

**SPECIAL USE**

**2-B-25-SU**

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

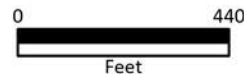


Master Sign Plan for Knoxville Multi-Use Stadium Development in I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay), F (Floodplain Overlay), PD (Planned Development)

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

**Original Print Date:** 1/10/2025

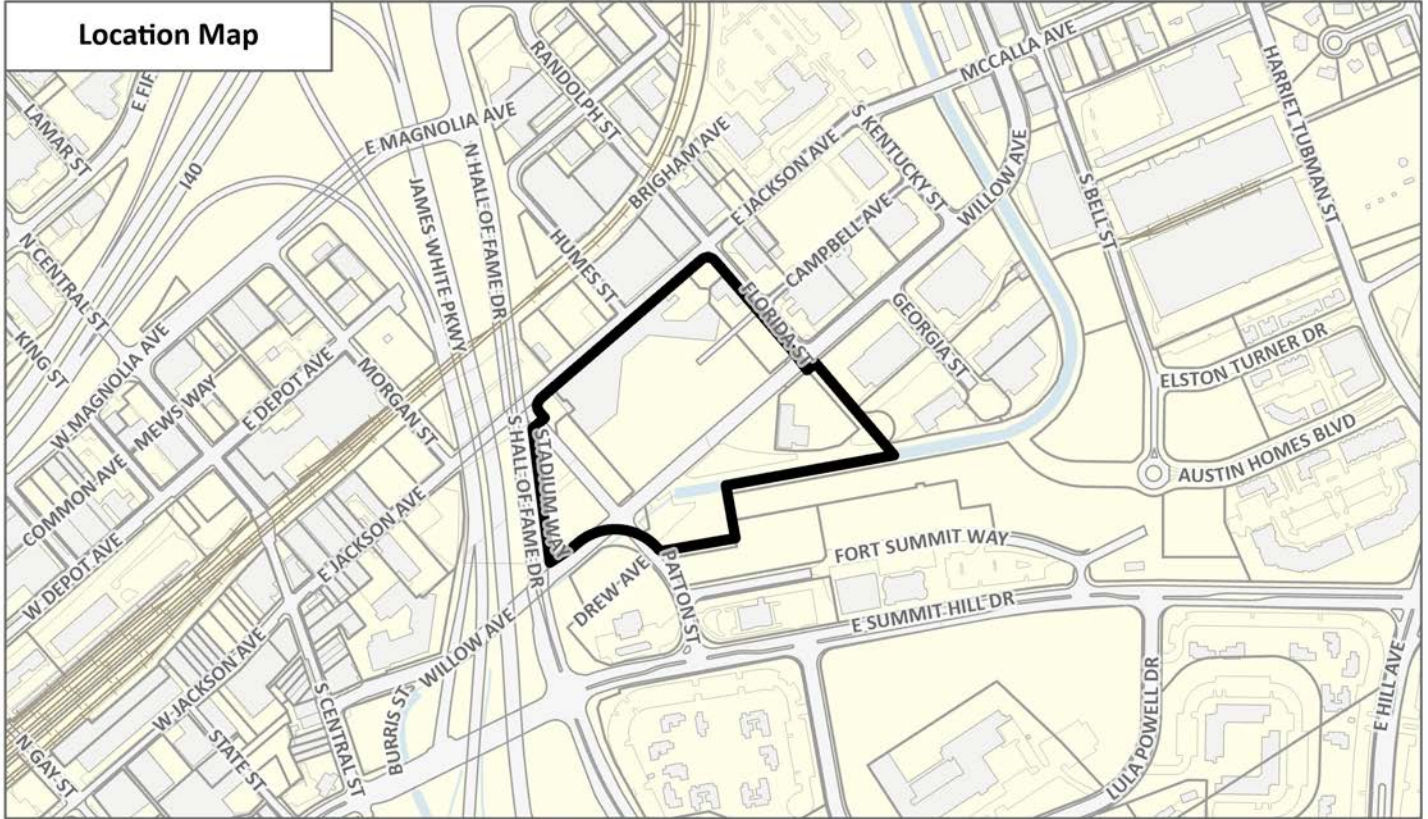
Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

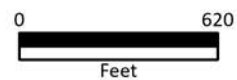


CONTEXTUAL MAPS 1

2-B-25-SU

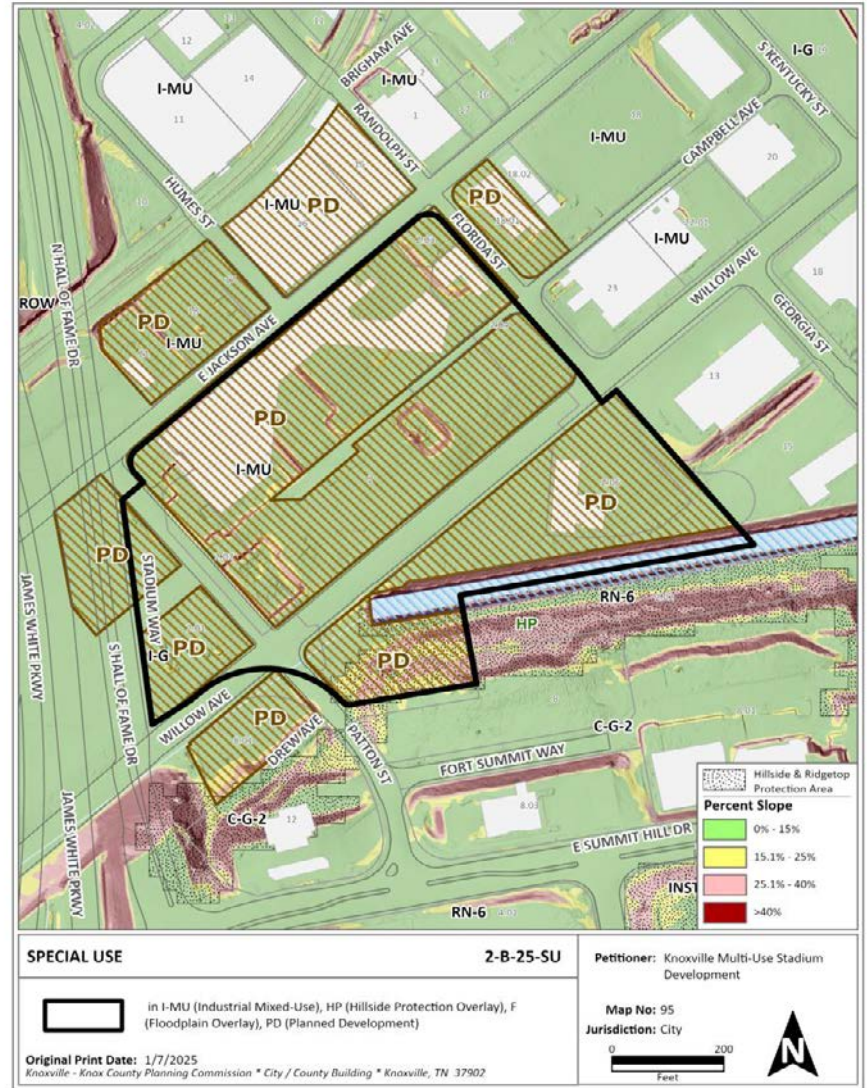


Case boundary

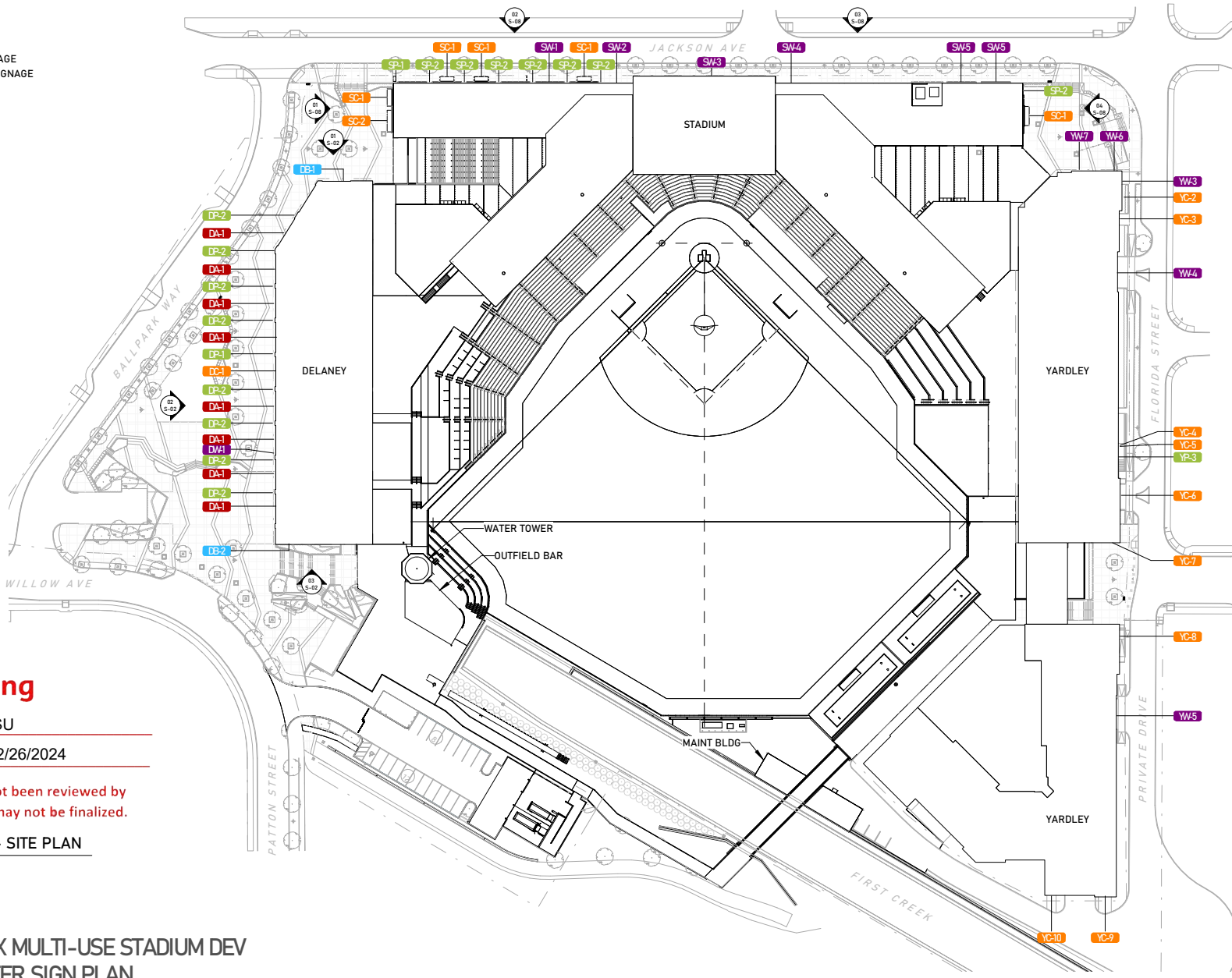




CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>578,318.5</b>	<b>13.3</b>			
Non-Hillside	544,557.3	12.5	N/A		
0-15% Slope	6,321.5	0.1	100%	6,321.5	0.1
15-25% Slope	11,864.5	0.3	50%	5,932.3	0.1
25-40% Slope	10,782.6	0.2	20%	2,156.5	0.0
Greater than 40% Slope	4,792.6	0.1	10%	479.3	0.0
Ridgetops					
<b>Hillside Protection (HP) Area</b>	<b>33,761.2</b>	<b>0.8</b>	Recommended disturbance budget within HP Area	<b>14,889.5</b>	<b>0.3</b>
			Percent of HP Area	<b>44.1%</b>	



- BANNER SIGNAGE
- CANOPY SIGNAGE
- PROJECTING SIGNAGE
- WALL MOUNTED SIGNAGE
- AWNING SIGNAGE



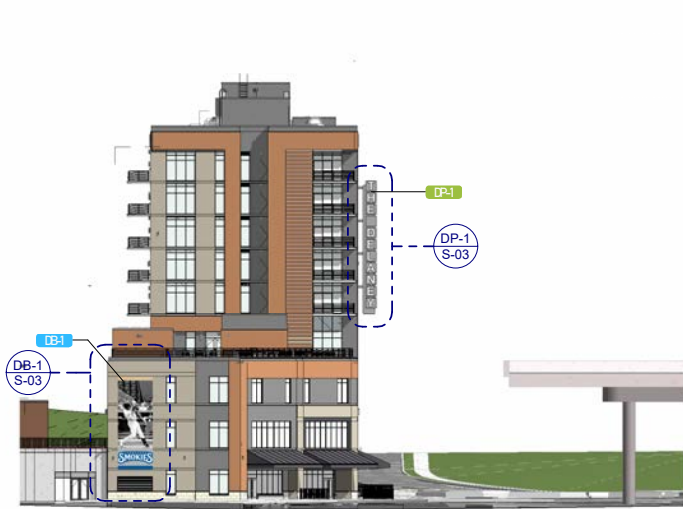
File No.: 2-B-25-SU

Date submitted: 12/26/2024

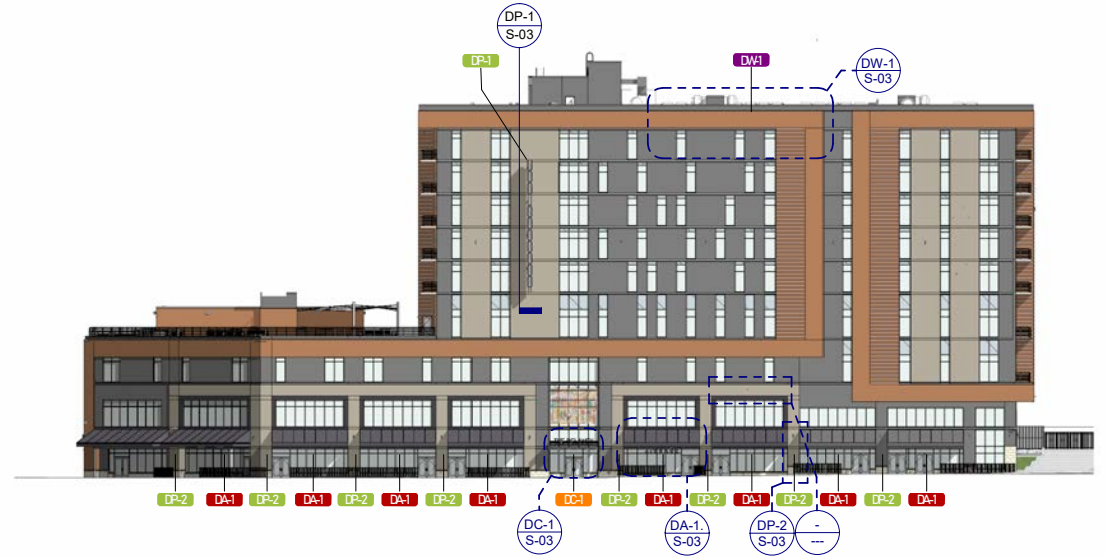
These plans have not been reviewed by Planning Staff and may not be finalized.

**1** PHASE 1 - SITE PLAN  
1" = 80'-0"

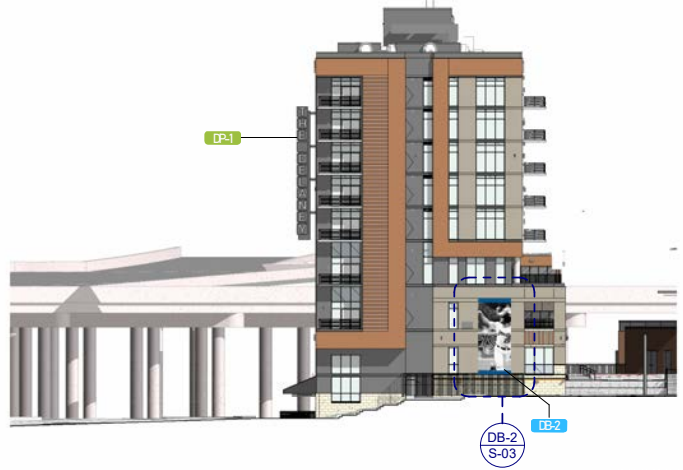
**S-01** KNOX MULTI-USE STADIUM DEV  
MASTER SIGN PLAN  
PHASE 1



**01** NORTH ELEVATION  
1" = 40'-0"



**02** WEST ELEVATION  
1" = 40'-0"



**03** SOUTH ELEVATION  
1" = 40'-0"

**STADIUM SIGNAGE SCHEDULE**

SIGN NUMBER	SIGN TYPE	MAXIMUM ALLOWABLE SIGN AREA	MAX LENGTH	MAX HEIGHT	MAX PROJECTION FROM BUILDING	CLEAR HEIGHT ABOVE SIDEWALK	ILLUMINATION	NOTES
DW-1	DELANEY ATTACHED WALL SIGN	200 SF	40' - 0"	5' - 0"	-	-	INTERNALLY LIT, NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING
DP-1	DELANEY PROJECTING BLADE SIGN	202.5 SF	-	50'-0"	12'-0"	5TH FLOOR	INTERNALLY LIT, NOT TO EXCEED 1 FC	
DP-2	TENANT PROJECTING BLADE SIGN	12 SF	-	2'-4"	5'-0"	MIN. 7'-0"	OPTIONAL	LETTERING UNIQUE TO TENANT
DA-11	AWNING SIGNAGE	372 SF	31'-0"	12'-0"	-	-	NONE	VINYL LETTERING/ LOGO UNIQUE TO TENANT
DA-12	AWNING SIGNAGE	35 SF	26'-0"	1'-4"	-	-	NONE	SIGN CABINET W/ ROUTED ALUMINUM FACE/ PUSH THROUGH ACRYLIC LETTERING
DA-13	AWNING SIGNAGE	72 SF	31'-0"	2'-4"	-	7'-0"	NONE	CHANNEL CUT LETTERING OR SIGN CABINET
DC-1	DELANEY ENTRY SIGNAGE	30 SF	15' - 0"	2' - 0"	-	-	INTERNALLY LIT, NOT TO EXCEED 1 FC	CANOPY MOUNTED CHANNEL CUT LETTERING
DB-1	DELANEY NORTH BANNER	384 SF	12'-0"	32' - 0"	-	-	NONE	STRETCHED FABRIC MOUNTED TO EXTERIOR WALL
DB-2	DELANEY SOUTH BANNER	264 SF	12'-0"	22' - 0"	-	-	NONE	STRETCHED FABRIC MOUNTED TO EXTERIOR WALL
S-1	SIDEWALK SIGN	6 SF	2'-0"	5'-0"	WITHIN 15'-0" OF ENTRY	0'-0"	NONE	-



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**S-02**

KNOX MULTI-USE STADIUM DEV  
MASTER SIGN PLAN  
PHASE 1

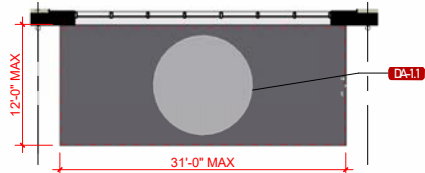
**GEMAA**

GEM Associated Architects: A Joint Venture  
BarberMcMurry Architects + Design Innovation Architects

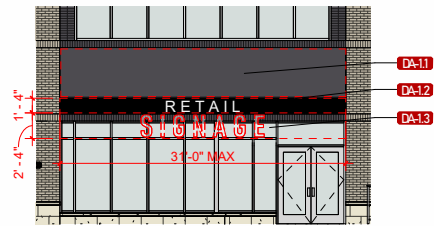


5'-0" MAX  
3'-0" MAX  
2'-0" MAX  
MUST BE PLACED ON A SIDEWALK WITHIN PUBLIC RIGHT-OF-WAY OR PUBLIC PROPERTY WITHIN 15 FEET OF THE ENTRY TO A BUSINESS OR OUTDOOR SPACE ASSOCIATED WITH THE BUSINESS

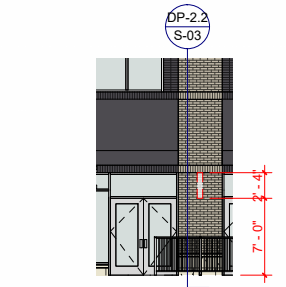
**S-1 Sidewalk Sign**  
3/32" x 1'-0"



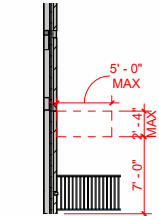
**DA-1 AWNING SIGNAG- TOP VIEW**  
3/32" x 1'-0"



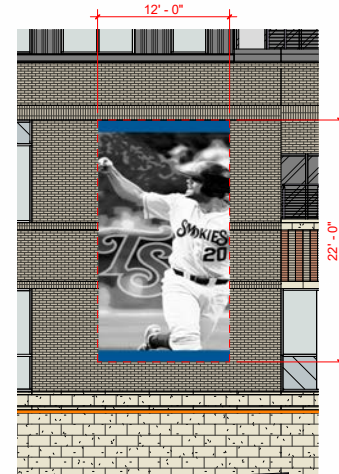
**DA-1. AWNING SIGNAGE**  
3/32" x 1'-0"



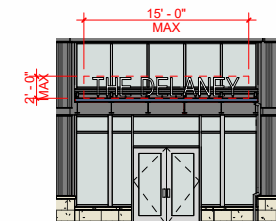
**DP-2 TENANT BLADE SIGN**  
3/32" x 1'-0"



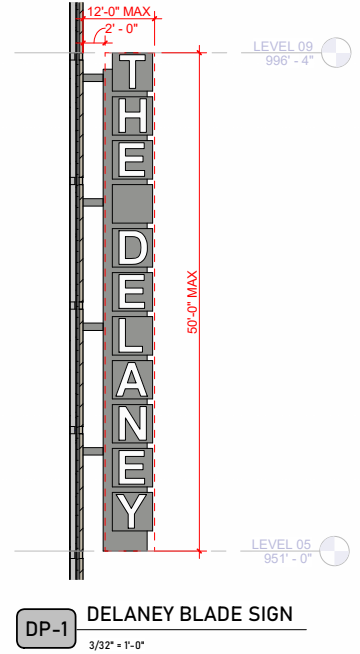
**DP-2.2 TENANT BLADE SIGN**  
3/32" x 1'-0"



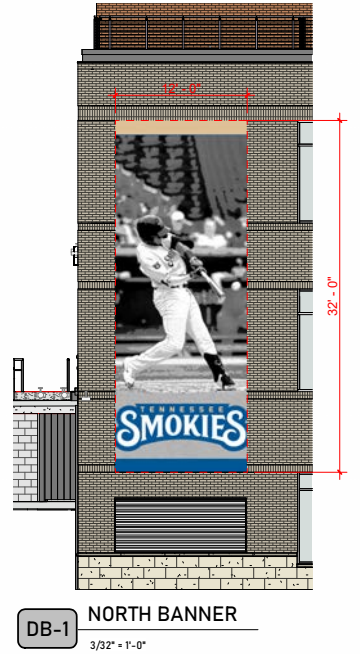
**DB-2 SOUTH BANNER**  
3/32" x 1'-0"



**DC-1 DELANEY ENTRY SIGNAGE**  
3/32" x 1'-0"



**DP-1 DELANEY BLADE SIGN**  
3/32" x 1'-0"



**DB-1 NORTH BANNER**  
3/32" x 1'-0"

**STADIUM SIGNAGE SCHEDULE**

SIGN NUMBER	SIGN TYPE	MAXIMUM ALLOWABLE SIGN AREA	MAX LENGTH	MAX HEIGHT	MAX PROJECTION FROM BUILDING	CLEAR HEIGHT ABOVE SIDEWALK	ILLUMINATION	NOTES
DW-1	DELANEY ATTACHED WALL SIGN	200 SF	40' - 0"	5' - 0"	-	-	INTERNALLY LIT; NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING
DP-1	DELANEY PROJECTING BLADE SIGN	202.5 SF	-	50'-0"	12'-0"	5TH FLOOR	INTERNALLY LIT; NOT TO EXCEED 1 FC	
DP-2	TENANT PROJECTING BLADE SIGN	12 SF	-	2'-4"	5'-0"	MIN. 7'-0"	OPTIONAL	LETTERING UNIQUE TO TENANT
DA-1.1	AWNING SIGNAGE	372 SF	31'-0"	12'-0"	-	-	NONE	VINYL LETTERING/ LOGO UNIQUE TO TENANT
DA-1.2	AWNING SIGNAGE	35 SF	26'-0"	1'-4"	-	-	NONE	SIGN CABINET W/ ROUTED ALUMINUM FACE/ PUSH THROUGH ACRYLIC LETTERING
DA-1.3	AWNING SIGNAGE	72 SF	31'-0"	2'-4"	-	7'-0"	NONE	CHANNEL CUT LETTERING OR SIGN CABINET
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DB-1	DELANEY NORTH BANNER	384 SF	12'-0"	32' - 0"	-	-	NONE	STRETCHED FABRIC MOUNTED TO EXTERIOR WALL
DB-2	DELANEY SOUTH BANNER	264 SF	12'-0"	22' - 0"	-	-	NONE	STRETCHED FABRIC MOUNTED TO EXTERIOR WALL
S-1	SIDEWALK SIGN	6 SF	2'-0"	5'-0"	WITHIN 15'-0" OF ENTRY	0'-0"	NONE	-



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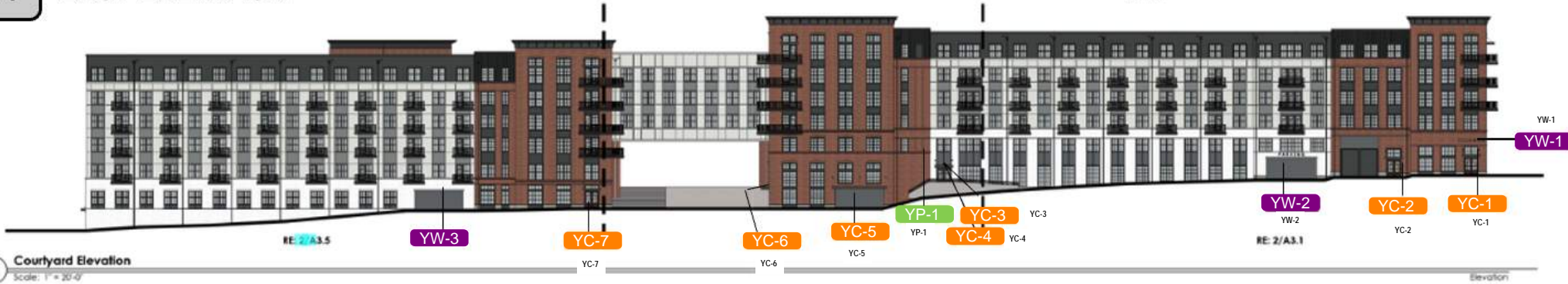
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**S-03** KNOX MULTI-USE STADIUM DEV  
MASTER SIGN PLAN  
PHASE 1



# 01 EAST ELEVATION



**YARDLEY FLATS STADIUM SIGNAGE SCHEDULE**

SIGN NUMBER	SIGN TYPE	MAXIMUM ALLOWABLE SIGN AREA	MAX LENGTH	MAX HEIGHT	MAX PROJECTION FROM BUILDING	CLEAR HEIGHT ABOVE SIDEWALK	ILLUMINATION	NOTES
YW-1	D1 RACEWAY MOUNTED CHANNEL LETTERS	100 SQ FT	20'	5'	-	14'	NONE	INTERNALLY LIT; NOT TO EXCEED 1 FC
YW-2	WALL MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YW-3	WALL MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YW-4	WALL MOUNTED	36 SQ FT	66'	56"	-	-	NONE	
YW-5	WALL MOUNTED	135 SQ FT	45'2"	3'2"	4" - 6" THICK LETTERING	-	NONE	
YC-1	CANOPY VINYL	9 SQ FT	8'	8"	-	-	NONE	
YC-2	CANOPY VINYL	9 SQ FT	8'	8"	-	-	NONE	
YC-3	CANOPY MOUNTED	20 SQ FT	8'	20"	-	-	NONE	
YC-4	CANOPY VINYL	9 SQ FT	8'	8"	-	-	NONE	
YC-5	CANOPY MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YC-6	CANOPY VINYL	9 SQ FT	8'	8"	-	-	NONE	
YC-7	CANOPY VINYL	9 SQ FT	8'	8"	-	-	NONE	
YC-8	CANOPY MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YC-9	CANOPY VINYL	7 SQ FT	6'	8"	-	-	NONE	
YP-1	PROJECTING BLADE SIGN - BUILDING MOUNTED CABINET SIGN WITH PUSH THROUGH LETTERING	60 SQ FT	4'	15'	56"	20'	NONE	INTERNALLY LIT; NOT TO EXCEED 1 FC



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S-04

KNOX MULTI-USE STADIUM DEV  
MASTER SIGN PLAN  
PHASE 1



# 02 WEST ELEVATION



1 Courtyard Elevation  
Scale: 1" = 30'-0"

# 03 NORTH ELEVATION



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YARDLEY FLATS STADIUM SIGNAGE SCHEDULE

SIGN NUMBER	SIGN TYPE	MAXIMUM ALLOWABLE SIGN AREA	MAX LENGTH	MAX HEIGHT	MAX PROJECTION FROM BUILDING	CLEAR HEIGHT ABOVE SIDEWALK	ILLUMINATION	NOTES
YW-1	D1 RACEWAY MOUNTED CHANNEL LETTERS	100 SQ FT	20'	5'	-	14'	-	INTERNALLY LIT; NOT TO EXCEED 1 FC
YW-2	WALL MOUNTED	44 SQ FT	22'	2'	-	-	-	NONE
YW-3	WALL MOUNTED	44 SQ FT	22'	2'	-	-	-	NONE
YW-4	WALL MOUNTED	36 SQ FT	6'6"	5'6"	-	-	-	NONE
YW-5	WALL MOUNTED	135 SQ FT	45'2"	32'	-	-	-	4" - 6" THICK LETTERING
YC-1	CANDOPY VINYL	9 SQ FT	8'	8"	-	-	-	NONE
YC-2	CANDOPY VINYL	9 SQ FT	8'	8"	-	-	-	NONE
YC-3	CANDOPY MOUNTED	20 SQ FT	8'	20'	-	-	-	NONE
YC-4	CANDOPY VINYL	9 SQ FT	8'	8"	-	-	-	NONE
YC-5	CANDOPY MOUNTED	44 SQ FT	22'	2'	-	-	-	NONE
YC-6	CANDOPY VINYL	9 SQ FT	8'	8"	-	-	-	NONE
YC-7	CANDOPY VINYL	9 SQ FT	8'	8"	-	-	-	NONE
YC-8	CANDOPY MOUNTED	44 SQ FT	22'	2'	-	-	-	NONE
YC-9	CANDOPY VINYL	7 SQ FT	6'	8"	-	-	-	NONE
YP-1	PROJECTING BLADE SIGN - BUILDING MOUNTED CABINET SIGN WITH PUSH THROUGH LETTERING	60 SQ FT	4'	15'	5'6"	20'	-	INTERNALLY LIT; NOT TO EXCEED 1 FC

S-05

KNOX MULTI-USE STADIUM DEV  
MASTER SIGN PLAN  
PHASE 1





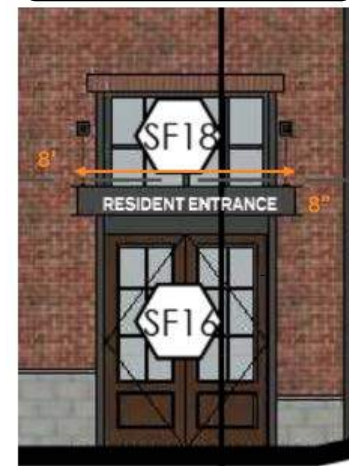
YW-1 Building Attached Wall Sign



YC-1 Retail Canopy Vinyl

YC-2, YC-4, YC-6, YC-7, YC-9

Canopy Vinyl – Yardley



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YC-3 Yardley Entry Sign – Canopy Mounted



YC-4 Canopy Vinyl

YARDLEY FLATS STADIUM SIGNAGE SCHEDULE

SIGN NUMBER	SIGN TYPE	MAXIMUM ALLOWABLE SIGN AREA	MAX LENGTH	MAX HEIGHT	MAX PROJECTION FROM BUILDING	CLEAR HEIGHT ABOVE SIDEWALK	ILLUMINATION	NOTES
YW-1	D1 RACEWAY MOUNTED CHANNEL LETTERS	100 SQ FT	20'	5'	-	14'	INTERNALLY LIT; NOT TO EXCEED 1 FC	
YW-2	WALL MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YW-3	WALL MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YW-4	WALL MOUNTED	36 SQ FT	6'6"	5'6"	-	-	NONE	
YW-5	WALL MOUNTED	135 SQ FT	45'2"	3'2"	4" - 6" THICK LETTERING	-	NONE	
YC-1	CANOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-2	CANOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-3	CANOPY MOUNTED	20 SQ FT	8'	20'	-	-	NONE	
YC-4	CANOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-5	CANOPY MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YC-6	CANOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-7	CANOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-8	CANOPY MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YC-9	CANOPY VINYL	7 SQ FT	6'	8'	-	-	NONE	
YP-1	PROJECTING BLADE SIGN - BUILDING MOUNTED CABINET SIGN WITH PUSH THROUGH LETTERING	60 SQ FT	4'	15'	5'6"	20'	INTERNALLY LIT; NOT TO EXCEED 1 FC	



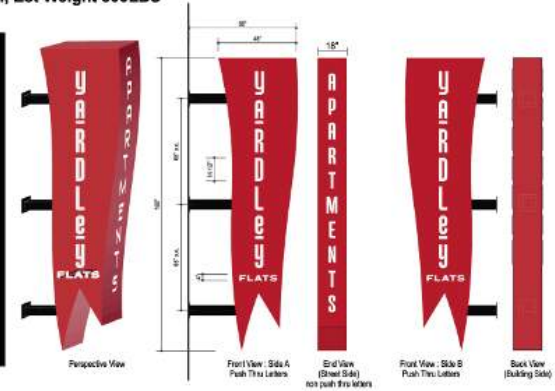
YC-5, YC-8 Canopy Mounted



YW-2, YW-3 Building Attached Wall Sign



YP-3 Blade Sign



1) 48" x 180" x 18" Alum. Illuminated Sign  
 Routed graphics,, Sides .75" push thru ,End Backed w/ White Acrylic  
 Cabinet Painted CMYK / 15-100-90-10 Red  
 Mounted with (3) 6" Square alum tubes 3).25" thick 10" x 10" Plates, Bolts Directly to Build.  
 Led Illumination, Est Weight 300LBS

YW-5 Building Attached Wall Sign



YW-4 Tenant Building Attached Wall Sign

YARDLEY FLATS STADIUM SIGNAGE SCHEDULE

SIGN NUMBER	SIGN TYPE	MAXIMUM ALLOWABLE SIGN AREA	MAX LENGTH	MAX HEIGHT	MAX PROJECTION FROM BUILDING	CLEAR HEIGHT ABOVE SIDEWALK	ILLUMINATION	NOTES
YW-1	DI RACEWAY MOUNTED CHANNEL LETTERS	100 SQ FT	20'	5'	-	14"	INTERNALLY LIT; NOT TO EXCEED 1 FC	
YW-2	WALL MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YW-3	WALL MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YW-4	WALL MOUNTED	36 SQ FT	6'6"	5'6"	-	-	NONE	
YW-5	WALL MOUNTED	135 SQ FT	45'2"	3'2"	4" - 6" THICK LETTERING	-	NONE	
YC-1	CANDOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-2	CANDOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-3	CANDOPY MOUNTED	20 SQ FT	8'	20'	-	-	NONE	
YC-4	CANDOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-5	CANDOPY MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YC-6	CANDOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-7	CANDOPY VINYL	9 SQ FT	8'	8'	-	-	NONE	
YC-8	CANDOPY MOUNTED	44 SQ FT	22'	2'	-	-	NONE	
YC-9	CANDOPY VINYL	7 SQ FT	6'	8'	-	-	NONE	
YP-1	PROJECTING BLADE SIGN - BUILDING MOUNTED CABINET SIGN WITH PUSH THROUGH LETTERING	60 SQ FT	4'	15'	5'6"	20'	INTERNALLY LIT; NOT TO EXCEED 1 FC	





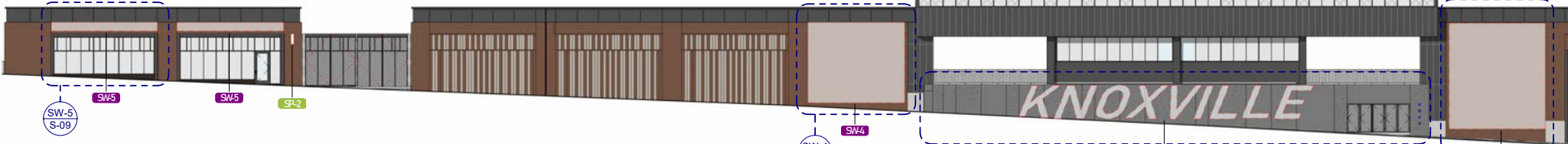
SC-3  
S-09

SC-3

SP-2

**4 ELEVATION - EAST ENTRY**

3/64" = 1'-0"



SW-5  
S-09

SW-5

SW-5

SP-2

SW-4  
S-09

SW-4

SW-3  
S-09

SW-3

SW-2  
S-09

SW-2

**3 ELEVATION - JACKSON AVENUE 1**

3/64" = 1'-0"



SC-1

SP-2

SW-1  
S-09

SP-2

SP-2

SC-1

SC-1  
S-09

SP-2

SC-1

SP-2

SP-1

**2 ELEVATION - JACKSON AVENUE 2**

3/64" = 1'-0"



SP-1  
S-09

SP-1

SC-1

SC-2

SC-2  
S-09

**1 ELEVATION - WEST ENTRY**

3/64" = 1'-0"

**STADIUM SIGNAGE SCHEDULE**

SIGN NUMBER	SIGN TYPE	MAXIMUM ALLOWABLE SIGN AREA	MAX LENGTH	MAX HEIGHT	MAX PROJECTION FROM BUILDING	CLEAR HEIGHT ABOVE SIDEWALK	ILLUMINATION	NOTES
SW-1	TENANT ATTACHED WALL SIGN	34 SF	18'-8"	1'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING OR SIGN CABINET
SW-2	STADIUM SIGNAGE MURAL	639 SF	23'-8"	27'-0"	-	-	NONE	PAINTED OR VINYL
SW-3	STADIUM SIGNAGE MURAL	1500 SF	120'-0"	12'-6"	-	-	NONE	PAINTED OR VINYL
SW-4	STADIUM SIGNAGE MURAL	214 SF	23'-8"	20'-0"	-	-	NONE	PAINTED OR VINYL
SW-5	TENANT ATTACHED WALL SIGN	46 SF	25'-4"	1'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING OR SIGN CABINET
SP-1	STADIUM PROJECTING MARQUEE SIGN	92 SF	-	20'-0"	5'-7"	12'-9"	NOT TO EXCEED 1 FC	DOUBLE SIDED SIGN CABINET
SP-2	TENANT PROJECTING BLADE SIGN	12 SF	-	2'-4"	5'-0"	MIN. 7'-0"	OPTIONAL; NOT TO EXCEED 1 FC	DOUBLE SIDED SIGN CABINET
SC-1	TENANT CANOPY SIGN	23 SF	12'-8"	1'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING
SC-2	BOX OFFICE CANOPY SIGN	16 SF	18'-10"	0'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING
SC-3	TENANT CANOPY SIGN	14 SF	16'-7 1/2"	0'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING



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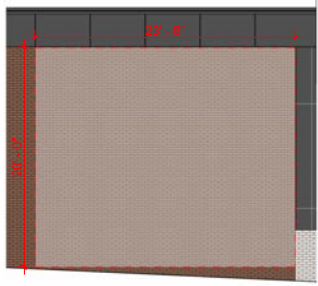
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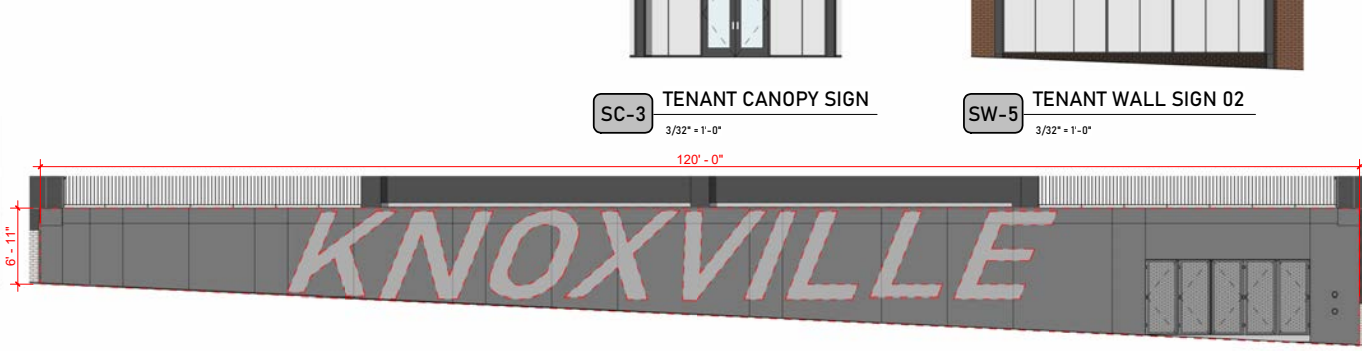
**S-08**

KNOX MULTI-USE STADIUM DEV  
MASTER SIGN PLAN  
PHASE 1

**GEMAA**  
GEM Associated Architects: A Joint Venture  
BarberMcMurry Architects + Design Innovation Architects



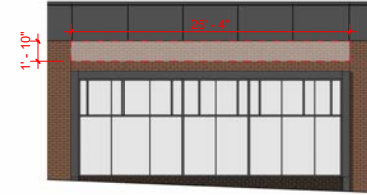
**SW-4** STADIUM PAINTED SIGN 03  
3/32" ± 1'-0"



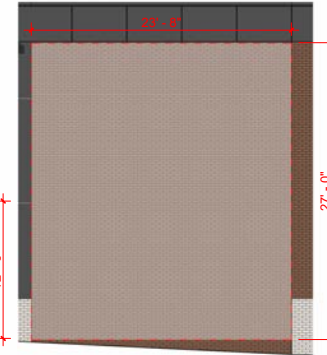
**SW-3** STADIUM PAINTED SIGN 02  
3/32" ± 1'-0"



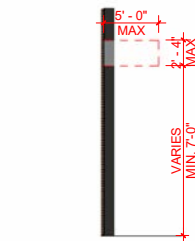
**SC-3** TENANT CANOPY SIGN  
3/32" ± 1'-0"



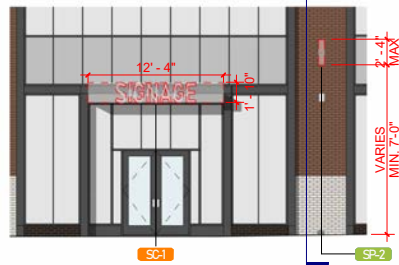
**SW-5** TENANT WALL SIGN 02  
3/32" ± 1'-0"



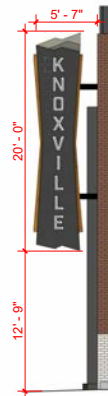
**SW-2** STADIUM PAINTED SIGN 01  
3/32" ± 1'-0"



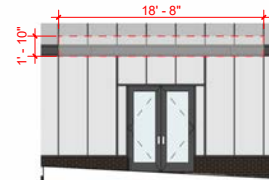
**SP-2** TENANT BLADE SIGN  
3/32" ± 1'-0"



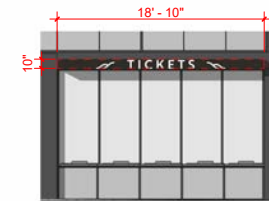
**SC-1** TENANT SIGNAGE  
3/32" ± 1'-0"



**SP-1** MARQUEE SIGN  
3/32" ± 1'-0"



**SW-1** TENANT WALL SIGN 01  
3/32" ± 1'-0"



**SC-2** BOX OFFICE CANOPY  
3/32" ± 1'-0"

**STADIUM SIGNAGE SCHEDULE**

SIGN NUMBER	SIGN TYPE	MAXIMUM ALLOWABLE SIGN AREA	MAX LENGTH	MAX HEIGHT	MAX PROJECTION FROM BUILDING	CLEAR HEIGHT ABOVE SIDEWALK	ILLUMINATION	NOTES
SW-1	TENANT ATTACHED WALL SIGN	34 SF	18'-8"	1'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING OR SIGN CABINET
SW-2	STADIUM SIGNAGE MURAL	639 SF	23'-8"	27'-0"	-	-	NONE	PAINTED OR VINYL
SW-3	STADIUM SIGNAGE MURAL	1500 SF	120'-0"	12'-6"	-	-	NONE	PAINTED OR VINYL
SW-4	STADIUM SIGNAGE MURAL	214 SF	23'-8"	20'-0"	-	-	NONE	PAINTED OR VINYL
SW-5	TENANT ATTACHED WALL SIGN	46 SF	25'-4"	1'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING OR SIGN CABINET
SP-1	STADIUM PROJECTING MARQUEE SIGN	92 SF	-	20'-0"	5'-7"	12'-9"	NOT TO EXCEED 1 FC	DOUBLE SIDED SIGN CABINET
SP-2	TENANT PROJECTING BLADE SIGN	12 SF	-	2'-4"	5'-0"	MIN. 7'-0"	OPTIONAL; NOT TO EXCEED 1 FC	DOUBLE SIDED SIGN CABINET
SC-1	TENANT CANOPY SIGN	23 SF	12'-8"	1'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING
SC-2	BOX OFFICE CANOPY SIGN	16 SF	18'-10"	0'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING
SC-3	TENANT CANOPY SIGN	14 SF	16'-7 1/2"	0'-10"	-	-	NOT TO EXCEED 1 FC	CHANNEL CUT LETTERING



File No.: 2-B-25-SU

Date submitted: 12/26/2024

These plans have not been reviewed by Planning Staff and may not be finalized.

**S-09**

**KNOX MULTI-USE STADIUM DEV  
MASTER SIGN PLAN  
PHASE 1**

**GEMAA**  
GEM Associated Architects: A Joint Venture  
BarberMcMurry Architects + Design Innovation Architects





# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

## Knoxville Multi-Use Stadium Development

Applicant Name		Affiliation
<b>12/26/2024</b>	<b>2/13/2025</b>	<b>2-B-25-SU</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.

- Applicant
- Owner
- Option Holder
- Surveyor
- Engineer
- Architect

### Elan Barry GEM Associated Architects

Name / Company

---

**402 S Gay St Knoxville TN 37902**

Address

---

**865-243-3683 / ebarry@dia-arch.com**

Phone / Email

### CURRENT PROPERTY INFO

**Boyd Property Development Third Base PO Box 51887**

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Owner Name (if different)      Owner Address      Owner Phone / Email

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**500 E JACKSON AVE / 122 STADIUM WAY; 433 WILLOW AVE; 0, 215, 311 FLORIDA ST**

Property Address

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**95 H B 002, 095 HB 00201 - 00206**      **13.277 acres**

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Parcel ID      Part of Parcel (Y/N)?      Tract Size

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**Knoxville Utilities Board**      **Knoxville Utilities Board**      **No**

---

Sewer Provider      Water Provider      Septic (Y/N)

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.*

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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>Master Sign Plan for Knoxville Multi-Use Stadium Development</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 Plan Designation(s)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$1,150.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

**By signing below, 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. If there are additional owners or option holders, each additional individual must sign the Property Owners/Option Holders Form.**

Applicant Signature	<b>Knoxville Multi-Use Stadium Development</b> Please Print	<b>12/26/2024</b> Date
---------------------	--	---------------------------

Property Owner Signature	<b>Boyd Property Development Third Base Residential Owner LP</b> Please Print	<b>12/26/2024</b> Date
--------------------------	--	---------------------------





# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - PA
- Rezoning

Knoxville Multi-Use Stadium Development (Delaney, Stadium, Yardley Flats)

Knoxville Multi-Use Stadium

Applicant Name

Affiliation

12/20/2024

02/13/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

~~11-A-21-PD~~

~~10-A-22-PD~~

2-B-25-SU

## 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

Elan Barry (on behalf of GEMAA)

GEM Associated Architects

Name

Company

402 S Gay Street

Knoxville

TN

37917

Address

City

State

ZIP

(865) 243-3683

ebarry@dia-arch.com

Phone

Email

## CURRENT PROPERTY INFO

Boyd Property Development

P.O. Box 51887; 814 E Woodland Ave

Third Base Residential Owner LP

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

122 Stadium Way; 500 E Jackson Ave; 215 Florida St

095HB00202; 09HB002; 095HB00204

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ <b>Master Sign Plan</b> Other (specify) _____	Related City Permit Number(s)
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## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created	
<input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change    Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change    Proposed Plan Designation(s) _____	Pending Plat File Number
Proposed Density (units/acre)    Previous Rezoning Requests	
<input type="checkbox"/> Other (specify) _____	

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request  
 Amendment Request (*Comprehensive Plan*)

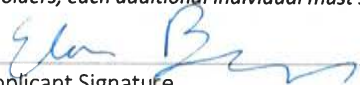
### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	1210	Total
Fee 2		
Fee 3		
		\$1,150.00

## AUTHORIZATION

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**


 \_\_\_\_\_ Elan Barry (on behalf of GEMAA) \_\_\_\_\_ 12/20/2024  
 Applicant Signature    Print Name / Affiliation    Date

(865) 243-3683    ebarry@dia-arch.com  
 Phone Number    Email


 \_\_\_\_\_ Douglas E. Kirchofer \_\_\_\_\_ 12/26/2024  
 Property Owner Signature    Please Print    Date Paid

12/26/2024. SG



  
Property Owner Signature

JOSEPH FIELDEN  
Please Print

12/26/24  
Date Paid

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

~~1/31/2025~~

~~02/01/2025~~

**02/14/2025**

Date to be Posted

Date to be Removed

**Have you engaged the surrounding property owners to discuss your request?**

Yes  No

No, but I plan to prior to the Planning Commission meeting



Applicant Signature

**Elan Barry (on behalf of GEMAA)**

Applicant Name

**12/20/2024**

Date

**2-B-25-SU**

FILE NUMBER