

Meeting: 2/19/2025
Project: Old City Apartments
Applicant: Nick Patel Turkey Creek Hospitality

Property Information

Location: 301 E. Jackson Ave. **Parcel ID** 95 H A 020
Zoning: DK-W (Downtown Knoxville, Warehouse)
Description:
Vacant lot.

Description of Work

Level III Construction of a New Building/Structure

SUMMARY: Proposed new, five-story, mixed-use building (four stories of residential apartments above one story of retail and residential along Morgan Street). The mixed-use building fronts Morgan Street on an irregularly-shaped site, measuring approximately 112'-5" along Morgan Street and 73'-2.25" along the rear (northwest) property line, fronting the rail line.

SITE LAYOUT AND ACCESS: One pedestrian entry of storefront systems provides access on the Morgan Street elevation, with two pedestrian entries accessing the retail space on the south elevation. The south elevation fronts a patio which extends towards Jackson Avenue.

DESIGN ELEMENTS: The flat-roof building is clad in brick of multiple colors on all elevations, featuring a bays of ribbed-pattern brick cladding between window bays. Black fiber cement panels also adjoin some windows on the upper levels.

The Morgan Street elevation, moving north to south, features one bay of brick soldier-course with a building logo and cantilever light fixtures above the signage. A storefront entry system provides access to the residential portion of the building, followed by three bays of full-light storefront windows. On the south elevation, another bay of full-light storefront systems provides access to the retail space. Windows are evenly arranged single- and double-light panes for the upper stories.

Applicable Design Guidelines

Downtown Design Guidelines

A. Public Realm

1. Pedestrian and Bicycle Safety

1g. Consolidate curb-cuts and locate driveways near mid-block, when necessary; alley access should be provided for service and parking, if feasible.

3. Parking Facilities

- 3a. Create parking garages that do not contain blank walls. Allow for future commercial uses that may not be feasible at the time of construction.
- 3b. Locate parking garages under structures, or provide for retail, residential or office uses that line the garage. Corner locations are preferable for commercial uses.
- 3g. Access to parking garages should not limit options for future development of contiguous or adjoining space, especially on corners.

4. Downtown Beautification

- 4a. Foster downtown beautification with landscaping and plantings, public art, and public open space.
- 4c. Plant street trees where possible. Choose tree planting locations that will not significantly alter the setting of or harm the materials of historic buildings.

B. Private Realm

1. Building Mass, Scale and Form

- 1a. Maintain a pedestrian-scaled environment from block to block.
- 1b. Foster air circulation and sunlight penetration around new buildings. Buildings may be designed with open space, as allowed under existing DK zoning; or buildings may be 'stepped back' on upper floors with lower floors meeting the sidewalk edge.
- 1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.
- 1d. Divide larger buildings into 'modules' that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.
- 1e. Avoid blank walls along street-facing elevations.

2. Building Location

- 2a. Set buildings back five feet in order to provide wider sidewalk space when new construction in non-historic areas is to be more than half the length of the block.
- 2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.
- 2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.
- 2e. Design private plazas to be pedestrian-friendly. Provide human-scale amenities and include landscaping.

3. Building Materials

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

4. Architectural Character

- 4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
- 4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.
- 4c. Scale first floor signs to pedestrians.
- 4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.
- 4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.
- 4f. Encourage the use of 'green roofs' and other sustainable practices, while minimizing the visual impact from the street.

5. Ground Floor Doors and Windows

- 5a. Use consistent rhythm of openings, windows, doorways, and entries.
- 5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented

to streets or alleys, as appropriate.

5c. Design entrances according to the proportions of the building's height and width.

5d. Consider corner entrances at the ends of blocks.

5e. All windows at the pedestrian level should be clear

5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the facade.

6. Residential Buildings

6a. Elevate the first floor of townhouses and apartment buildings so that pedestrians cannot look directly into the residence from the sidewalk level.

6b. Design entrances to residential buildings so that access is separated from pedestrian flow on the sidewalk.

6c. Encourage the development of mixed-use buildings with apartments over lower story commercial uses.

7. Mechanical Equipment and Service Utilities

7a. Minimize the visual impact of mechanical equipment through screens or recessed/ low-profile equipment.

7b. Do not locate units on a primary façade.

7c. Screen rooftop vents, heating/ cooling units and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.

7d. Locate utility connections and service boxes on secondary walls.

7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.

7f. Screen dumpsters from view.

7g. Locate satellite dishes out of public view, where possible.

7h. Allow solar panels and other technological advances on rooftops and other unobtrusive locations. Solar panels should not be considered on the elevations of historic buildings.

New Construction Within or Adjacent to An Historic District or Building

10a. Maintain the setback of adjacent historic buildings. The height of the lower stories should be similar to adjacent historic buildings. Upper floors may be 'stepped back' behind the front facade.

10b. Duplicate the horizontal floor divisions of existing buildings.

10c. Design windows to be of similar proportions to the adjacent historic building windows.

10d. Use ornamental stone, brick work, and trim appropriate to the style of the infill building.

10e. Recognize the belt courses, strong courses, cornices, and other elements of adjacent buildings.

10f. Incorporate storefronts that complement the openness, bulkheads, and transoms of historic buildings.

Jackson Avenue area from Gay Street east to Hall of Fame Drive:

This area is composed of masonry buildings ranging in height from one to five stories, with varying street frontages, giving a physical manifestation of the warehousing character that developed in this section of Knoxville. There are a number of vacant parcels in this section, as well, and redevelopment should recognize the masonry, storefront windows, and varying setbacks and ages of construction that make the area unique.

Comments

1. **SITE:** The building is proposed for a triangular-shaped parcel adjacent to James White Parkway on the east, the railroad on the north, and Morgan Street on the west. The site has served as surface parking since an industrial building on the site was demolished in approximately 2005. The property is zoned DK-W (Warehouse district, "characterized by a mix of retail and warehouse/industrial uses in historically significant structures," with "standards intended to reinforce the existing built character of the subdistrict"). The adjacent block is characterized by 2- to 3-story brick masonry buildings which belong to the Southern Terminal and Warehouse Historic District. The parcel is outside of, but close to, the National Register Historic District. On the other side of James White Parkway is the contemporary mixed-use stadium development.

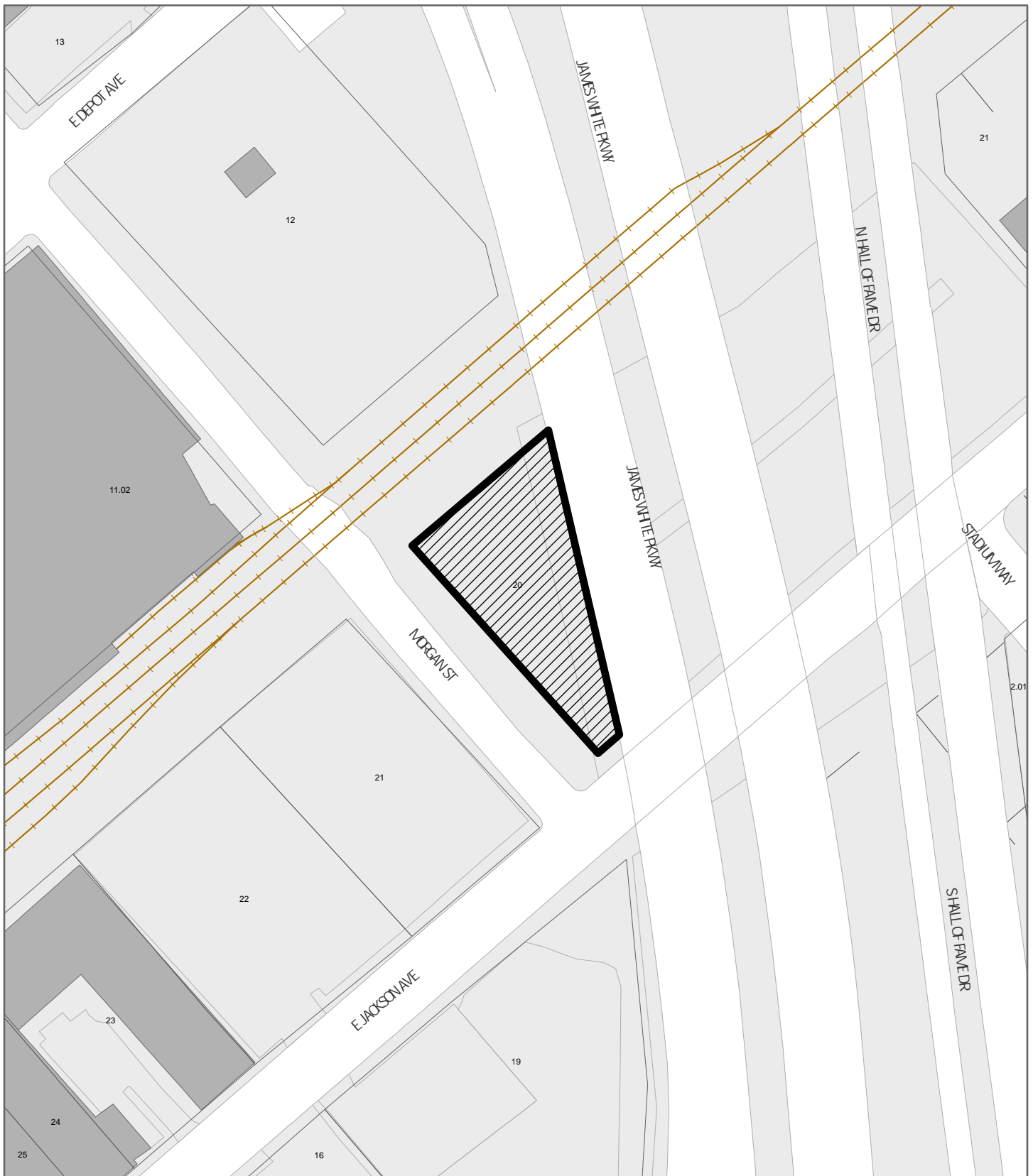
2. **PARKING:** the building does not contain additional parking. The project is proposed by the same architects and

property owners as the associated seven-story structured parking garage with retail/residential on the parcel adjacent to the southwest.

3. **MASSING AND SCALE:** the guidelines recommend maintaining a pedestrian-scaled environment from block to block, along with dividing buildings into "modules" similar in scale to traditional downtown buildings with a recognizable base, middle, and top. The five-story building features a clear lower level oriented towards pedestrian access and the patio that fronts Jackson Avenue, with a top defined by a bay of brick veneer and a parapet.
4. **PEDESTRIAN EXPERIENCE:** guidelines encourage incorporating first-floor uses that are open to pedestrians and draw walk-in traffic. The project includes public spaces along Morgan Street, with retail accessing a patio that covers the south corner of the property. The patio features landscape planting along the Jackson Ave elevation that enhances the overall streetscape and draws pedestrian interest.
5. **MATERIALS:** guidelines recommend the use of building materials that "relate to the scale, durability, color, and texture of the predominate building materials in the area." The surrounding area is characterized largely by brick masonry structures, and the building incorporates brick cladding in multiple patterns and shades on all elevations of the building. The brick masonry-clad building compliments the existing character of the area.
6. **MECHANICAL:** Guidelines recommend minimizing the visual impact of mechanical equipment through screens and recessed equipment, placing rooftop areas within parapet walls and screens, and recessing mechanical functions to the rear of buildings. As depicted, the proposed designs meet the design guidelines. Mechanical equipment will need to meet the standards of Article 10.3.T.2.
7. **SIGNS:** the signs depicted on the elevation drawings do not contain sufficient information for Board review at this time; a separate signage application should be submitted to the DRB for further review.
8. Drawings note that "all graphics are preliminary and the design is subject to change." Major modifications would require further design review by the DRB.
9. All relevant variances from the DK zoning standards, driven by the irregular shape of the site and the nature of the project, have been secured from the Board of Zoning Appeals.

Recommendation

Staff recommends approval of Certificate 12-C-24-DT, subject to the following conditions: 1) final elevation drawings and site plan to meet relevant standards of City Engineering and Zoning code; 2) signage to return to the DRB as a separate application.



12-C-24-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

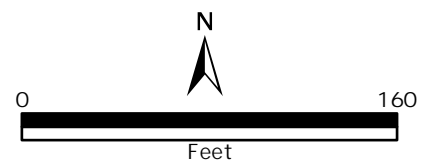
Petitioner: Nick Patel Turkey Creek Hospitality

DOWNTOWN
DESIGN
REVIEW
BOARD



301 E. Jackson Ave.
Level 3: Construction of new building/
structure

Original Print Date: 12/6/2024
Revised:
Knoxville/Knox County Planning - Downtown Design Review Board





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Nick Patel - Turkey Creek Hospitality

Applicant

12.2.2024

12.18.2024 | 2.19.2025

12-C-24-DT

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.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

John Halford

cnct. design

Name

Company

631 Madison Ave. Suite 201

Memphis

TN

38103

Address

City

State

Zip

901.654.8444

john@cnctmemphis.com

Phone

Email

CURRENT PROPERTY INFO

Nick Patel

6324 Papermill Dr. NW Knoxville, TN 37919

865.405.6423

Owner Name (if different from applicant)

Owner Address

Owner Phone

301 E. Jackson Ave

095HA020

Property Address

Parcel ID

Old City

DK-W

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

12.3.24

Please Print

Date

John Halford

John Halford

11.26.2024

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: A 5 story mixed-use multifamily structure on a currently vacant lot. The new structure will provide 36 residential apartments and a ground floor retail space facing Morgan Street. The facade design maintains a rigid grid of fenestration while the two exterior masonry materials respond to interior programmatic functions and the surround context.

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

FEE 2:

FEE 3:

TOTAL:

Old City Garage & Apartments DRB Presentation

301 E. Jackson Ave. Knoxville TN

DEVELOPMENT SITE AND CONTEXT

2. Vicinity Map
3. Neighborhood Map
4. Existing Conditions
5. Development Site Plan

301 E. JACKSON AVE.

6. Old City Lofts
7. Project Views
9. Level 01
10. Levels 02 - 05
11. Exterior Elevations
15. Materials

PROJECT INFORMATION

16. Project Team



Downtown Knoxville Vicinity Map

Old City

With a fascinating history, the Old City is thriving today as a creative hub for artists, makers, and designers by day and a hotbed of entertainment for the young and young at heart by night. Take in the city's most concentrated collection of restored Victorian buildings while enjoying local coffee, art galleries, shops, and an eclectic mix of dining options. You can even enjoy a local craft beer from a specially designed hand-blown glass made in the working glass studio next door. Anything but cookie-cutter, the Old City superbly blends old with new. Explore the guide to the Old City.

Market Square

Staying true to its roots as a hub for buying produce, Market Square is a destination for residents, downtown employees, and visitors alike. Independent restaurant and retail options flank the well-appointed square that is as beautiful as it is busy. Enjoy outdoor activities year round, including the Farmers' Market, festivals, concerts, and yes, ice skating! One visit is all it will take to understand why it is recognized as one of the Great Public Spaces by the American Planning Association (APA). Explore the guide to Market Square.

Gay Street

Named one of the Great Streets in America by the American Planning Association (APA), Gay Street is the prime corridor of Downtown Knoxville. The ten blocks from the Gay Street Bridge to West Jackson Avenue are home to beautifully preserved architecture, a lively cultural scene, and a bevy of activity day or night. Catch a show at one of the two historic theaters, shop, dine or simply take in the undeniable beauty of the streetscape at dusk. Explore the guide to Gay Street.

Volunteer Landing

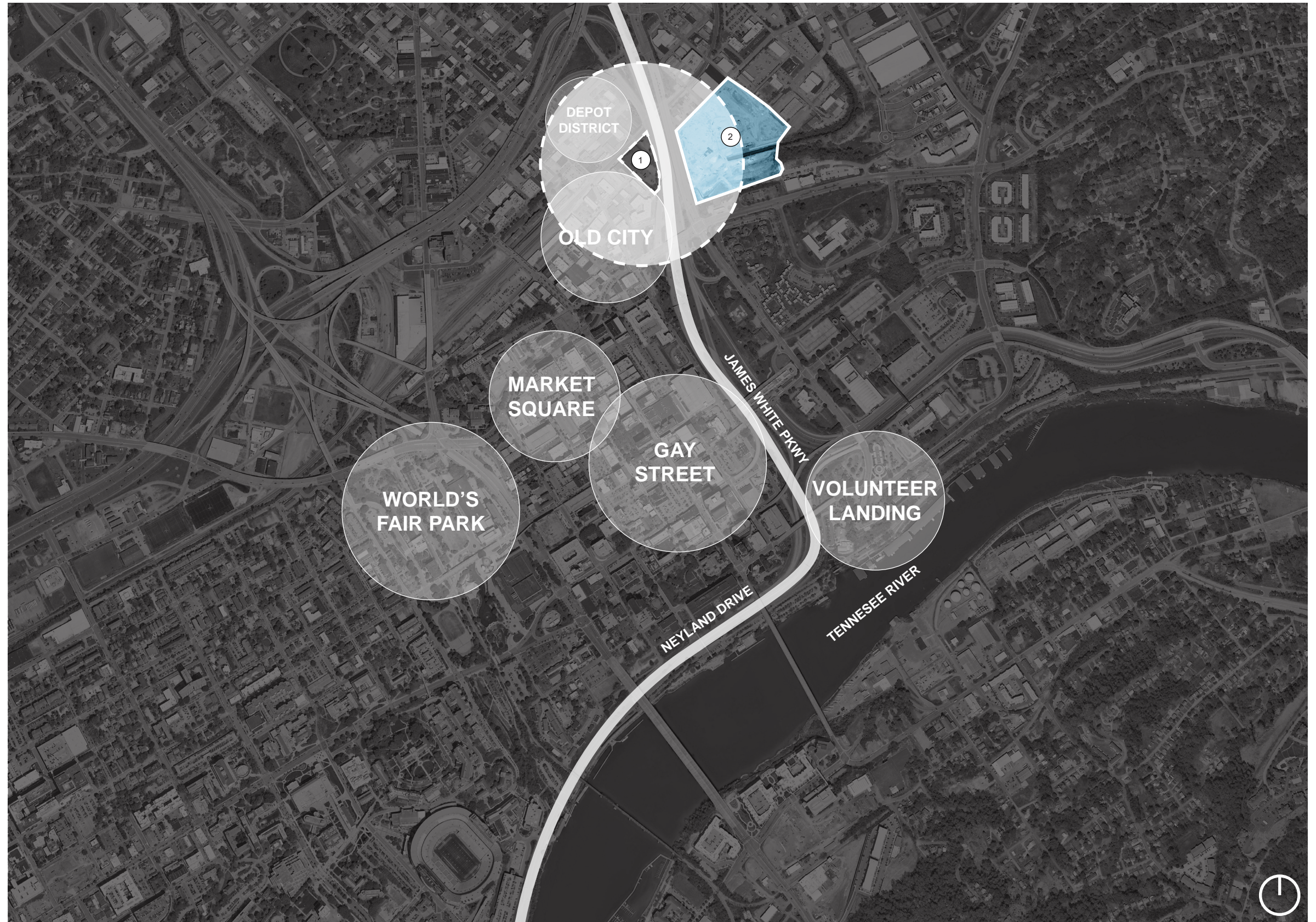
Experience Downtown Knoxville's waterfront up close and personal. Volunteer Landing's seven-mile stretch along the Tennessee River provides the perfect spot for an afternoon stroll or daily jog. Take to the water on paddleboard, kayak, canoe or hydro-bike. Or, enjoy a dinner cruise. And, during the University of Tennessee's home football weekends, the sights and sounds of Vol Navy – some 200 boats tethered together adjacent to Neyland Stadium – is something you won't soon forget.

World's Fair Park

The lush landscape, large lawns, water features, and walking trails make World's Fair Park the perfect oasis in the heart of a bustling city. Whether you take in a festival or performance, play in the fountains or on the playground, exercise or sunbath, the park provides fun and relaxation for all ages. See world-class art for free at the Knoxville Museum of Art and head to the top of the 266-foot high Sunsphere for dramatic 360-degree views of the city.

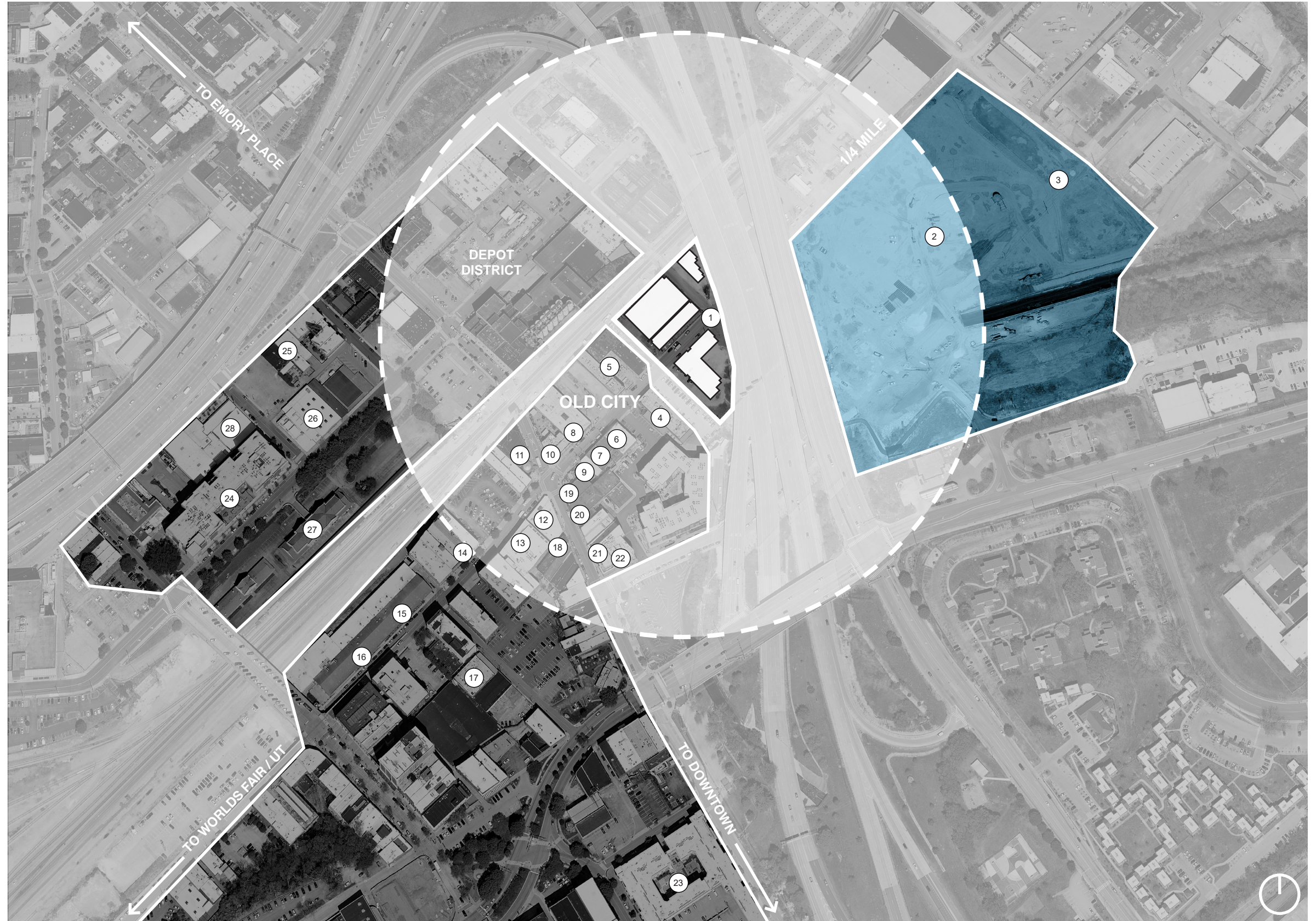
1. 207 - 301 E. Jackson Ave (Development Site)

2. Smokies Stadium, Covenant Health Park



Neighborhood Map

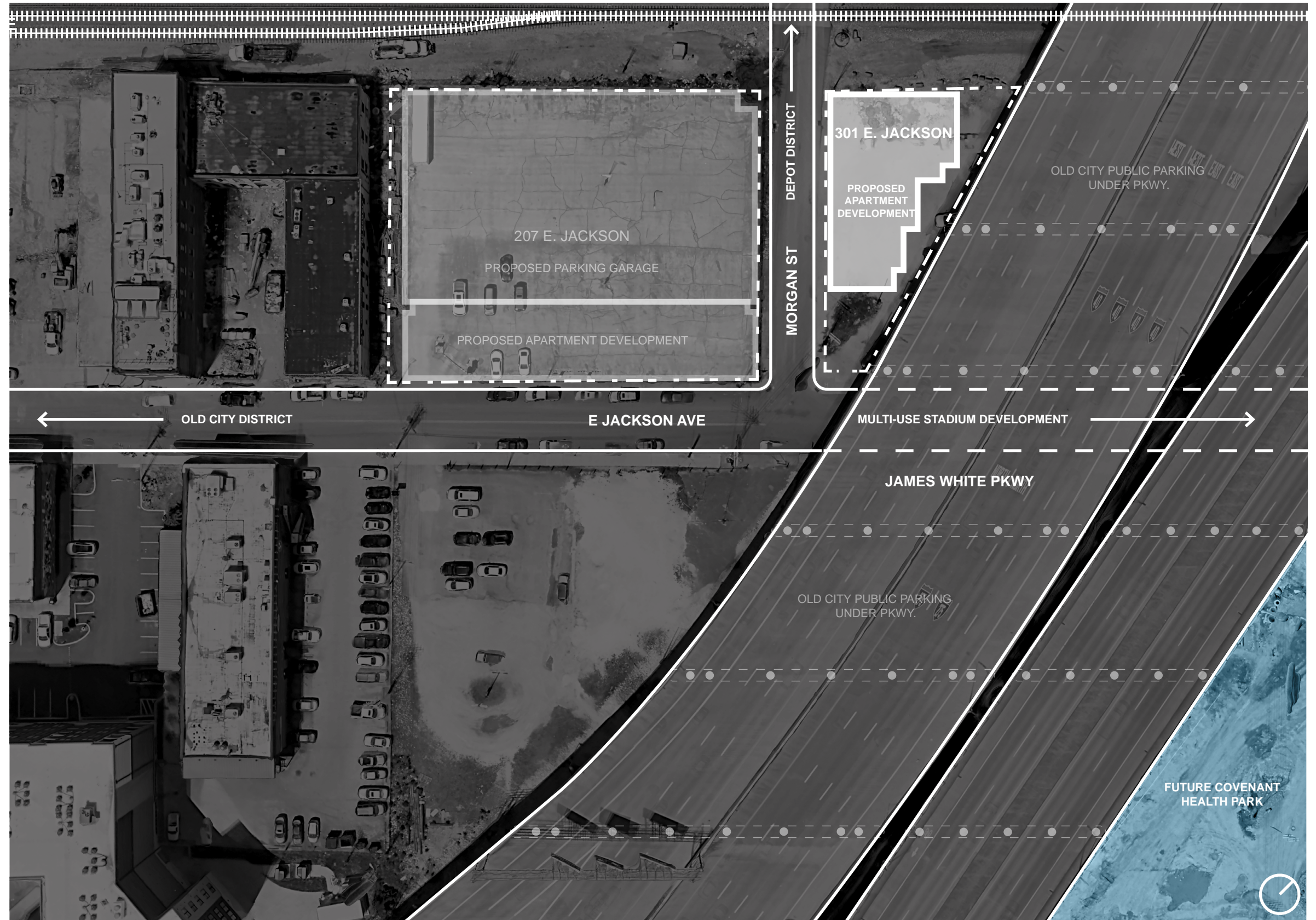
1. 210 E. Jackson Ave. (Development Site)
2. Future Tennessee Smokies Baseball Stadium
3. Future Ballpark Apartment Building
4. Barleys Taproom and Pizzeria
5. The Bowery (Demolished)
6. Kefi
7. Exhale After Hours
8. Back Dough
9. Pilot Light
10. Lonesome Dove
11. Urban Bar & Corner Cafe
12. Boyds Jig and Reel
13. Osteria Stella
14. Awaken Cafe
15. Pour Taproom
16. Train Terminal
17. Old City Performing Arts Center
18. Old City Java
19. Hannas Cafe
20. Old City Sports Bar
21. Southern Grit
22. Fin-Two Japanese Ale House
23. Marble Alley Lofts
24. Stockyard Lofts
25. The Public House
26. The Mill and Mine
27. Blue Slip Winery
28. Double S Wine Bar



Existing Conditions

The following proposal is located on three vacant adjacent parcels in the Old City Neighborhood of Knoxville Tennessee. This proposal outlines the overall plan for an extensive redevelopment of the east end of Old City. This planned development perfectly situated between three growing districts in Knoxville: the ballpark development, Old City, and the Depot District. Standing at the center of these three neighborhoods will ensure this developments success and catalyze further growth around the proposed site.

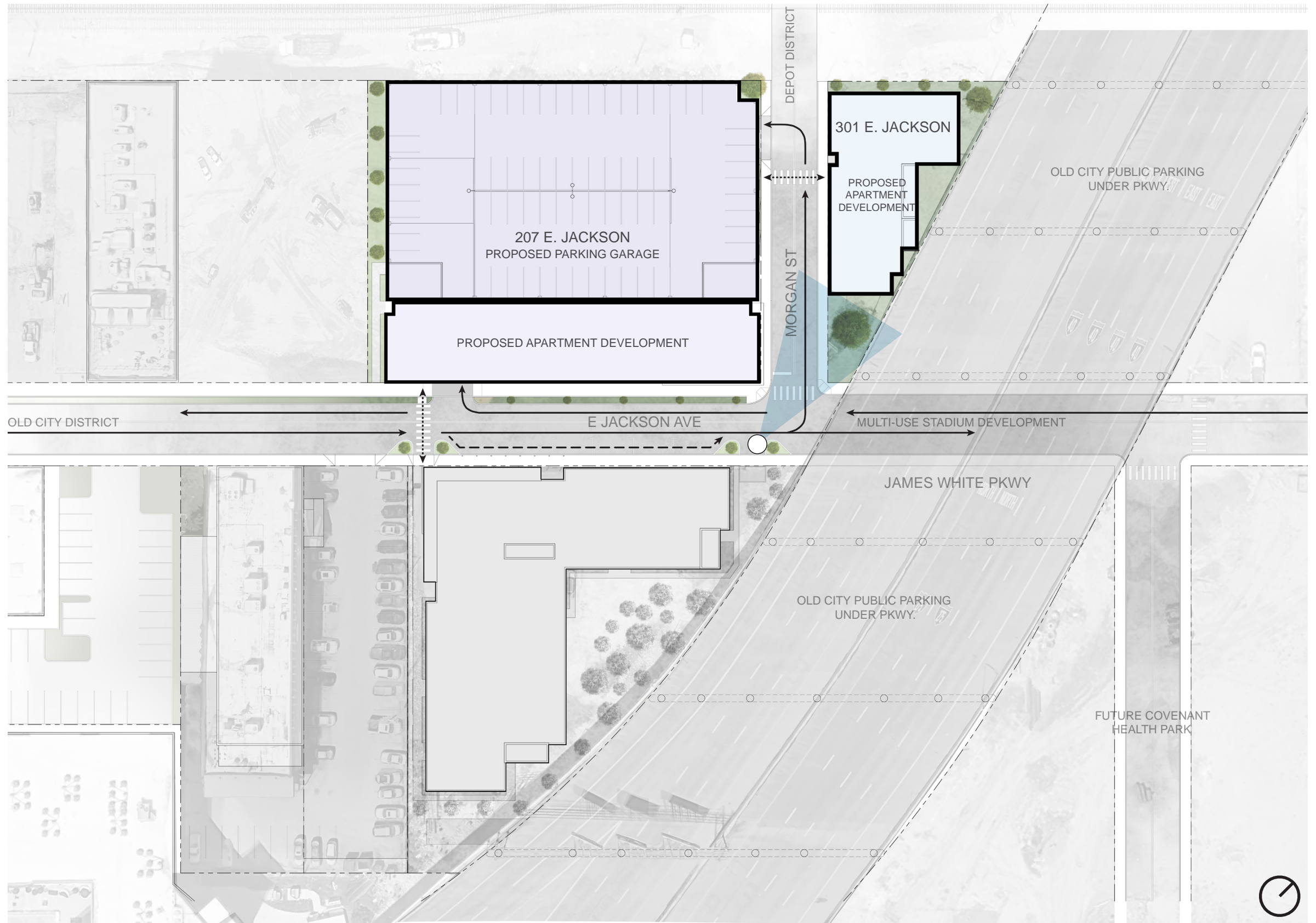
The parcels planned for development are all currently vacant and vary in condition. Each parcel contains at least one utility easement which will need to be coordinated with the city. Additional coordination will need to be made with the city to incorporate this development into the planned streetscape improvements along Jackson Avenue.



Development Site Plan

1. 301 E. Jackson Ave.

■ Mixed-Use Apartment Building



Pedestrian Circulation

Pedestrian connections for residential tenants, and the general public have been carefully located in order to maximize the user experience for all buildings within the development complex. Entries to each building align with both garage access points to create a continual flow of activity.

Vehicular Circulation

Vehicular paths have been considered to insure ease of use for residential tenants, and the general public. Landscaped curb extensions have been placed on the main roadway to calm traffic for pedestrian crossings.

The site plan shown on this page graphically outlines the conceptual plan for both parcels in the planned development.

207 E. Jackson Avenue is where a public parking garage fronted by an apartment building is planned to be built. The parking garage will have reserved spaces for residential tenants within the development, but will also be open to the public, with entries off Jackson and Morgan. The mixed-use apartment building will front Jackson to screen the parking garage from the street as much as possible. Retail spaces will occupy the first floor.

Across Morgan Street is a small mixed-use apartment building at 301 E. Jackson Avenue. This building will share amenities with the apartment building across the street and provide a retail space along Morgan Street.

**All graphics are preliminary, and the design is subject to change.*

Old City Lofts



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Axonometric View

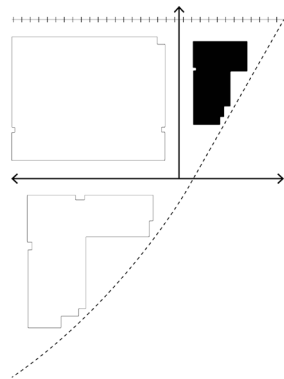
Program

The final piece to the development plan is located on the east side of Morgan street across from the garage at 301 E. Jackson Avenue. This building will act as both the entry and exit threshold to the overall development as well as continue the energy of the Old City north down Morgan to the Depot District.

The building on this site will be a mixed-use apartment building with ground floor retail space facing Morgan and 36 residential apartments located on all floors of the building.

Form

The placement of the building on the site is shifted to the north of the parcel in order to make clearances for existing power lines and utility easements. The building is organized in two masses which correspond to the direction of the apartments on the interior. In an effort to maximize the views of each unit, the building is oriented with units and windows to the north and west. All horizontal and vertical circulation for the building has been placed facing the parkway.



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Exterior Perspectives

Design

The overall design of the structure was kept simple and streamlined as the tertiary structure within the planned development. The number of units possible on the site leads to a more affordable material chosen for the cladding design of the building.



SOUTH ELEVATION VIEW FROM JACKSON AVE



PATIO AT THE JACKSON AND MORGAN INTERSECTION

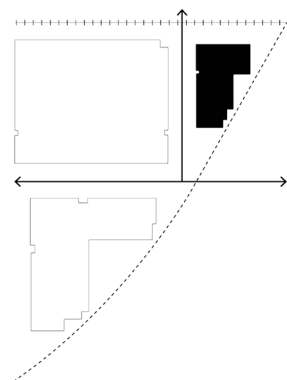


NORTHEAST CORNER PERSPECTIVE



NORTHWEST CORNER PERSPECTIVE

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Level 01

Apartments

36 Residential Units Total

- 4 One-Bedroom Junior Units on Level 01
- 8 Units per floor on level 02-05
 - 24 One-Bedroom Junior Units
 - 8 One Bedroom Units

Support Spaces

- Residential Lobby
- Mail and Package Drop-Off

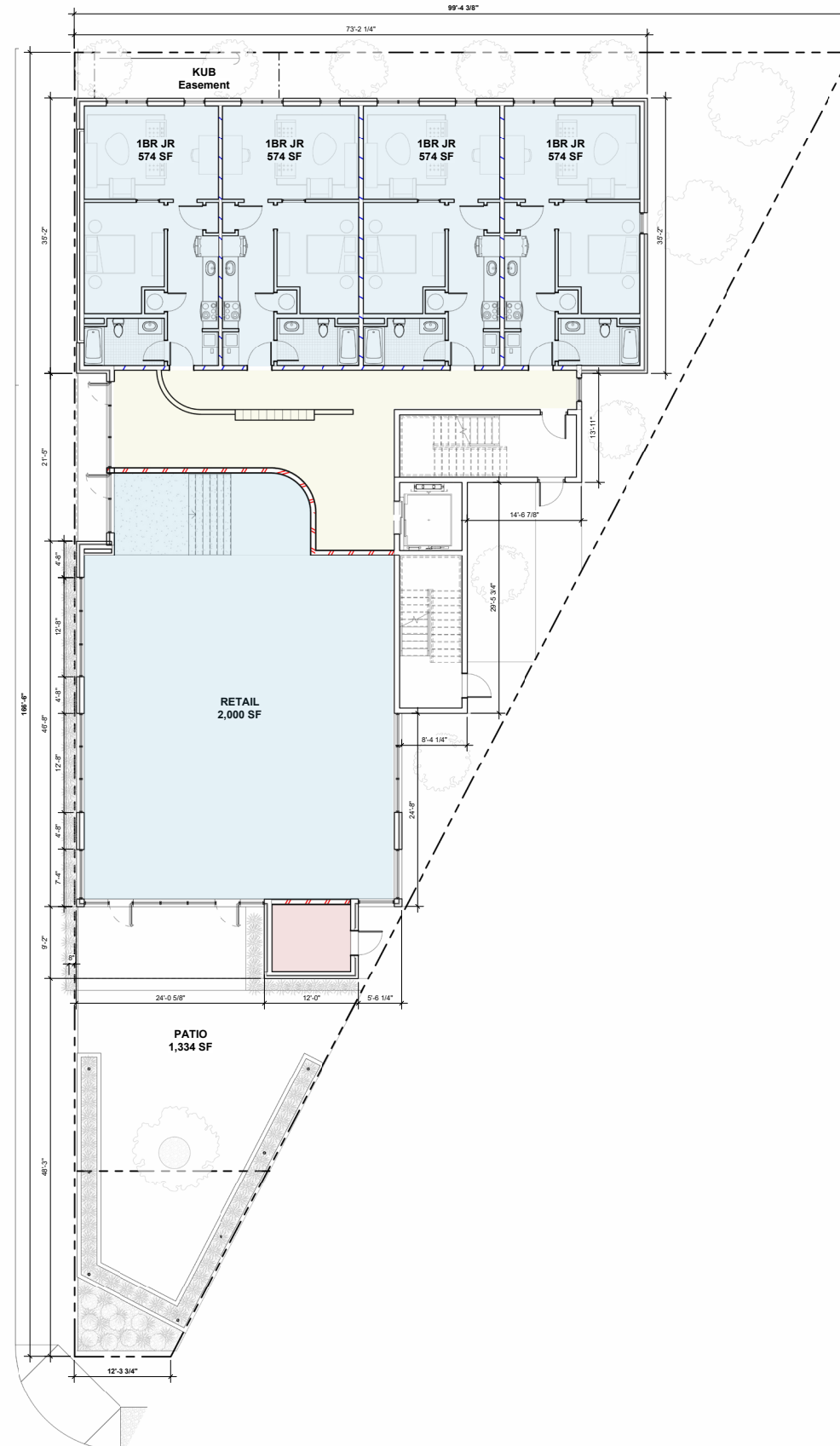
Retail

2,000 SF Total

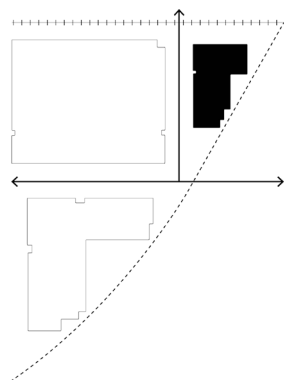
- Warm Dark Shell Delivery

Support Spaces

- Patio Space



- One Bedroom Junior
- Common Circulation
- Back of House / Employee Areas
- Retail Space



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Level 02 - 05

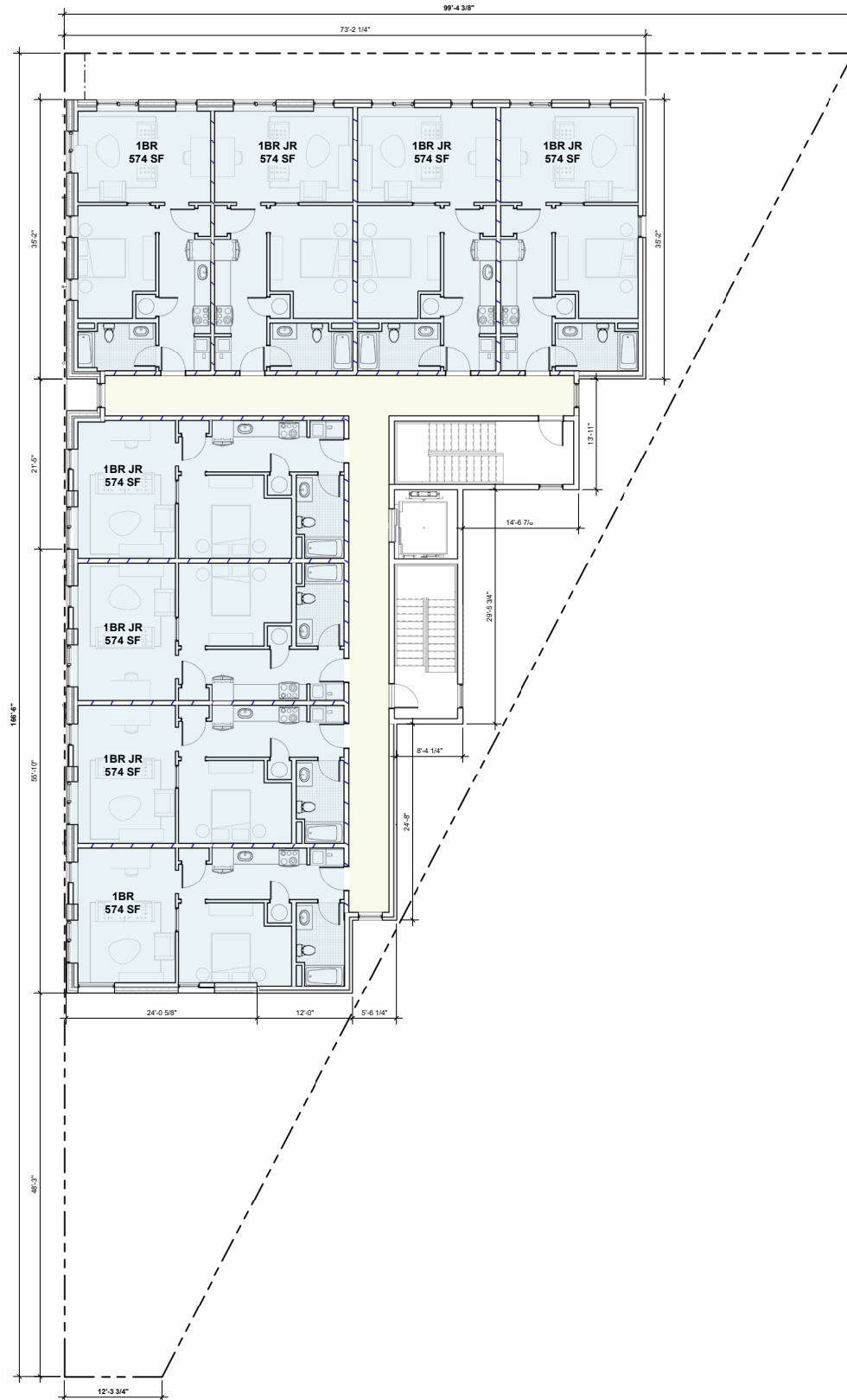
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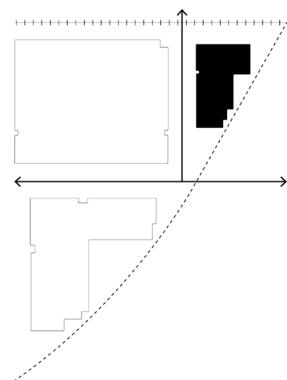
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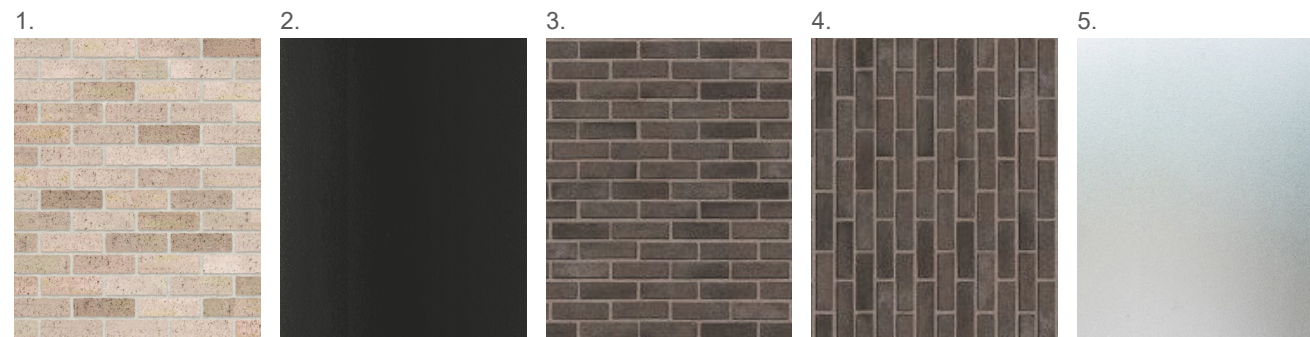
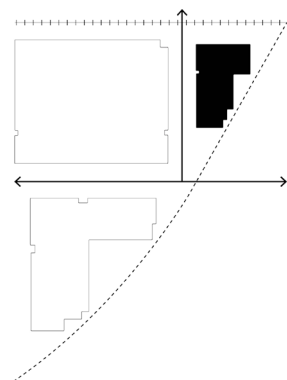


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West Elevation

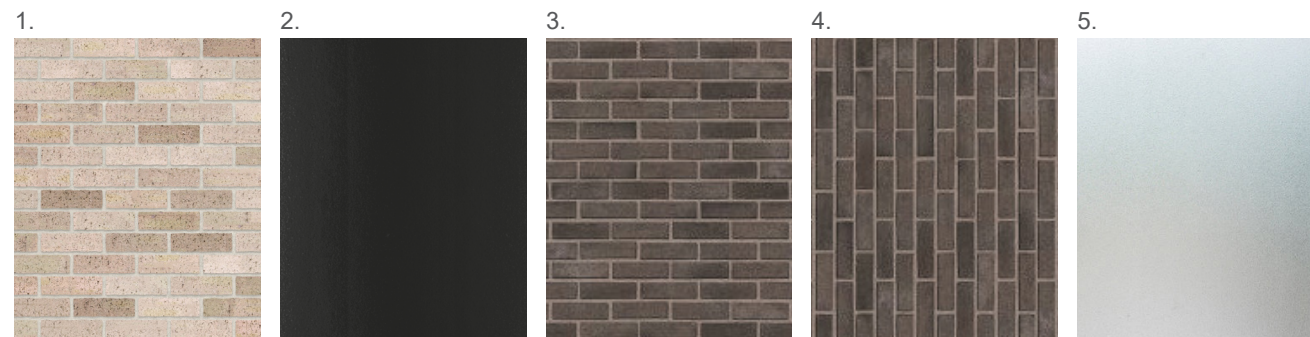
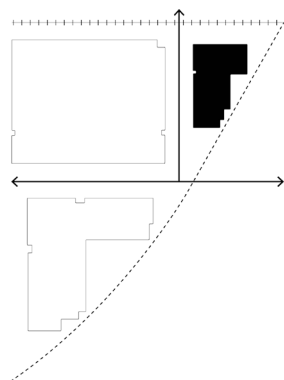
- 1. Tan Brick
- 2. Black Cement Fiber Board Panels
- 3. Dark Warm Gray Brick
- 4. Brick Running Soldier
- 5. Glass
- 6. Cylinder Up / Down Fixture
- 7. Cantilever Signage Light Fixtures
- 8. Recessed Downlight Fixture
- 9. Linear Facade Wall Wash Fixture
- 10. Pathway Backlit Balconies
- 11. Egress Fixture
- 12. Patio Catenary Ligting



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South Elevation

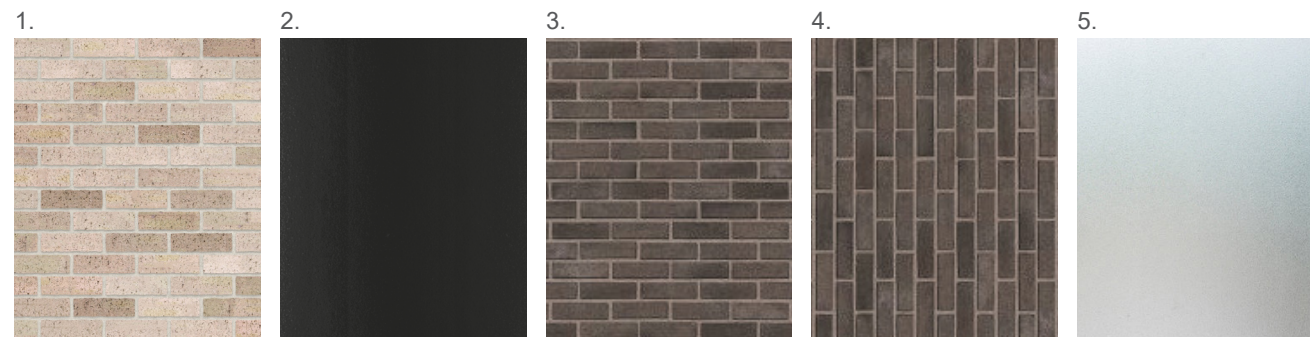
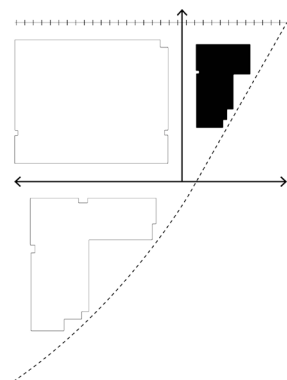
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North Elevation

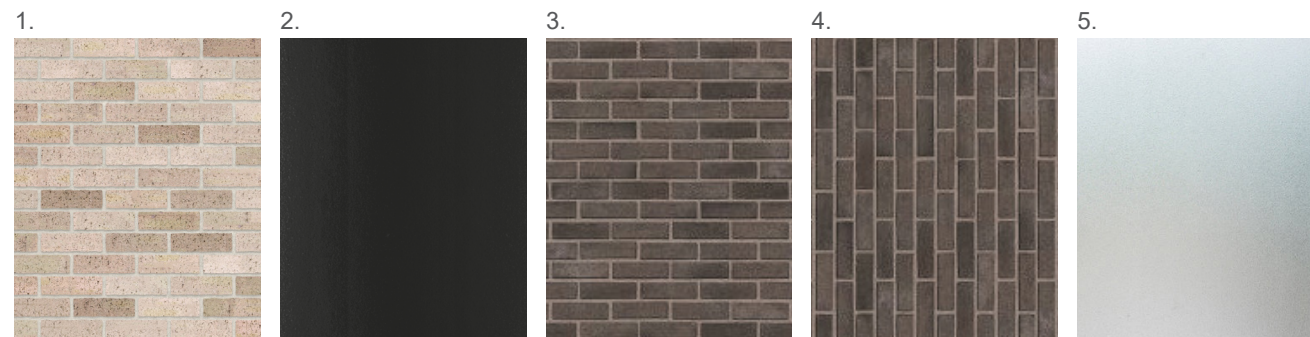
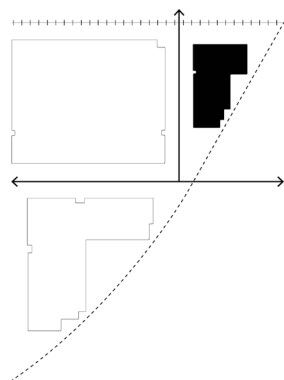
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9. Linear Facade Wall Wash Fixture
10. Pathway Backlit Balconies
11. Egress Fixture
12. Patio Catenary Lighting



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East Elevation

- 1. Tan Brick
- 2. Black Cement Fiber Board Panels
- 3. Dark Warm Gray Brick
- 4. Brick Running Soldier
- 5. Glass
- 6. Cylinder Up / Down Fixture
- 7. Cantilever Signage Light Fixtures
- 8. Recessed Downlight Fixture
- 9. Linear Facade Wall Wash Fixture
- 10. Pathway Backlit Balconies
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- 12. Patio Catenary Lighting

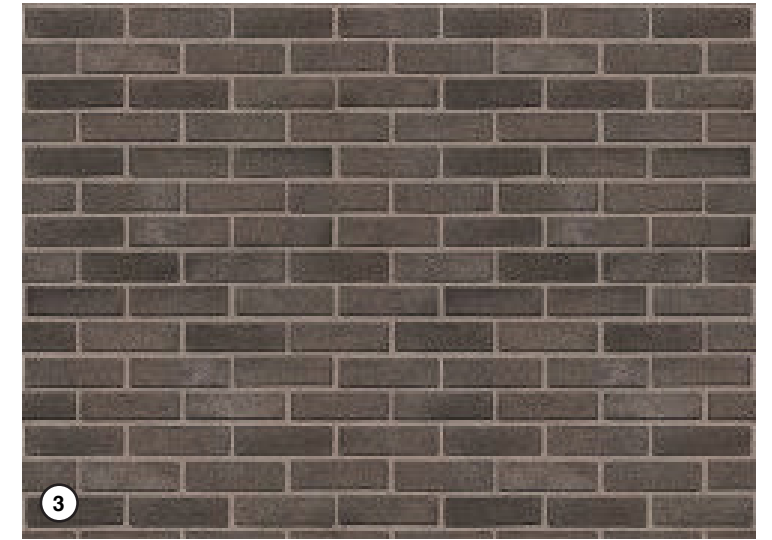
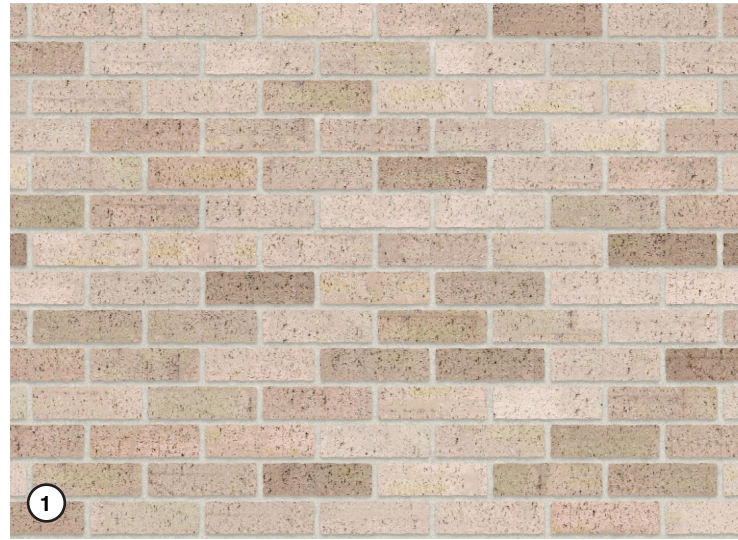


**All graphics are preliminary, and the design is subject to change.*

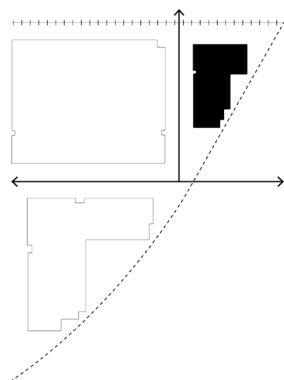
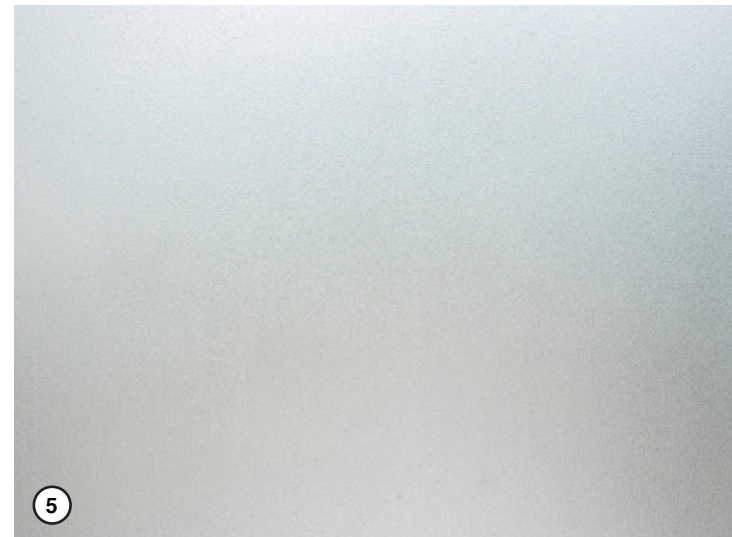
Materials

Exterior massing responds to contextual and programmatic constraints, while maximizing the site's development potential.

Materials for this building will consist of modern cost effective cladding systems such as cement fiber board panels. Special attention will be paid to the detailing of this system to maximize its life expectancy and overall appearance.



1. Red Brick
2. Black Cement Fiber Board Panels
3. Black Brick
4. Black Brick Running Soldier
5. Glass



Project Team

The following page outlines the various members of the project team which seek to bring this project to reality. Each group will bring a specific expertise to the project which will result in a cohesive and positive final product for both the owner and city.



Turkey Creek Hospitality

Owner

Nick Patel
6324 Papermill Dr NW,
Knoxville, TN 37919
(865) 405-6425
www.turkeycreekhospitality.com

Turkey Creek Hospitality is the owner and developer of all three sites as outlined in the following presentation. Turkey Creek has extensive experience with hospitality projects in and around the Knoxville area. The team strives to enhance the lives of others by developing our people, creating a memorable experience for our guests, investing in our community while maintaining profitable results for our investors.



cnct. design

Architect

John Halford
631 Madison Ave. Ste. 201
Memphis, TN 38103
(901) 355-9062
www.cnct.design

cnct. design will act as the architect for all three projects for the developer and owner. The team aims to build upon the energy of the old town neighborhood and new ballpark development while creating a cohesive, well-designed, contemporary experience for the owner and public.



McKibbon Places Development Consultant

Erik Rowen
7 Old Roswell St,
Alpharetta, GA 30009
(770) 906-9292
www.mckibbonplaces.com

McKibbon Places will consult the owner and architect in the development of these three projects. The group will help to find solutions to drive and streamline the development processes and to optimize the final end product for the owner, users, and the city of Knoxville.



Trigem Construction General Contractor

Ermal Alizoti
706 Walnut St,
Knoxville, TN 37902
(865) 250-7204
www.trigemconstruction.com

Trigem Construction will operate as the general contractor in the construction of the following projects. Trigem has extensive knowledge in the construction of a variety of project types, including hospitality. The team provides performance driven project management and construction services for projects that demand accuracy, expertise, and timeliness.



Cannon & Cannon Inc. Civil Engineer

Adam Kohntopp
51 Germantown Ct Ste 111,
Cordova, TN 38018
(865) 670-8555
www.cci-corp.com

Cannon and Cannon has been retained as the civil engineer working on all projects for the owner and developer. The firm will coordinate with the owner, architect, and city to create a seamless experience between the end users of the development and the general public.



March Adams & Assoc. MEPFPS Engineer

Jeff Westbrook
310 Dodds Ave,
Chattanooga, TN 37404
(423) 698-6675
www.marchadams.com

March Adams will be coordinating with and providing engineering services for the architect. March Adams is a full service engineering firm which will allow each project in the development to be carefully planned and coordinated to provide the highest quality final product for the owner and user.