



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Knoxville Multi-Use Stadium  
No. of Lots Proposed: 7                      No. of Lots Approved: 0  
Variances Requested: N/A, none requested at this time.  
S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Michelle Portier  
Staff Recomm. (Abbr.): Approve the Concept Plan, subject to six conditions.  
Staff Recomm. (Full):  
1) Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.  
2) Implementation of the improvements associated with the Planned Development for this site (Case File #s 9-A-21-PD and 11-A-21-PD).  
3) Obtaining all applicable permits from TDOT for any work within the TDOT right-of-way.  
4) Meeting all applicable requirements of the City of Knoxville Engineering Department.  
5) Provision of street names which are consistent with the Uniform Street Naming and Addressing System.  
6) Installation of all sidewalks, walkways and the public plaza as identified on the site plan. A bond shall be provided to the City of Knoxville Engineering Department by the developer in an amount sufficient to guarantee the installation of the sidewalks unless otherwise agreed upon in the development agreement with the City.

Comments: This proposal is for a 7-lot subdivision at the future site of the multiuse stadium/mixed-use development. Plats that subdivide property into 6 or more lots are required to submit a concept plan, so the concept plan requires approval by the Planning Commission.

Several road closures have been approved by City Council and are now closed (Case File #s 11-A-21-AC, 11-B-21-SC, 11-C-21-SC, 11-D-21-SC, 1-A-22-SC, 1-B-22-SC, 1-C-22-SC, 1-D-22-SC, 3-A-22-SC, 3-B-22-SC, and 3-C-22-SC). An administrative final plat was approved combining the closed rights-of-way and surrounding properties into one lot.

This concept plan is the first step in establishing the new lots for the stadium and surrounding buildings. The purpose of the subdivision is to establish lots for some of the buildings in order for those buildings to move forward with funding and further site plan development. Lots 3, 5, and 7 will be the site for Buildings A, B, and C. Lots 2, 4, and 6 will be public plazas and will not hold a structure but will instead have access easements in place to serve the surrounding buildings. Lot 1 will house the stadium. The proposed concept plan also shows the reconfiguration of Willow Road. Patton Street will become a driveway in future steps.

The City of Knoxville requires sidewalks to be installed along road frontages when a property is developed or redeveloped, and sidewalks are proposed around the block containing the stadium and supporting buildings. The applicant has been working with the City's Engineering Department on the roads surrounding the stadium, and the concept plan reflects what Engineering has agreed to. E. Jackson Avenue, Florida Avenue, Patton Street, and Willow Street are shown as what they would be post-construction, including road width, sidewalks, striping, crosswalks, and other similar details.

The plan shows easements for future sidewalks, utilities, and access. The final plat will provide more detail on the various easements that are required and will further define the public plazas. Some variances will be needed, and these would be handled during the final plat process. Variances are required to be heard by the Planning Commission, so the case will be on the Planning Commission agenda once completed. The variances that are known at this time include: elimination of the utility and drainage easements along lot lines and reduction in intersection radii, though it would also include any others that may be identified during the review process.

The concept plan does not introduce any changes to what was approved in the Planned Development

(Case File #s 9-A-21-PD and 11-A-21-PD).

**Action:** Approved

**Meeting Date:** 6/9/2022

**Details of Action:**

**Summary of Action:** Approve the Concept Plan, subject to six conditions.

**Date of Approval:** 6/9/2022

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**