

# GEM Associated Architects

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A Joint Venture for a new Knoxville Multi-Purpose Development  
BarberMcMurry Architects and Design Innovation Architects

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**Knoxville Multi-Use Stadium**  
Project No. 201100  
Modifications to Planned Development  
22 August 2022

The following memorandum lists requested modifications to the Multi-Use Stadium, Mixed- Use Planned Development Final Plan approved November 11, 2021. The Planned Development is generally bounded to the North by E. Jackson, to the East by Florida Street, on the West by Hall of Fame Drive, and to the South by First Creek and includes the parcels listed below:

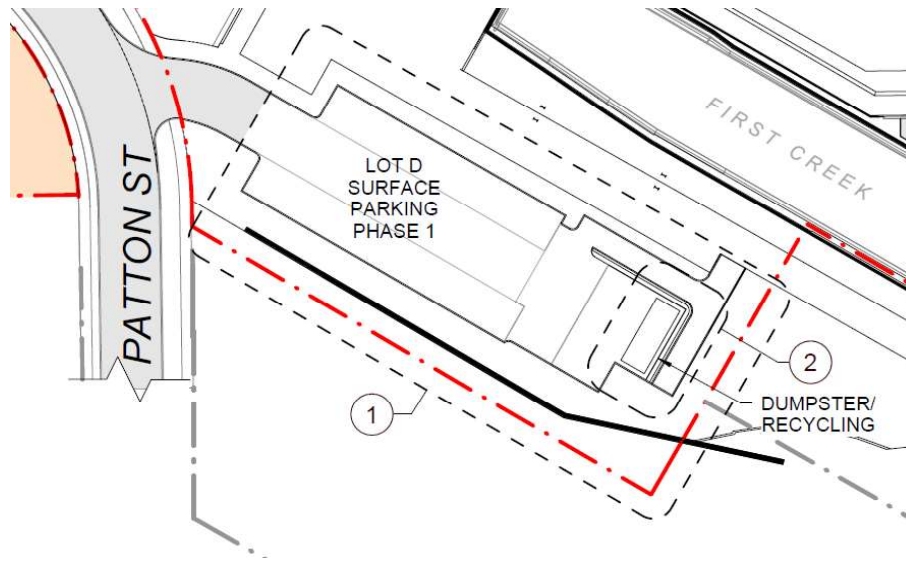
Parcel ID:	Owner:
<b>095HB002</b>	RR Land LLC
<b>095HB00801</b>	RR Land LLC
<b>095AM021</b>	Twofold Purchase GP
<b>095AM018</b>	Twofold Purchase GP
<b>095AM017</b>	Bottoms Group One LLC
<b>095AM016</b>	Bottoms Group One LLC
<b>095AM015</b>	RR Land LLC
<b>095AK01801</b>	RR Land LLC

## REQUESTED MODIFICATIONS

### 1. Phase 1

Lot D, previously designated as a future phase per Exhibit C.0 *Planned Development- Final Plan-Phase Diagram*, will be combined with the Stadium Phase 1 lot. The revised design proposes a surface parking lot and dumpster/ recycling containers designated for stadium, retail, and condo use.

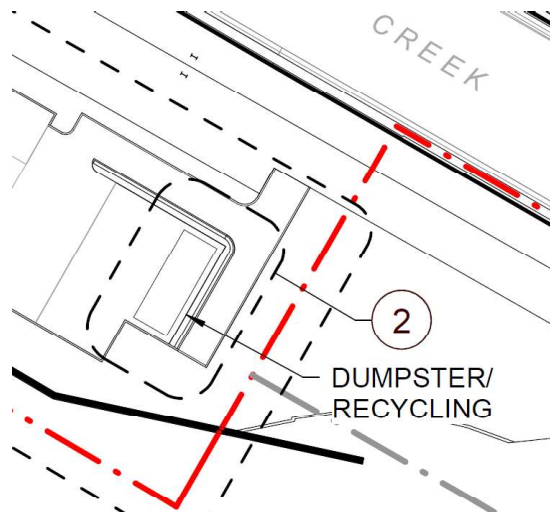
The project is seeking review and approval of the modification to add Lot D to Phase 1 of the project amending Exhibit C.0- *Planned Development Final Plan Phase Diagram* included in the approved Planned Development Final Plan.



**2. Article 10.3 Relocated Accessory structure- Refuse Dumpster/ Recycling Enclosure**

The dumpster/ recycling container enclosure will be relocated from the outfield field level maintenance and service area to lot D to better service both the stadium and Building A.

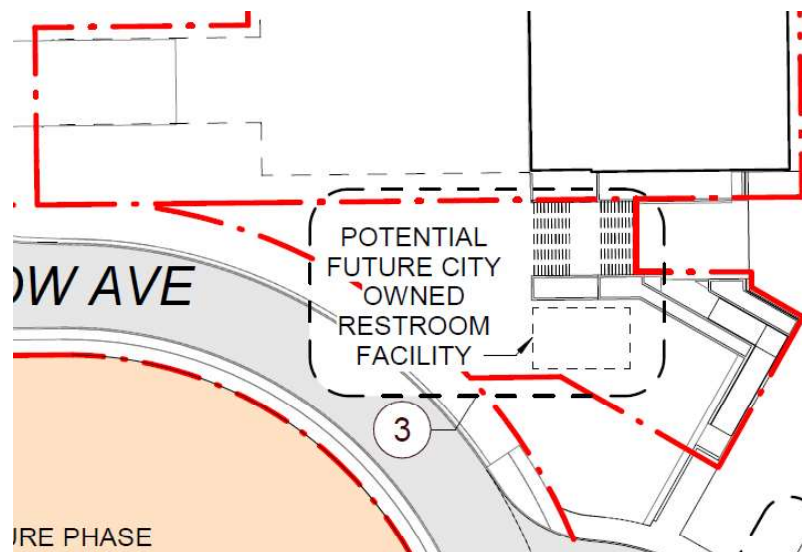
The project is seeking review and approval of the modification to relocate the above accessory structure amending the Planned Development Final Plan per *"Approved Exceptions from District Regulations and Conformance to the Preliminary Plan"* 5.B. Accessory Uses and Structures (pg 37-5)



### 3. Potential future City owned public restroom facility

Boyd Sports engaged an outside consultant to assess the design and programming of the proposed City Plaza, the final report recommended access to additional public restrooms to better accommodate events.

The project is seeking review and approval of the modification to allow for a potential city owned restroom facility adjacent to Building A if there is a need in the future, amending the Planned Development Final Plan approved site plan exhibits.



### 4. Stadium Building Coverage

The stadium program was consolidated and reevaluated for layout efficiency reducing the overall building footprint to save costs to the project. This reduction in square footage in combination with merging lot D and the stadium lot resulted in a reduction of building coverage.

The project is seeking review and approval of the modification to reduce the stadium building coverage from the previously approved (20%-26%) to (14%-20%) per article 16.7.F.1.

BUILDING DATA			
BUILDING	BUILDING HEIGHT (FINAL PLAN)	BUILDING COVERAGE % (FINAL PLAN)	BUILDING COVERAGE % MODIFIED
STADIUM	36'-0" - 52'-0"	20% - 26%	14%-20%
BUILDING A	90'-0" - 132'-0"	60%- 100%	-
BUILDING B/C	74'-0" - 89'-0"	75%- 100%	-

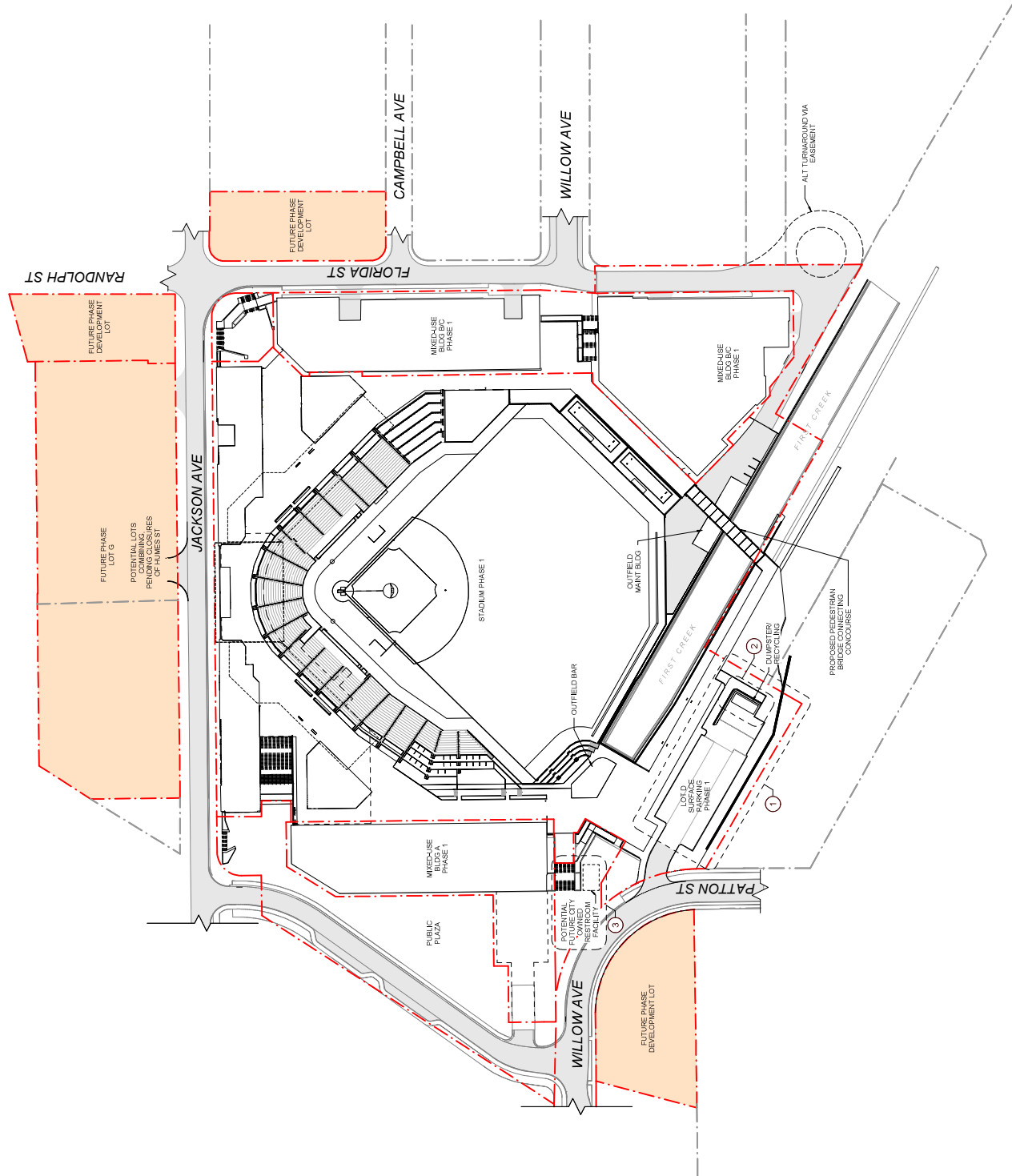
Respectfully Submitted,

**GEM ASSOCIATED ARCHITECTS**

A handwritten signature in black ink, appearing to read 'Faris Eid', written in a cursive style.

Faris Eid, AIA, LEED AP

"H:\PROJECTS\19\19129 Boyd Mixed Use at BB Park\201100M GEM Dev MP\Files\107\201100M I07 2022-08-19 Modifications to Planned Development\201100 2022-08-19 Modifications to Planned Development.docx"



PHASING PLAN  
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

PLANNED DEVELOPMENT PHASE DIAGRAM REV 01  
C.O. PRIVATE DEVELOPMENT  
GEM Development Masterplanning

SECTION	NAME	DESCRIPTION
1.0	STADIUM	THE STADIUM OF THE LOT
2.0	MIXED-USE BUILDING	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
3.0	PARKING LOT	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
4.0	OUTFIELD BAR	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
5.0	OUTFIELD MANT BLOG	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
6.0	POTENTIAL FUTURE CITY RESTROOM FACILITY	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
7.0	DUMPSTERS/RECYCLING	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
8.0	PROPOSED PEDESTRIAN BRIDGE CONNECTING CONCOURSE	FOOTPRINT EXCLUDED OF PARTS OF THE LOT

SECTION	NAME	DESCRIPTION
9.0	STADIUM	THE STADIUM OF THE LOT
10.0	MIXED-USE BUILDING	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
11.0	PARKING LOT	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
12.0	OUTFIELD BAR	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
13.0	OUTFIELD MANT BLOG	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
14.0	POTENTIAL FUTURE CITY RESTROOM FACILITY	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
15.0	DUMPSTERS/RECYCLING	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
16.0	PROPOSED PEDESTRIAN BRIDGE CONNECTING CONCOURSE	FOOTPRINT EXCLUDED OF PARTS OF THE LOT

SECTION	NAME	DESCRIPTION
17.0	STADIUM	THE STADIUM OF THE LOT
18.0	MIXED-USE BUILDING	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
19.0	PARKING LOT	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
20.0	OUTFIELD BAR	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
21.0	OUTFIELD MANT BLOG	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
22.0	POTENTIAL FUTURE CITY RESTROOM FACILITY	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
23.0	DUMPSTERS/RECYCLING	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
24.0	PROPOSED PEDESTRIAN BRIDGE CONNECTING CONCOURSE	FOOTPRINT EXCLUDED OF PARTS OF THE LOT

SECTION	NAME	DESCRIPTION
25.0	STADIUM	THE STADIUM OF THE LOT
26.0	MIXED-USE BUILDING	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
27.0	PARKING LOT	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
28.0	OUTFIELD BAR	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
29.0	OUTFIELD MANT BLOG	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
30.0	POTENTIAL FUTURE CITY RESTROOM FACILITY	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
31.0	DUMPSTERS/RECYCLING	FOOTPRINT EXCLUDED OF PARTS OF THE LOT
32.0	PROPOSED PEDESTRIAN BRIDGE CONNECTING CONCOURSE	FOOTPRINT EXCLUDED OF PARTS OF THE LOT

