



KNOXVILLE SOUTH WATERFRONT Monthly Newsletter

Website Information:

No. 09-08 (September 2008)
www.cityofknoxville.org/southwaterfront

Workshops in Review

Thanks to those of you who came to the Road and Park Open houses in August. About 45 people attended each meeting and good feedback was offered to the design teams (comments have been posted on the SW website). It's not too late to provide comments to us - your feedback is very important.

Rezoning Application

A rezoning application has been filed with the Metropolitan Planning Commission (MPC) to change 2 parcels located at 1725 Hillwood Avenue from C-3 to R-3. The presumed intent of the applicants, Kent & Steve Copeland, is to allow moderate to high density residential development on their property. Combined, the size of the parcels is more than 5 acres. The properties overlook the South Waterfront area and lie within the SW Redevelopment District. SW staff, MPC staff, and Councilman Hultquist have discussed several issues to be addressed, including slope constraints, impact on tree cover, potential need for site plan review, prohibiting a gated development, and longer term impact on the realignment of Hillwood Avenue. As of September 19th, the formal MPC staff recommendation was not yet available. The rezoning application will be heard at the MPC Commission meeting on October 9, 2008, starting at 1:30 PM in the Main Assembly Room, City-County Building.

Newsletter Mailing Options

To save money, anyone who has e-mail is encouraged to send us a request for receipt of an e-mail version of the SW newsletter. It is also linked on the website, or you may receive it via post.

Upcoming Meetings

There will be an open house in the **South Knoxville Elementary School Gym** on **Thursday, October 16, 2008 at 6:00 PM** for anyone who has questions concerning the permit application process.

Please note that as requested by COE / TVA, any comments received at this meeting, including names & addresses, will become part of the administrative record and will be available for public inspection. The gym is handicapped accessible. Anyone requiring special assistance should contact Susanna Bass at 865-215-4545 at least 5 days prior to the open house.



The South Waterfront Advisory Board will meet **September 25th at 5:30 PM** in the **KCDC Training Room**. Advisory Board meetings are open to the Public.

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

Public Comment Period Opened

The Joint 26A / 404 Permit for water use facilities associated with South Waterfront Public Improvements was submitted to the US Army Corp. of Engineers (COE) and the Tennessee Valley Authority (TVA) in July. The COE has issued a 30-day public comment period that can be accessed at the following link:

http://www.lrn.usace.army.mil/cof/prop/osed_activities.htm (Notice # 08-51).

For the duration of the 30-day comment period, permit documents can be viewed in the Reference Section at the Lawson McGee Library (865) 215-8750, 500 W. Church Avenue Knoxville, TN 37902. The permit application is also on the SW website for your review. Please send comments concerning the South Waterfront public improvement effort, referencing Notice Number 08-51. Comments may be sent to Mr. Ruben Hernandez at:

Jose.R.Hernandez@usace.army.mil

**Nashville Corps of Engineers
Regulatory Branch
3701 Bell Road
Nashville, TN 37214**

September South Waterfront Department Activities

We continue to focus on property negotiations with owners to purchase the land necessary for the Lincoln Landing / River Road project right-of-way, and for the park land along the river. The Cityview final agreement modification will be in effect by the end of September, allowing riverwalk and side street construction to begin. The Blount Avenue reconstruction design contract was approved by City Council; environmental and design work will begin pending contract execution. We are researching budgeting for long term maintenance costs, and working on fall grant submissions for the waterfront. We are also in the process of informal design review of a proposed apartment complex on Island Home Avenue.

Neighborhood Beat

This section of the newsletter provides information concerning ongoing construction work relating to the South Waterfront. Some of these items will be listed here for several consecutive editions.

- Construction of the Cityview side streets and riverwalk will begin within 2 weeks.
- Surveyors will be present on Blount Avenue in front of the Cityview site within the next month.

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