



KNOXVILLE SOUTH WATERFRONT Monthly Newsletter

Website Information:

No. 01-09 (January 2009)
www.cityofknoxville.org/southwaterfront

SW PROJECTS UPDATE

Blount Avenue Final Design

The Blount Avenue reconstruction design is on schedule. Cannon & Cannon have met with all affected property owners and have done their best to address any concerns in the design. KCDC continues to work with applicable property owners concerning right-of-way and easement purchase.

Riverwalk Construction

Cityview side street construction continues. We continue to work with Focus Development to address riverbank stabilization and public safety prior to riverwalk construction.

River Park & Roads Design

Design and construction documentation continues toward completion, with construction still anticipated to start in April or May 2009. Some final design issues are being addressed, and SW staff will meet with school officials to talk about converting Barber Street into a 2-way street.

Park design has made progress in addressing an area of reconstructed wetland. An Aquatic Resource Alteration Permit (ARAP) application will be submitted for TDEC review by the end of this month, to be followed by a 30-day public review and comment period.

Additional archaeological surveys required on Park land by TVA in conjunction with our 26A permit application currently in agency review will begin by the end of January.

River Road & Park: December 2008 Property Purchases

In late December 2008, two major South Waterfront property transactions were completed. First, a 3-acre tract owned by Cardinal South, LLC (Brian Conley) was sold to the Regal Corporation (Mike Conley) for \$1.14 million. Of those 3 acres, Regal Corporation retained slightly less than 1 acre for private development purposes. Regal Corporation then sold the remaining 2 acres of former Cardinal South property and an additional 5½ acres of Regal property to the west to KCDC (on behalf of the City) for \$2.684 million. As a result, 7.62 out of an estimated total of 12 acres of ROW and park land needed for the River Road & Park project have been acquired through voluntary purchase.

Negotiations continue with Ron Conley to purchase the remaining 4 acres of waterfront property to the east needed for the project. The same is true for a few other property owners, including Mr. Gary Bayless, who owns the property at the corner of Lincoln Street and Sevier Avenue.

We are very appreciative of the cooperative spirit shown by Mr. Brian Conley and Mr. & Mrs. Mike and Kelly Conley. We balanced the need to be fair with private property owners with the obligation to use taxpayer dollars wisely, and set the stage for a major SW project. We very much look forward to developing a positive working relationship with Mike & Kelly Conley and Mike Stephens as Southshore Properties moves closer and closer to construction of more than 150 residential units. Also, a new version of the proposed waterfront park design should be available soon.

Meetings & Committee Progress

SW Naming Committee:

The naming committee is making progress towards producing a list of names for your vote. Street & park name candidates will be listed in the newsletter in the near future.

SW Advisory Board Meeting:

As noted in last month's letter and on the website, the South Waterfront Advisory Board meeting is scheduled for 5:30 PM January 22, 2009 at KCDC, training room. All Advisory Board Meetings are open to anyone who would like to attend.

Sometimes meeting times and places change. Please continue to check the South Waterfront Website for meeting updates between newsletters.

January South Waterfront Department Activities

SW Dept. staff is working closely with Focus Development to finish Cityview streets and riverwalk construction. We are also working with TVA, TDEC, and USACE to address waterfront park design and wetland reconstruction issues. KCDC staff continues to negotiate property acquisitions for the River Road & Park project, as well as for the Blount Avenue reconstruction project.

SW PROPERTIES UPDATE

1725 Hillwood Ave. Rezoning

The rezoning application filed with MPC to change 2 parcels located at 1725 Hillwood Avenue from C-3 to RP-3 was approved by the Metropolitan Planning Commission Dec 11th and adopted by City Council on Dec 30th. A plan for development must still be approved by MPC before any construction may start.

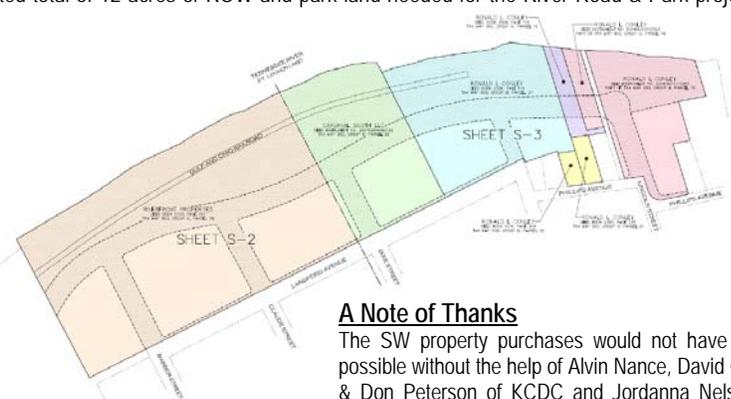
Hillwood Realignment Property

On January 26, 2009, the Knox County Commission is scheduled to consider approval of a resolution authorizing the county to transfer to the city a 1.75-acre parcel that is currently part of the Hillcrest South property. This is land that will eventually allow realignment and improvements to Hillwood Avenue, although timing of the project is not yet known, and funding for construction has not been approved.

SW Code Amendment: Streets

The proposed SW Code amendment was approved by MPC Dec 11th, 2008. City Council adopted the ordinance on Jan 13th, 2009. The amendment changed the streets sections shown in the Code for Barber St., Claude St., Dixie St., "E" St., Lincoln St., Langford Ave., and River Road. The amendments are consistent with design drawings shown at recent public meetings and are available on the South Waterfront website.

An announcement regarding the upcoming comprehensive review of the SW Development Code will be made in the near future.



A Note of Thanks

The SW property purchases would not have been possible without the help of Alvin Nance, David Cook, & Don Peterson of KCDC and Jordanna Nelson & Mark Mamantov of Bass, Berry & Sims. Thanks!

City of Knoxville
South Waterfront Development Department
City-County Building, 400 Main Street
Room 503
Knoxville, Tennessee 37902



southwaterfront@cityofknoxville.org

Dave Hill, Senior Director
(865) 215-3764 dhill@cityofknoxville.org

Susanna Bass, Project Manager
(865) 215-4545 sbass@cityofknoxville.org