

315 Kerbela Ave  
Knoxville, TN  
March 16, 2026





Sunsphere | Knoxville, TN

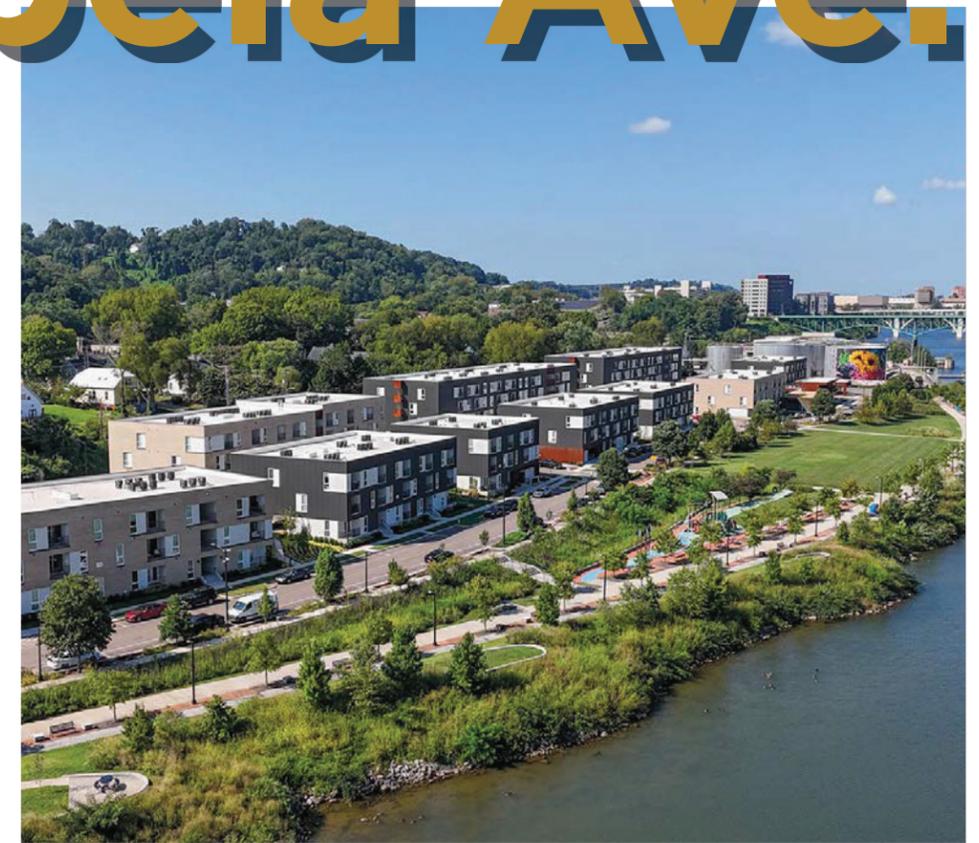
Tennessee Theater | Knoxville, TN



# 315 Kerbela Ave.



Gay St. | Knoxville, TN



South Waterfront District | Knoxville, TN

# Civil Plan - Existing Conditions



ISSUE DESCRIPTION	
REVISED PER CITY OF KNOXVILLE COMMENTS	
DATE	12-17-25
NO.	1

**PRELIMINARY  
FOR  
REVIEW  
ONLY**

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

**315 KERBELA AVENUE**  
315 KERBELA AVENUE  
KNOXVILLE, TN 37920

PROJECT:

10025 Investment Drive, Suite 120  
Knoxville, TN 37932  
865.670.8555  
www.cci-corp.com

CLIENT:

**CR ENDEAVORS**  
60 14TH STREET, SUITE 104  
BIRMINGHAM, AL 35233

CCI PROJ. NO. 01944-0000  
DATE: 12/09/2025  
PP/PC: CS  
DRAWN BY: HS

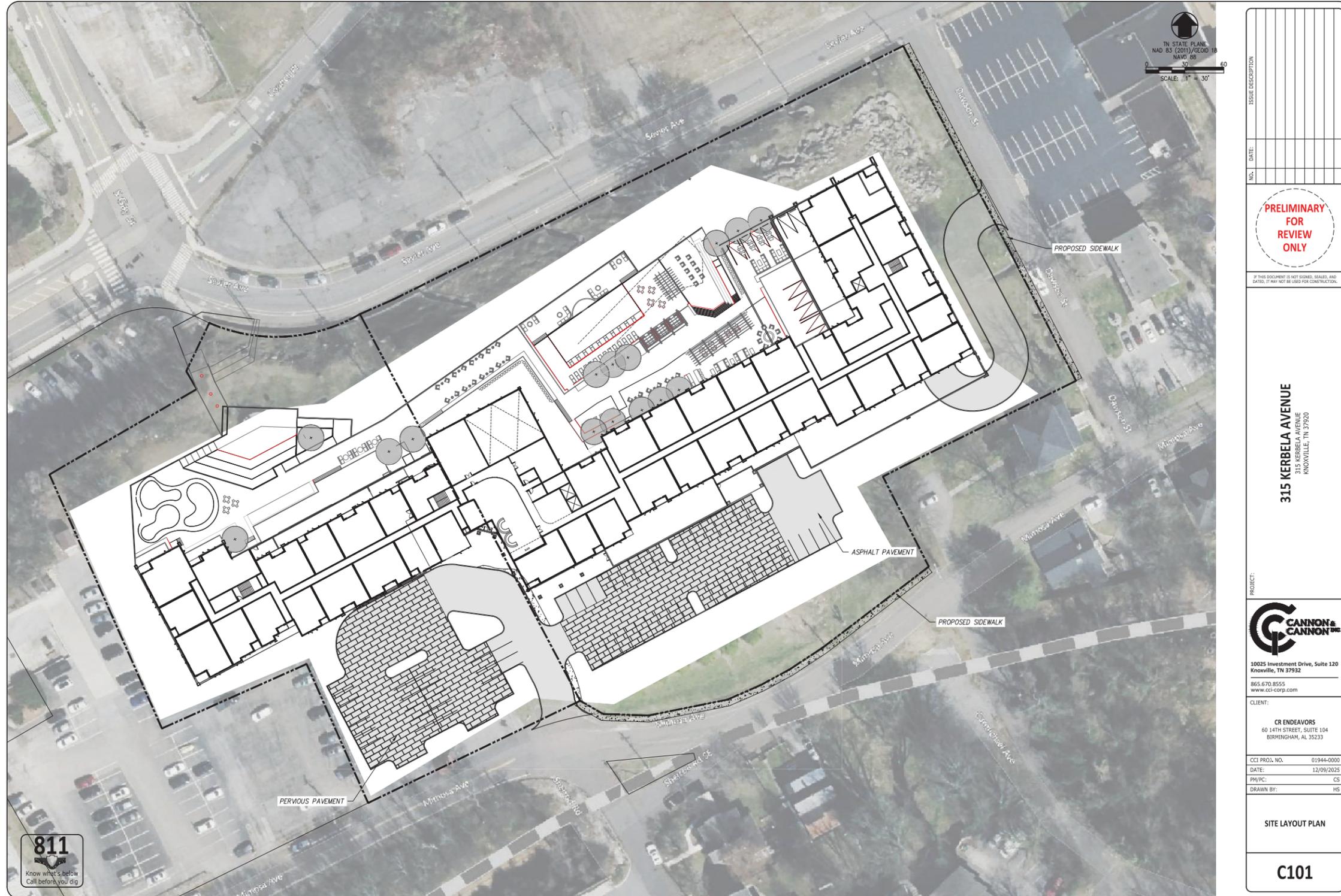
**EXISTING CONDITIONS (OR DEMOLITION PLAN)**

**C003**



**NOTES:**  
1. REFER TO SHEET C002 FOR GENERAL NOTES.

# Civil Plan - Site Layout Plan



NO.	DATE	ISSUE DESCRIPTION

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**SITE LAYOUT PLAN**

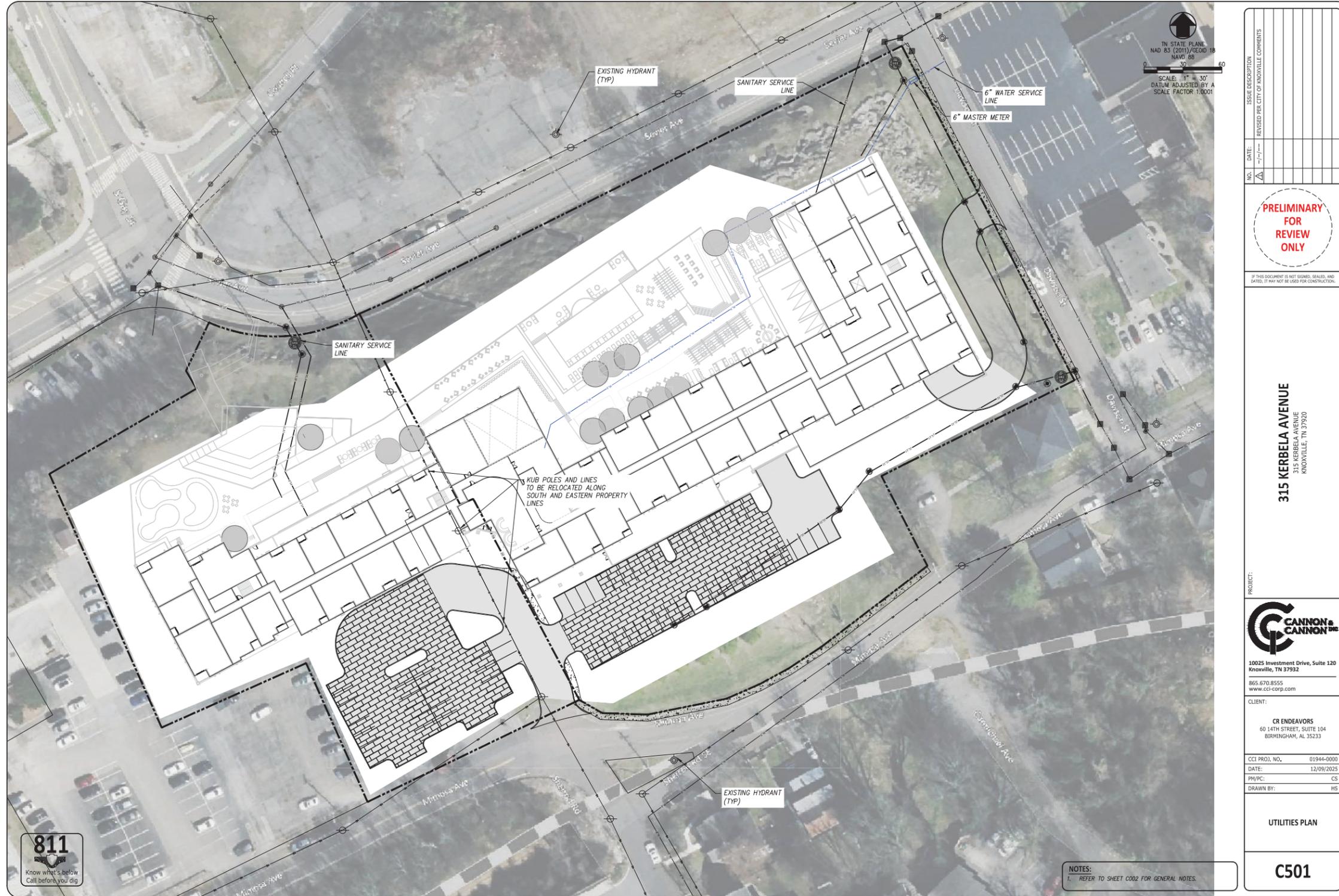
**C101**

# Civil Plan - Site Grading & Drainage Plan



ISSUE DESCRIPTION	
REVISION PER CITY OF KNOXVILLE COMMENTS	
DATE	
NO.	
<b>PRELIMINARY FOR REVIEW ONLY</b>	
<small>IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.</small>	
<b>315 KERBELA AVENUE</b> 315 KERBELA AVENUE KNOXVILLE, TN 37920	
 10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	
CLIENT: <b>CR ENDEAVORS</b> 60 14TH STREET, SUITE 104 BIRMINGHAM, AL 35233	
CCI PROJ. NO.	01944-0000
DATE	12/09/2025
PM/PC	CS
DRAWN BY	HS
<b>SITE GRADING &amp; DRAINAGE PLAN</b>	
<b>C201</b>	

# Civil Plan - Utilities Plan



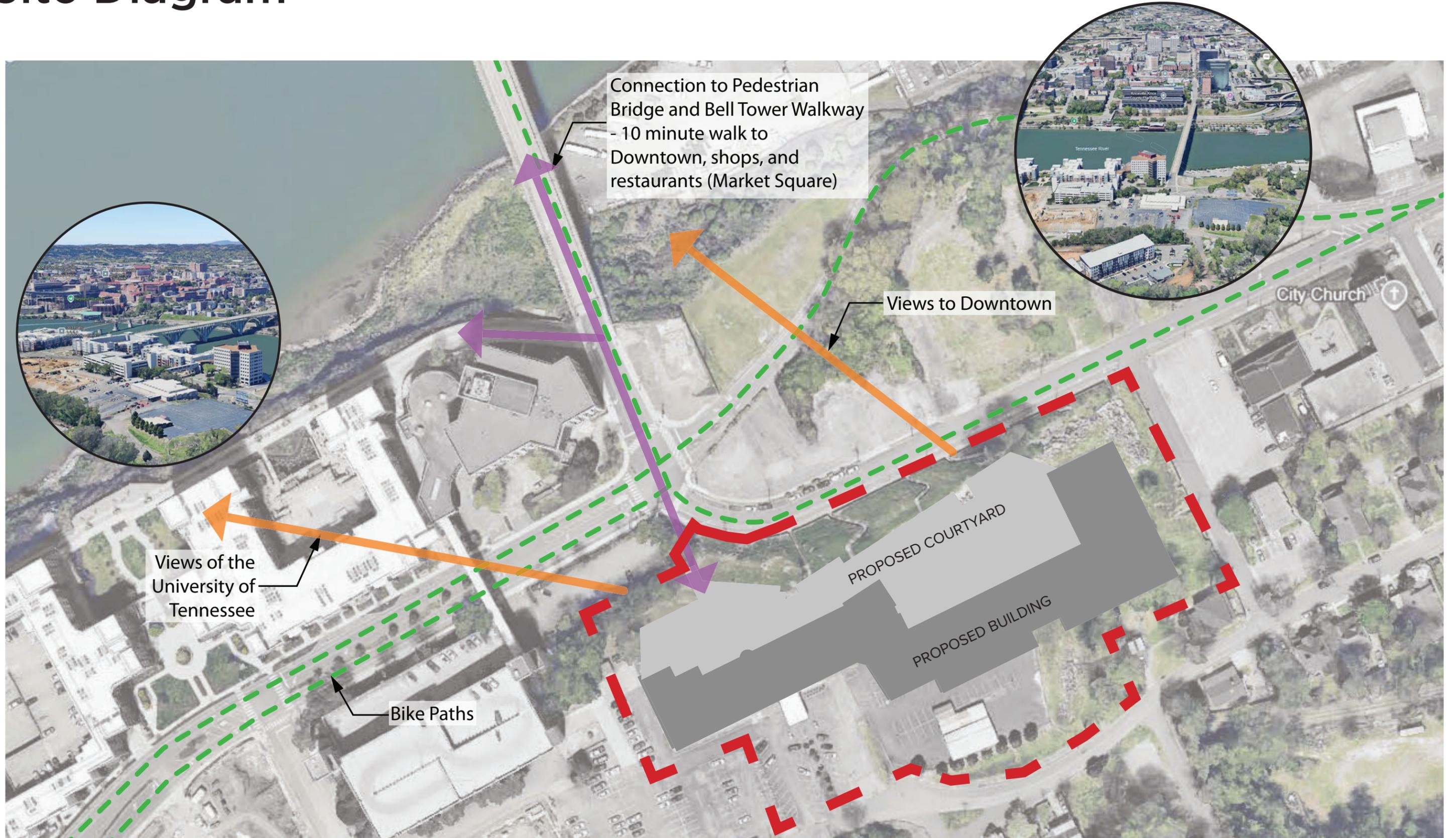
# Site Birdview



# City Birdview



# Site Diagram



# Transportation Diagram

## Site Access

The site is located at the termination of the Gay St. Bridge and Sevier Ave. The South Waterfront Master Plan calls for multi-modal transportation options around the site including bike infrastructure, bus stops, and accessible pedestrian connections. The Mid River portion of the Master Plan prioritizes connectivity to this green way network and the sites centralized location allow for easy access to enjoyable active transportation options.



- Bus Stop
- Existing Greenway
- Proposed Complete Street
- New Complete Street
- Existing Complete Street
- Proposed Greenway
- Proposed Greenway
- Existing Public Space
- Existing Complete Street
- Existing Pedestrian Bridge

# Site Topography

## Existing Site Conditions

The site topography is generally steep and rocky. The perimeter of the site has slopes as steep as 40% with the worse conditions being along Sevier Ave. The Kerbela Shriners Temple and a large surface parking lot are currently occupying the buildable area centrally located on the site.



# Site Topography: Reference Images

## Existing Site Conditions

A large surface parking area encompasses the majority of the central portion of the site. This parking area slopes up to 20% towards Dawson St.

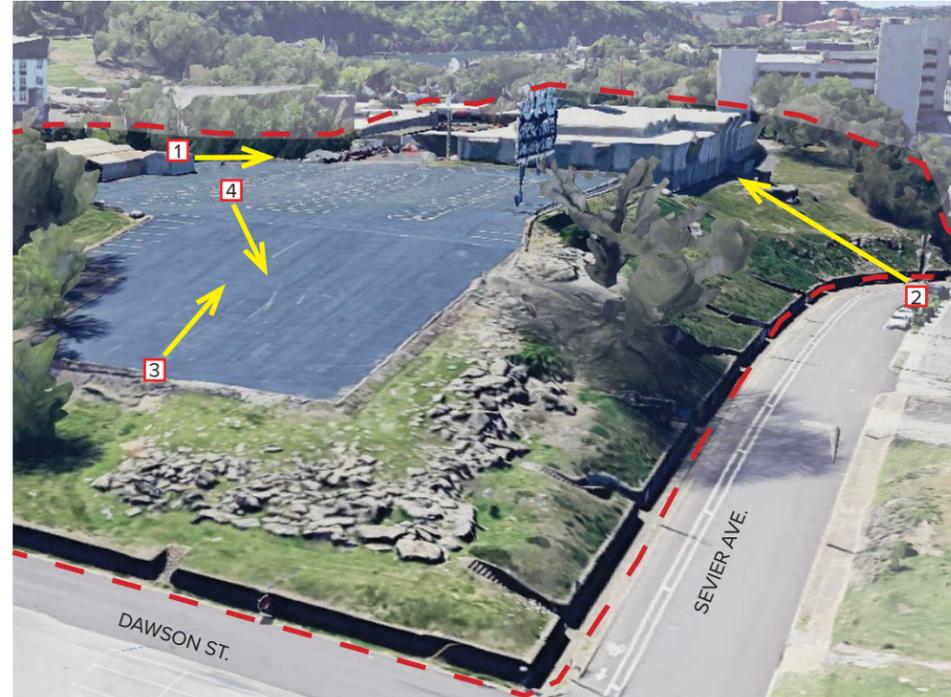


Image Key



1. Facing North along Kerbela Ave.



2. Facing South along Sevier Ave.



3. Facing West along Dawson St.



4. Facing Northeast from the peak of site

# Site Topography: Reference Images

## Existing Conditions at Sevier Ave

A series of existing concrete stairs are present that originally provided access to a row of demolished houses set back from the road to avoid the steepest part of the slope. These stairs terminate in an existing retaining wall that runs the length of the property line along Sevier Ave. While not currently code compliant, the stairs provide an interesting architectural feature that references the history of the site and will be incorporated into future site planning. The slope of Sevier Ave. is not currently ADA accessible. While it is appropriate to maintain pedestrian connections and bike infrastructure, the grade and existing site features present a unique hardship that impedes the ability to create a complete street with building frontage.

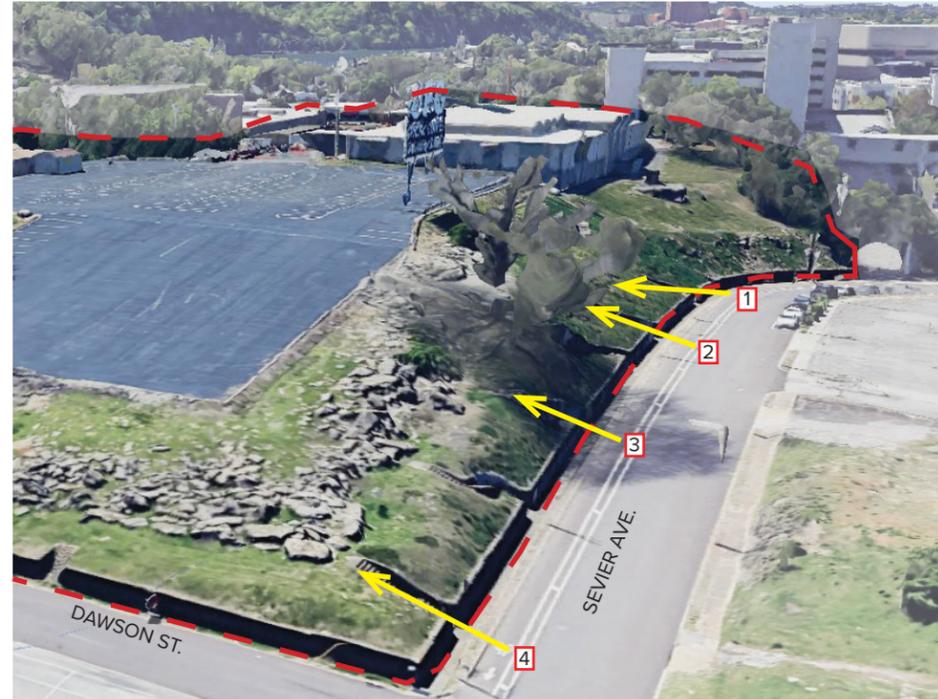


Image Key



1. Existing Concrete Stairs along Sevier Ave.



2. Existing Concrete Stairs along Sevier Ave.



3. Existing Concrete Stairs along Sevier Ave.



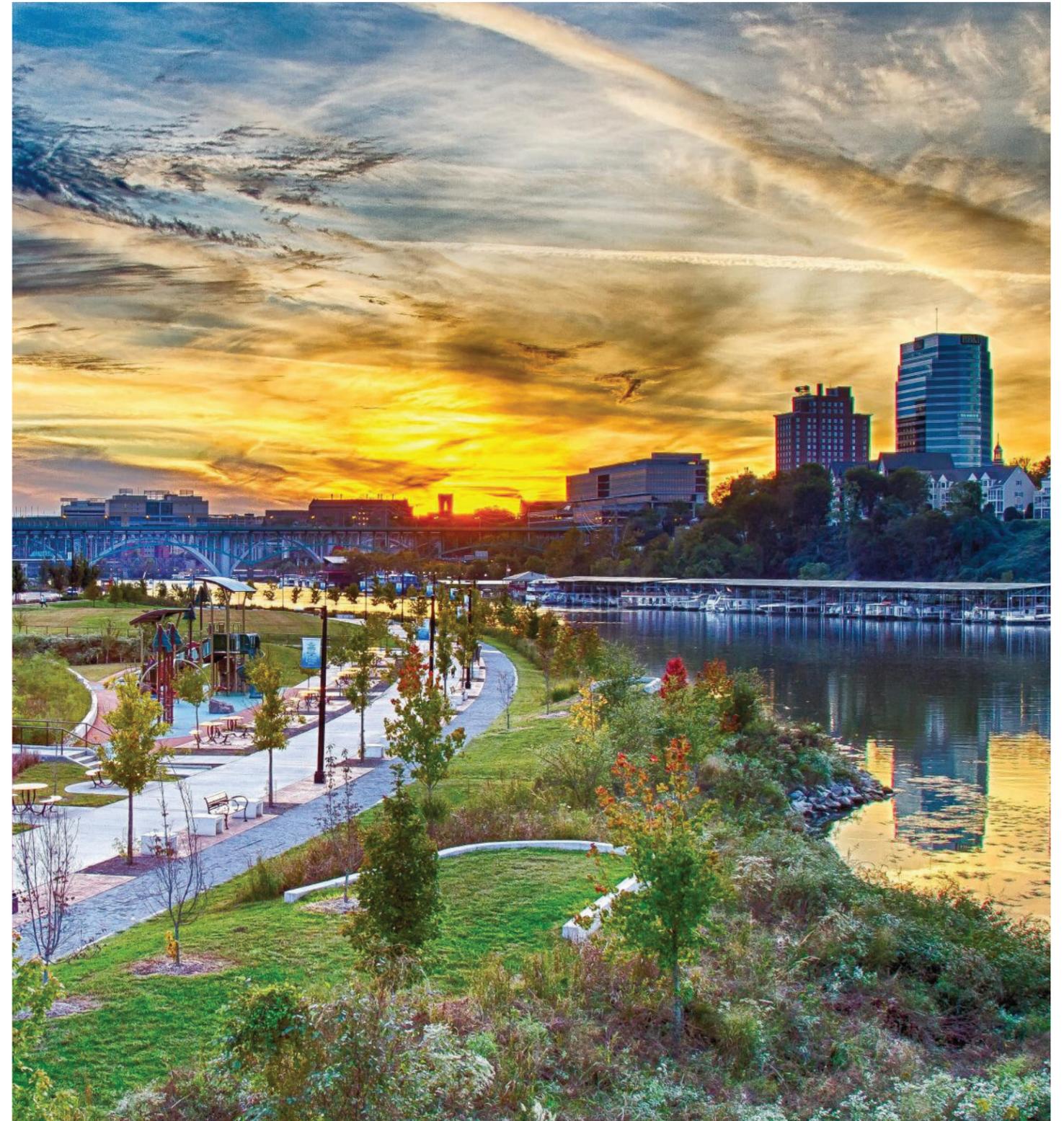
4. Existing Rocky Outcropping along Sevier Ave.

# The Neighborhood | South Waterfront District

The South Waterfront District is a transformative, long-term development initiative encompassing approximately 750 acres along three miles of the Tennessee River, directly south of downtown Knoxville and the University of Tennessee–Knoxville. This area has become one of Knoxville’s most highly sought-after and up-and-coming districts, attracting residents, businesses, and investors drawn to its rapid growth, riverfront access, and close proximity to the city’s urban core.



One Riverwalk | Knoxville, TN



Suttree Landing Park | Knoxville, TN

# The Neighbors | Downtown Knoxville

Downtown Knoxville hums with a vibrant fusion of historical charm and artistic flair. Along Gay Street, art-deco theaters, local restaurants, and lively bars create a bustling, walkable energy that serves as the backbone of the community. Nearby, Market Square serves as a central gathering space with open-air dining, farmers markets, and street performances. Just a few blocks away, World's Fair Park offers open green spaces and the iconic Sunsphere, balancing the city's urban excitement with scenic serenity. These spaces are emblematic of Knoxville's small-town charm, while simultaneously providing a culturally dynamic and energetic atmosphere.



Gay Street | Knoxville, TN



Market Square | Knoxville, TN



World's Fair Park | Knoxville, TN

# The Neighbors | University of Tennessee

The University of Tennessee is a direct complement to the city’s identity. Its presence energizes the local community and economy year round. On game days, the city comes alive in a sea of orange as residents and visitors unite to cheer on the Vols, reflecting deep civic pride. Beyond sports, UT fosters innovation, outreach, and partnerships that strengthen Knoxville’s culture and growth. The University and the city share a close, symbiotic bond that defines much of Knoxville’s compelling energy and historical character.



Neyland Stadium | University of Tennessee | Knoxville, TN



Thompson Boling Arena | University of Tennessee | Knoxville, TN



Tennessee River | Knoxville, TN

# Site Precedent | Connecting the Waterfront



Bowline Apartments | Champlin, MN



South Banks Apartments, Knoxville | Riverfront Connectivity



Livano Knoxville | South Waterfront District - Down River



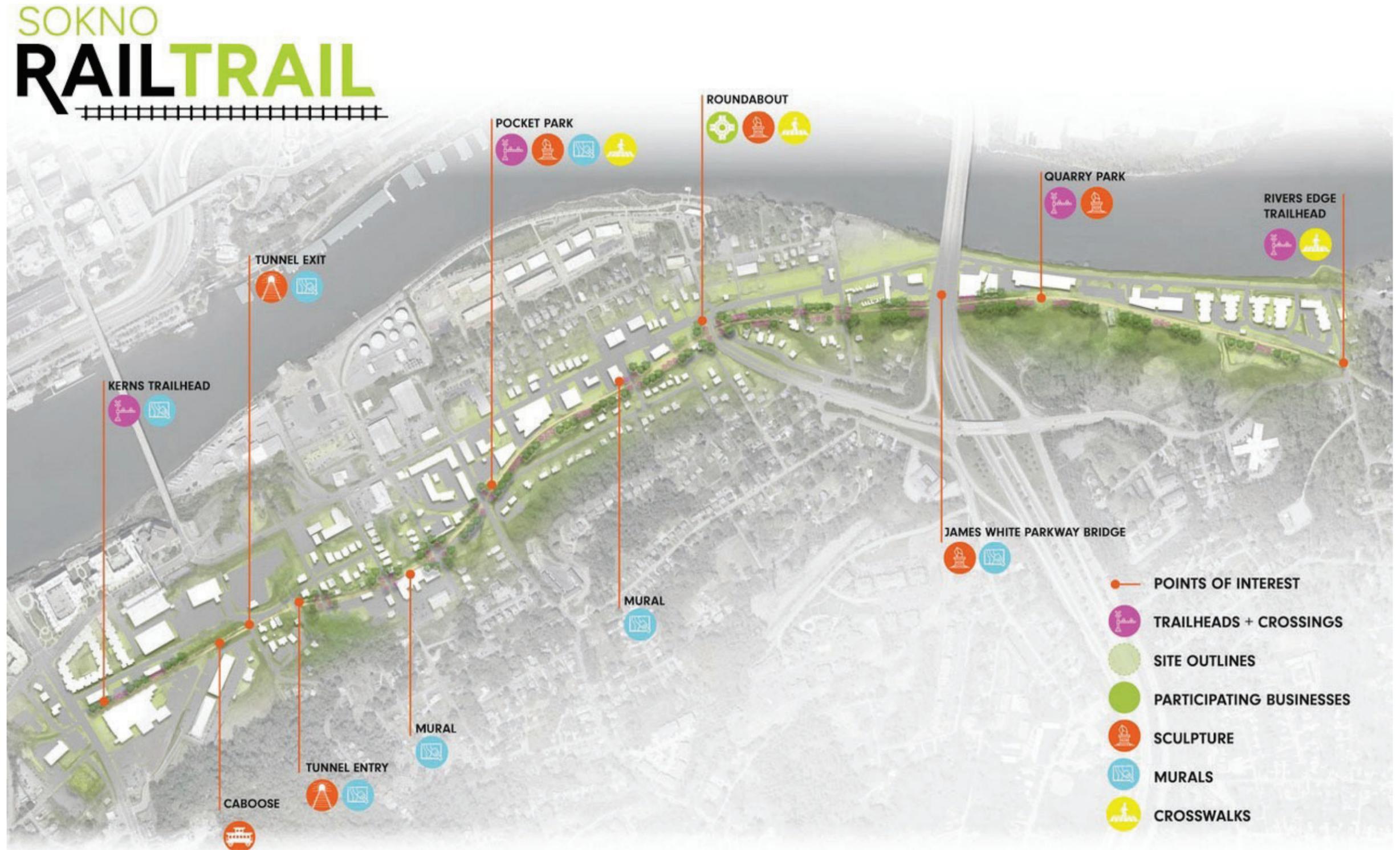
Marina Square Waterfront Apartments | Seattle, WA



Apex Hudson Riverfront Apartments | Yonkers, NY

# Site Precedent | SOKNO Rail Trail

The SOKNO Rail Trail follows the Tennessee River, linking the South Knoxville neighborhoods with the city's expanding network of greenways and outdoor spaces. As it connects to the downtown via the Gay Street pedestrian bridge, the trail helps knit together both sides of the river with a continuous, walkable route for cyclists, runners, and daily commuters. With Knoxville continuing to grow, development around the trail is expected to encourage mixed-use spaces, outdoor recreation, and shared public areas that strengthen community camaraderie and make the riverfront an even more vibrant gathering place.



Livano Knoxville | South Waterfront District - Down River

# Timeless Elegance

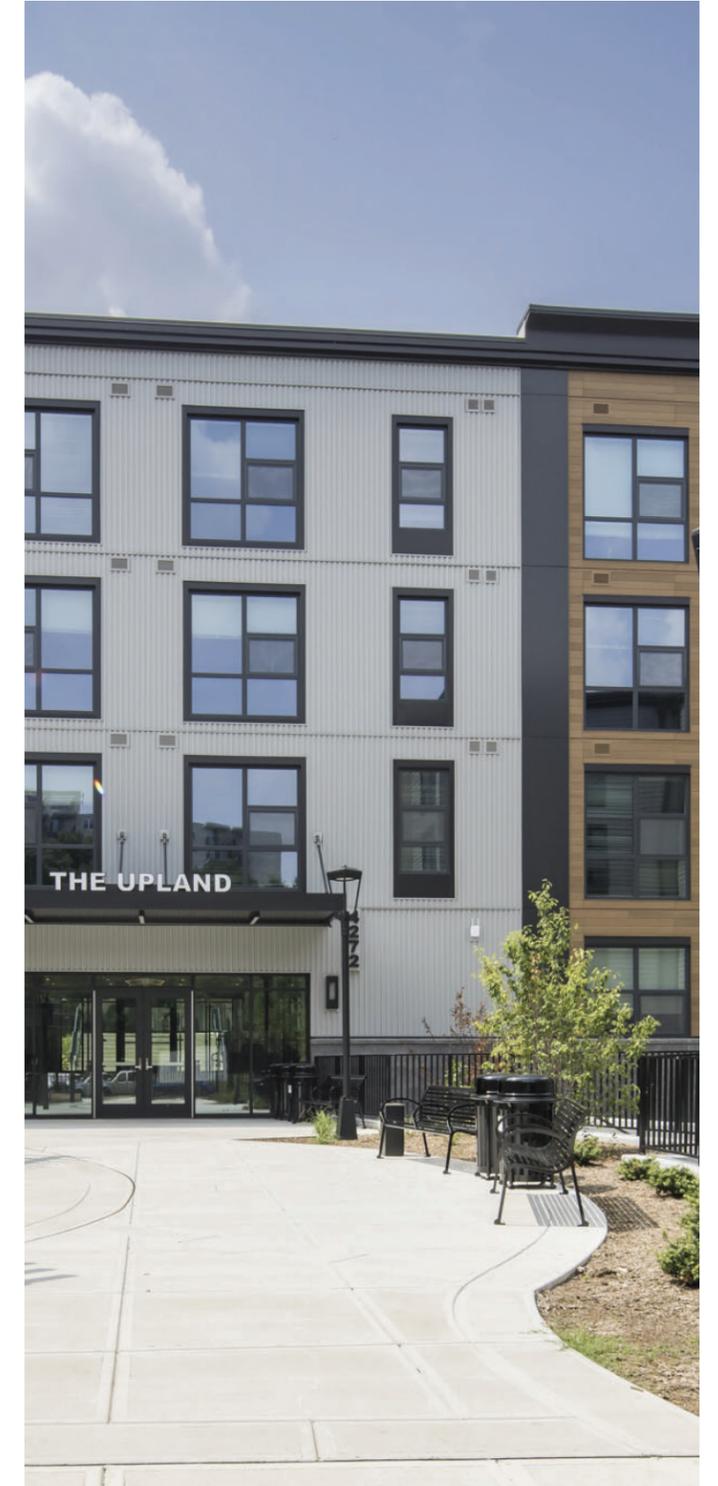
Masonry and other traditional materials can be reimagined in contemporary design to blend timeless craftsmanship with modern necessities and aesthetics. This approach creates elegant structures that honor heritage, embrace innovation, and seamlessly integrate functionality with beauty.



*The Springs at Happy Valley Apartment | Happy Valley, OR*



*Wesley at Tehaleh Apartment | Bonnie Lake, WA*



*The Upland Apartment | Washington D.C.*

# Creating a Beacon

Designing the corner of a building as a unique feature can make the building stand out and give prominence to the structure. An innovative design creates a prominent identity, enhancing the visual appeal and adding significant value to the project.



Vesi North Loop Apartments | Minneapolis, MN



Aura Main Street | Lewisville, TX



The Springs at Lake Oswego | Lake Oswego, OR

# Volume Play

Using volumes in innovative ways can transform a design, creating dynamic and visually captivating spaces, adding depth, contrast, and interest. Volumetric intrigue elevates the design of a project, allowing it to stand out and enhance functionality and aesthetic appeal.



*The Edge | Charlotte, NC*



*Timber Fox Condos | Winter Park, CO*

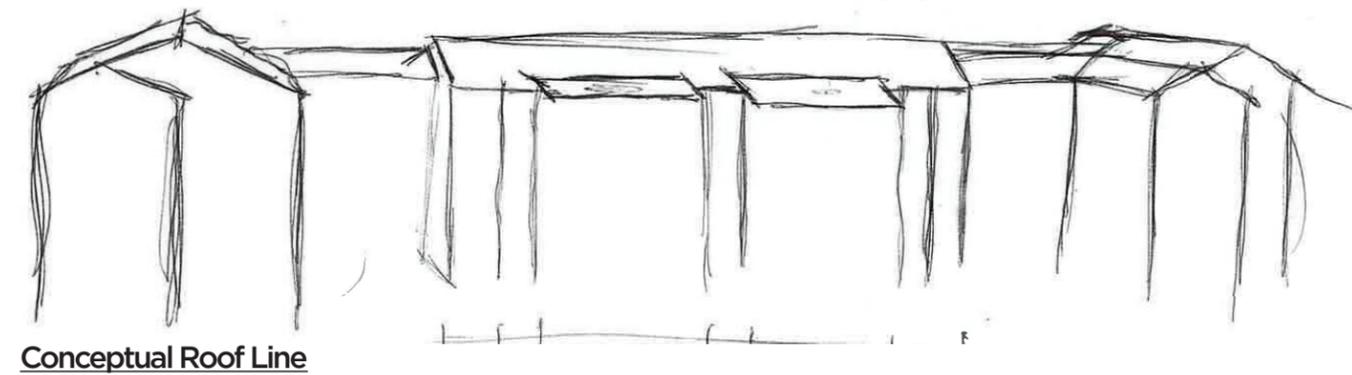
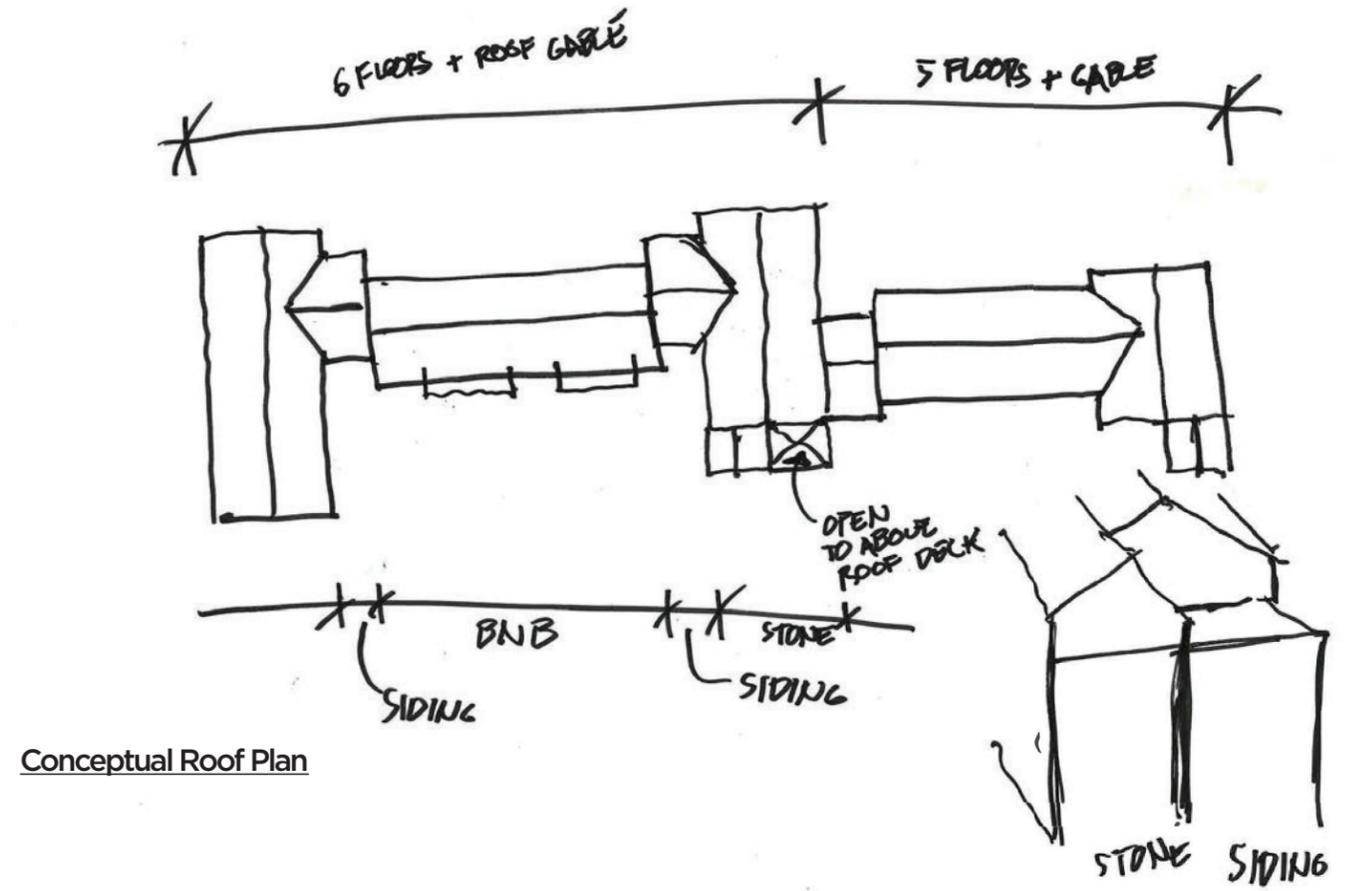


*Jackstraw Apartment | Bend, OR*



*Westminster Plateau Apartment | Mission, BC*

# Process Sketches



# Architectural Narrative



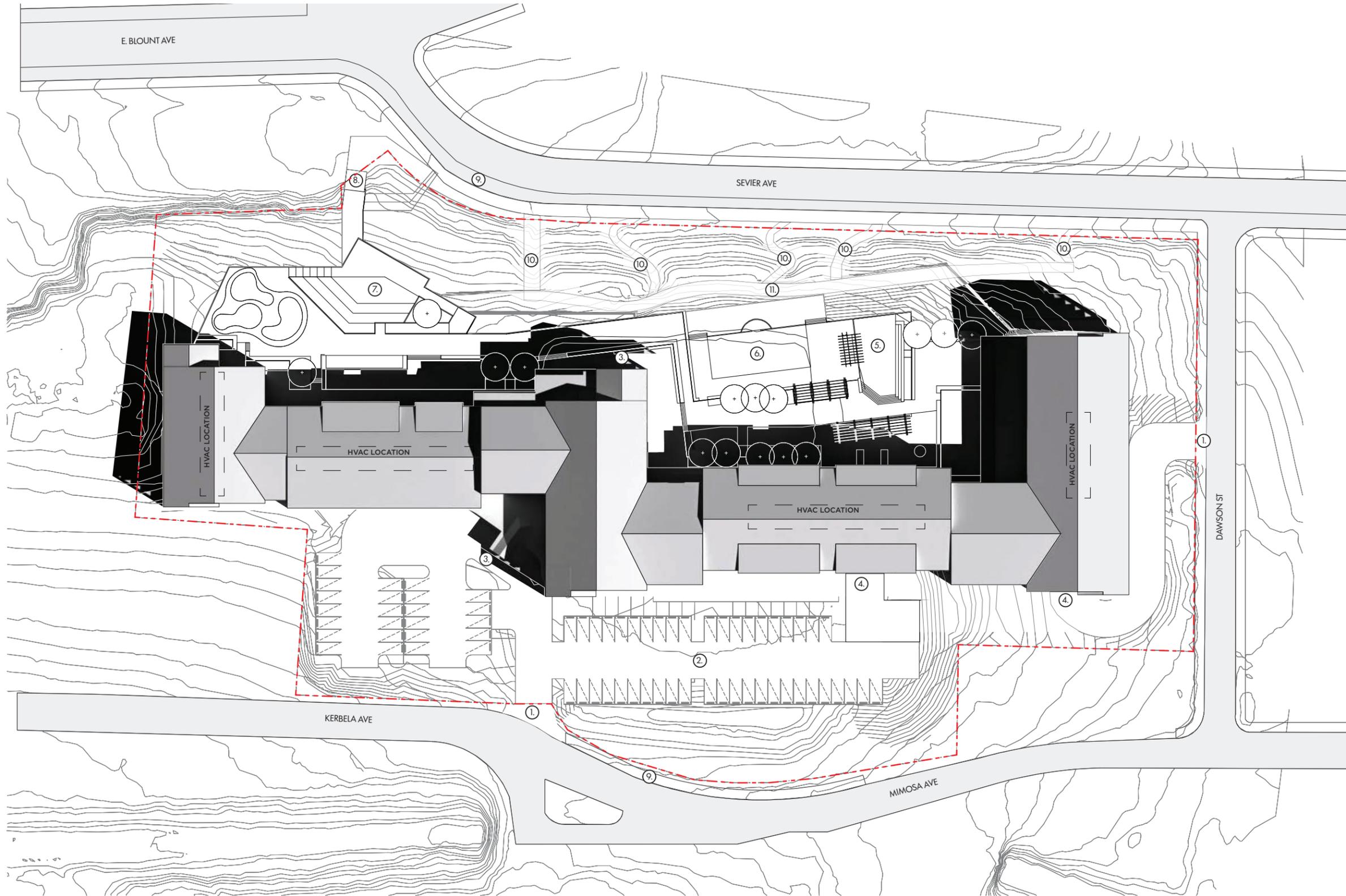
## Project Parameters:

Overall Building GSF = 366,901 SF  
Number of Units – 217-223  
Indoor Amenity - 18,000 - 25,000 SF  
Outdoor Courtyard Amenity- 47,036 SF

Number of Parking Spaces –  
228-235 Total  
69 Surface Spaces  
159-163 Structured Garage Spaces

The development of the 315 Kerbela Ave Site proposes the creation of a vibrant active adult community consistent with the goals and vision of the Southwest Waterfront Masterplan. The proposed design celebrates the iconic views both towards the river and downtown as well as towards the Great Smokey Mountains. The orientation of the building celebrates the site and provides a backdrop for these iconic views. The site's elevated location above Sevier Ave. at the terminus of the Gay Street Pedestrian bridge allows the proposed development to create a visual landmark visible from the Downtown commercial district. This site also creates a bridge between the Bell Tower Walk and the Henley Gateway areas of the Mid River district. The distinct site, with its exposed rocky outcropping, and steep grades has influenced the orientation of the proposed development. A series of existing concrete stairs wind up grade the Kerbela Ave. (North) side of the site. These stairs originally provided access to a series of homes that were set back from Kerbela Ave. and ran along the flatter portion of the interior of the site. The proposed development would integrate these stairs and improve their usability as a community amenity by connecting them with a new publicly accessible sidewalk. The proposed building and amenity courtyard would be set back on the site at the location of the existing parking lot. The new buildings length and orientation are a response to the steep grade conditions around the exterior of the site, as well as the intent to maximize the river and city views from the residential units and amenity courtyard. Working with the existing grades on the site the structured parking tiers down towards Dawson St. This allows for the balancing of cut and fill, as well as reducing the overall amount of below grade excavation that will be required knowing that rock is present at a shallow depth throughout the site. The main vehicular entry point to the site will be located at the intersection of Mimosa Ave. and Kerbela Ave. A secondary vehicular entry point will be located along Dawson St. Currently utility lines run through the site; the proposed development reroutes those utilities around the site below grade. The creation of this dynamic multigeneration community will prioritize connection within the site and with the surrounding neighborhood. The Mimosa Ave. side of the site will provide access to the G&O (SOKNO) Rail Trail, while a proposed elevator along Sevier Ave. will provide a fully accessible path for residents of the proposed development to access the Gay St. Pedestrian Bridge and the Downtown Commercial District. Bike storage and infrastructure will be provided to further encourage multimodal transportation.

# Site Plan - Architectural



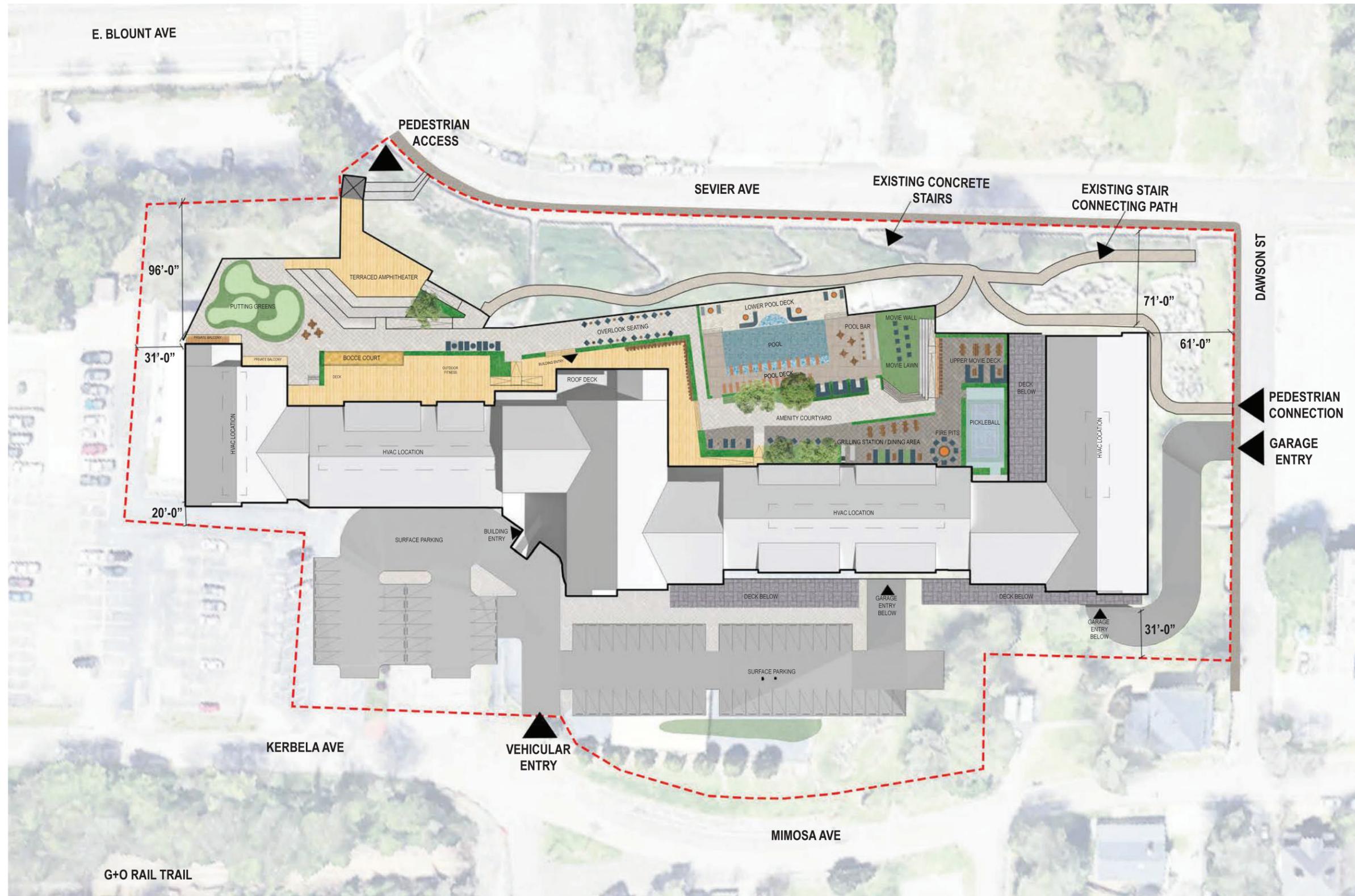
**KEY**

- 1. Vehicular Entry
- 2. Surface Parking
- 3. Bulding Entry
- 4. Garage Entry
- 5. Movie Lawn
- 6. Swimming Pool
- 7. Amphitheater
- 8. Elevator to Street
- 9. Bike Lane
- 10. Existing to Remain Stairs
- 11. Walking Path

SCALE: 1"=70'

True North 

# Rendered Site Plan



SCALE: 1"=70'

True North 



# Perspective 01



# Perspective 02



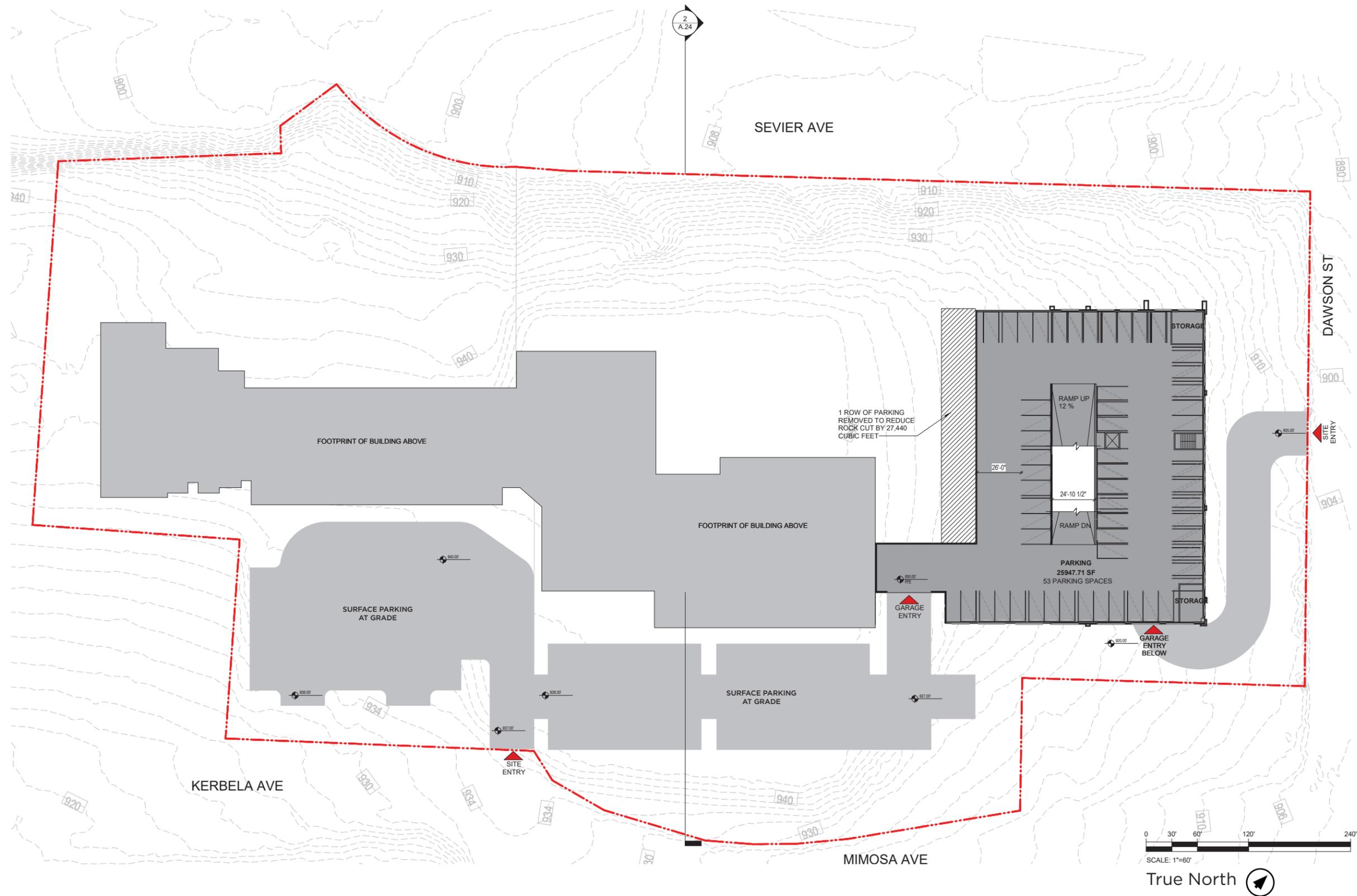
# Perspective 03



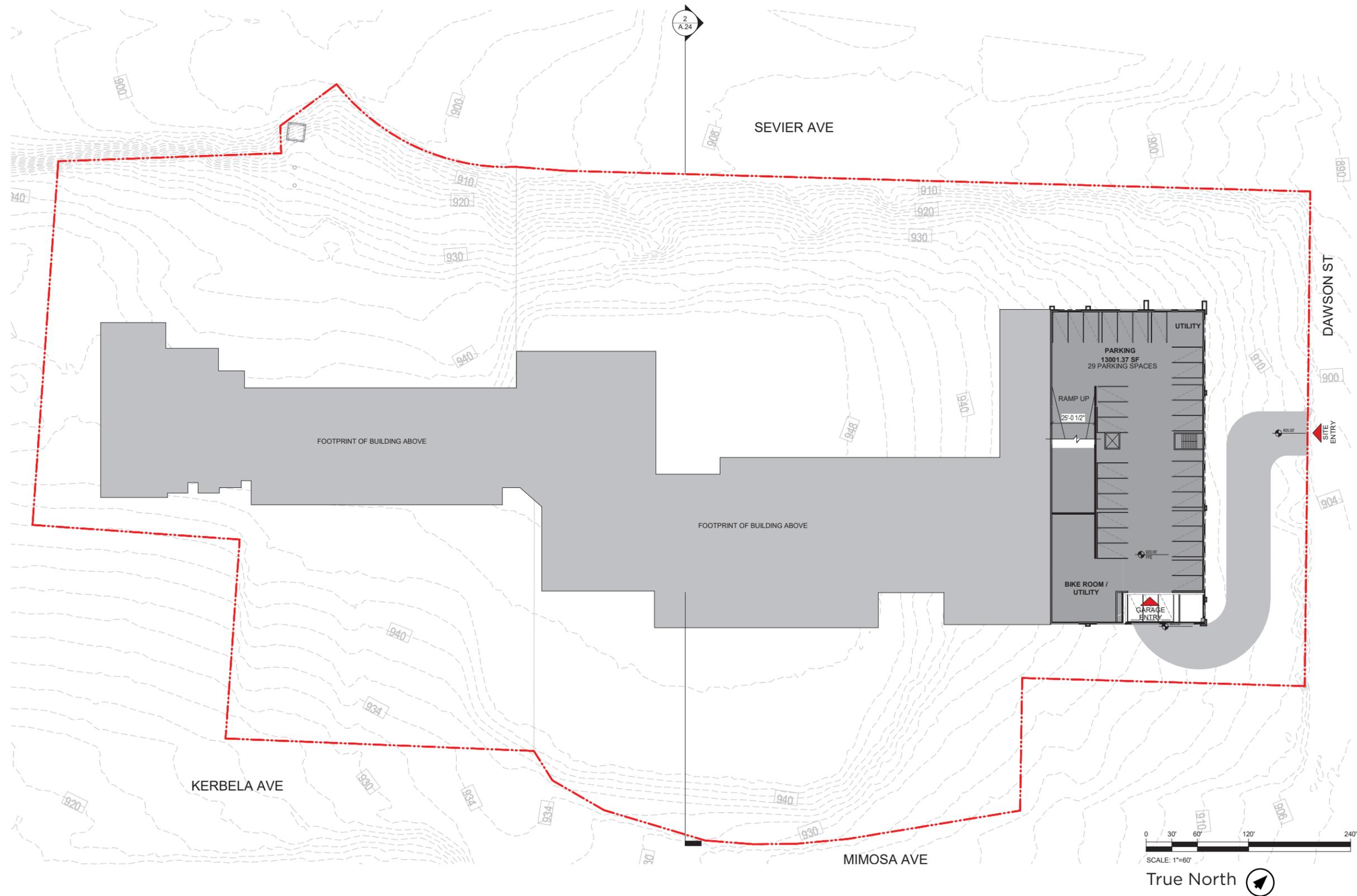
# Perspective 04



# GARAGE LEVEL 01



# GARAGE LEVEL 02 (STREET LEVEL)



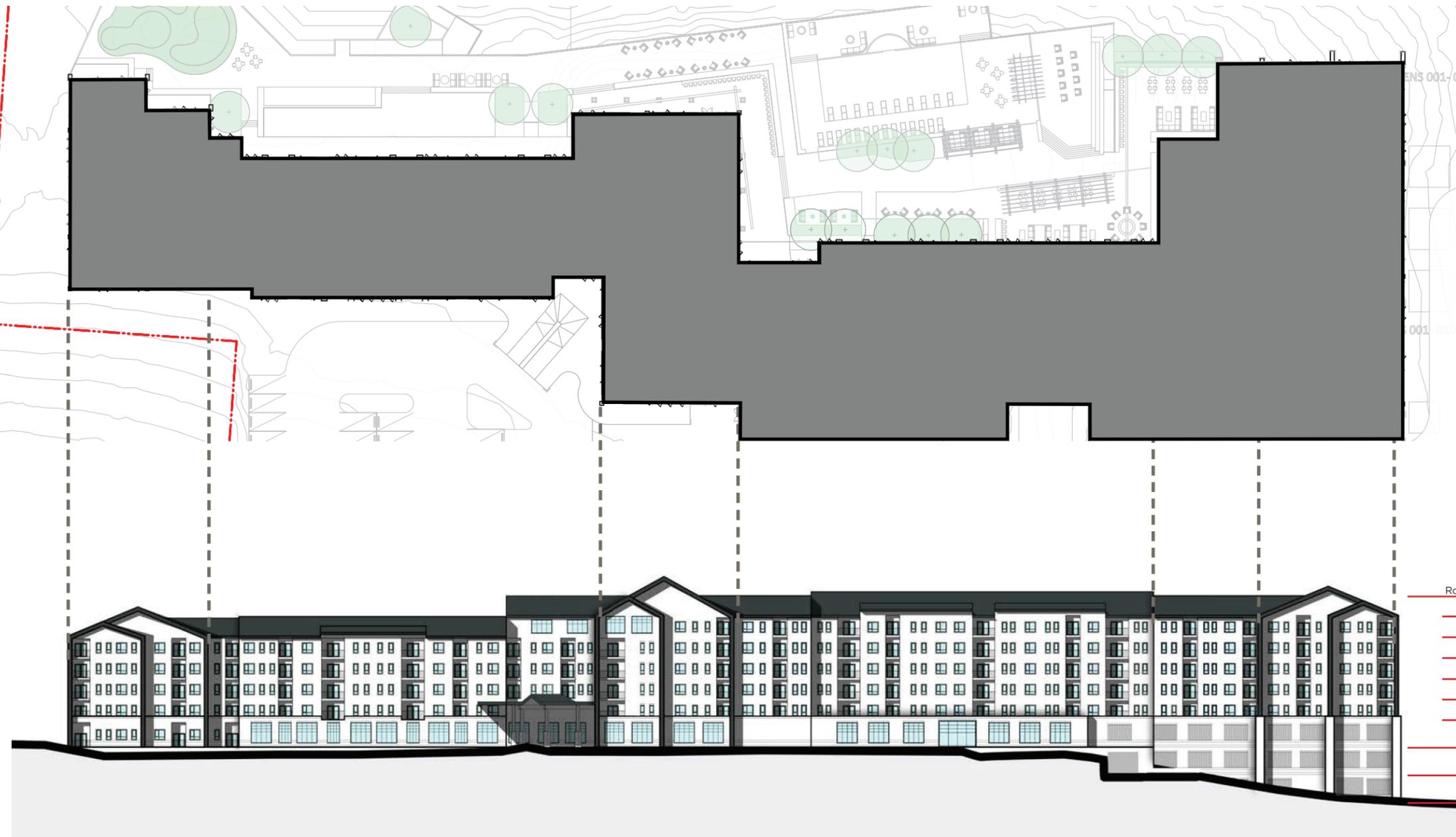
# North Elevation



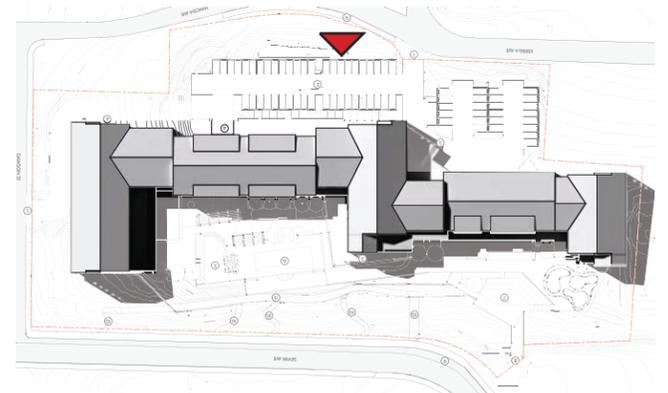
# North Elevation - Color



# South Elevation



- Roof Midpoint 77.2'
- Roof 67.4'
- Level O6 56.8'
- Level O5 46.0'
- Level O4 35.4'
- Level O3 24.8'
- Level O2 14.0'
- Level O1 -0.0'
- Level U1 -12.0'
- Level U2 -22.0'



SOUTH ELEVATION - MIMOSA AVE.

SCALE: 1"=50'

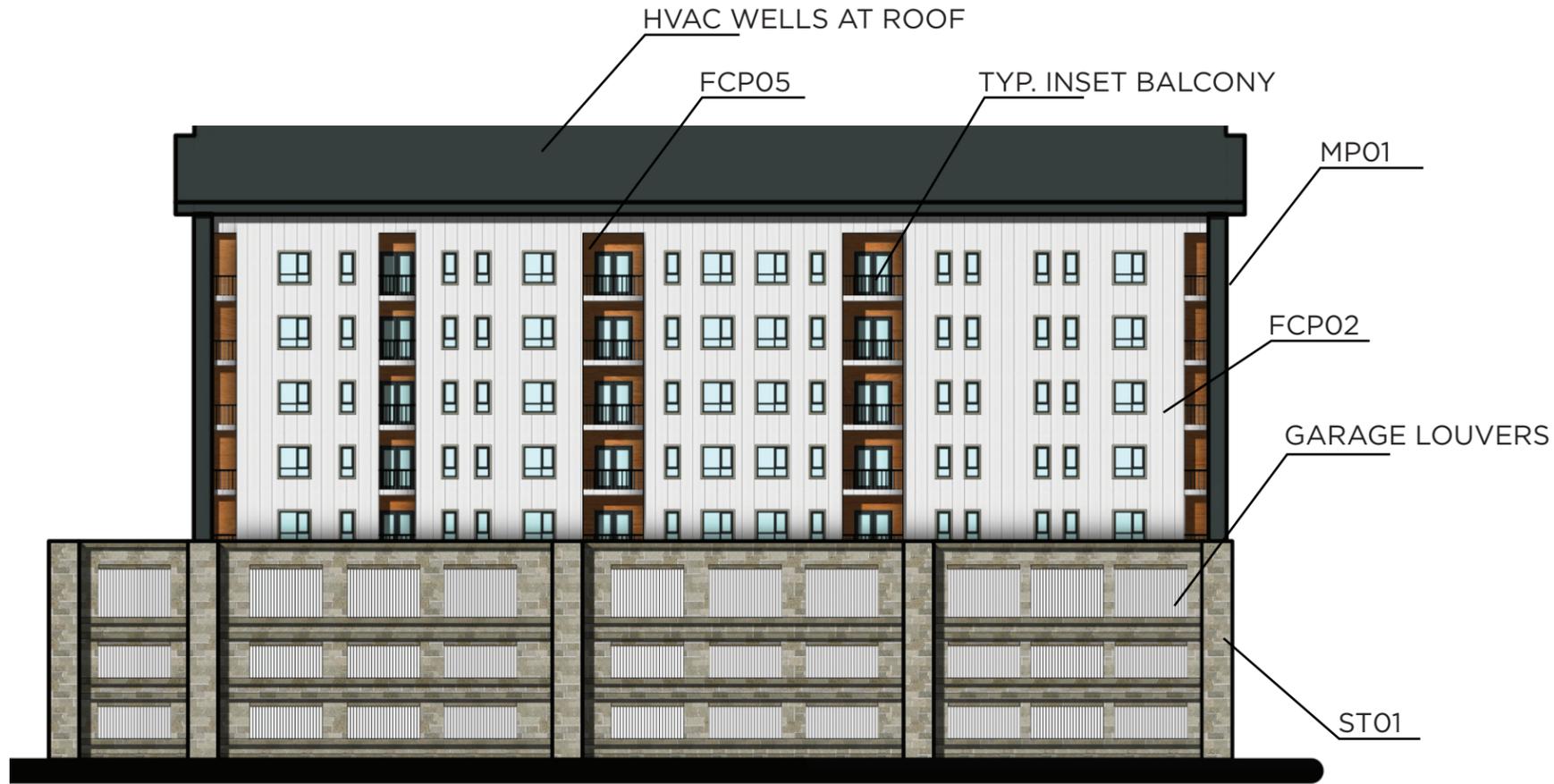


KEY PLAN

# South Elevation - Color

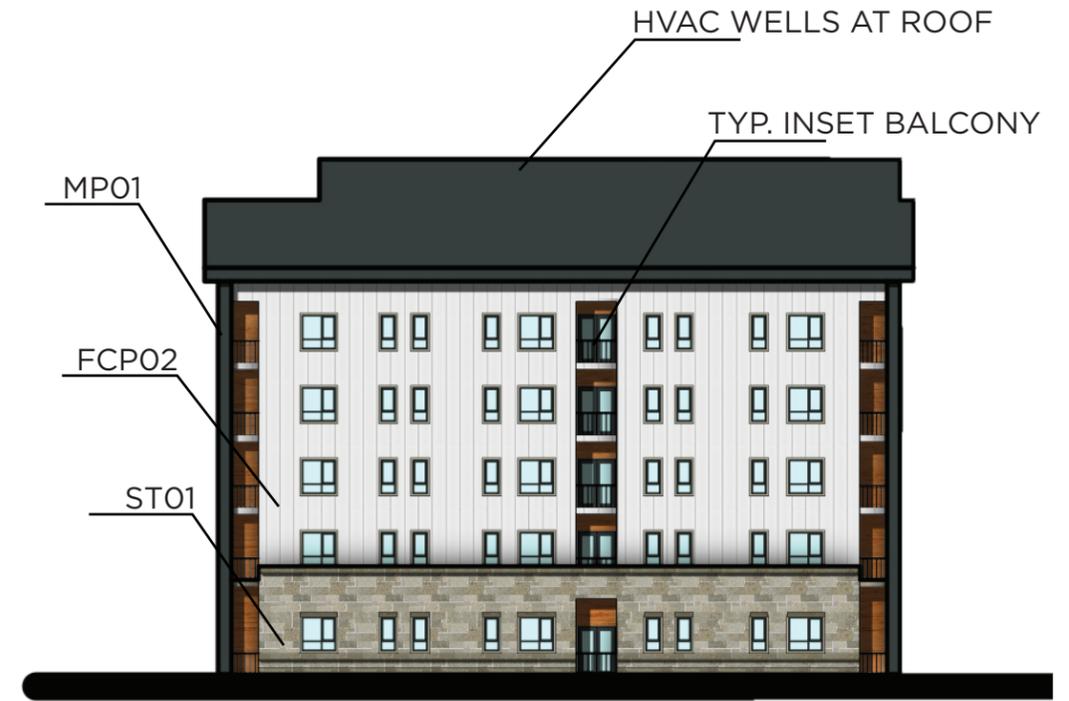


# Enlarged Elevations - East Side / West Side



WEST ELEVATION - DAWSON ST.

SCALE: 1"=50'



EAST ELEVATION

SCALE: 1"=50'



**FCP01** - White Fiber Cement Lap Siding



**FCP02** - White Board and Batten Fiber Cement



**FCP03** - White Corrugated Fiber Cement



**FCP04** - Dark Gray Fiber Cement Lap Siding



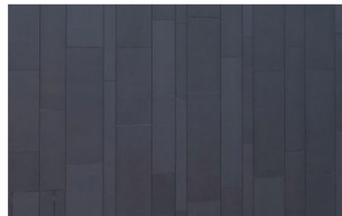
**FCP05** - Wood Textured Fiber Cement Siding



**ST01** - Stone Veneer



Heavy Timber Canopy



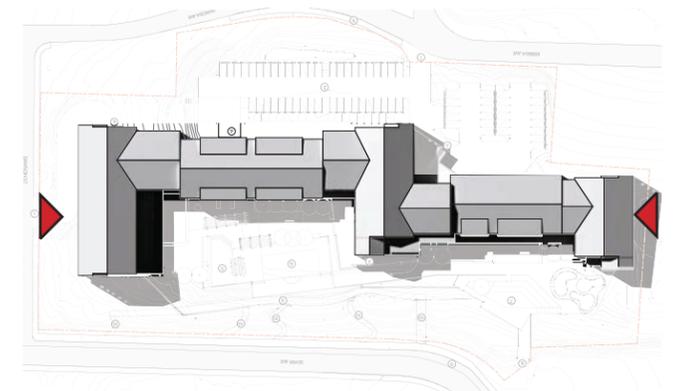
**MP01** - Dark Gray Metal Panel

**MATERIAL KEY:**

**FCP:** Fiber Cement Panel

**MP:** Metal Panel

**STO:** Stone Veneer



True North

KEY PLAN

# Enlarged Elevation - Sevier Ave.



**FCP01** - White Fiber Cement Lap Siding



**FCP02** - White Board and Batten Fiber Cement



**FCP03** - White Corrugated Fiber Cement



**FCP04** - Dark Gray Fiber Cement Lap Siding



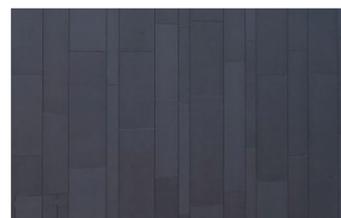
**FCP05** - Wood Textured Fiber Cement Siding



**ST01** - Stone Veneer

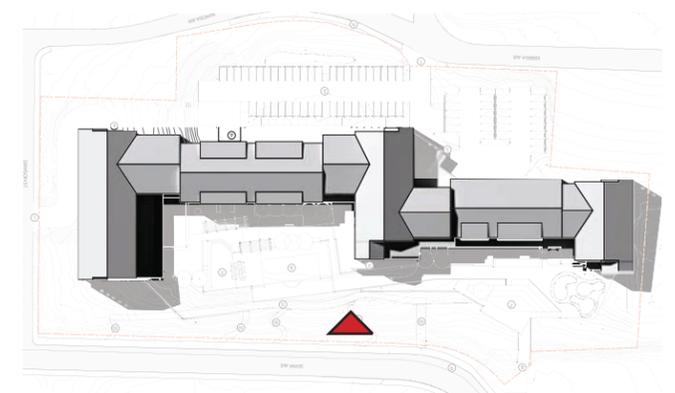


Heavy Timber Canopy



**MP01** - Dark Gray Metal Panel

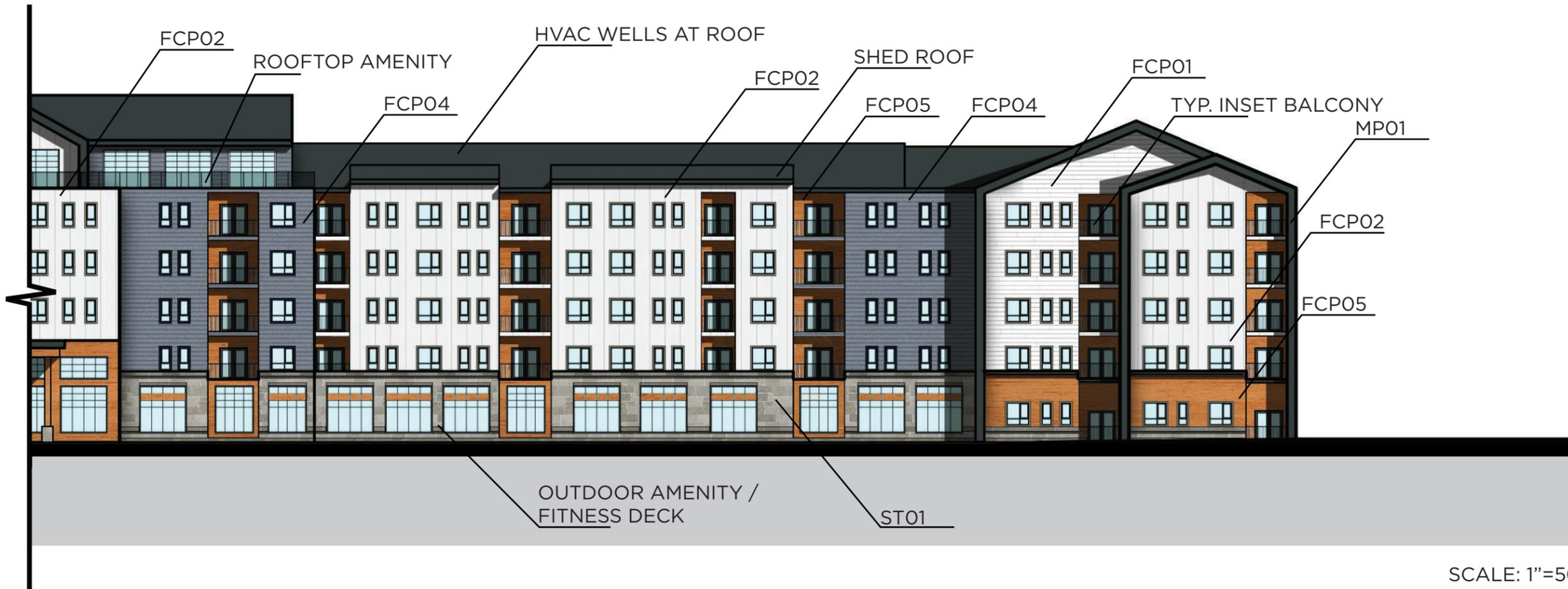
**MATERIAL KEY:**  
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**MP:** Metal Panel  
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True North

KEY PLAN

# Enlarged Elevation - Sevier Ave.



SCALE: 1"=50'



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**FCP02** - White Board and Batten Fiber Cement



**FCP03** - White Corrugated Fiber Cement



**FCP04** - Dark Gray Fiber Cement Lap Siding



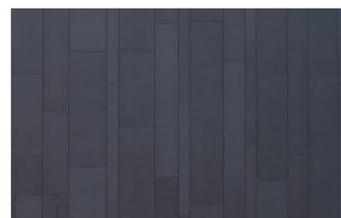
**FCP05** - Wood Textured Fiber Cement Siding



**ST01** - Stone Veneer

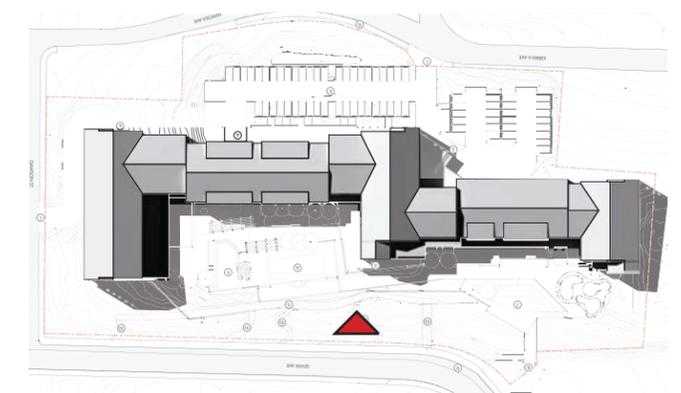


Heavy Timber Canopy



**MP01** - Dark Gray Metal Panel

**MATERIAL KEY:**  
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True North

KEY PLAN

# Enlarged Elevation - Mimosa Ave.



SCALE: 1"=50'



**FCP01** - White Fiber Cement Lap Siding



**FCP02** - White Board and Batten Fiber Cement



**FCP03** - White Corrugated Fiber Cement



**FCP04** - Dark Gray Fiber Cement Lap Siding



**FCP05** - Wood Textured Fiber Cement Siding



**ST01** - Stone Veneer

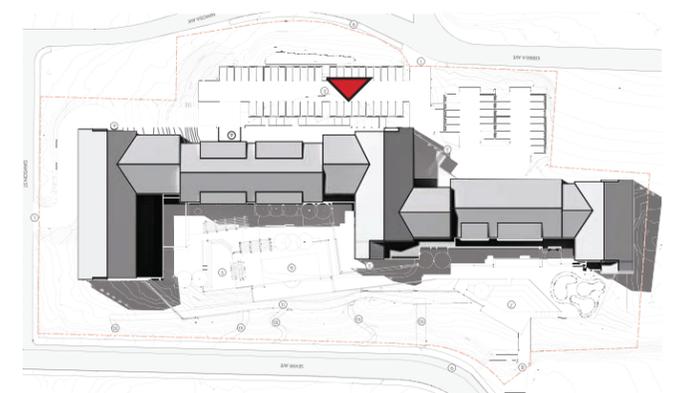


Heavy Timber Canopy



**MP01** - Dark Gray Metal Panel

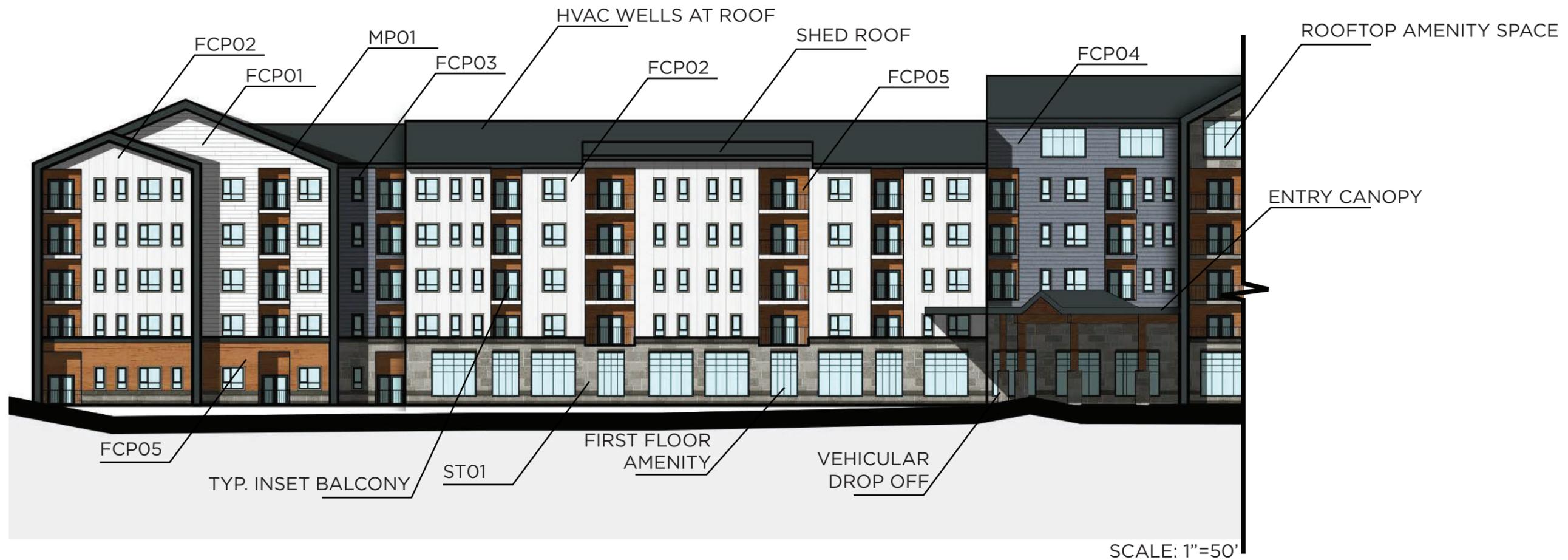
**MATERIAL KEY:**  
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True North

KEY PLAN

# Enlarged Elevation - Mimosa Ave.



**FCP01** - White Fiber Cement Lap Siding



**FCP02** - White Board and Batten Fiber Cement



**FCP03** - White Corrugated Fiber Cement



**FCP04** - Dark Gray Fiber Cement Lap Siding



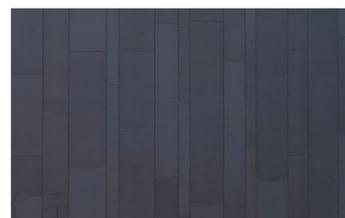
**FCP05** - Wood Textured Fiber Cement Siding



**STO1** - Stone Veneer

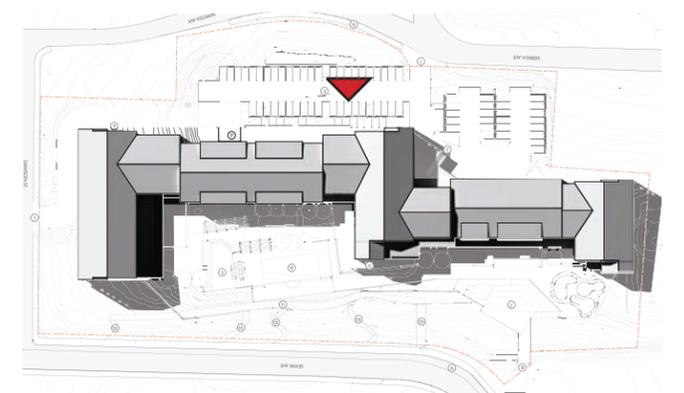


Heavy Timber Canopy



**MP01** - Dark Gray Metal Panel

**MATERIAL KEY:**  
**FCP:** Fiber Cement Panel  
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**STO:** Stone Veneer



True North

KEY PLAN



# DESIGN FOR ALL

## PRINCETON, NJ

341 Nassau Street  
Princeton, NJ 08540  
609.924.6409

## WASHINGTON, DC

210 7th Street SE  
Suite 201  
Washington, DC 20003  
202.822.5995

## HACKENSACK, NJ

171 Main Street,  
Suite 301  
Hackensack, NJ 07601  
201.678.1201

## LOS ANGELES, CA

4265 E. Conant Street  
Suite 101  
Long Beach, CA 90808  
562.597.8760

## CHICAGO, IL

900 N. Franklin Street  
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Chicago, IL 60610  
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## CHARLOTTE, NC

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609.924.6409

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