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"... envisioned to have new, predominantly residential developments along the waterfront that will create a contemporary identity for the Knoxville South Waterfront."

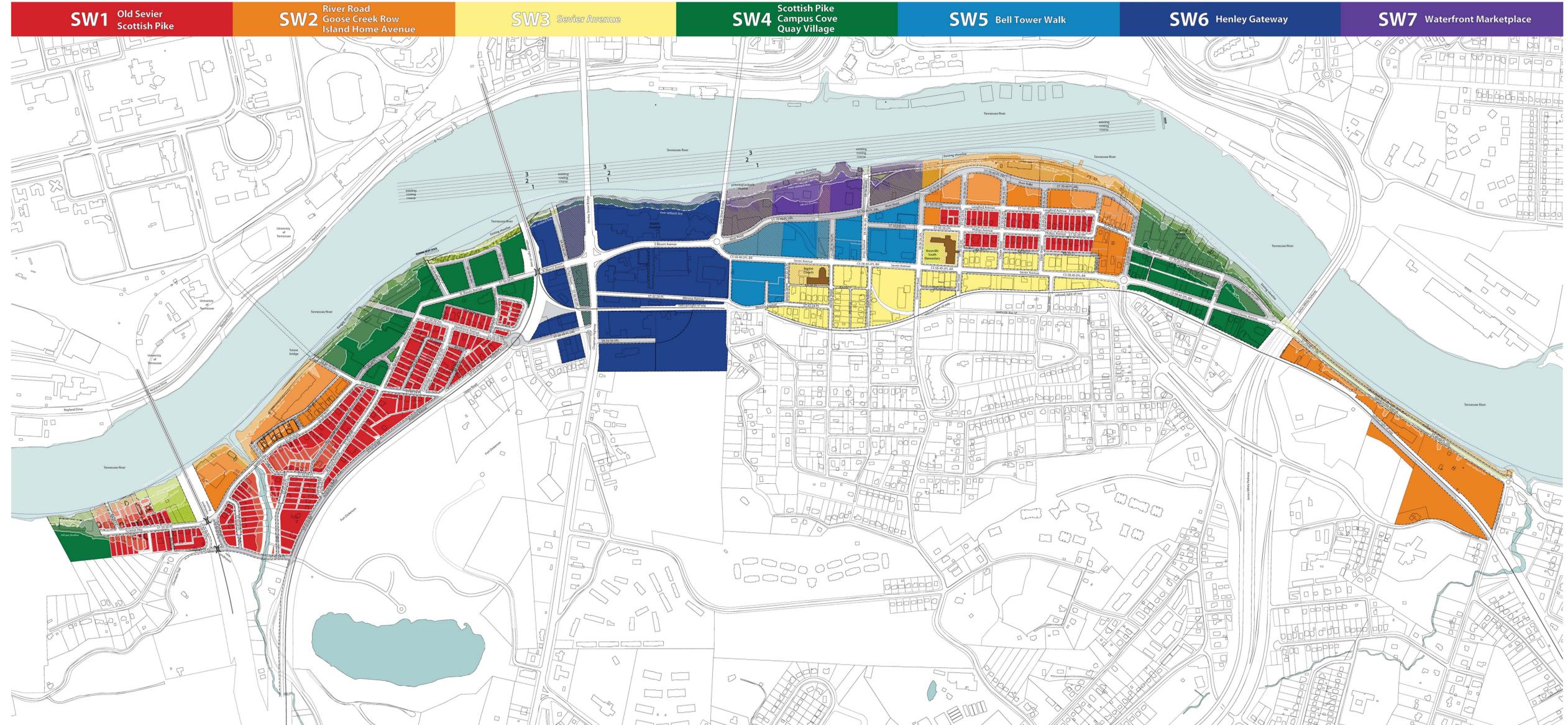
"New development in this area has a mix of commercial and retail uses on ground floors that promote both daytime and nighttime activities."

"Higher density and larger in scale, these buildings have a mix of uses, including office, residential, commercial and hospitality. All new developments shall integrate publicly accessible landscapes and plazas that unify the buildings with a setback from the river to accommodate a continuous promenade and marinas"

"Low to mid-rise, mixed-use or multiple housing developments face this linear open space and are encouraged to have commercial development on the first floor."

"The Henley Gateway establishes a new entrance into downtown Knoxville...The dominant open green space ...is organized according to the proposed development as well as Chapman Highway. The park space provides views to the river and downtown...New mid rise towers facing the park are envisioned as a complement to the surrounding institutional uses....A setback from the river allows for the existing and new development to access a continuous Shoals Promenade Riverwalk."

"This area is an extension of the Bell Tower Walk. It is envisioned as a highly active commercial, entertainment and residential environment.... the new Waterfront Piers provide an elegant setting for restaurants and various retail and entertainment enterprises."



Note: The actual location and configuration of new streets shown as "flexible road alignment" will be determined at the time of redevelopment of the property.

See the Knoxville South Waterfront Formed Based Development Code for the full description of each sector's Vision and Intent.

Knoxville South Waterfront

hargreaves associates . chan krieger & associates . kennedy coulter rushing & watson . development strategies  
moffatt & nichol . glatting jackson . jordan jones & goulding . studio four design . arcadis g&m . duvall & associates

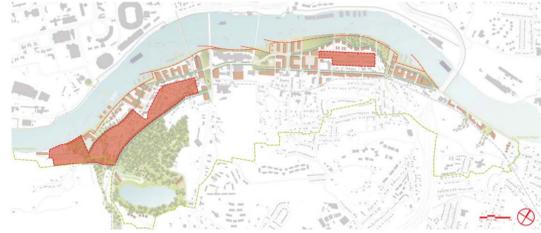
- ra-12-12 thoroughfare type
- new roads
- existing roads
- existing properties
- river setback
- existing park
- potential open space
- potential civic space
- buildable area
- new right of way alignment
- new right of way edge
- flexible road alignment



PROPERTY DEVELOPMENT

SW1

4.1-1 VISION & INTENT



The Old Sevier and Scottish Pike areas are envisioned to conserve the "small town, neighborhood" atmosphere. New developments in these areas are encouraged to preserve and extend the existing neighborhood character and to maintain a complementary scale and density. Large-scale assemblage of residential properties or any commercial uses are prohibited. Suggested building types include detached houses, cottages, duplex houses, attached townhouses and rowhouses.

New street alignments in combination with the existing roads define important access and view corridors to the river and the bluffs. The completed road network establishes a "figure eight" loop by adding a new rail underpass to connect to August Avenue en route to Vestal. The road network links Blount Avenue to the new River Road (east of the Gay Street Bridge) then to Sevier Avenue and Augusta Avenue. In order to alleviate Blount Avenue from congestion associated with new development, improvements to Augusta Avenue change the character of this street from a tertiary street to a significant boulevard with a bus route and close relationship to the rail line. Scottish Pike will enjoy new access to Fort Dickerson Park and a newly landscaped green corridor of Goose Creek. Proposed street right-of-ways improve pedestrian circulation as well as integrate street trees.



4.1-1

PROPERTY DEVELOPMENT

SW2

4.2-1 VISION & INTENT



The neighborhoods of Goose Creek, River Road and Island Home Avenue are envisioned to have new, predominantly residential developments along the waterfront that will create a contemporary identity for the Knoxville South Waterfront. Suggested building types include duplex houses, townhouses, rowhouses and multiple unit housing. With a newly landscaped shoreline experience and a continuous riverfront setback along the river's edge, these developments provide residents spectacular vistas of the river but minimize obstructed views perpendicular to the river. The proposed River Street will be layered with modes of two-direction travel - bike lanes, on-street parking, a wide sidewalk and a well-landscaped river walk. River Street will be an important part of the "figure eight" road network making a loop from Gay Street to Sevier and Phillips Avenues.

A continuous promenade forms the northern edge of the river arboretum - the major open space of the area located in the flood plain. Residents enjoy access to a wealth of waterfront and water-based recreational activities. While these neighborhoods are primarily residential, they are located adjacent to highly-accessed public parks that boast many visitors on a daily basis and during city-wide events. Residents have access to the newly landscaped Goose Creek Green Corridor with a direct link to Fort Dickerson Quarry. Public access to the river is created along axes following the north-south streets, while on-street parking accommodates visitors to the parks and various recreational facilities. A bridge connection to the University may link the two sides of the river.



4.2-1

PROPERTY DEVELOPMENT

SW3

4.3-1 VISION & INTENT



Sevier Avenue is the historic commercial heart of the Old Sevier neighborhood. It has the potential to fulfill the role of "Main Street" in the future and become a viable commercial center for the local neighborhoods. New development in this area has a mix of commercial and retail uses on ground floors that promote both daytime and nighttime activities. Developments in this area could also house multiple residential units on the upper floors. The new mixed-use infill development will complement the existing buildings and preserve the historic character that exists. New buildings shall be built up to the street (rather than being setback from the street) to reinforce the continuity of the street wall.

Parking for new developments will be to the rear of the site as well as on-street. Existing historic buildings will be encouraged to be restored for reuse. Suggested building types that may exist in this vibrant district include mixed-use shopfront buildings and loft developments. A potential conversion of the freight rail line to light rail may provide public transportation to the area in the future.



4.3-1

PROPERTY DEVELOPMENT

SW4

4.4-1 VISION & INTENT



These three new development districts are clustered around privately-owned but publicly-accessed marinas, lending these areas a distinctively urban character that will enliven the new Knoxville South Waterfront. Higher density and larger in scale, these buildings have a mix of uses, including office, residential, commercial and hospitality. All new developments shall integrate publicly accessible landscapes and plazas that unify the buildings with a setback from the river to accommodate a continuous promenade and marinas. View corridors and public open spaces will connect these areas to the neighborhoods, civic spaces and natural drainage ways to the river. Parking is incorporated into the structures or housed beneath the buildings when possible. Large surface parking lots are discouraged. A possible pedestrian connection to the University of Tennessee will facilitate a continuation of the student population into the Campus Cove. The Sevier Avenue extension from the James White Parkway will be realigned with a traffic circle to improve traffic flow and create a sense of entry into the downtown. A second traffic circle will be introduced along Island Home Avenue.

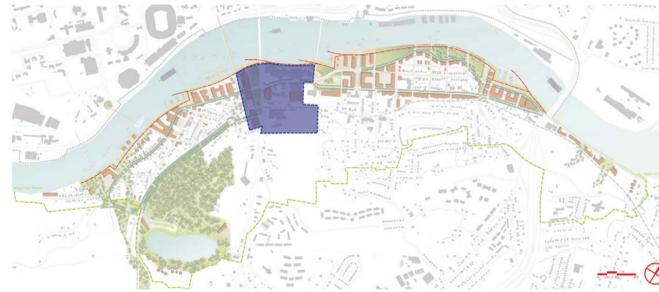


4.4-1

PROPERTY DEVELOPMENT

SW6

4.6-1 VISION & INTENT



The Henley Gateway establishes a new entrance into downtown Knoxville, as well as a Chapman Highway gateway leading south to the Smoky Mountains. Capitalizing on the presence and economic opportunities of the Baptist Hospital, this area shall host multi-story office buildings, attracting new businesses to South Knoxville. A high-rise hotel with sweeping river views could accommodate business professionals as well as a multitude of city visitors.

The dominant open green space in the shape of a triangular wedge is organized according to the proposed development as well as towards Chapman Highway. The park space provides views to the river and downtown and contains a parking garage underneath. New mid-rise towers facing the park are envisioned as a complement to the surrounding institutional uses and to the scale of the Baptist Hospital. Landscaped plazas not only provide professionals with pleasant lunchtime spaces, but also establish a pedestrian-friendly connection from City View to Bell Tower Walk and Waterfront Marketplace. A setback from the river allows for existing and new development to access a continuous Shoals Promenade Riverwalk. A potential conversion of the freight rail line to future light rail may provide public transportation to this district.



4.6-1

PROPERTY DEVELOPMENT

SW7

4.7-1 VISION & INTENT



This area is an extension of the Bell Tower Walk. It is envisioned as a highly active commercial, entertainment, and residential environment. Bound between a newly established River Road and the riverfront setback, the new Waterfront Piers provide an elegant setting for restaurants and various retail and entertainment enterprises. These uses define associated civic plazas that unite the buildings with the Riverwalk and the Gay Street Amphitheater.

Developments on this site shall maximize view corridors to the river by orienting long, horizontal buildings perpendicular to the riverfront. Developments that create a continuous visual barrier to the Tennessee River are not permitted. Surface parking in this district shall be kept to a minimum. A new marina and boat ramp at the base of the Gay Street Bridge invite users to spend time on the water adjacent to the park space.



4.7-1

PROPERTY DEVELOPMENT

SW5

4.5-1 VISION & INTENT



This bustling area caters to multiple functions, including retail, entertainment, civic, cultural, and residential uses. New buildings are organized along the civic plaza called "Bell Tower Walk" and are oriented perpendicular to the river so as not to inhibit views to the river from the bluff. The Bell Tower Walk is the center of a lively area on the Knoxville South Waterfront where outdoor restaurants, fairs and musical events attract local Knoxvilleans and regional visitors both day and night and year round. Bell Tower Walk creates a "window-to-the-water" from the Baptist Church on Sevier Avenue leading down to the riverfront. It will serve as the central celebratory space for the community and could be used in conjunction with marketplace piers for small-scale festivals and urban markets throughout the year. Low to mid-rise, mixed-use or multiple unit housing developments face this linear open space and are encouraged to have commercial development on the first floor. To the west of this civic plaza, a cultural center and museum overlooks an outdoor amphitheater and marina that connect to the river walk. Parking structures are housed beneath the buildings or behind them to accommodate the area's many visitors and employees.



4.5-1

BLANCHARD CALHOUN RIVERWALK

KNOXVILLE, TENNESSEE

November 13, 2014



DAVIS ARCHITECTS





MASTER PLAN

BLANCHARD CALHOUN  
RIVERWALK

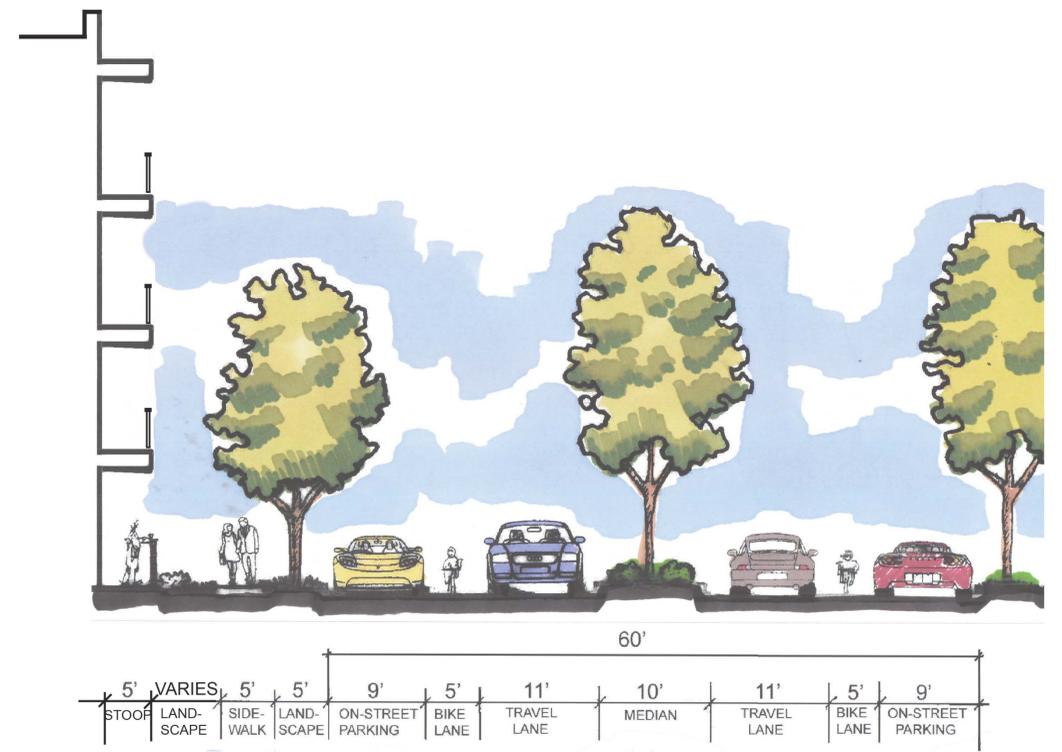
KNOXVILLE, TENNESSEE

November 13, 2014

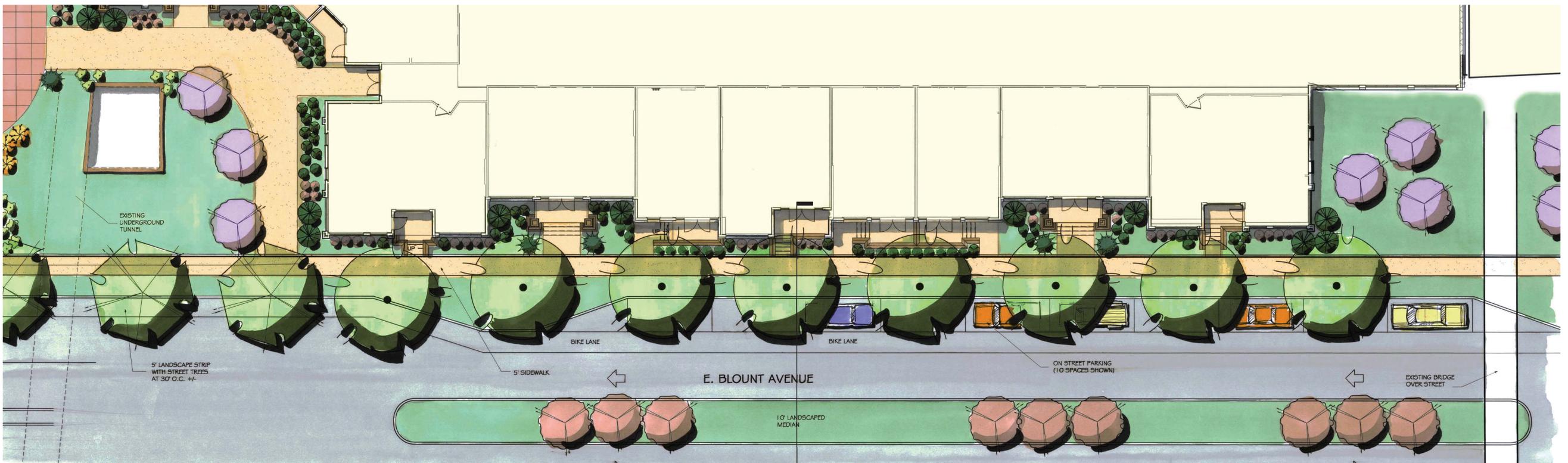




PROPOSED PUBLIC - PRIVATE INTERACTION AT BLOUNT AVE



STREET SECTION

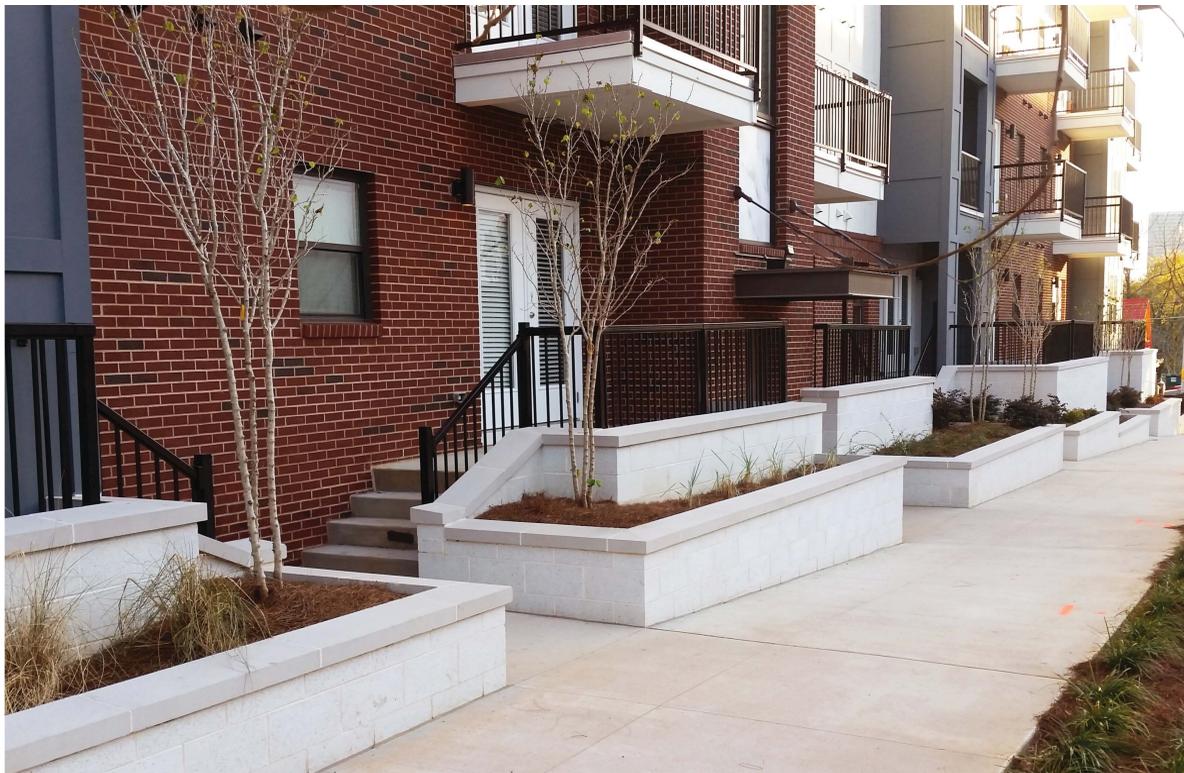


STREETScape PLAN- EAST BUILDING

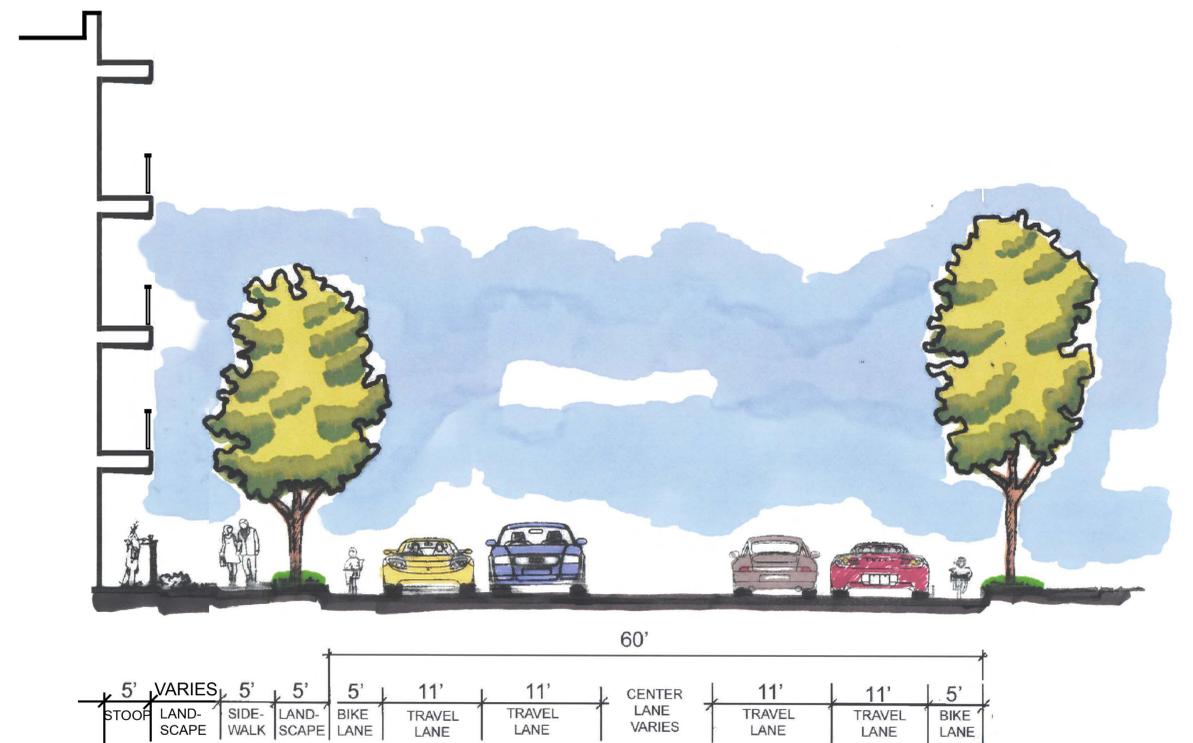


**BLANCHARD CALHOUN  
RIVERWALK**  
KNOXVILLE, TENNESSEE  
November 13, 2014





RAISED ENTRIES ALONG PUBLIC WAY - PONCE 131 - ATLANTA



STREET SECTION



STREETSCAPE PLAN- WEST BUILDING





EAST BLOUNT ELEVATION - EAST BUILDING



OPENINGS @ PRIMARY FRONTAGE (SOUTH, EAST BUILDING)

FLOOR	% REQ	OPENING AREA	FRONTAGE AREA	% PROVIDED
GROUND	70%	2,413.6 SF	3,379.2 SF	71.4%
FLOORS 2-5	25%	3,624.2 SF	11,885.2 SF	30.4%



EAST BLOUNT ELEVATION - WEST BUILDING



OPENINGS @ PRIMARY FRONTAGE (SOUTH, WEST BUILDING)

FLOOR	% REQ	OPENING AREA	FRONTAGE AREA	% PROVIDED
GROUND	70%	2,142.6 SF	4,269.5 SF	50.2%
FLOORS 2-5	25%	3,184.4 SF	10,736.4 SF	29.7%

**BLANCHARD CALHOUN  
RIVERWALK**

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