Staff Report

Downtown Design Review

File Number: 10-C-26-DT

Meeting: 11/18/2026
Applicant: Meagan Grohol R2R Studio
Owner: Depot Development LLC
Project: Wooden City - Knoxville

Property Information

Location: 309 N. Central St. **Parcel ID:** 94 E F 01601
Zoning: DK-W (Downtown Knoxville, Warehouse Subdistrict)
Description:
McNutt-Burks Building

Staff Recommendation

Staff recommends approval of Certificate 10-C-26-DT, subject to the following condition:
1) Meeting all applicable requirements of the City's Engineering Department and Urban Forestry Division.
2) Submitting the signage package for consideration of approval by the Board under a separate application.

Description of Work

Level II

Sign, Addition to an Existing Building/Structure

Installation of a new covered patio north of the McNutt-Burks building and minor modifications to the building exterior.

Existing outdoor landscape beds and terraces will be partially replaced with a raised concrete slab (approximately 25’-7.5” wide by 45’-9” deep) accessible from the sidewalk along N Central Street. A steel-frame roof structure supported by eight columns will be installed over the patio. A metal railing with mesh panels will be installed along the front (east) of the patio and along the northern property boundary. A concrete wall, approximately 3’-4” high and clad in Corten steel, will be installed along the north and west sides of the patio to separate an L-shaped landscape bed. Landscaping will be installed in the landscape bed and in decorative planters. The existing gravel next to the public sidewalk will be removed, and the sidewalk will be widened.

The mural on the north elevation will be removed, and an existing window will be replaced with a glass door to provide patio access. On the front elevation, the existing garage door with glass panes will be blacked out, and the entrance door will be replaced with an accordion security gate, leading to a recessed entry vestibule with a double, full-lite entry door.

Comments

The applicant proposes two design options for the steel-frame roof structure: a metal shed roof with a 1:12 slope

and a flatter membrane roof with a 1/4:12 slope. Both options include steel beams, wooden roof purlins, and plywood sheathing, as shown in the reflected ceiling plan.

PEDESTRIAN AND BICYCLIST SAFETY: Appropriate.

DOWNTOWN BEAUTIFICATION: Appropriate. The existing public art will be removed, but the landscaped patio area will offer a more engaging pedestrian-oriented environment.

BUILDING MASS, SCALE AND FORM: Appropriate.

BUILDING LOCATION: Appropriate. Grade separation should be no more than 1.5'.

BUILDING MATERIALS: Appropriate.

ARCHITECTURAL CHARACTER: Appropriate. The glass panes in the garage door will be blacked out from the interior (using paint or window film) to block sightlines to the mechanical room. The overall elevation will remain largely transparent.

GROUND FLOOR DOORS AND WINDOWS: Appropriate. The accordion security gate will remain open during operating hours. There was similar gated access prior to the installation of the current entrance door around 2022.

Overall, this proposal is consistent with the design guideline recommendations.

Applicable Design Guidelines

Downtown Design Guidelines

SECTION 1: A. PUBLIC REALM
1. PEDESTRIAN AND BICYCLIST SAFETY
1b. Require sidewalks and crosswalks that are accessible to all and are aesthetically pleasing.
1c. Create standards for sidewalks (including size and materials) that establish a sense of visual continuity.

4. DOWNTOWN BEAUTIFICATION
4a. Foster downtown beautification with landscaping and plantings, public art, and public open space.

B. PRIVATE REALM
1. BUILDING MASS, SCALE AND FORM
1a. Maintain a pedestrian-scaled environment from block to block.
1e. Avoid blank walls along street-facing elevations.

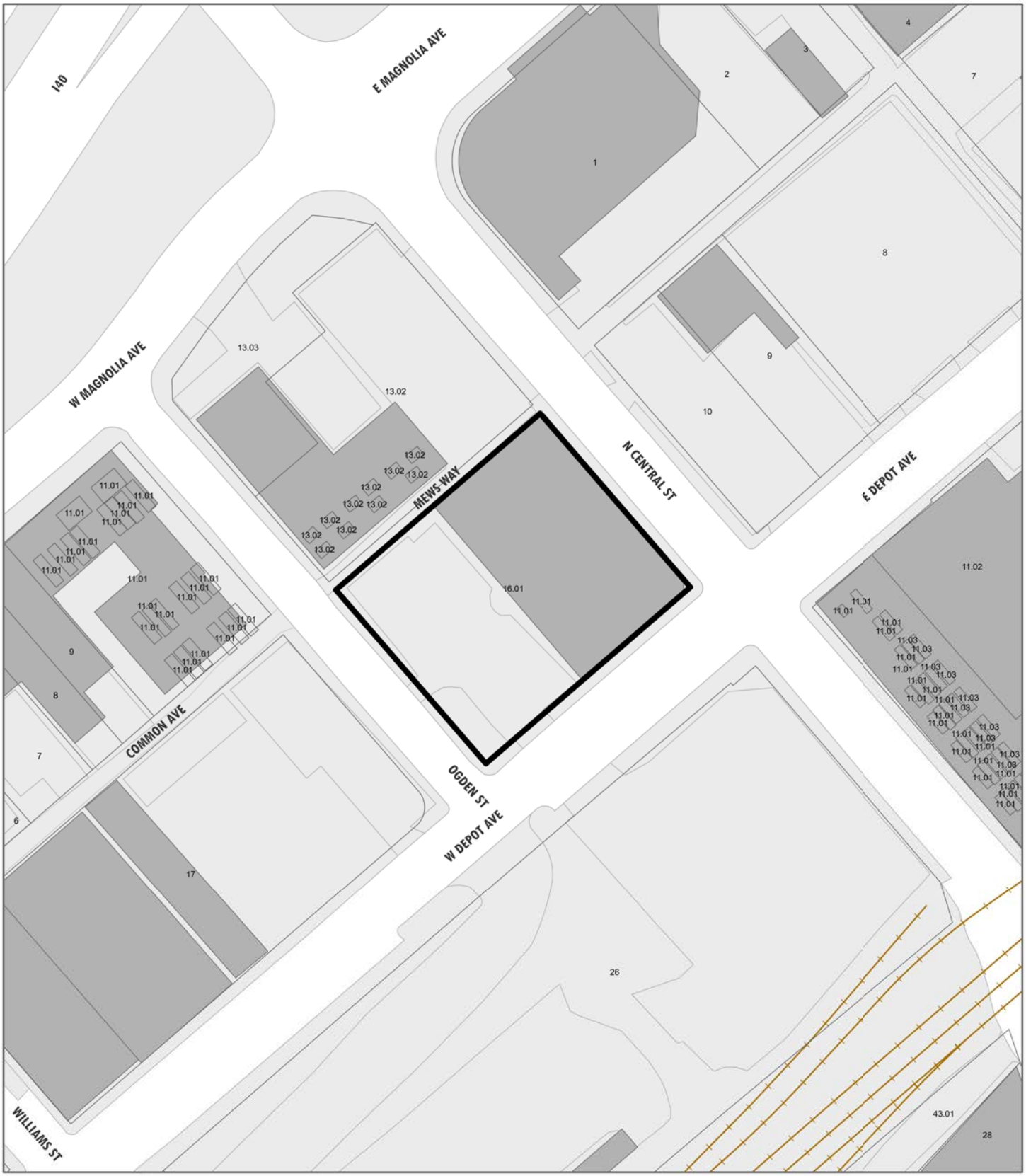
2. BUILDING LOCATION
2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.

3. BUILDING MATERIALS
3a. Use complimentary materials and elements, especially next to historic buildings.

4. ARCHITECTURAL CHARACTER
4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

5. GROUND FLOOR DOORS AND WINDOWS
5a. Use consistent rhythm of openings, windows, doorways, and entries.
5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

SECTION 2: C. THE WAREHOUSE DISTRICT
Central Street, from Depot Avenue south to Summit Hill Drive: The Central Street section is composed of one- to two-story buildings that are unremarkable as individual buildings, but draw significance as a collection of commercial buildings that supported warehouse employees and visitors that arrived on the railroad. In the rehabilitation that occurred in the 1980s, details were added that are inappropriate (for instance, wrought iron balconies). Re-creation of the authentic architecture of such buildings is preferred and additional inappropriate details should be avoided. New construction in this area should focus on the storefront designs, masonry, window sizes, setbacks and massing that complement the historic buildings.



DESIGN REVIEW BOARD

10-C-26-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

309 N. Central St.

Level 2: Addition to an existing building/structure

Original Print Date: 9/28/2026 Revised:

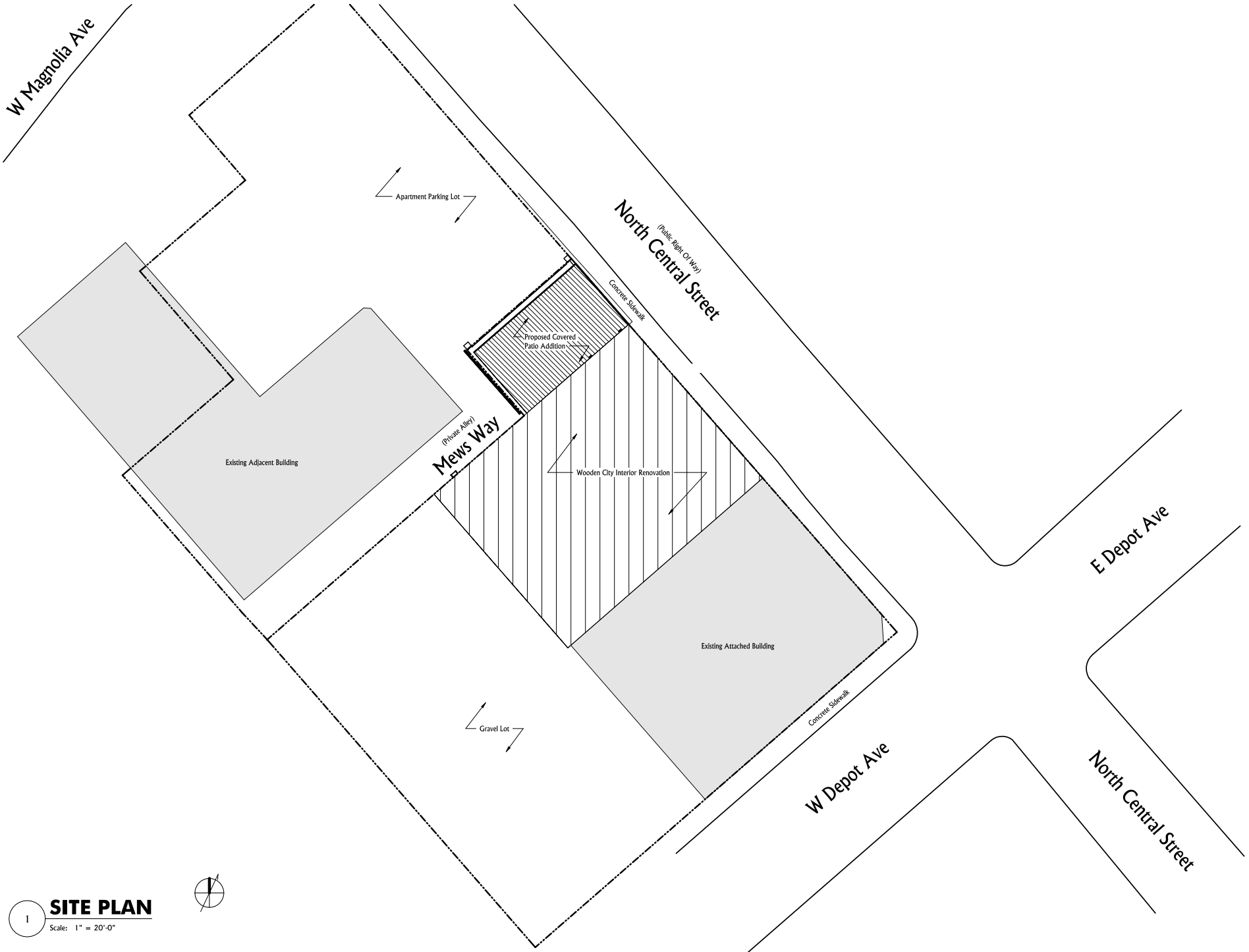
Knoxville/Knox County Planning · Design Review Board

Petitioner: Meagan Grohol R2R Studio

N

0 160

Feet



1 **SITE PLAN**

Scale: 1" = 20'-0"

Wooden City - Knoxville - Site Plan, Revision #3 11/06/2026

309 N. Central St, Knoxville, Tennessee 37917

09/24/2026

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View Northwest From N. Central Street



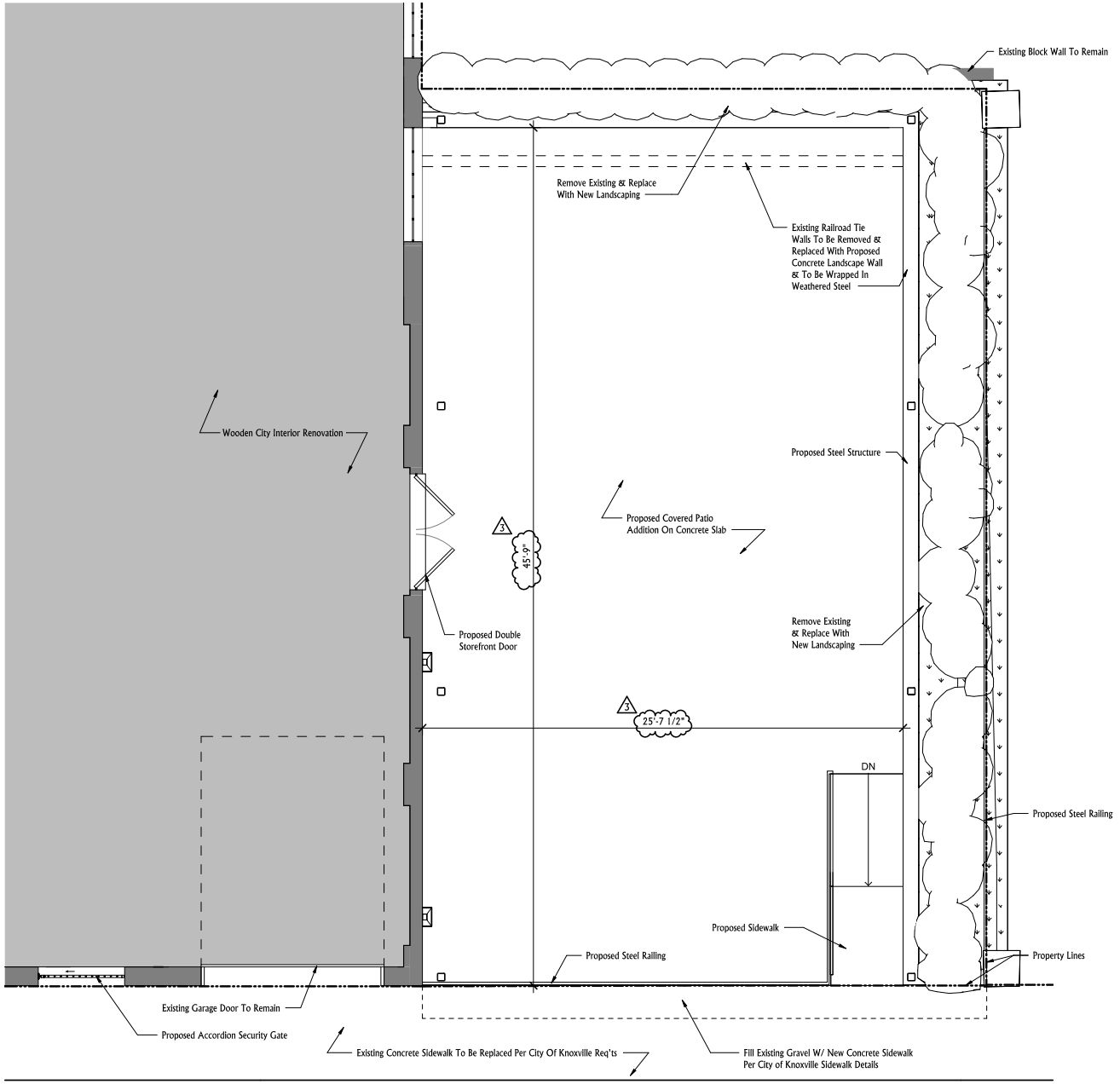
View Southwest From N. Central Street



View Southwest From N. Central Street

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Apartment Parking Lot

1 **FLOOR PLAN**
Scale: 1/4" = 1'-0"

North Central Street









Note:
Seasonal Landscaping To Be Installed In Existing Landscape Beds & Installed In Decorative Planters. Exact Species & Quantity To Be Selected By Owner. Image Shown For Reference.



Existing Door



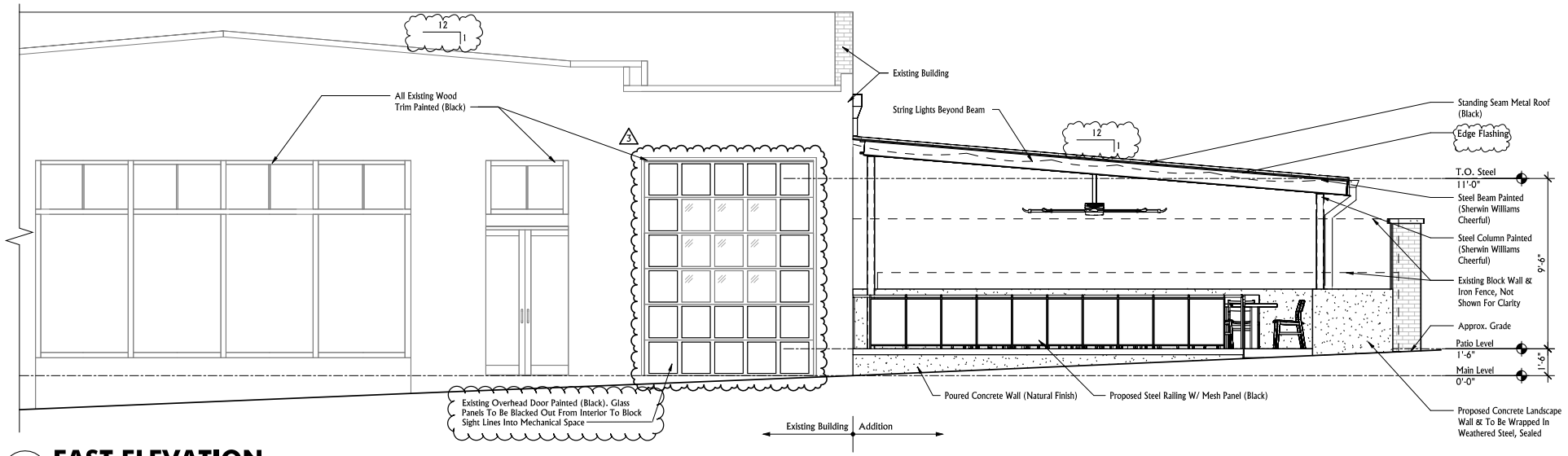
Proposed Security Gate

Wooden City - Knoxville - Patio Floor Plan, Revision #3 11/06/2026
309 N. Central St, Knoxville, Tennessee 37917
09/24/2026

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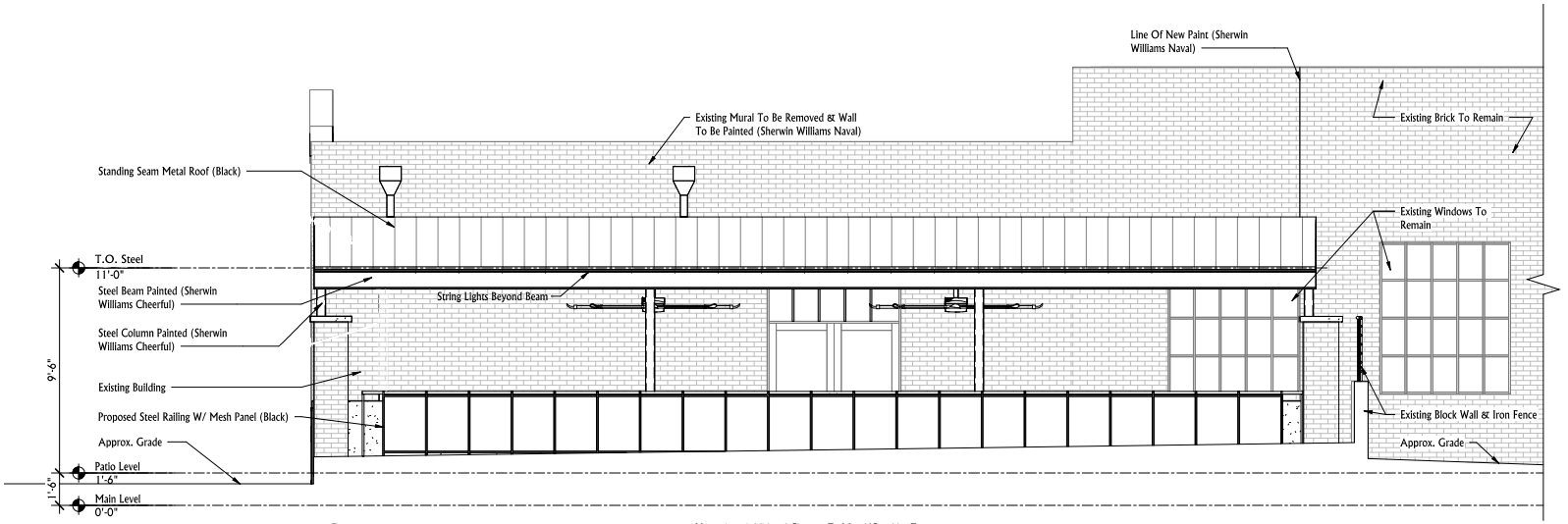
Option A: Metal Shed Roof (1:12 slope)



1 EAST ELEVATION

Scale: 1/4" = 1'-0"

All Other Elements Of Existing Front Facade To Remain. Brick & Plaster To Be Cleaned.



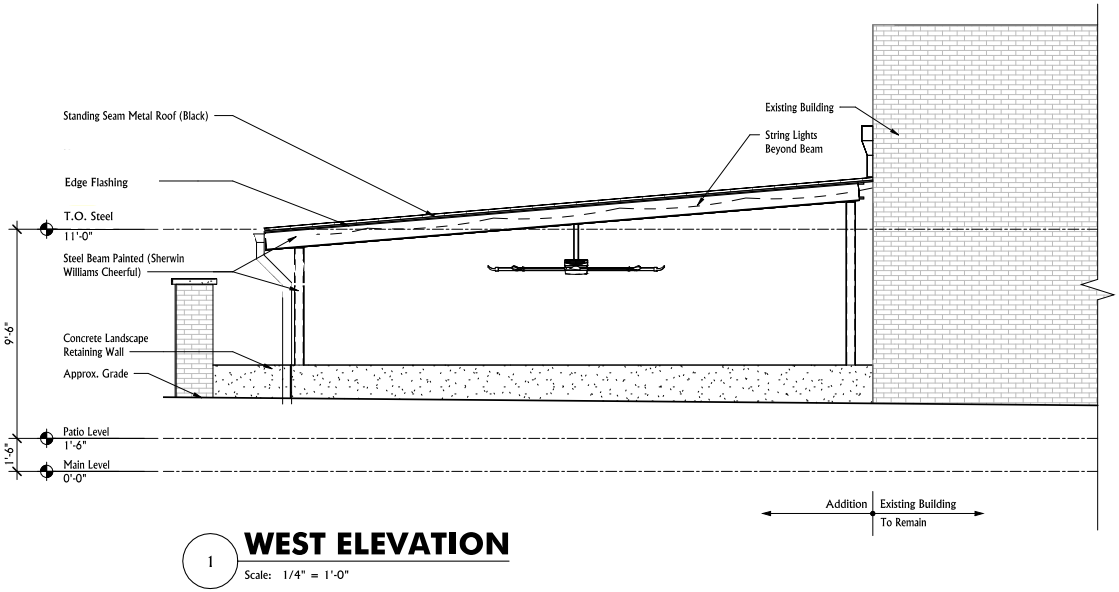
2 NORTH ELEVATION

Scale: 1/4" = 1'-0"

Note: Any Additional Changes To Mural/Graphics To Be Submitted At A Later Date

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Option A: Metal Shed Roof (1:12 slope)



1 **WEST ELEVATION**

Scale: 1/4" = 1'-0"



String Lights

Sherwin Williams, SW 6244 Naval

Sherwin Williams, SW 6903 Cheerful

Sherwin Williams, SW 7007 Ceiling Bright White



Corten Steel

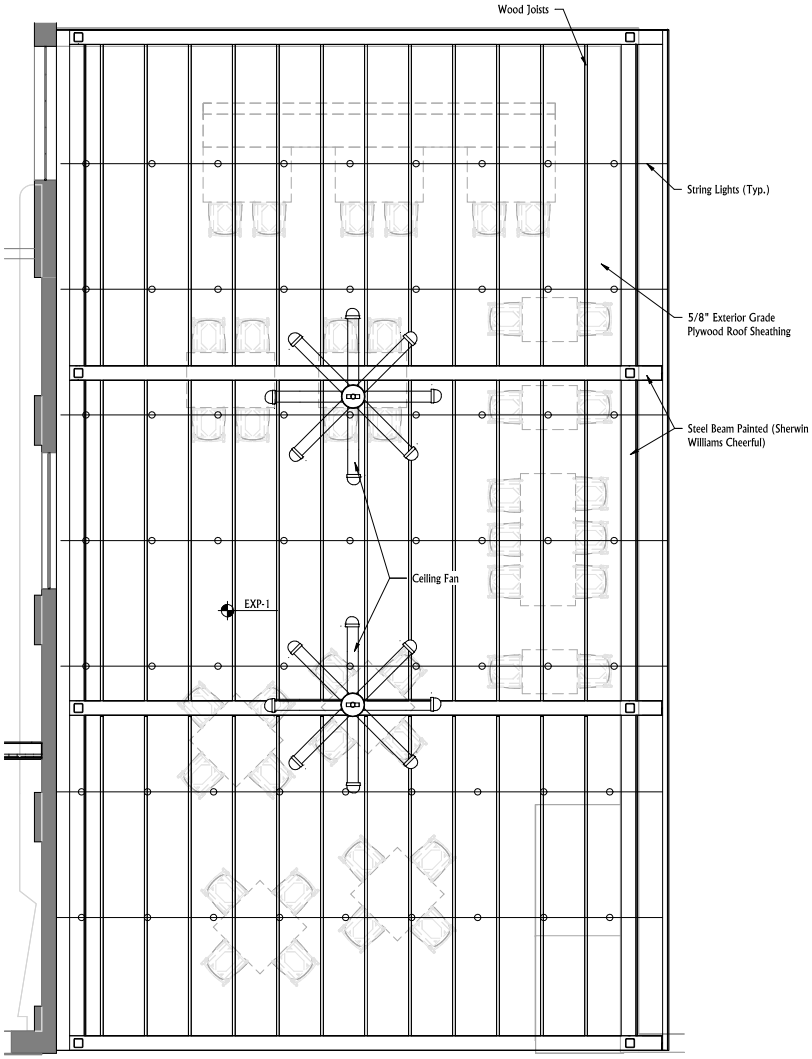


Metal Railing

Proposed Materials

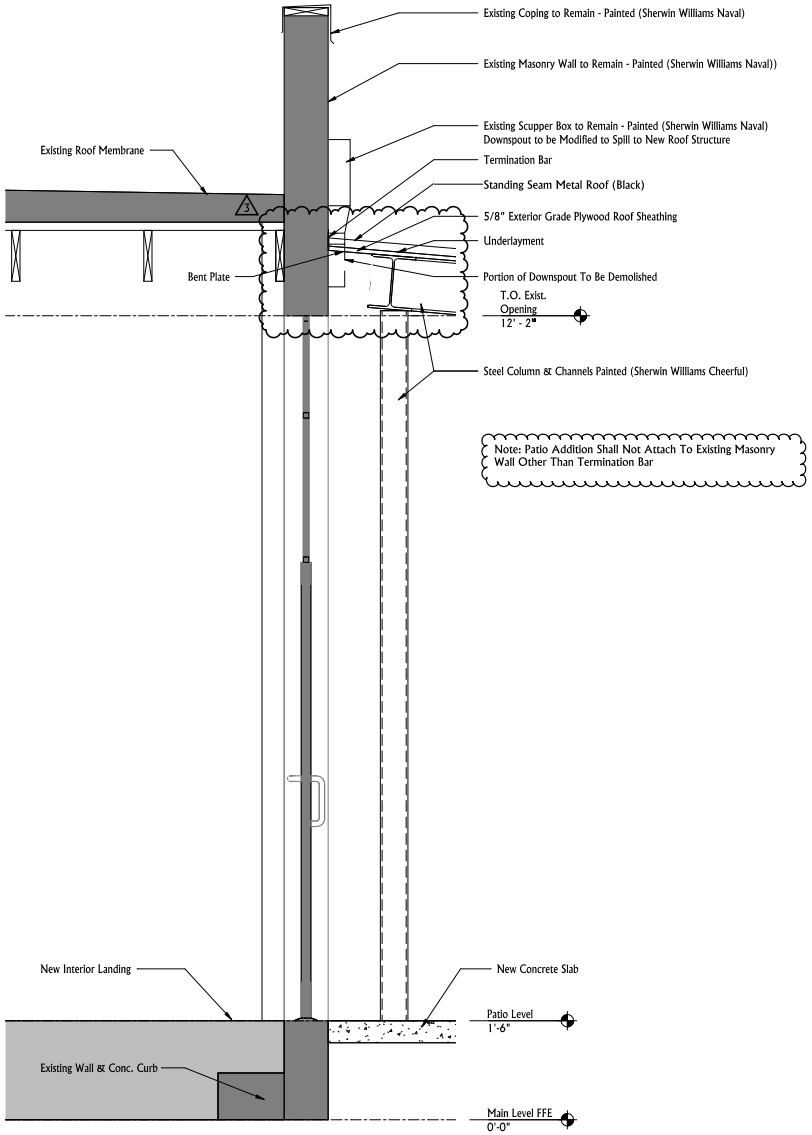
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Option A: Metal Shed Roof (1:12 slope)



3
1 **REFLECTED CEILING PLAN**
Scale: 1/4" = 1'-0"

Wood Material On Underside Of Patio Shall Maintain Natural Finish, Sealed



2 **SECTION**
Scale: 3/4" = 1'-0"

Preliminary Attachment Detail Shown For Reference. Structural Design Currently In Development To Confirm Exact Sizes/Locations.

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Option A: Metal Shed Roof (1:12 slope)



View East From Proposed Addition



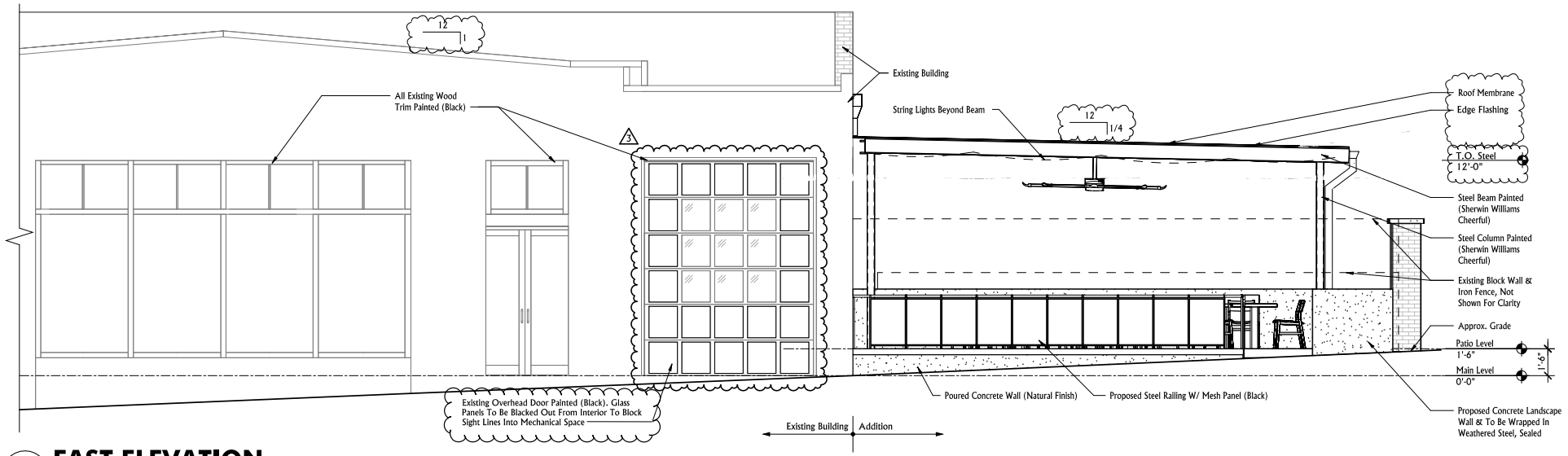
View West From N. Central Street: Proposed Addition



View West From N. Central Street: Proposed Addition

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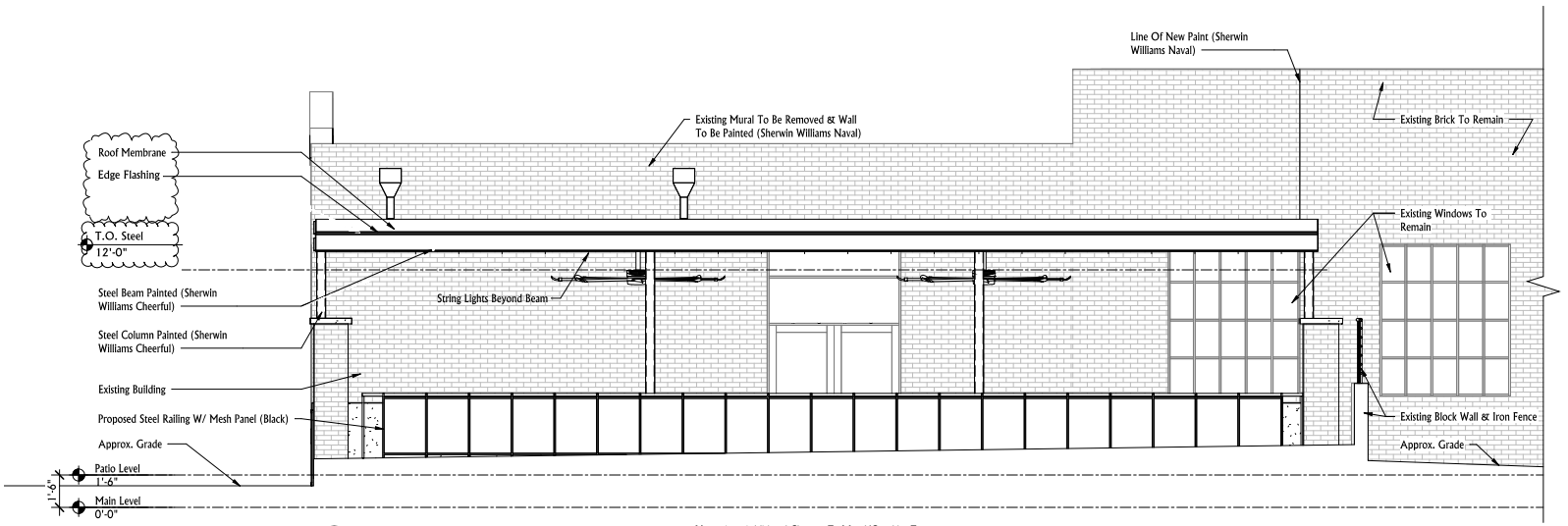
Option B: Membrane Roof (1/4:12 slope)



1 EAST ELEVATION

Scale: 1/4" = 1'-0"

All Other Elements Of Existing Front Facade
To Remain. Brick & Plaster To Be Cleaned.



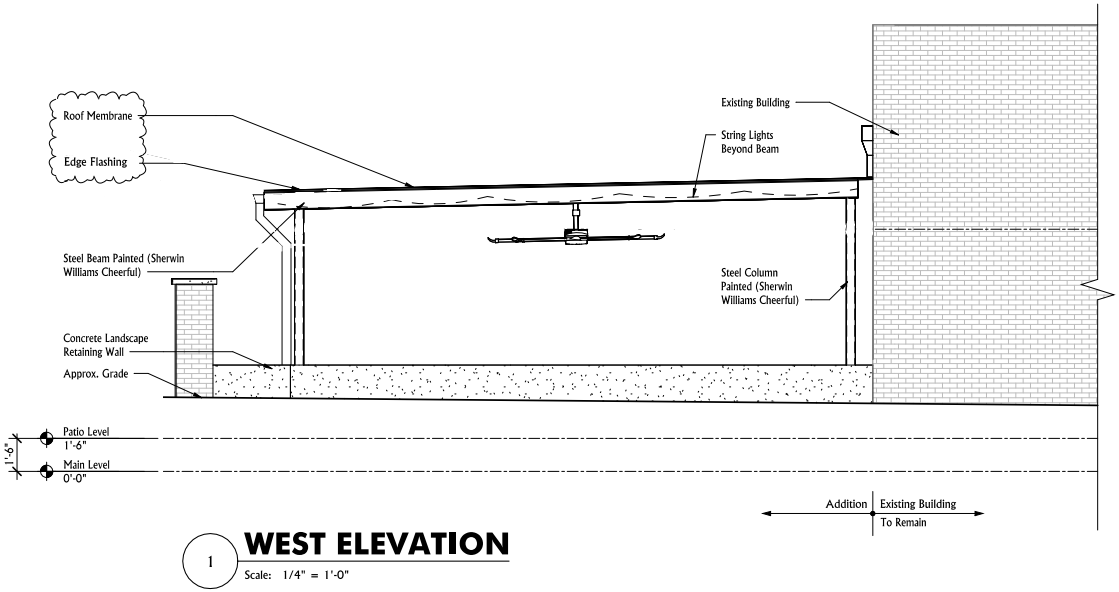
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Option B: Membrane Roof (1/4:12 slope)



1 **WEST ELEVATION**

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String Lights



Sherwin Williams, SW 6244 Naval



Sherwin Williams, SW 6903 Cheerful

Sherwin Williams, SW 7007 Ceiling Bright White



Corten Steel



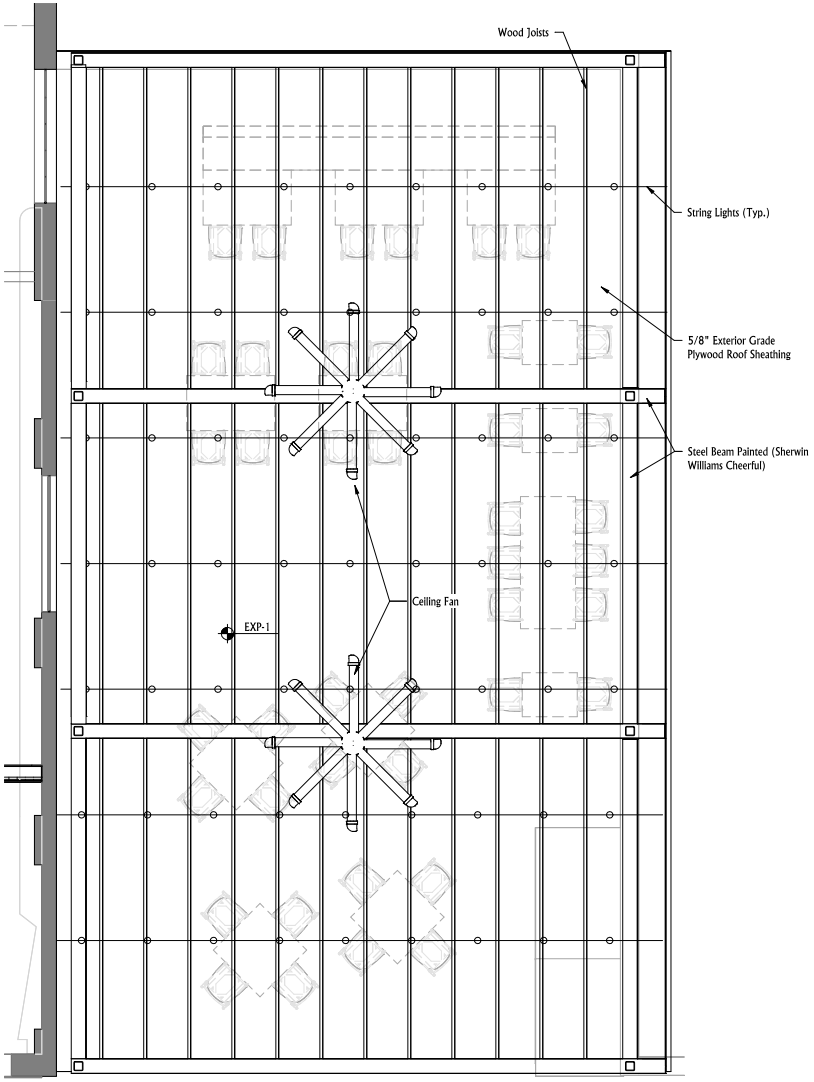
Metal Railing

Proposed Materials

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Option B: Membrane Roof (1/4:12 slope)

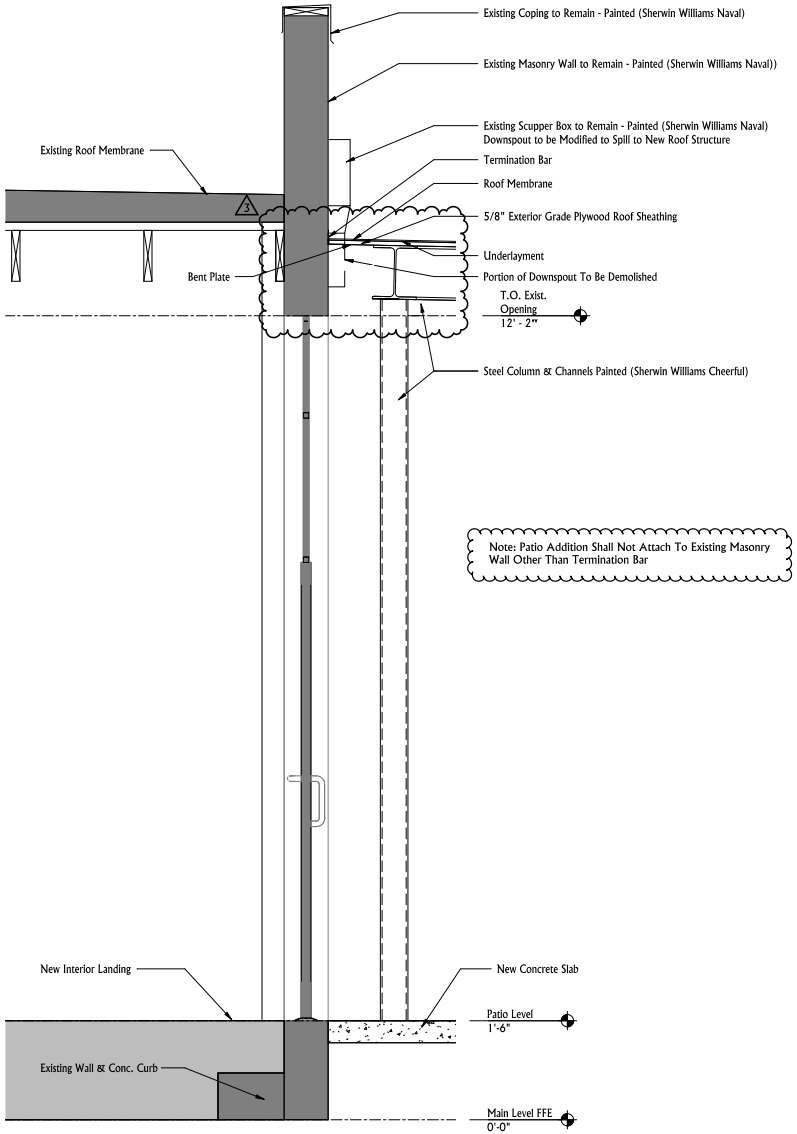


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Option B: Membrane Roof (1/4:12 slope)



View East From Proposed Addition



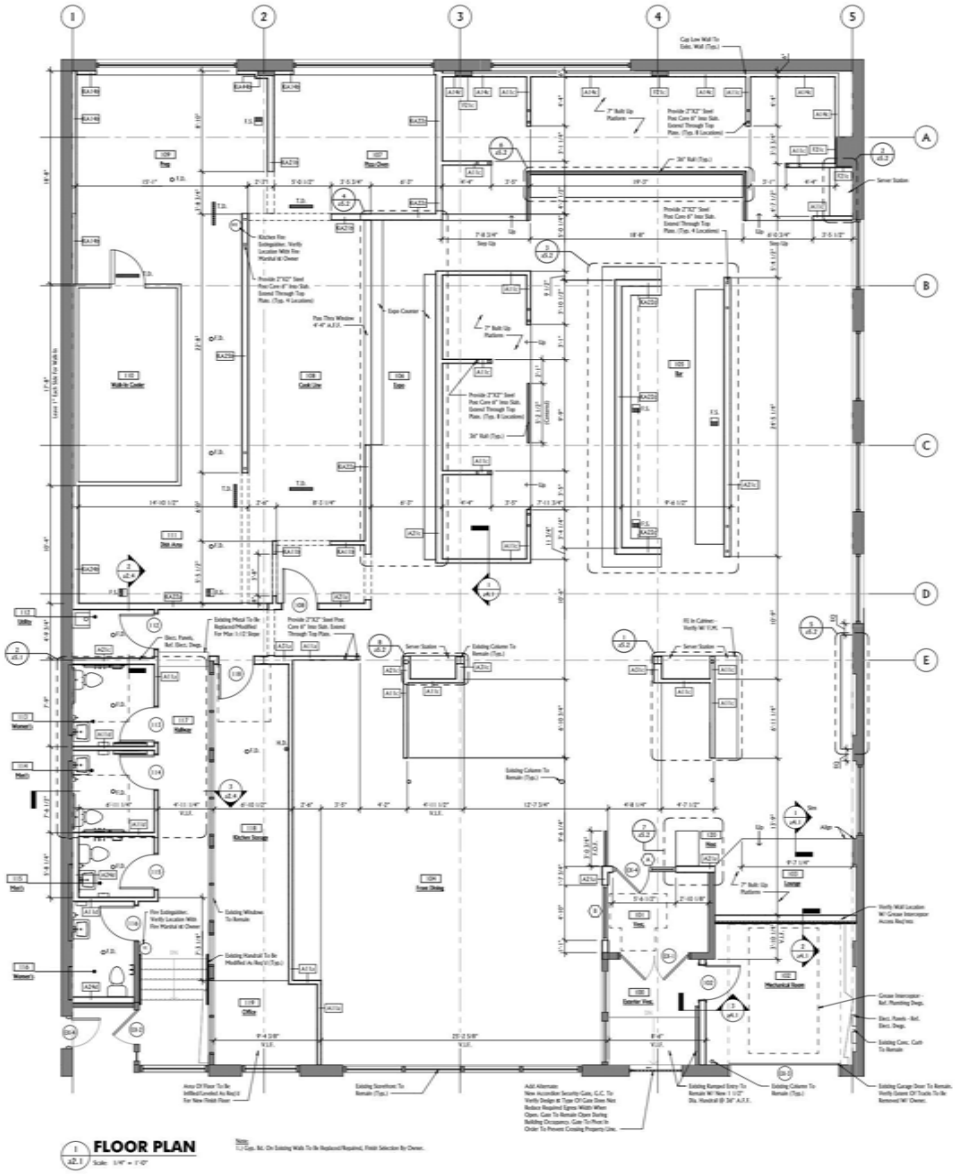
View West From N. Central Street: Proposed Addition



View West From N. Central Street: Proposed Addition

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Floor Plan (For Reference Only)



FLOOR PLAN

Scale: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

No.	Name	Floor	Base	Wall	Ceiling	Notes
100	Exterior Vestibule					-
101	Vestibule					-
102	Mechanical Room					-
103	Lounge					-
104	Front Dining					-
105	Bar					-
106	Foyer					-
107	Pizza Oven					-
108	Cook Line					-
109	Prep					-
110	Walk-In Cooler					-
111	Dish Area					-
112	Utility Closet					-
113	Women's					-
114	Men's					-
115	Women's					-
116	Utility Closet					-
117	Hallway					-
118	Kitchen Storage					-
119	Office					-
120	Host					-

Notes:
1. All Finish Selections By Owner. Verify Exact Finish, Quantity at Location W/ Owner.
2. All Restroom Walls To Be Smooth at Easily Cleanable. Tile, Selection By Owner Or Non-Absorbent Epoxy Type Paint.

GENERAL NOTES

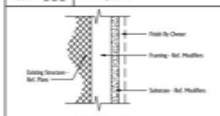
1. All Dimensions Are Taken From Outside Edge Of Stud To Outside Edge Of Stud Unless Otherwise Noted.
2. Wall Finishes At Finish Materials To Extend To Deck Where Ceiling Is Exposed. Verify W/ Owner.
3. Partial Height Walls at Finish Heights By Owner, V.I.F.
4. Cap, Bd., At Restrooms, Kitchen, Bar, Mech. Room, Utility Closet, And All Sink Areas To Be Moisture Resistant.
5. Provide Sound Batt Insulation At Kitchen & Restroom Walls.

NON-BEARING STUD SIZES FOR INTERIOR WALL PARTITIONS

Height (ft.)	Spacing (in.)	3 5/8 Inch Studs: Size	Thk.	Bracing	6 Inch Studs: Size	Thk.	Bracing
8	16	362S125-33 (20)	33 mil	Mid	600S125-33 (20)	33 mil	Mid
	24	362S125-33 (20)	33 mil	Mid	600S125-33 (20)	33 mil	Mid
10	16	362S125-33 (20)	33 mil	Mid	600S125-33 (20)	33 mil	Mid
	24	362S125-33 (20)	33 mil	Mid	600S125-33 (20)	33 mil	Mid
12	16	362S125-33 (20)	33 mil	Mid	600S125-33 (20)	33 mil	Mid
	24	362S125-33 (20)	33 mil	Mid	600S125-33 (20)	33 mil	Mid
14	16	362S125-33 (20)	33 mil	Mid	600S125-33 (20)	33 mil	Mid
	24	362S125-33 (20)	33 mil	Mid	600S125-33 (20)	33 mil	Mid
16	16	362S125-33 (20)	33 mil	1/3	600S125-33 (20)	33 mil	1/3
	24	362S125-33 (20)	33 mil	1/3	600S125-33 (20)	33 mil	1/3
18	16	362S125-33 (20)	33 mil	1/3	600S125-33 (20)	33 mil	1/3
	24	362S125-33 (20)	33 mil	1/3	600S125-33 (20)	33 mil	1/3
20	16	362S125-33 (20)	33 mil	1/3	600S125-33 (20)	33 mil	1/3
	24	362S125-33 (20)	33 mil	1/3	600S125-33 (20)	33 mil	1/3

Notes:
1. Studs Above Sized For NCBC 1604.3 "Drift Limits" (L/240 Max Deflection @ Spot).
2. Studs Above Assume Wall Is Sheathed Both Sides.
3. Studs Are Sized For Interior Loading Of Spot.
4. Studs Are Sized As Non-Load Bearing.

Type F ___ Furring Stud



Section View

Wall Type	Wall Construction
2_	7/8" Hat Channel, 16" On Center
Sub. Type	Wall Substrate
_1	5/8" Gypsum Board
Modifier	Additional Detail
_c	Partial Height Wall - Verify W/ Owner

Notes:
1. All Gypsum Board At Restrooms, Kitchens, Bar, Mech. Closets At All Sink Areas To Be Moisture Resistant.
2. Provide Sound Batt Insulation @ Restroom And Kitchen Walls.
3. Verify Substrate W/ Owner Selected Finish.

LEGEND

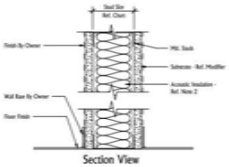
Note	Existing Wall/Storefront To Remain
	New Wall - Reference Wall Tag For Details

FLOOR DRAIN LEGEND

C.O.	Clean Out
F.D.	Floor Drain
T.D.	Trench Drain
F.S.	Floor Sink
H.D.	Hub Drain

Note: Reference Plumbing & Food Service Equipment Drawings For Additional Information

Type A ___ Metal Stud

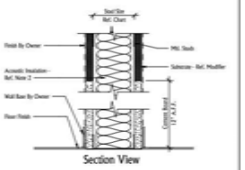


Section View

Wall Type	Wall Construction
_1	2 5/8" Metal Studs, 16" On Center
_2	6" Metal Studs, 16" On Center
_3	8" Metal Studs, 16" On Center
Sub. Type	Wall Substrate
_1	5/8" Gypsum Board, Both Sides
_4	5/8" Gypsum Board - Tagged Side Only - No Substrate, Opposite Side - Cored, W/ Plan
Modifier	Additional Detail
_a	Substrate To Structure Above
_c	Partial Height Wall - Verify W/ Owner
_d	Substrate To Platform Above

Notes:
1. All Gypsum Board At Restrooms, Kitchens, Bar, Mech. Closets At All Sink Areas To Be Moisture Resistant.
2. Provide Sound Batt Insulation @ Restroom And Kitchen Walls.
3. Verify Substrate W/ Owner Selected Finish.

Type KA ___ Metal Stud



Section View

Wall Type	Wall Construction
_1	3 5/8" Metal Studs, 16" On Center
_2	6" Metal Studs, 16" On Center
_4	2 1/2" Metal Studs, 16" On Center
Sub. Type	Wall Substrate
_1	5/8" Cement Board 12" AFF, W/ 5/8" Plywood Wall Board Above, Both Sides
_2	5/8" Cement Board 12" AFF, W/ 5/8" Plywood Wall Board Above, Tagged Side Only - 5/8" Gypsum Board, Opposite Side
_4	5/8" Cement Board 12" AFF, W/ 5/8" Plywood Wall Board Above, Tagged Side Only - No Substrate, Opposite Side - Cored, W/ Plan
_5	5/8" Cement Board 12" AFF, W/ 5/8" Plywood Wall Board Above, Tagged Side Only - 5/8" Cement Board Full Height At Hood Location
Modifier	Additional Detail
_a	Substrate To Structure Above
_b	Substrate To 12" Above Finish Ceiling
_c	Partial Height Wall - Verify W/ Owner

Notes:
1. All Gypsum Board At Restrooms, Kitchens, Bar, Mech. Closets At All Sink Areas To Be Moisture Resistant.
2. Provide Sound Batt Insulation @ Restroom And Kitchen Walls.
3. Verify Substrate W/ Owner Selected Finish.

R2R studio, llc
865.769.9575 v.
865.769.8076 f.

Date: August 14, 2026
File Name: 2025-180 Wooden City
Project No: 2025-180
Drawing Title: Floor Plan

Revisions:

Renovations For:
Wooden City - Knoxville
309 N. Central St.
Knoxville, Tennessee 37917

Sheet No.
a2.1

9/24/2026

Design Review Board – Description of Work

The existing building is located at 309 N Central Street, Knoxville, TN 37917. The interior renovation for the proposed Wooden City restaurant is currently in the permitting process. The proposed exterior improvements include a new covered patio addition along the existing north elevation of the building. The patio will consist of a steel-framed canopy structure connected to the existing exterior brick wall. Existing terraces within the proposed patio area will be demolished and regraded to accommodate the new patio. Existing railroad tie retaining walls will also be removed and replaced with new landscape walls. New landscaping will be installed behind the proposed landscape walls to provide screening and privacy between the patio and adjacent properties. The proposed improvements will establish a cohesive outdoor dining area while integrating the new patio and landscape elements with the existing building and surrounding site.