

Meeting: 10/21/2026
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' wide by 43' deep) accessible from the sidewalk along N Central Street. A metal shed roof (1:12 slope) supported by eight steel columns will be installed over the patio and connected to the existing exterior brick wall. 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 painted, 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

This proposal is consistent with the design guideline recommendations.

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. Proposed grade separation is minimal.

BUILDING MATERIALS: Appropriate.

ARCHITECTURAL CHARACTER: Appropriate. Although the glass panes in the garage door will be painted, 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.

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

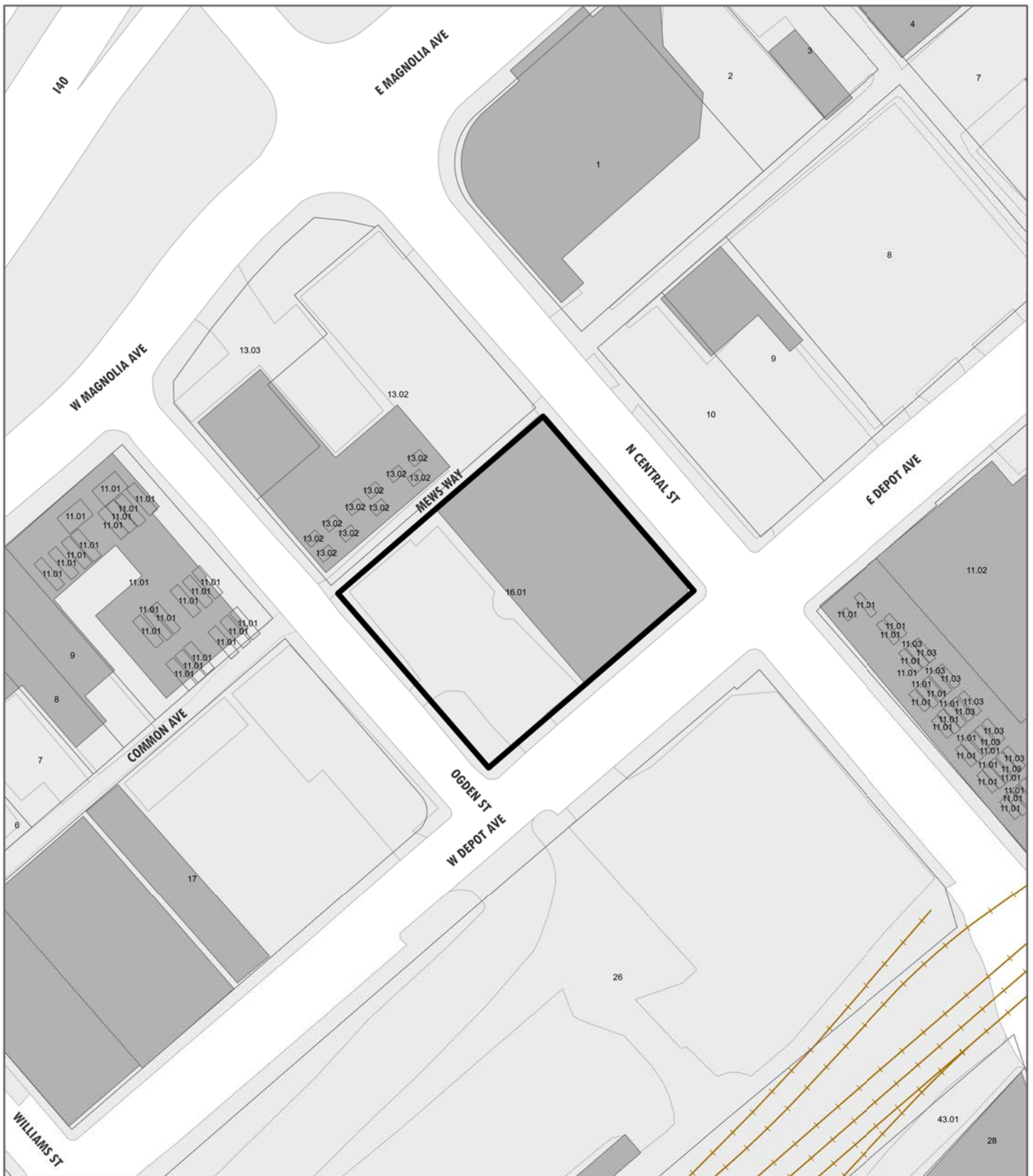
- 4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
- 4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

5. GROUND FLOOR DOORS AND WINDOWS

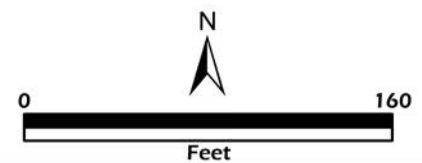
- 5a. Use consistent rhythm of openings, windows, doorways, and entries.
- 5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

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		Petitioner: Meagan Grohol R2R Studio
	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			



W Magnolia Ave

Apartment Parking Lot

North Central Street
(Public Right Of Way)

2'-4 3/4"

3'-2"

Proposed Covered
Patio Addition

Wooden City Interior Renovation

Door To Be Replaced

Existing Adjacent Building

Mews Way
(Private Alley)

Existing Attached Building

W Depot Ave

E Depot Ave

North Central Street

Gravel Lot

SITE PLAN

Scale: 1" = 20'-0"



Wooden City - Knoxville - Site Plan, Revision #2 10/13/2026

309 N. Central St. Knoxville, Tennessee 37917

09/24/2026

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R2R
studio, llc



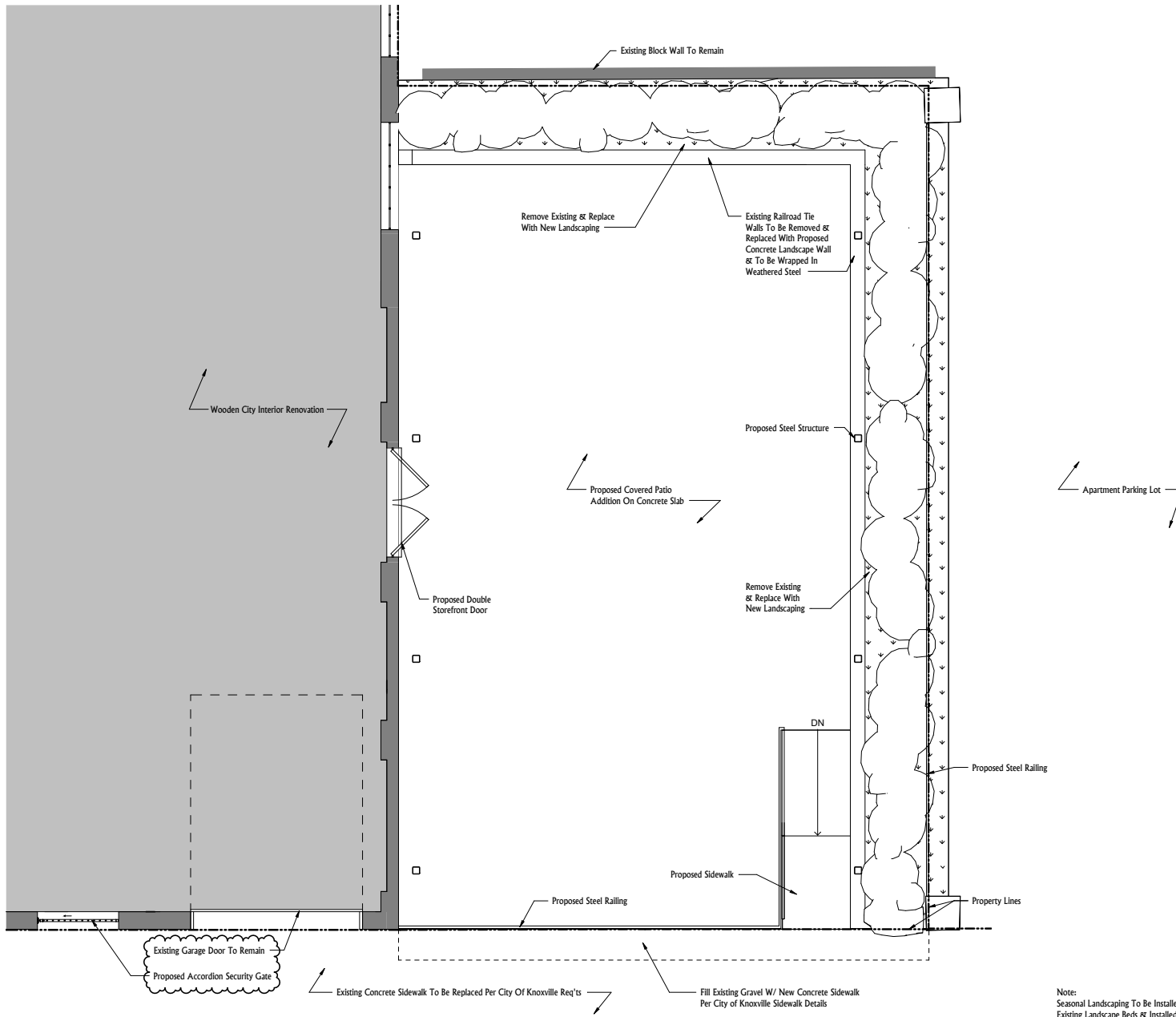
View Northwest From N. Central Street



View Southwest From N. Central Street



View Southwest From N. Central Street



1 **FLOOR PLAN**

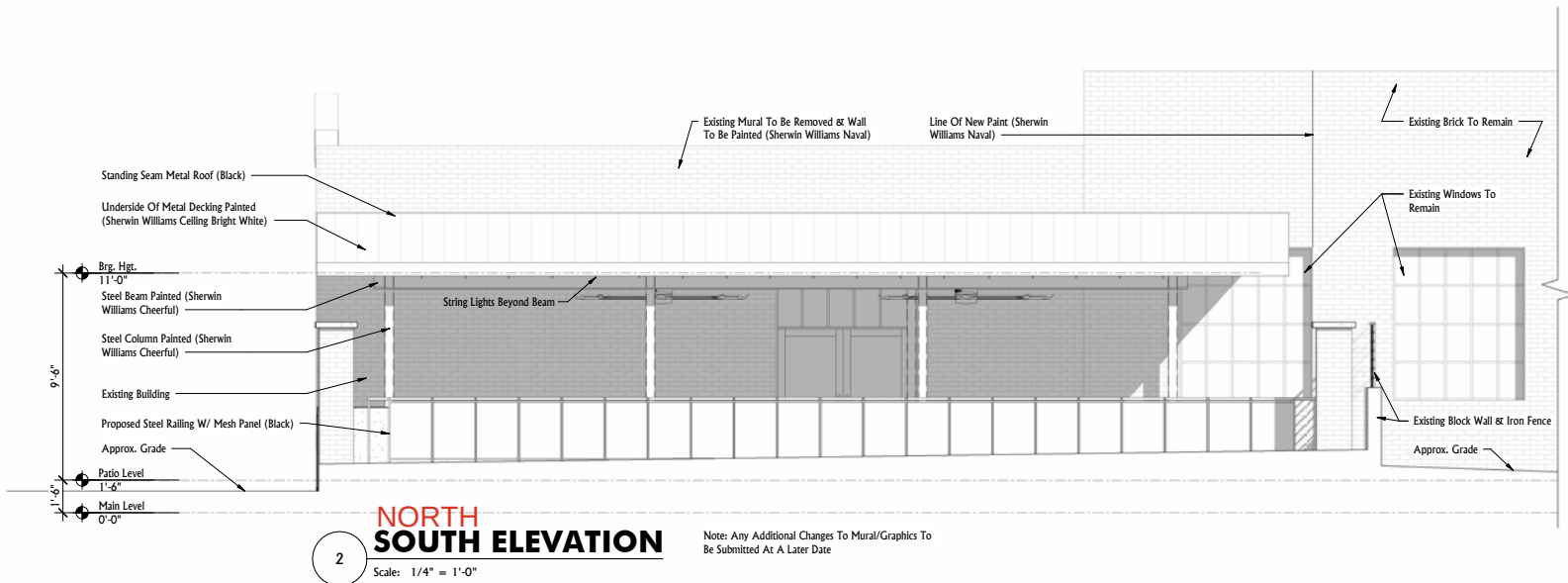
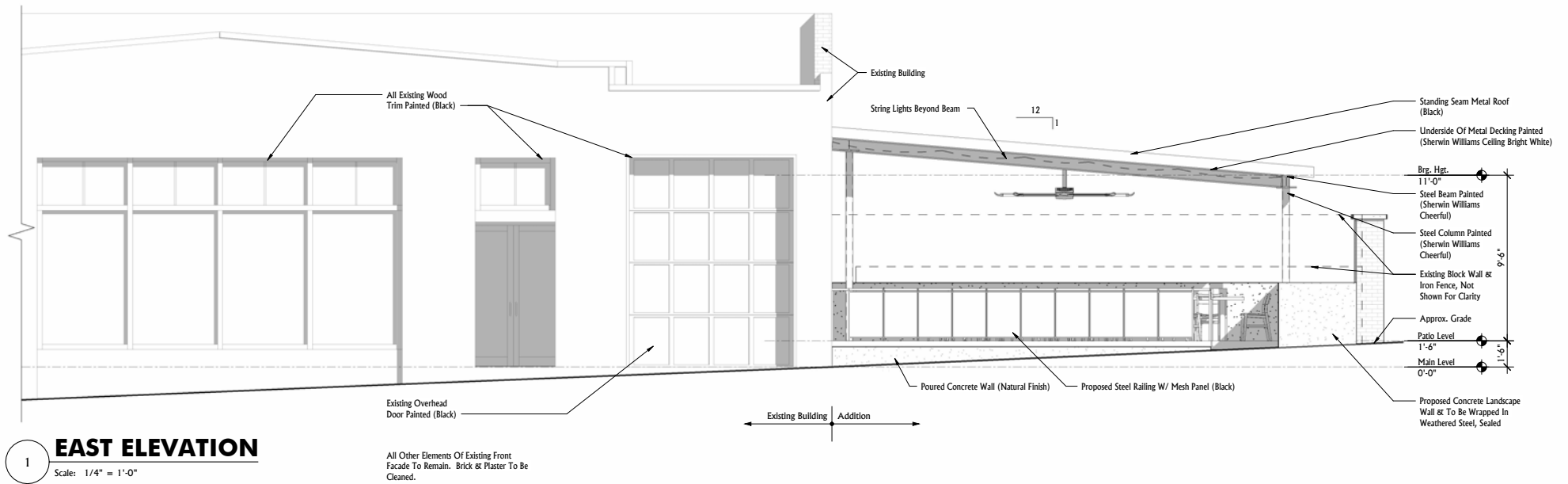
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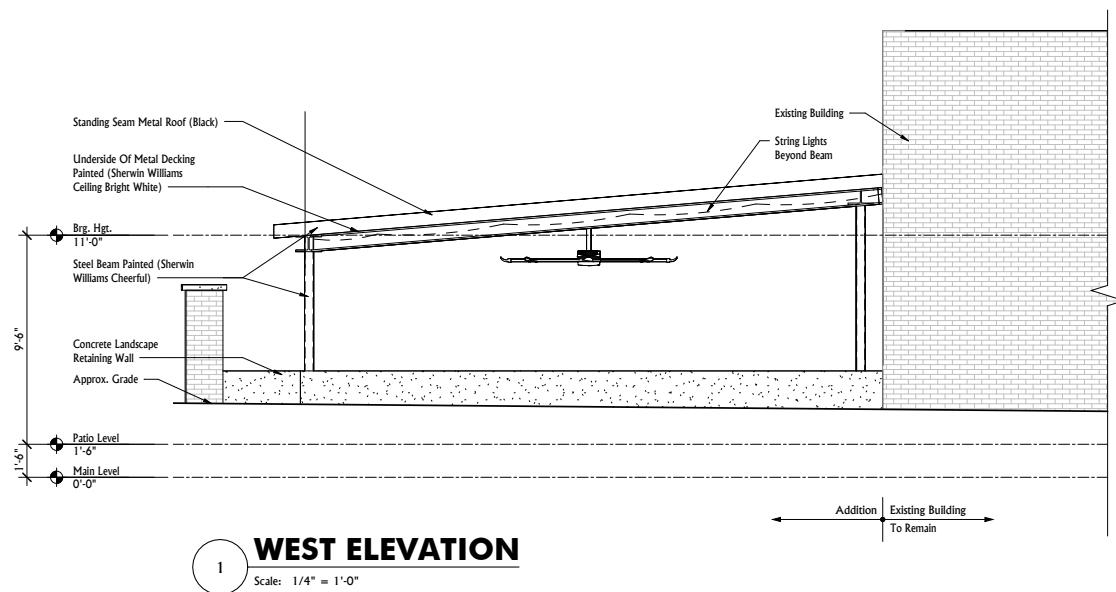
North Central Street

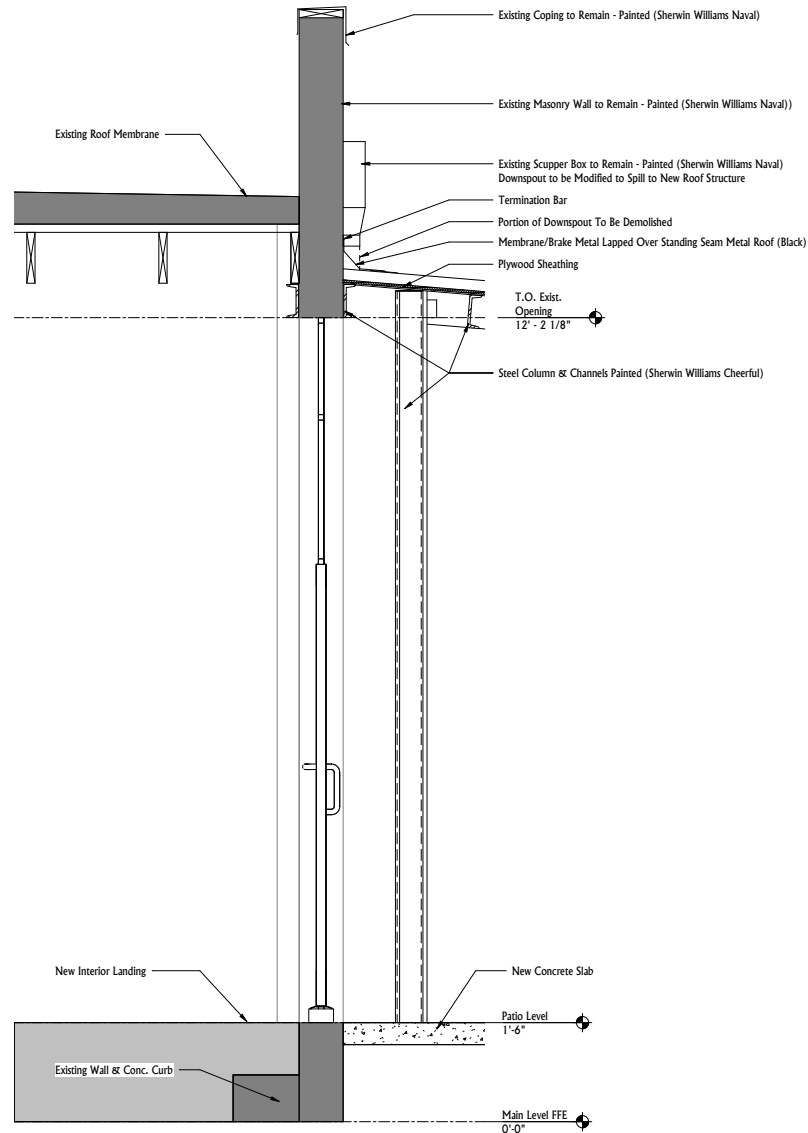
Wooden City - Knoxville - Patio Floor Plan, Revision #2 10/13/2026

309 N. Central St. Knoxville, Tennessee 37917

09/24/2026







Section
1
Scale: 3/4" = 1'-0"

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

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.