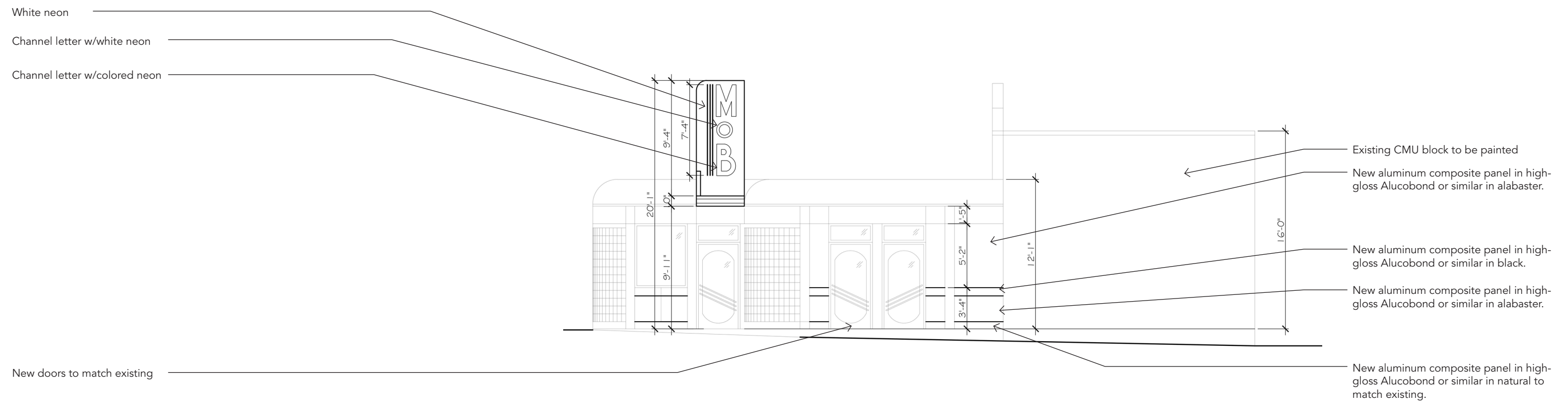
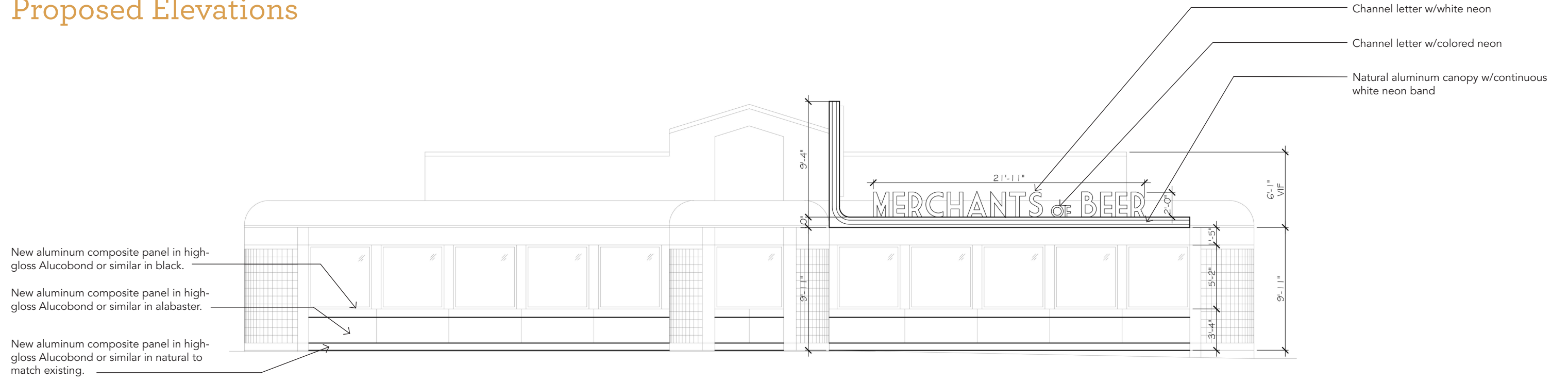
Proposed Site Plan



Scale 1:250 



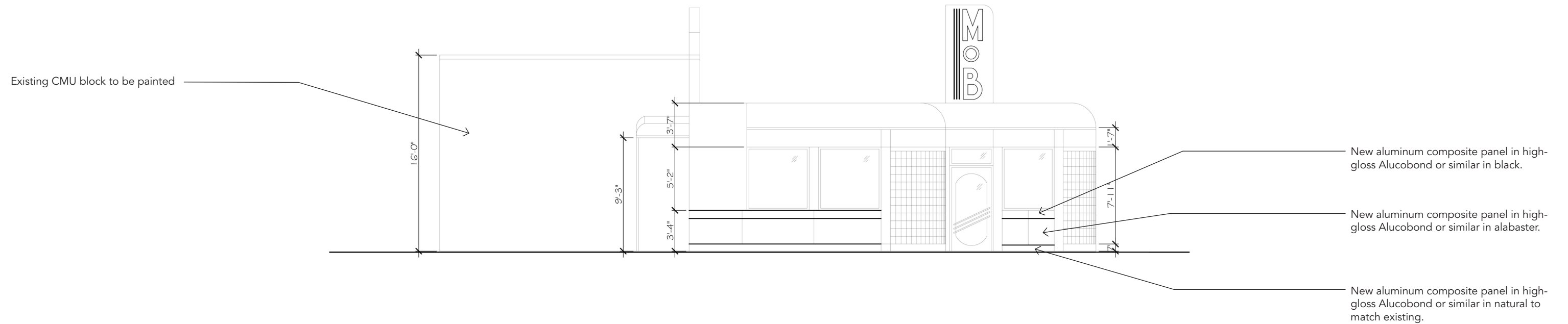
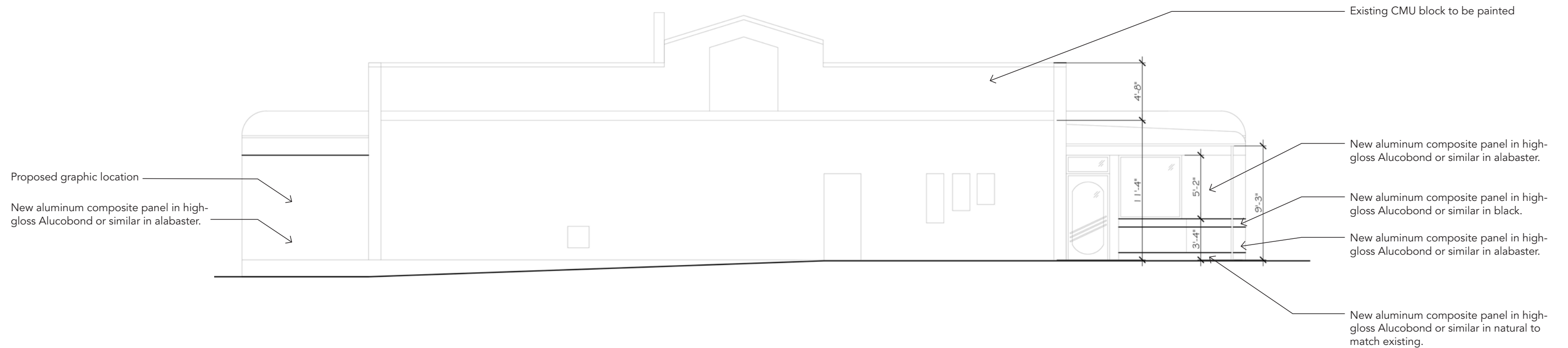
Proposed Elevations



Scale 1/8" = 1'-0"

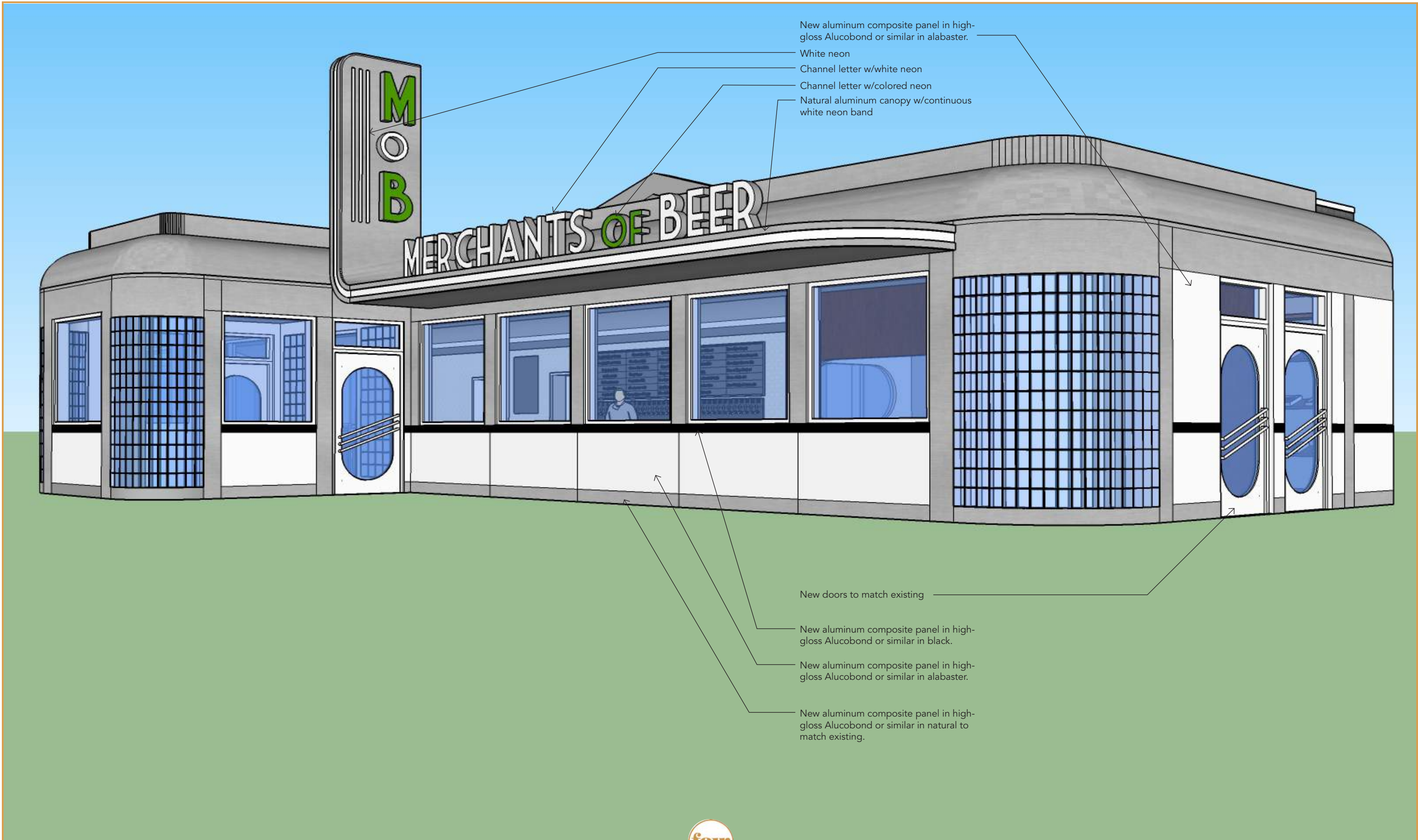


Proposed Elevations



Scale 1/8" = 1'-0"







MERCHANTS of BEER



GAMBRINUS APPROVED

New aluminum composite panel in high-gloss Alucobond or similar in black.

New aluminum composite panel in high-gloss Alucobond or similar in alabaster.

New aluminum composite panel in high-gloss Alucobond or similar in natural to match existing.

Existing CMU block to be painted

Beer garden w/ trellis, new landscaping, fence and exterior furnishing

New aluminum composite panel in high-gloss Alucobond or similar in alabaster.

Proposed graphic location

EXISTING PARKING

