

Multi-Use Stadium / Mixed Use Planned Development

Project Summary

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SUMMARY OF PLANNED DEVELOPMENT

Planned Development Summary:

GEM Development Group proposes a Multi-Use Stadium / Mixed Use Planned Development, formed as a public-private partnership. The completed work on the site will consist of a public multi-purpose sports stadium along with privately developed mixed use buildings. The mixed-use buildings on site are anticipated to house apartment units, condominiums, retail space, and office space. Additional retail space facing Jackson Avenue is anticipated within the Multi-Use Stadium. The proposed Multi-Use Stadium will serve as the home of a local minor league baseball team, a local professional soccer team, and also serve as a downtown destination site for hosting concerts and other outdoor entertainment events. In addition to the public nature of the Stadium, the proposed development will provide other public amenities such as new public plaza(s) and new pedestrian-oriented streetscapes along the surrounding rights of way.

The planned development will be located in an area of the “Old City” located East of Hall of Fame Drive as described in the attached maps, on properties totaling approximately 21.5 acres.

The Multi-Use Stadium Planned Development is intended to provide a mix of Entertainment, Office, Retail, and Residential uses at the eastern edge of the Old City District in a density necessary to activate areas East of Hall of Fame Drive and to promote further quality development and economic growth eastward beyond the current limits of the downtown area.

Once completed, the Planned Development will provide a prominent new public amenity to downtown Knoxville with a mix of proposed uses intended to promote activity in the area throughout the day, creating a thriving urban environment that extends the downtown district beyond the elevated viaducts of James White Parkway and Hall of Fame Drive and reaching into East Knoxville. Additionally, the development will be designed to complement the existing urban fabric and support the function of the adjacent I-MU districts to encourage the reuse of older, character giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses.

Note: red text indicates requested exception to ordinance throughout document

Public Benefit / Objectives of the City:

- **Create an active urban node connecting downtown to districts east of the James White Parkway / Hall of Fame Drive**
 - Due to the impacts of various urban renewal projects over the last half-century, in addition to the construction of an elevated overpass for James White Parkway and Hall of Fame Drive, this area has suffered from a visual and physical separation to downtown. The proposed development aims to improve connectivity by energizing this location with active year-round activities in the stadium, public plaza, and through the retailing and other mixed-use components of the project
- **Recognition of the history and culture of the site and surrounding area.**
 - The development aims to display images and art that will bring light to the rich history and culture that once thrived in this area. Highlights will include history and background information on past businesses, organizations, and citizens that were integral to the local community that existed previously. Special attention will be placed on including information on Knoxville’s connection to the Negro Southern Baseball League, the Knoxville Giants, and other Knoxville Baseball greats.
- **Provide more housing to this portion of downtown east of Hall of Fame Drive, including a mix of apartments, condominiums, and the necessary off-street parking to support the additional housing.**
 - This housing will complement the affordable housing component that KCDC is constructing at Austin Homes, and will further enhance the potential for other mixed-use development further eastward
- **Create a hub that promotes connectivity through a mix of pedestrian and public transportation routes and refurbishes existing parking and provides for new bus and ride-share pick-up and drop off zones.**

- With east and north Knoxville being within walking and biking distance, the development will aim to enhance the multi-modal experiences in the reconstructed streets comprised on the site. The completed site will reinforce connections with nearby neighborhoods and various public transportation options by developing smart design solutions for outdoor use zones, pedestrian zones, landscape zones, and auto zones.
- Transit route configurations and stops have been discussed with KAT, as to enhance the areas connectivity between the development and parking garages throughout downtown
- **Connect proposed urban greenway with new plaza encouraging pedestrian traffic between downtown and residential/commercial developments to the East.**
 - By expanding the pedestrian connectivity between downtown, Old City, and East/North Knoxville, as well as planning connections for other future greenway paths, the city will have a healthier environment and will further contribute to the residents' health and well-being.
- **Development of the public plaza as a gathering place, which can be used for pre-game festivities, music and other festivals, a public market space, casual relaxation, arts displays, and other general community use opportunities**
 - The availability of an open public urban space like this provides the community for opportunities of developing connections to one another and contributes to a greater feeling of togetherness, while also further contributing to a healthy city environment.
- **The proposed Stadium concourse level will be available for public use during non-event periods, for walks, minor events viewing, socializing, etc.**
 - The availability of this space adds public spaces which promotes health and well-being.
- **Provide areas for school bus pull off to encourage further engagement with the community and neighborhoods not immediately adjacent to the development**
 - School bus pull off for picking up children or dropping off for ball games and other events will have a dedicated zone, as to isolate such activity from vehicular traffic, with access from the busses to the sidewalks being on the right side and bus shelters. The specific location will be on a planned one-way road as to reduce the risk of cross traffic incidents
- **Promote and encourage eastward quality development.**
 - As evidenced by other cities with similar developments, such projects become the catalyst for further properties developing as mixed-use projects, with further retail and residential opportunities that enhance the surrounding communities
- **Provide desirable space for mid-size retailers like a grocery necessary to support a thriving population of downtown residents.**
 - Downtown Knoxville and East Knoxville residents will benefit from the availability of a location in this facility that will facilitate the potential for a mid-sized neighborhood grocery or other mid-size uses important to residents.
- **Provide pedestrian-oriented streetscapes with urban landscaping and areas for outdoor restaurant patios.**
 - Promotion of healthy communities with generous walkable shaded sidewalks encourage walkability and a healthier city environment. Pedestrian-oriented streets also encourage activity when the stadium is not in use.
- **Activate an under-performing district for a net increase in tax revenue.**
- **Remediate a current brownfield site and convert it into a productive amenity within the city.**
 - The prior uses of this property have classified it as a brownfield designation per state agencies and the EPA. Through smart planning and design, the property will be repurposed for the safe uses as planned, with no impact on any adjoining properties.
- **Improve lighting, design, and facilitate the intentional use of area beneath James White Parkway/Hall of Fame Dr. Viaduct.**
 - The newly reconstructed streets will include new light fixtures meeting the city's sustainability and energy efficiency standards, which will also conform to dark-sky initiatives of reducing light pollution.
- **Update and modernize utility infrastructure in the area.**

- The overhead electrical services through the project will be reconstructed to be concealed underground, creating a better environment free from overhead wires.
- The area water, sewer, and gas infrastructure will be improved as part of the design, and will have capacities required to serve this and other future adjacent properties.
- **Rebuild streets in the area.**
 - The oversized wide streets once constructed for warehousing purposes will be designed to encourage slower traffic patterns, further enhancing the community. New sidewalks will be designed to encourage pedestrian activities and accessibility.
- **Help foster a common identity for City of Knoxville residents by bringing sports teams back to Knoxville**
 - The stadium provides an additional activity type not currently available downtown (outdoor sports). A greater diversity of activities and options increases the base of available tourists to downtown, as well as the reasons for people to stay in downtown and engage in additional economic activities.
- **Support underserved communities/districts by improving connectivity, economic development, and access to public amenities.**
- **Contribution of landscaping to a healthy environment.**
 - Proposed native trees and greenway plantings will offer summer shading to streets and public plaza areas, will produce a cooler, welcoming environment, contribute to a sense of place, and create a desirable urban destination.
- **Anticipated creation of local jobs**
 - Due to this development, jobs will be created for all segments of the population including the construction industry, service and managerial positions within the stadium, the sports organization, the residential communities, the retail, and restaurant businesses, as well as all the many surrounding businesses in the Old City and East Knoxville that will thrive due to this development.
 - The jobs will include opportunities for teenagers and retirees to engage with the working community
- **Development of the Public City Plaza**
 - The development of the City Public Plaza will encourage daily social gathering by all citizens, create a wonderful venue, not just during sporting events, but for a wide variety of festivals, public market space, and many other types of events. The creation of a Public City Plaza also will help support sales for the new local retail vendors in the area.

Present Ownership:

Current ownership of the Development parcels of this Planned Development are as follows:

Parcel ID: 095AM016; 601 E Jackson Ave; Bottoms Group One LLC

Parcel ID: 095AM017; 0 E Jackson Ave; Bottoms Group One LLC

Parcel ID: 095AM018; 501 E Jackson Ave; RR Land LLC

Parcel ID: 095AM021; 0 E Jackson Ave; RR Land LLC

Parcel ID: 095HB00801; 205 Patton St; RR Land LLC

Parcel ID: 095HB001; 0 Patton Street; Dewhirst, David

Parcel ID: 095HB002; 400 E Jackson Ave; RR Land LLC

Parcel ID: 095HB003; 0 E Jackson Ave; RR Land LLC

Parcel ID: 095HB004; 651 Willow Ave; RR Land LLC

Parcel ID: 095HB005; 501 Willow Ave; RR Land LLC

Parcel ID: 095HC010; 0 Patton St; RR Land LLC

Parcel ID: 095HC012; 650 Willow Ave; RR Land LLC

Parcel ID: 095AM015; 107 Randolph Street; owned by Jamie A. Pavlis, under contract to sell to RR Land LLC closing expected July 2021

Parcel ID: 095AK018.01; 702 East Jackson Ave.; owned by Jamie A. Pavlis, under contract to sell to RR Land LLC – closing expected July 2021

Parcel ID: 095HC015; 401 Georgia Street (.20 acre portion); owned by Daniel W. King, under contract to sell to RR Land LLC – closing expected July 2021

A portion of this Planned Development is a joint public-private partnership. Upon the completion of near upcoming property transactions, the newly formed Sports Authority will be the Owner of the Stadium, Public Plaza, and public zones between property lines of the Private Development Parcels and the City Right of way as described in Exhibit C.2 – Extent of Planned Development (Proposed Site Plan)

Expected Project Schedule

See attached Exhibit B.1 – Expected Project Schedule with the exhibits attached at the end of this document.

Conclusion

A thriving urban environment requires a mix of uses and functions, a diversity of participants, modernized infrastructure, pedestrian-friendly scale and detailing, and a high density of use and function. This proposed development aggregates the necessary parcels in a particularly effective location to leverage the proposed uses and density to serve as an ideal catalyst for future growth of Downtown Knoxville and for the economic growth of East Knoxville. The Ownership Team, Development Team, Design Team, and Primary Tenants of the Stadium, together create a unique synergy and opportunity for the City, County, and region at this particular moment in time to create a planned development whose impact will reach beyond the current limits of Downtown Knoxville and help shape the future of the surrounding commercial and residential areas as thriving districts and communities.

ARTICLE 6.0 INDUSTRIAL DISTRICTS**6.1 Purpose Statements of Planned Development within the I-MU zone****A. Multi-Use Stadium / Mixed Use Planned Development**

The Multi-Use Stadium / Mixed-Use Planned Development is intended to provide a mix of Entertainment, Commercial, and Residential uses at the eastern edge of the Old City District in a density necessary to activate areas East of Hall of Fame Drive for the purpose of promoting further quality development and economic growth eastward beyond the current limits of the downtown area. Once completed, the Planned Development will provide a prominent new public amenity to downtown Knoxville with a mix of proposed uses intended to promote activity in the area throughout the day, creating a thriving urban environment that extends the downtown district beyond the elevated viaducts of James White Parkway and Hall of Fame Drive and reaching into East Knoxville. The allowed uses are intended to provide for light industrial uses and a variety of compatible commercial uses such as entertainment, amusement, and retail establishments as well as office space common to downtown areas. This planned development is intended to support the function of the adjacent I-MU districts to complement the reuse of older, character giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses.

6.2 Uses

- A. In addition to the acceptable uses defined in Article 9 by the base zoning district (I-MU), the following listed uses shall also be considered an appropriate use for the Planned Development:

Financial Institution
Medical / Dental Office, Urgent Care Clinic
Pre-School / Kindergarten:
Dwelling - Townhouse

Special Uses:

Special uses shall still be evaluated on a per proposed use basis and shall require the same review and approvals as special uses outside of the defined Planned Development.

Night Club
Parking Lot
Social Service Center

Article 9.2 Use Matrix

TABLE 9-1: USE MATRIX			
P = Permitted Use S = Special Use T = Temporary Use			
PRINCIPAL US	I-MU	Mixed-Use Multi-Purpose Stadium Planned Development	USE STAN- DARD (Section)
Agriculture			
Airport			
Alternative Correctional Facility			
Amusement Facility—Indoor	P	P	
Amusement Facility—Outdoor	S	S	
Animal Care Facility—Large Animal			
Animal Care Facility—Small Animal	P	P	9.3.A
Animal Breeder			9.3.A
Art Gallery	P	P	
Arts and Fitness Studio	P	P	
Bed and Breakfast			9.3.B
Body Modification Establishment	P	P	
Broadcasting Facility—With Antennae			
Broadcasting Facility—No Antennae	P	P	
Campground			9.3.C
Car Wash			9.3.D
Cemetery			
Community Center	P	P	
Conservation Area			
Crematory			9.3.M
Country Club			
Cultural Facility	P	P	
Day Care Center	P	P	9.3.E
Day Care Home			9.3.E
Domestic Violence Shelter			
Drive-Through Facility			9.3.F
Drug/Alcohol Treatment Facility, Residential			
Drug Treatment Clinic			9.3.G
Dwelling—Above the Ground Floor	P	P	
Dwelling—Manufactured Home			9.3.H
Dwelling—Multi-Family	P	P	9.3.I
Dwelling—Townhouse		P	9.3.I

Dwelling—Single-Family	P	P	
Dwelling—Two-Family	P	P	9.3.J
Eating and Drinking Establishment	P	P	
Educational Facility—Primary or Secondary			
Educational Facility—University or College/Vocational	S	S	
Financial Institution		P	
Financial Service, Alternative			9.3.K
Food Bank	P	P	
Food Pantry			
Food Truck Park	P	P	9.3.L
Fraternity/Sorority			
Funeral Home			9.3.M
Garden, Community	P	P	9.3.N
Garden, Market	P	P	9.3.N
Garden, Personal	P	P	9.3.N
Gas Station	S	S	9.3.O
Golf Course/Driving Range			
Government Office/Facility	P	P	
Greenhouse/Nursery—Retail			
Group Home			
Halfway House	S	S	
Healthcare Facility			
Heavy Retail, Rental, and Service			
Heliport	S	S	
Homeless Shelter			
Hotel	P	P	
Impound Lot			9.3.P
Independent Living Facility			
Industrial—Craft	P	P	9.3.Q
Industrial—General	P	P	
Industrial—Heavy			
Industrial Design	P	P	
Kennel	S	S	9.3.A
Live Entertainment—Secondary Use	P	P	
Live Performance Venue	P	P	
Live/Work	P	P	9.3.R
Lodge/Meeting Hall	P	P	9.3.S
Marina	S	S	9.3.T
Medical/Dental Office/Clinic		P	
Micro-Brewery/Distillery/Winery	P	P	9.3.U
Neighborhood Nonresidential Reuse			9.3.V
Nightclub		S	

Office	P	P	
Parking Lot		S	Art. 11
Parking Structure	P	P	Art. 11
Personal Service Establishment	P	P	
Place of Worship			
Pre-School/Kindergarten		P	9.3.W
Public Park	P	P	
Public Safety Facility	P	P	
Public Works Facility	P	P	
Reception Facility	S	S	9.3.X
Research and Development	P	P	
Residential Care Facility			9.3.Y
Retail Goods Establishment	P	P	
Retail Liquor Stores	P	P	
Salvage Yard			9.3.Z
Self-Storage Facility: Enclosed	P	P	9.3.AA
Self-Storage Facility: Outdoor			9.3.AA
Social Service Center		S	
Solar Farm			9.3.BB
Storage Yard, Outdoor			9.3.CC
Storage Yard, Outdoor—Secondary Use	S	S	9.3.CC
Vehicle Dealership			
Vehicle Operation Facility			
Vehicle Rental—Indoor			
Vehicle Rental—With Outdoor Storage/Display			
Vehicle Repair/Service	S	S	9.3.DD
Warehouse and Distribution	P	P	
Waste Transfer Station			
Wholesale Establishment	S	S	
Wind Energy System			9.3.EE
Wireless Telecommunications	P	P	9.3.

6.3 Dimensional Standards

- A. Table 6-1: Multi-Use Stadium / Mixed Use Planned Development Dimensional Standards establishes the dimensional standards for the Planned Development. These regulations apply to all uses within the planned development unless a different standard is listed for a specific use.

Table 6-1: Proposed Planned Development Dimensional Standards		
	IM-U	Multi-Purpose Stadium / Mixed Use Planned Development
Bulk		
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Maximum Building Height	50'	175'
Setbacks		
Minimum Front Setback	Build-to Zone: 0' to 25'	Build-to Zone: 0' to 25'
Minimum Interior Side Setback	None	None
Minimum Corner Side Setback	Build-to-Zone: 0' to 25'	None
Minimum Rear Setback	15'	None

6.4 Design Standards

The following design standards apply only to new construction within the limits of the Planned Development.

A. Multi-Use Stadium / Mixed Use Planned Development Design Standards

Table 6-2: MUS-PD Standards apply to new construction and to any additions to a structure existing as of the effective date of this Code that exceed 30% or more of the existing structure's square footage within the MUS-PD district.

Table 6-2: Industrial Districts Design Standards		
	IM-U	Multi-Use Stadium / Mixed Use Planned Development
Façade Design		
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 30 linear feet, measured parallel to public rights of way.	•	•
Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 50 linear feet.	•	All elements must repeat at intervals of no more than 100 linear feet.
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located.	•	•

Building materials and visual elements used on the primary building frontage must continue on all building façades that are visible from a public right-of-way.	•	•
Fenestration Design		
The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height from grade.	•	•
Upper floors of the front façade must maintain a minimum transparency of 15% of the wall area of the story	•	•
Commercial Site Design		
Sites must be designed to ensure safe pedestrian access from the public right-of-way, and safe pedestrian circulation within the development.	•	•
Surface parking may not be located between a principal building and the front lot line. Parking must be located to the side or rear of the principal building.	•	•

B. Building Material Restrictions

In the I-MU District, the following building materials are prohibited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a residential district. Such materials may still be used as decorative or detail elements for up to 25% of the façade, or as part of the exterior construction that is not used as a surface finish material.

The proposed design will not vary from the requirements for 6.4.B Building Material Restrictions except for the line items listed below.

- Aluminum, steel or other through panel fastened metal sheets; this restriction does not include concealed fastener or insulated metal architectural wall panels

Requesting exception from 6.4.B.2 to allow for Aluminum, steel or other through panel fastened metal sheets.

ARTICLE 10.0 SITE DEVELOPMENT STANDARDS

The proposed Multi-Use Stadium / Mixed Use Planned Development shall comply with the Site Development Standards included in Article 10 – Site Development Standards of the City of Knoxville’s Zoning Ordinance with the exception of items defined herein.

10.1 General Development Requirements

The Planned Development will consist of one defined area that contains separate parcels each complying with the guidelines and standards contained in Knoxville’s Zoning ordinance, or as modified by the Planned Development.

- C. Applicability of Setbacks – Setbacks will not be modified beyond what is defined in Section 6.3 – Planned Development District of this Planned Development.
- D. Applicability of Dimensional Requirements – The Planned Development will comply with all dimensional requirements as described in Section 6.3 – Planned Development District of this Planned Development.

10.2 Exterior Lighting**A. Lighting Plan Required**

- 1. Lighting Plan Required – A lighting plan shall be submitted for review and approval by Plans Review and Inspection and Planning staff.

Modification requested to 10.2.A.1 as follows: A lighting plan that meets the requirements outlined in 10.2.A shall be submitted for approval by Planning staff and Plans Review and Inspections staff with submission for Building Permit.

B. Lighting Standards

The proposed design will not vary from the requirements for Lighting standards outlined in 10.2.B except for the line items listed below.

- 1. For townhouse and multi-family dwellings and non-residential developments, the maximum allowable footcandle at any lot line is one footcandle.

Modification requested from requirement 10.2.B.1 changing requirement for maximum allowable footcandle to occur at the R.O.W. instead of any lot line.

Rationale: Given that the private development property is located within the stadium parcel, it would not be practical to have the one footcandle level limit at those lot lines.

- 2. All luminaires must be of the cut off luminaire design.

Exception requested to revise requirement 10.2.B.2 to be luminaires with an up-light rating of 0. The “up-light rating of 0” that we are proposing is derived from an alternate rating system, the B.U.G. (Backlight, Up-light, Glare) rating system adopted by the Dark-Sky Association that quantifies the amount of light a fixture emits within different zones around the fixture. A site light with an up-light rating of zero has a light-source, reflector and lens designed to work together and direct light downward so that it meets Dark-Sky certification requirements

Rationale. This rating system is more flexible than the standard required by the Ordinance, allowing for more efficient spacing of luminaires with a greater selection of fixtures to choose from.

- 3. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 feet above the ground at any point along an abutting line.

Exception requested to eliminate requirement 10.2.B.3. provided the Planned Development complies with the “up-light rating of 0” of the Dark-Sky Association’s B.U.G rating system.

Rationale: The rationale for this request is the same as the rationale for item 2 above regarding cut-off luminaire design. It is intended that exterior lighting within the Planned Development will be designed to prioritize pedestrian safety and all selected fixtures will have the Seal of Approval of the International Dark-Sky Association which provides objective, third-party certification for luminaires that minimize glare, reduce light trespass, and do not pollute the night sky to meet the intentions of this provision of the Ordinance. Typically, these fixtures allow for more efficient spacing of luminaires than the 75 ° cut-off fixtures required by the zoning ordinance, often reducing the number of fixtures that would be required. They also provide a greater selection of fixtures to choose from.

8. Flood or spot lamps must be aimed down no higher than 45 degrees to the horizontal (halfway between straight down and straight to the side) when the source is visible from any adjacent residential property.

Exception requested to revise requirement 10.2.B.8. to allow luminaires to be aimed up or down to provide wall-wash lighting of architectural, landscape, and signage features. The wall wash lighting would have a maximum rating of 2000 lumens. Aiming diagrams, showing distribution and limits of lighting levels shall be provided as part of the Lighting Plan to be reviewed by City Staff during the permitting process. to illustrate how light levels of feature lighting is contained within each parcel.

Rationale: Accent lighting of architectural, landscape, and signage features will be necessary to help create a pedestrian friendly environment for evening events. Supplemental accent illumination of less intensity than the site lighting will help illuminate building elements above the level of the site lighting standards. Given the height of the private development buildings, supplemental wall wash lighting of the facades expands the lit area of the urban spaces that make up the Stadium District.

C. Exceptions to Lighting Standards

3. Because of their unique requirements for nighttime visibility and limited hours of operation, outdoor recreational fields (public or private) such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, driving ranges, and other similar uses are exempt from the requirements of item B above and subject to the following:

- a. Recreational fields are permitted a total luminaire height of 65’ in any district. Luminaires greater than 65 feet in total height may only be approved by special use permit.

Exception requested from requirement 10.2.C.3.a to allow for a total luminaire height of 110’ without special permit through Planned Development process.

Rationale: The Multi-Use Stadium will require taller luminaire for a proper design that will cater to the multiple types of events planned to be held in it.

- c. The recreational field lighting must be extinguished 45 minutes following the end of the event.

Modification requested from requirement 10.2.C.3.c to allow field lighting levels needed for the event to remain on no longer than one hour following the end of an event, at which time it will be reduced to a lighting level of no greater than 30 footcandles, which falls roughly between the ground light levels of a modern auto dealership and an average gymnasium or workshop, to provide “house” light levels necessary to clean, break down and load out all equipment which may require a few hours after the event.

Exception requested for ‘house’ lighting level be permitted, as necessary, prior to the start of an event when several hours may be needed the night before to prepare the Stadium for an event, as well as other periods of maintenance work.

Rationale: The time limitations required by the ordinance are not adequate for the required operations of the Multi-Use Stadium.

D. Prohibited Lighting:

1. Flickering or flashing lights are prohibited.

Exception requested from requirement 10.2.D.1 to allow flickering or flashing lights associated with computerized LED display boards so long as the LED displays are not directed aimed toward James White Parkway.

Rationale: Modern LED boards with computer-controlled displays often incorporate flashing or flickering images. This sort of lighting is a common feature of modern stadiums. In this circumstance the LED displays will not be directed toward James White Parkway. Flickering or flashing lights associated with special events (concert lighting, etc.) would be reviewed by City Staff as part of the required permits for the associated Special Event.

2. Searchlights, laser source lights, or any similar high intensity lights are prohibited

Exception requested from requirement 10.2.D.2 to allow Searchlights, laser source lights, or any similar high intensity lights as part of a specific sporting, or outdoor entertainment events. Any permitted searchlights, laser source lights, or any similar high intensity lights as part of events would be aimed internally to not interfere with vehicular traffic, pedestrian traffic, air traffic control, or Residential districts.

Rationale: Performances and concerts often incorporate searchlights, laser source and other high intensity lights into their performances.

10.3 Accessory Structures and Uses

F. Awnings and Marquees

2. Awnings and marquees may extend across any required yard and over public property or right-of-way subject to the following:
 - b. When extending across any required yard and/or over public property or right-of-way, but not over a sidewalk, the following apply:
 - iii. Not to exceed three feet in all districts, unless reviewed by a design review board.

Exception requested from requirement 10.2.F.2.b to allow for extension of eight feet.

Rationale: This exception may be necessary at building elevations facing the public plaza and the stadium entrances. The requested exception is intended to also cover other unforeseen circumstance where similar conditions occur. (eg. - An entry canopy or sunscreen that extends over an adjacent bed of ground-cover, a seating area, or other design feature, in addition to the entry-path).

M. Flagpoles

1. Flagpoles are limited to the maximum of three poles throughout the site.

Exception requested to eliminate requirement 10.2.M.1 maximum quantity for flagpoles.

Rationale: The size of the Multi-Use Stadium with its four entrances, and the anticipated surrounding multi-building developments is anticipated to require more than 3 flag poles.

2. Flagpoles must be setback a minimum of five feet from any lot line.

Exception requested from requirement 10.2.M.3 to allow Flagpoles to be placed within setbacks and build-to limits established in Section 6.0– Planned Development District of the Planned Development Application.

Rationale: The unique placement of the Multi-Use Stadium and Private Development buildings may dictate locations in which Flagpoles places withing set-backs and build-to limits for proper impact and visibility.

N. Flat Roof Features

2. For multi-family, mixed-use, and nonresidential buildings, rooftop decks or patios must be set back 18 inches from all building edges.

Exception requested from requirement 10.2.N.2 to allow for rooftop decks or patios to be setback zero inches from all building edges.

Rationale: Eliminate this restriction as to allow for a design with stronger connectivity between the rooftop decks and the pedestrian areas of the plazas where lower-level roof tops may exist on some of the buildings. The intent for the edges of these areas is to be treated similar to potential balcony edges in other mixed-use buildings where an 18” set back is not applicable.

O. Freestanding Roofed Structure, Pergola, or Gazebo

1. A freestanding roofed structure, pergola, or gazebo is permitted in the interior side yard, corner side yard, or rear yard only. No freestanding roofed structure, pergola, or gazebo may be located in the front yard.

Exception requested from requirement 10.2.O.1 to allow for freestanding roofed structure, pergola, or gazebo to be located in the front yard.

Rationale: The Stadium may require such structures for ticket booths, etc. within the plazas, which at times will be classified as front yards.

2. A freestanding roofed structure, pergola, or gazebo must be located five feet from any side or rear lot line.

Exception requested from requirement 10.2.O.2 to allow for a freestanding roofed structure, pergola, or gazebo to be located at zero feet from any side or rear lot line.

Rationale: The Stadium may require such structures for ticket booths, etc. which at times will be classified as side or rear yards due to the unique relationships of interior lot lines between the Stadium and Private Development sites.

T. Mechanical Equipment

1. Ground Mounted Equipment

- a. Mechanical Equipment is permitted in the interior side or rear yard only.

Exception requested from requirement 10.2.T.1.a to allow Mechanical Equipment in the front yard. Any Mechanical Equipment placed in front yards will be appropriately screened from the ROW or sidewalks according to guidelines described in 10.2.T.1.b.

Rationale: The project may have equipment in the front yards such as transformers, pending final design development by the Utility Company.

11.0 OFF-STREET PARKING**A. Multi-Use Stadium / Mixed Use Planned Development– Preamble:**

This Multi-Use Stadium Planned Development will consist of a public multi-use athletic stadium along with privately developed mixed-use buildings. This Multi-use Stadium / Mixed-Use Planned Development will be developed as a public-private partnership. The development will consist of a public multi-use athletic stadium along with privately developed mixed-use buildings. The mixed-use buildings are anticipated to house apartment units, condominiums, retail space, and office space. Additional retail space facing Jackson Avenue is anticipated within the Multi-Use Stadium. The proposed stadium will serve as the home of the local minor league baseball team, the local professional soccer team, and serve as a downtown destination site for hosting concerts and other outdoor entertainment events. During normal stadium use for sporting events the facility is expected to seat approximately 7,000 attendees. During outdoor entertainment events, it is projected that the stadium may house up to 15,000 attendees.

Off-street parking for the residential uses is anticipated to be provided on site.

Off street parking for non-residential, office, and retail will utilize existing public and private owned parking facilities within the area, as documented in attached Downtown Parking Summary report by S&ME, dated February 24, 2020. A Parking utilization study is underway and will be submitted.

Bicycle parking for the residential units of the Planned Development will be housed on site and provided in accordance with the count requirements established by Article 11 of the current Zoning Code. Bicycle parking for the stadium, businesses, and miscellaneous retail will be provided throughout the Planned Development depending on the need and overall final design. The required count for bicycle parking associated with those uses shall be in accordance with the requirements established in the current Zoning Code and as approved by the City.

Off-Street Loading for the Stadium will be provided at its southeast corner, and the Stadium will be designed to accommodate large trucks to enter its field for concerts and other events servicing. The mixed-use buildings will rely on on-street loading and unloading, as is the case for most of the downtown and Old City areas. There will be some dedicated spaces along the street edges that are designed to accommodate bus stops during stadium events, which can also be used for loading purposes.

Exceptions to Ordinance Request:**11.4 Required Off-Street Parking****C. Mixed-Use Multi-Tenant Structure Requirement.**

A mixed-use multi-tenant structure is not subject to the individual use calculations for required vehicle parking in Table 11-2. Minimum and maximum parking is calculated as follows:

1. Non-residential gross floor area—minimum parking required: 3 per 1,000 sf GFA;

Exception requested from requirement 11.4.C to change minimum parking required to zero (0) for all Non-residential uses including but not limited to the Stadium (Sports, Concerts, and other events), Office, and Retail (Mercantile, Food Service, Bars, and other uses).

Rationale: Based on the available parking within the downtown and surrounding region, it is deemed acceptable to not build large parking lots or garages that will further the downtown region's heat sinks, and to capitalize on the available parking as does the adjacent DK-W zone. Based on the available land for this project and the size of required footprint of the Multi-Use Stadium, if parking is provided, the areas available for the mixed-use private developments will be consumed by parking rather than facilities that will benefit the residents of the community.

11.7 Access and Driveway Design

- B. The minimum distance between a driveway and the intersecting street is described in Table 11-5: Corner Clearance Requirements.

Exception requested from requirement 11.7.B to reduce the corner clearances as noted below:

Rationale: In a downtown urban type of environment with minimized built-to zones, where the proposed driveway locations are often dependent on adjoining facilities and existing topography, it is difficult to meet the requirements noted in this section. The relationship of Florida and Willow and the need to access the Multi-Use Stadium service areas necessitate a required private driveway at the south corner at the intersection of such roads.

Table 11-5: Corner Clearance Requirements

Classification of Intersecting Street	Classification of Street to be Accessed		
	Arterial	Collector	Local
Arterial	200'	150'	100'
Collector	150'	100'	50' 0'
Local	100'	50'	50' 0'

11.10 Required Off-Street Loading Spaces:

A. Off-street loading spaces must be provided for any use that distributes or receives materials or merchandise by trucks or other commercial vehicles in accordance with Table 11-8: Off-Street Loading Requirements. In the case of multi-tenant developments, required loading spaces are calculated on the basis of each individual tenant.

The Multi-Use Stadium will meet requirements outlined in 11.10 for Off-Street Loading spaces. Exception requested for surrounding mixed-use development components.

Rationale: The creation of proper off-street loading spaces for the Mixed-Use private development projects will greatly detract from the available land use, will impact the successful designs for such facilities, and will cause the loss of street frontage retail and pedestrian use zones to the detriment of this Planned Development and the city.

Table 11-8: Off-Street Loading Requirements

Use Type	Number of Spaces Required	Number of Spaces Requested Exception
Multi-Family Dwelling		
Total of 50 dwelling units or more	1 loading space	0 loading space
Commercial & Institutional Use		
20,000—100,000 sf GFA	1 loading space	0 loading space
100,001—200,000 sf GFA	2 loading spaces	0 loading spaces
Each additional 50,000 sf of floor area (This applies only for each additional full 50,000 sf over 200,000 sf)	1 additional loading space	0 additional loading space

12.0 LANDSCAPE

The proposed Multi-Use Stadium / Mixed Use Planned Development shall comply with the Site Development Standards included in Article 12 – Landscape of the City of Knoxville’s current Zoning Ordinance with the exception of items defined herein.

12.1 Purpose/Summary

The current condition of the site is an urban one with no landscaping, vegetative buffer, or existing vegetation. The development seeks to support this urban context while improving the experience of end users with appropriately sized landscaping to create pedestrian scale rights of way and public spaces with new landscaping fitting the context.

12.2 Landscape Plan

D. Alternative Landscape Design

1. These landscape requirements are intended to set minimum standards for quality development and environmental protection. Site conditions or other reasons may justify the need to request an alternate method of compliance. Alternative landscape plans may be considered when an applicant cannot meet one or more of the specific requirements of this Article because:
 - a. Strict application of the landscaping requirements would require unreasonable or unnecessary compliance. Such situations could include water features, topography, lot configurations, utility maintenance zones, or unusual site conditions.
 - b. The applicant envisions a more creative means to meet the spirit and intent of these requirements.
 - c. A comprehensive landscaping plan involving several properties is proposed.

An alternative landscape plan that meets the requirements per 12.2.D shall be submitted for approval by Planning staff and Plans Review and Inspections staff with submission for Building Permit.

13.0 Signs

The proposed 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.

Summary:**13.2 – Prohibited Signs**

The following signs are prohibited in all zoning districts:

- A. Signs which by color, location, and/or design resemble or conflict with traffic control signs or signals.
- B. Signs which contain or make use of any word, phrase, symbol, shape, form or character in such manner as to interfere with, mislead or confuse traffic.
- ~~C. Signs with moving parts and signs with red, green, yellow, amber or blue lights.~~
- ~~D. Signs with flashing, chasing, pulsating, twinkling, dancing, scintillating, and/or oscillating lights or light emitting diodes, or with any other rotating, revolving or moving part; except for a documented historic or reproduction sign located in any H-Overlay District and such sign has received a certificate of appropriateness from the Historic Zoning Commission, or an approved sign within the DK District (excluding the DK-E Subdistrict) and such sign has received a certificate of appropriateness from the Downtown Design Review Board.~~
- ~~E. Illuminated signs within 100 feet of property in any residential zone district, unless the illumination of such sign is so designed that it does not shine or reflect light onto such property within a residential district.~~
- F. Signs within the public right-of-way, except publicly owned signs, such as wayfinding signs and regulatory signs, and those signs approved by the Department of Engineering.
- ~~G. Signs placed on a parked vehicle or trailer visible from the public right of way where the primary purpose is to advertise a product or direct people to a business located on the same or another property. For the purposes of this regulation, logos, identification or advertising on vehicles being operated by being moved on and off the site in the normal course of business are not prohibited.~~
- ~~H. Billboards and other off-premise signs.~~
- ~~I. Portable signs.~~
- ~~J. Roof signs.~~

Exception requested to remove the items struck above (C, D, E, G, H, I, and J) from the Prohibited Signs list.

Rationale: The Planned Development would like to allow for flexibility of signage characteristic of other urban multi-use stadium developments. The struck sign types above contain descriptions that contradict the following requested desirable permitted sign types defined in 13.6 below: Roof Sign, Rotating Sign, Animated Sign, Portable Sign, and Billboards.

13.6 - STANDARDS FOR SPECIFIC SIGN TYPES

In addition to the Sign Types permitted in Article 13.6- Standards for Specific Sign Types, the proposed Planned Development is requesting that the following additional sign types be permitted within the Master Sign Plan as defined below:

- A. **Banner Signs- Permanent and Temporary Use**
 - a. A sign constructed of cloth, canvas, light fabric, or other light material that is permanently affixed to a pole or a building by a permanent frame at one or more edges.
- B. **Roof Sign**
 - a. A type of attached sign that is mounted on of above the roof of a building, which could be wholly or partially dependent upon a building roof or other components for support.
- C. **Rotating Sign**

- a. A sign designed to revolve, rotate, or otherwise turn in whole or in part, by means of electrical power.
- D. **Ground Surface Sign**
 - a. A flat sign affixed to a ground surface by means of paint, decal, or composed of alternating common hardscape materials.
- E. **Portable Sign**
 - a. All moveable or portable off-premise or on-premise signs mounted upon trailers or other structure(s) or device(s) designed to be transported by or on a motor-driven vehicle with only incidental parking and assembling for reuse. To be permitted for use only on event days for the purpose of displaying informational messages
- F. **Animated Sign**
 - a. A sign designed to move or change lighting to depict action or to create a special effect or scene.

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 minimum 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.