



# PLANNED DEVELOPMENT PRELIMINARY PLAN

▶ **FILE #:** 12-A-23-PD

**AGENDA ITEM #:** 19

**AGENDA DATE:** 12/14/2023

▶ **APPLICANT:** KNOXVILLE MULTI-USE STADIUM DEVELOPMENT

**OWNER(S):** Multiple owners (see attachment) City of Knoxville; Sports Authority Board; Industrial Development Board; RR Land, LLC; Bottoms Group One LLC; Twofold Purchase GP

**TAX ID NUMBER:** 95 H B 002; 095HB00201, 202, 203, 204, 205, 206; [View map on KGIS](#)  
095AK01801; 095AM015, 016, 018, 021

**JURISDICTION:** City Council District 6

**STREET ADDRESS:** 215 E. Florida St. (0, 501, 601, 702 E Jackson Ave; 107 Randolph St; 0, 311 Florida St; 443, 455 Willow Ave)

▶ **LOCATION:** East side of Florida St, south side of Jackson Ave

▶ **APPX. SIZE OF TRACT:** 16.04 acres

**SECTOR PLAN:** Central City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** In its final stage, the project will have frontage along E. Jackson Avenue, Florida Street, and a private drive that is yet to be created. E. Jackson Avenue and Florida Street are both classified as a local road. E. Jackson currently has a 23-ft pavement width inside a 47-ft wide right-of-way. Florida currently has a 28-ft right-of-way inside a 32-ft right-of-way north of Willow Avenue, and a 35-ft pavement width inside a 43-ft wide right-of-way south of Willow Avenue.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** First Creek

▶ **ZONING:** I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Wholesale, Right of Way/Open Space, Under Construction/Other Uses, Commercial, Office

▶ **PROPOSED USE:** Minor modifications to the approved Planned Development (11-A-21-PD) to add exceptions for flagpoles and signage.

**HISTORY OF ZONING:**

**SURROUNDING LAND USE AND ZONING:** North: Agriculture/forestry/vacant land, commercial - I-MU (Industrial-Mixed Use)

South: Agriculture/forestry/vacant land, public/quasi-public land, multifamily residential - I-MU (Industrial-Mixed Use), C-G-2 (General Commercial), - RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Office, wholesale, commercial - I-MU (Industrial-Mixed Use)

West: S. Hall of Fame Drive and James White Parkway rights-of-way

NEIGHBORHOOD CONTEXT: The parcels comprising the project area are located east of the Old City across from the James White Parkway and S. Hall of Fame Drive viaducts and First Creek abuts the property to the south.

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**STAFF RECOMMENDATION:**

- ▶ **Postpone the application for 30 days to be heard at the January 11, 2024 Planning Commission meeting, as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/9/2024 and 1/23/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# Request to Postpone • Table • Withdraw

Knoxville Multi-Use Stadium Development

12/01/23

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

December 14, 2023

Scheduled Meeting Date

12-A-23-PD	File Number(s)
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## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the January 11, 2024 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.


## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

	Faris Eid (on behalf of GEMAA)
Applicant Signature	Please Print

(865) 243-8441	feid@dia-arch.com
Phone Number	Email

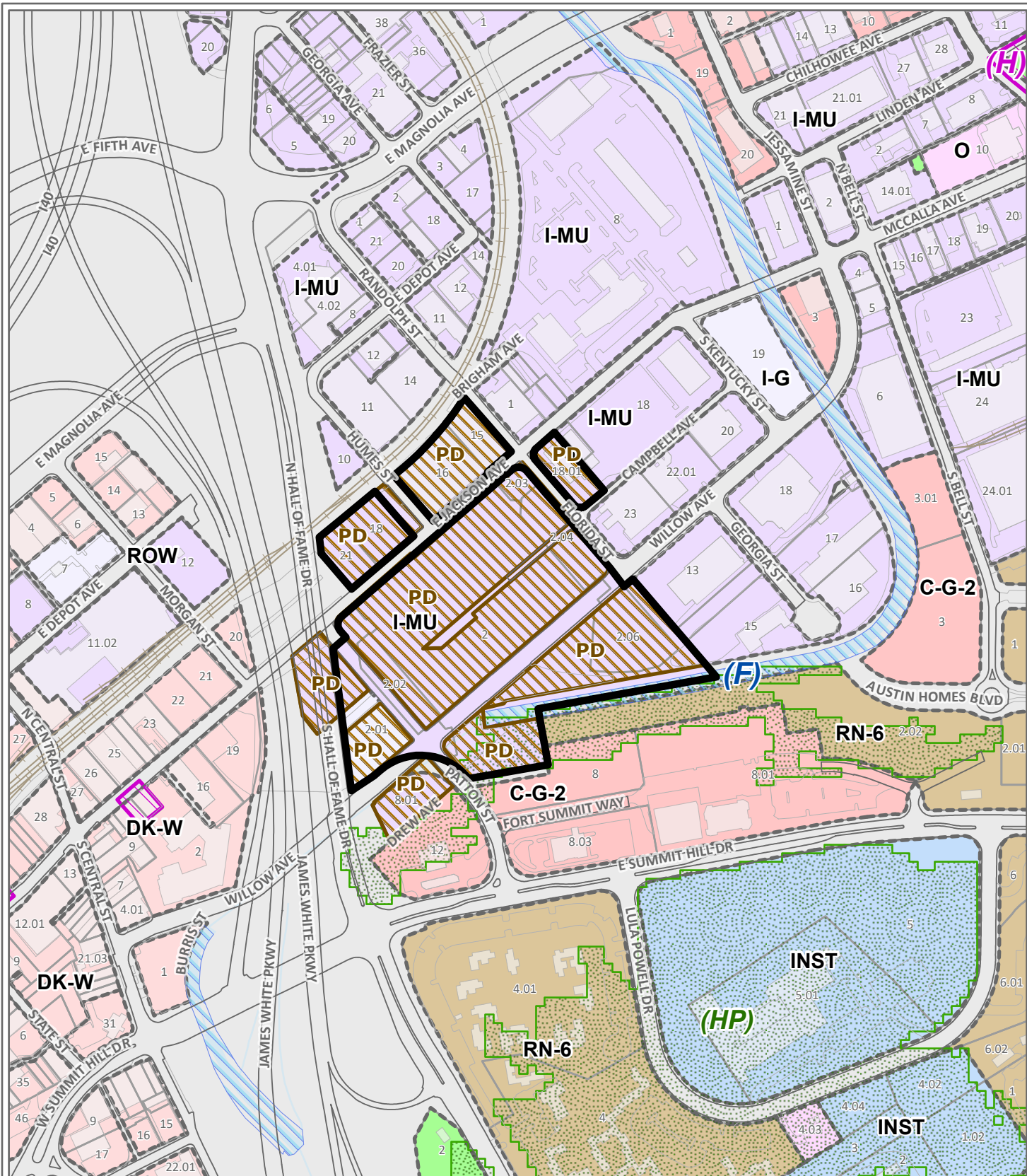
## STAFF ONLY

	Samiul Haque	12/05/2023	OI <input type="checkbox"/> No Fee
Staff Signature	Please Print	Date Paid	

Eligible for Fee Refund?  Yes  No Amount:

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Payee Name	Payee Phone	Payee Address
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**PLANNED DEVELOPMENT**

**12-A-23-PD**

**Petitioner:** Knoxville Multi-Use Stadium Development

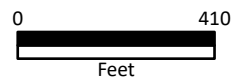


Minor modifications to the approved Planned Development (10-A-22-PD) to add exceptions for signage. in I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development)

**Map No:** 95  
**Jurisdiction:** City

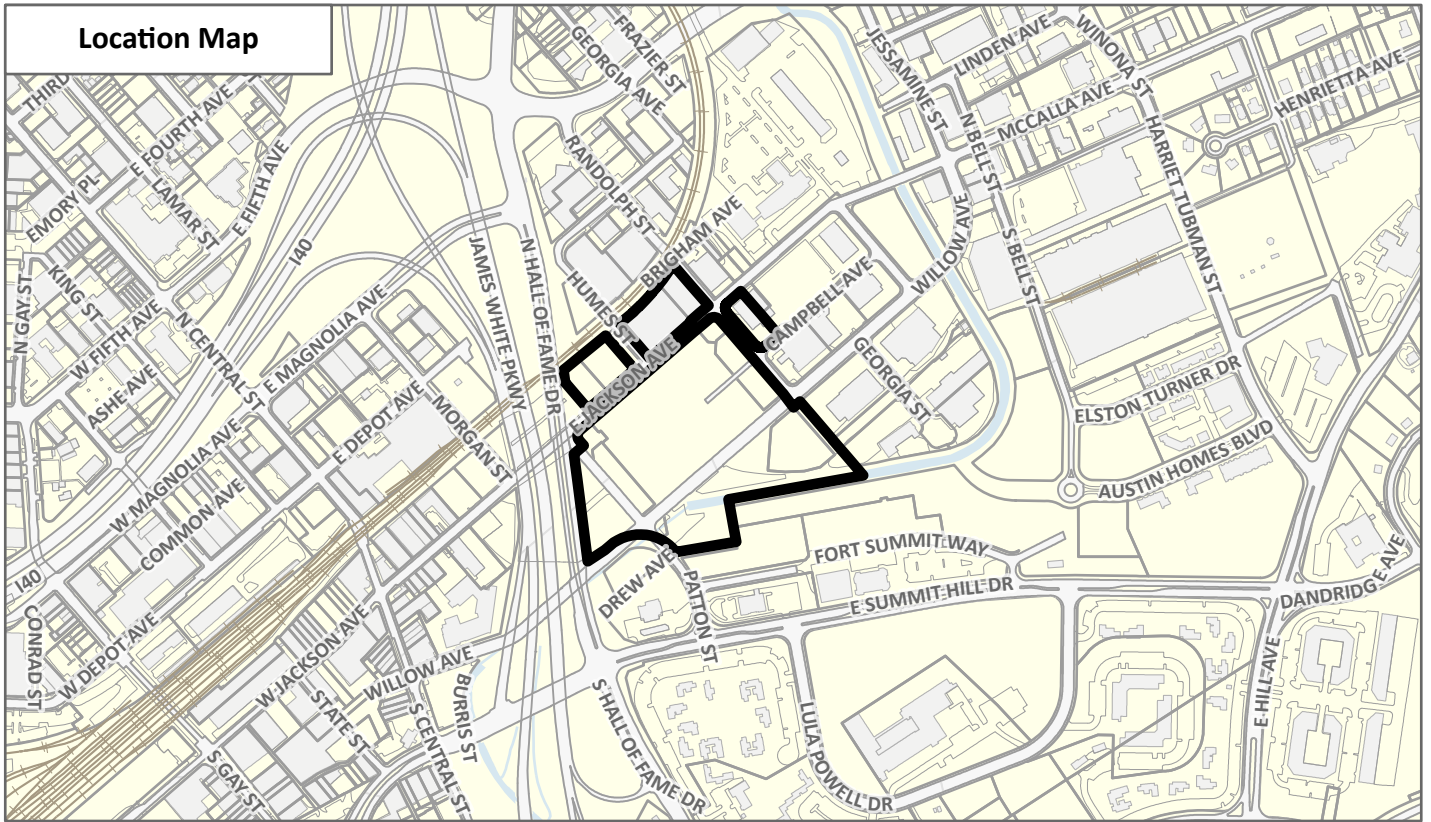
**Original Print Date:** 11/13/2023

Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902

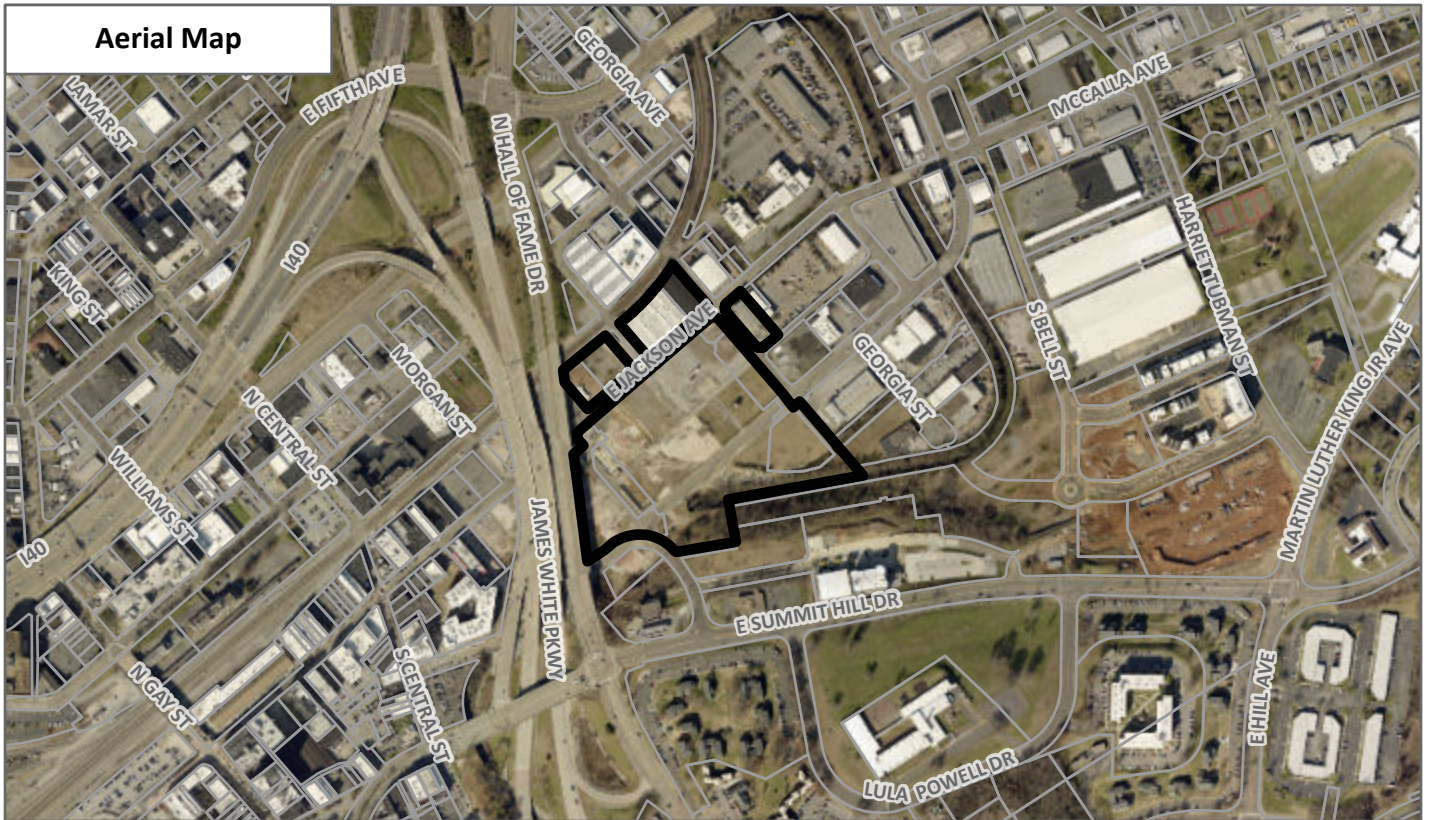


# Exhibit A. Contextual Images

Location Map



Aerial Map

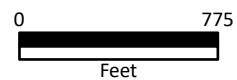


CONTEXTUAL MAPS 1

12-A-23-PD



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>698,550.8</b>	<b>16.0</b>			
Non-Hillside	664,787.9	15.3	N/A		
0-15% Slope	6,284.0	0.1	100%	6,284.0	0.1
15-25% Slope	11,578.5	0.3	50%	5,789.3	0.1
25-40% Slope	11,221.2	0.3	20%	2,244.2	0.1
Greater than 40% Slope	4,679.0	0.1	10%	467.9	0.0
Ridgetops					
<b>Hillside Protection (HP) Area</b>	33,762.8	0.8	Recommended disturbance budget within HP Area	<b>14,785.4</b>	<b>0.3</b>
			Percent of HP Area	<b>43.8%</b>	

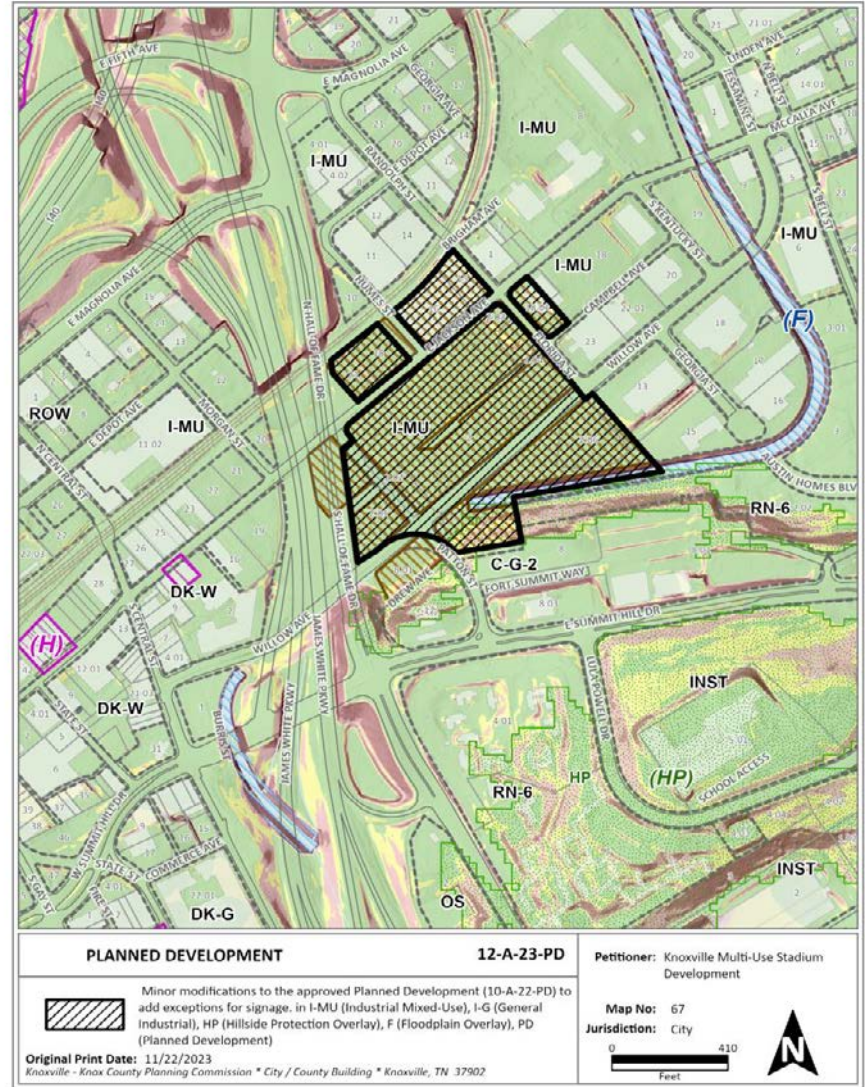


Exhibit A lists additional requested modifications to the Multi-Use Stadium, Mixed-Use Planned Development Final Plan previously amended October 06, 2022. Proposed modifications address signage and dimensional standards for accessory structures.

The Planned Development is generally bounded to the North by E. Jackson, to the East by Florida Street, on the West by Hall of Fame Drive, and to the South by First Creek and includes the parcels listed below:

Parcel ID:	Owner:
095HB002	Sports Authority of the County of Knox and the City of Knoxville
095HB00201	City of Knoxville
095HB00202	Industrial Development Board City of Knoxville
095HB00203	City of Knoxville
095HB00204	Industrial Development Board City of Knoxville
095HB00205	City of Knoxville
095HB00206	Industrial Development Board City of Knoxville
095AK01801	RR Land LLC
095AM015	RR Land LLC
095AM016	Bottoms Group One LLC
095AM018	Twofold Purchase GP
095AM021	Twofold Purchase GP

**Proposed Modifications:**

**10.3 Accessory Structures and Uses**

M. Flagpoles

1. Flagpoles are limited to a maximum height of the district or 35 feet, whichever is less.

Exception requested to allow a maximum flagpole height of 60 feet.

Rationale: Taller flagpole heights are necessary to not obstruct views from adjacent residential buildings.

**13.0 Signs**

The Multi-Use Stadium / Mixed Use Planned Development shall comply with the Site Development Standards included in Article 13 – Signs of the City of Knoxville’s Zoning Ordinance with the exception of items defined herein and exceptions approved within the Planned Development Final Plan.

**13.5 - General Sign Standards**

B. Minimum Clearance for Projecting Signs

1. Planned Development to allow the following clearances permitted in H Overlay District and DK district:
  - i. Maintain a minimum clear height of seven feet above sidewalks if non-electrified.
  - ii. Maintain a minimum clear height of eight feet above sidewalks if electrified.
2. Projecting signage mounted below a clear height of ten feet above sidewalks not to exceed 9 SF in area.

### 13.6 - Standards for Specific Sign Types

In addition to the Sign Types permitted in Article 13.6- Standards for Specific Sign Types, exceptions are requested to allow the following additional sign types to be permitted within the Master Sign Plan as defined below:

G. Sidewalk Signs

- a. Planned Development to allow standards outlined per 13.6.A permitted in DK districts.

H. Temporary Signs Subject to Permit Requirements

- a. Each business may erect or post one attached and one detached temporary, on-premise sign per event, provided that the display of signs does not exceed 15 days in duration for each occasion. Temporary signs to follow typical process for event signage approval.

I. Water Tower Sign

- a. Permanent signage affixed to tank of water tower structure.

### 13.7 Master Sign Plans for Unified Developments

A. **Summary/ Purpose Statement of Planned Development**

For the purpose of providing maximum flexibility to accommodate the nature of signage unique to the scale and use of other multi-use stadiums, as well as the adjacent mixed-use (residential, retail, office buildings), and public plaza, Signage within the proposed Planned Development will conform to a Master Sign Plan and not be subject to the maximum size, number, location, and illuminance requirements listed in Article 13- Signs. The Master Sign Plan will be reviewed by the Knoxville- Knox County Planning Commission for appropriateness with the proposed development and land use designation.





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

## Knoxville Multi-Use Stadium Development

Applicant Name		Affiliation
<b>10/31/2023</b>	<b>12/14/2023</b>	<b>12-A-23-PD</b>
Date Filed	Meeting Date (if applicable)	File Number(s)

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

#### Faris Eid GEMAA

Name / Company

#### 402 S Gay St Ste 201 Knoxville TN 37902

Address

#### 865-243-8441 / feid@dia-arch.com

Phone / Email

### CURRENT PROPERTY INFO

#### Multiple owners (see attachment) City of

Owner Name (if different)	Owner Address	Owner Phone / Email
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#### 215 E. Florida St. / 0, 501, 601,702 E Jackson Ave; 107 Randolph St; 0, 311 Florida St; 443, 455 Willow Ave

Property Address

#### 95 A M 021,018,016,015 095AK01801; 095HB00203, 002, 201,20

16.04 acres

Parcel ID	Part of Parcel (Y/N)?	Tract Size
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#### Knoxville Utilities Board

#### Knoxville Utilities Board

Sewer Provider	Water Provider	Septic (Y/N)
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### STAFF USE ONLY

#### East side of Florida St, south side of Jackson Ave

General Location

<input checked="" type="checkbox"/> City	<b>Council District 6</b>	<b>I-MU (Industrial Mixed-Use), I-G (General Industrial), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development)</b>	<b>Agriculture/Forestry/Vacant Land, Wholesale, Right of Way/Open Space, Under Construction/Other Uses, Commercial, Office</b>
<input type="checkbox"/> County	District	Zoning District	Existing Land Use

#### Central City

#### MU-SD (Mixed Use Special District), W (Water), HP (Hillsi

#### N/A (Within City Limits)

Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
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## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Minor modifications to the approved Planned Development (10-A-22-PD) to a</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)  
 Design Plan Certification (Final Plat)  
 Site Plan (Development Request)  
 Traffic Impact Study  
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$250.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Knoxville Multi-Use Stadium Development</b> Please Print	<b>10/31/2023</b> Date
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Phone / Email

Property Owner Signature	<b>Multiple owners (see attachment) City of Knoxville; Sports Authority</b> Please Print	<b>10/31/2023</b> Date
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# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Knoxville Multi-Use Stadium Development

GEMAA

Applicant Name

12/14/2023

Affiliation

10/30/23

12/01/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

~~11-A-21-PD~~

~~10-A-22-PD~~

12-A-23-PD

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Faris Eid on behalf of GEMAA

GEMAA

Name

Company

402 S. Gay Street

Knoxville

TN

37902

Address

City

State

ZIP

(865) 243-8441

feid@dia-arch.com

Phone

Email

## CURRENT PROPERTY INFO

Multiple Owners (see attached)

Multiple addresses (see attached)

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

215 Florida St and other parcels

095HB002 and other parcels

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number

Combine Parcels  
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_ Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change  
 Proposed Zoning \_\_\_\_\_

Pending Plat File Number

Plan Amendment Change  
 Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review  
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders  
  Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

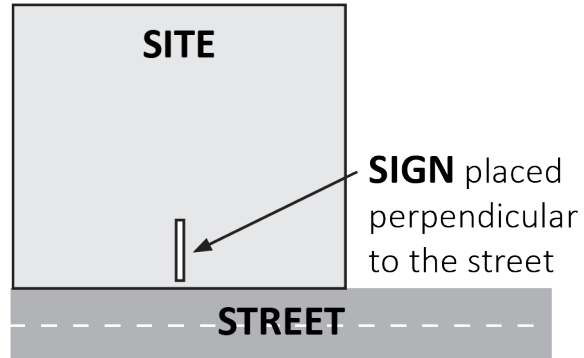
Fee 1	Total
0310	\$250
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:  
**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**

	Faris Eid	Knoxville Multi-Use Stadium Development	10/30/23
Applicant Signature	Please Print		Date
(865) 740-8984	feid@dia-arch.com		
Phone Number	Email		
	DOUGLASE KERCHHOFER		10/31/23, SH
Property Owner Signature	Please Print		Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

***The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:***

\_\_\_\_\_ and \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**File Number:** \_\_\_\_\_

- Sign posted by Staff
- Sign posted by Applicant