

Knoxville South Waterfront

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kennedy coulter rushing & watson . development strategies
moffatt & nichol . glatting jackson . jordan jones & goulding
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Development Vignettes

for Key Waterfront Sites

January 31st, 2007

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601 Augusta Avenue
Existing Site: 1.25 acres
Waterfront District: SW1

Vignette Proposal:
New Site: 1.25 acres
Building: 32,500 sq ft
FAR: .60
Building Coverage: 24%
Parking: 26 - 1:1250

Note 1: This conceptual study is a test of the application of the Knoxville South Waterfront Form-Based Development Code on a particular property. It is not intended to represent a final site plan.

Note 2: In light of the pedestrian-oriented nature of this district, parking requirements for building uses are lower than typical for suburban situations. Structured parking is envisioned in strategic areas along the Riverfront in order to encourage the use of shared parking. On-street parking will exist throughout the Knoxville South Waterfront.

Note 3: Development capacity shown does not include additional setback stories.

CHAN KRIEGER SIENIEWICZ
ARCHITECTURE & URBAN DESIGN



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Development Vignettes

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Specialty Metals
Existing Site: 3.10 acres
Waterfront District: SW2

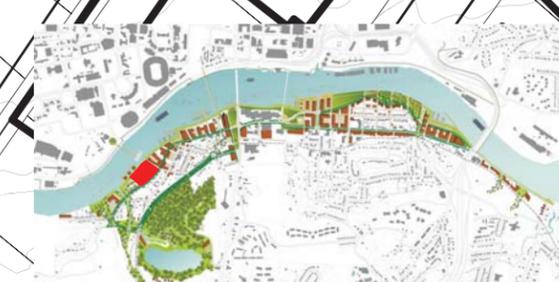
Vignette Proposal:
New Site: 2.35 acres
Building: 129,600 sq ft
FAR: 1.26
Building Coverage: 42%
Parking: 227 - 1:570

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SW2 River Road
Goose Creek Row
Island Home Avenue





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Knox River Warehouses
Parcel 108EA008
6.31 Acres

Development Vignettes

for Key Waterfront Sites

January 31st, 2007

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Knox River Warehouses
Existing Site: 6.31 acres
Waterfront District: SW4

Vignette Proposal:
New Site: 4.74 acres
Building: 364,000 sq ft
FAR: 1.76
Building Coverage: 63%
Parking: 686 - 1:530

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SW4 Scottish Pike
Campus Cove
Quay Village





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City View
Existing Site: 7.48 acres
Waterfront District: SW4

Vignette Proposal:
New Site: 3.75 acres
Building: 291,200 sq ft
FAR: 1.8
Building Coverage: 60%
Parking: 474 - 1:614

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SW4 Scottish Pike
Campus Cove
Quay Village





Tennessee River

30,000 sq ft
4 Floors
120,000 sq ft total
164 cars

30,000 sq ft
4 Floors
120,000 sq ft total
120 cars

22,000 sq ft
4 Floors
88,000 sq ft total
60 cars

100 yr Flood Line
500 yr Flood Line

30,000 sq ft
Parking

Future Light Rail Station

City View
Parcel 108EA001 & 2
5.16 Acres

30,000 sq ft

Parking

22,000 sq ft

Parking

Blount Avenue

Open Space to River

Open Space to River

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City View
Existing Site: 5.16 acres
Waterfront District: SW4

Vignette Proposal:
New Site: 3.78 acres
Building: 328,000 sq ft
FAR: 2.0
Building Coverage: 50%
Parking: 344 - 1:953

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SW4 Scottish Pike
Campus Cove
Quay Village





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Council Place/Rivermont
Existing Site: 3.55 acres
Waterfront District: SW5

Vignette Proposal:
New Site: 3.05 acres
Building: 330,000 sq ft
FAR: 2.5
Building Coverage: 90%
Parking: 900 - 1:366

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Holston Gases
Existing Site: 6.04 acres
Waterfront District: SW5,7

Vignette Proposal:
New Site: 3.2 acres
Building: 470,000 sq ft
FAR: 3.4
Building Coverage: 68%
Parking: 120 - 1:3900

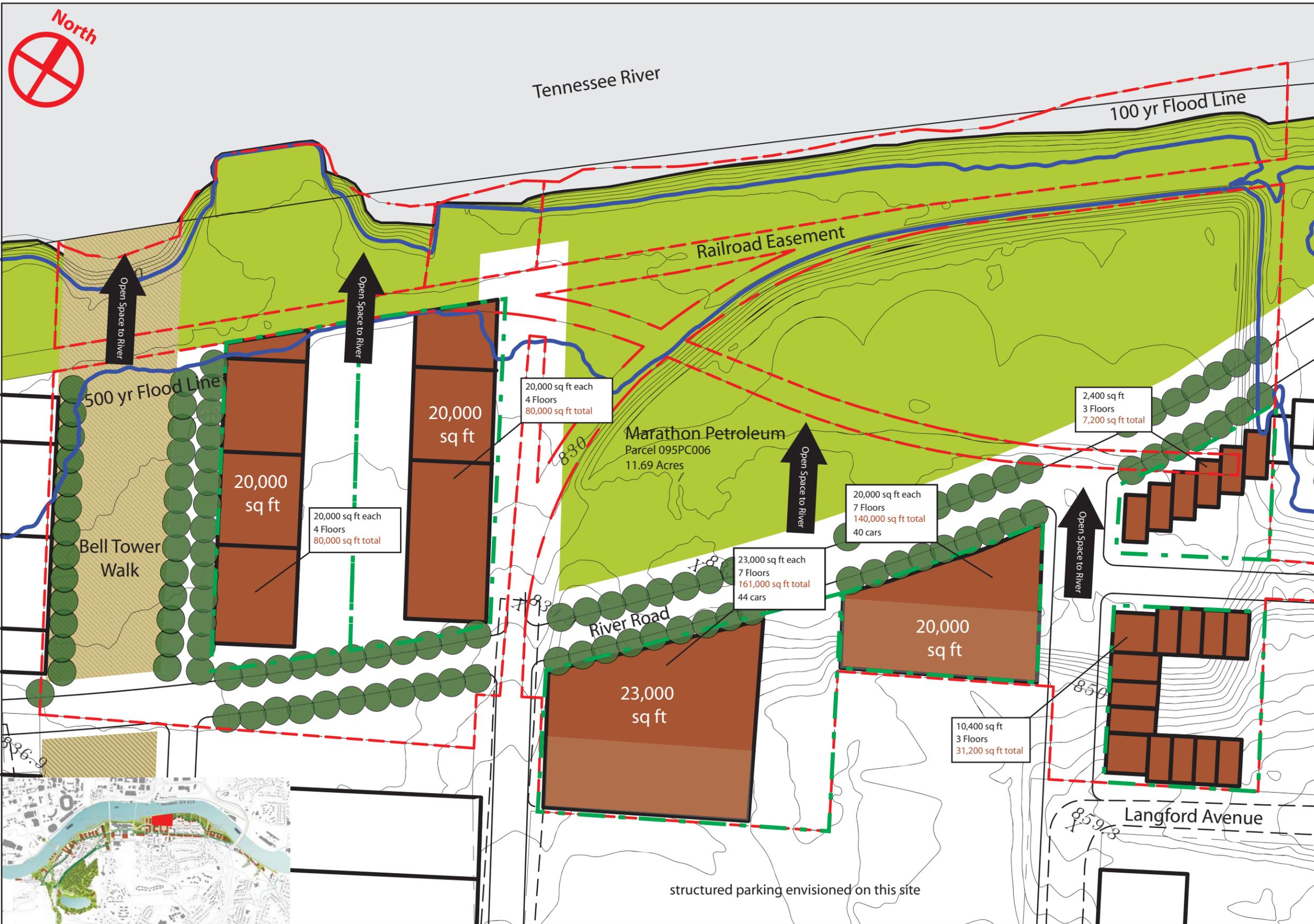
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Marathon Petroleum
 Existing Site: 11.69 acres
 Waterfront District: SW2,5,6

Vignette Proposal:
 New Site: 3.4 acres
 Building: 497,400 sq ft
 FAR: 3.4
 Building Coverage: 65%
 Parking: 130 - 1:1000

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Mike Conley
Existing Site: 8.18 acres
Waterfront District: SW2

Vignette Proposal:
New Site: 3.5 acres
Building: 213,000 sq ft
FAR: 1.4
Building Coverage: 47%
Parking: 240 - 1:900

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SW2 River Road
Goose Creek Row
Island Home Avenue





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Brian Conley
 Existing Site: 2.64 acres
 Waterfront District: SW2

Vignette Proposal:
 New Site: 0.8 acres
 Building: 58,200 sq ft
 FAR: 1.7
 Building Coverage: 50%
 Parking: 56 - 1:1000

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Ron Conley
Existing Site: 6.35 acres
Waterfront District: SW2

Vignette Proposal:
New Site: 2.2 acres
Building: 181,200 sq ft
FAR: 1.9
Building Coverage: 60%
Parking: 202 - 1:900

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Produced by Kennedy Coulter Rushing & Watson

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Island Home
Existing Site: 9.85 acres
Waterfront District: SW2

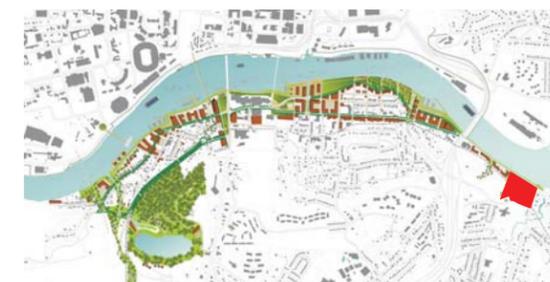
Vignette Proposal:

New Site:
Building:
FAR:
Building Coverage:
Parking:

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