



KNOXVILLE SOUTH WATERFRONT Monthly Newsletter

Website Information:

No. 12-08 (December 2008)
www.cityofknoxville.org/southwaterfront

SW Projects Update

Blount Avenue Final Design

Blount Avenue reconstruction design work is moving ahead on schedule. Cannon & Cannon have submitted a preliminary design to the City for comment and to date have met with Norfolk Southern Rail and Rinker Materials. KCDC is working with the City, Cannon & Cannon designers, and applicable property owners concerning right of way and easement purchase.

Riverwalk Construction

Cityview side street construction continues. Riverbank stabilization issues have been magnified by wet weather and have become team priority. Future public safety will be adequately addressed before riverwalk construction begins.

Island Home Apartments

John Gumpert is in discussion with Island Home Neighborhood Association concerning his proposed development on an adjacent site. The City is working with him on the design of associated public improvements.

River Park & Roads

Road design is moving toward construction documentation. Though construction of the roads may need to be phased for economy, the design will be completed as a whole. Construction phasing and development agreement discussions have begun.

Park design continues slightly behind road design. Progress has been made with applicable regulatory agencies in regards to current and future permitting, establishing a Brownfield Agreement, and determining optimal design to best address public safety concerns.

SW Dept. and KCDC staff are nearing completion of the land purchase negotiations for street rights-of-way and the waterfront park. On December 18th, the KCDC Board approved a resolution authorizing the transactions, and we continue to work toward a March/April 2009 construction start, pending permit approval & property purchases.

There has been media coverage of the acquisition of Mr. Bayless' property located at 1151 Sevier Avenue. Options to relocate the house are being explored, and KCDC has not yet made a final offer to Mr. Bayless. The City continues to view condemnation as an option of last resort.

City of Knoxville
South Waterfront Development Department
City-County Building, 400 Main Street
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Upcoming Meetings

Naming Committee Meeting:

Thanks to those of you who volunteered for the Street Naming Committee. We will meet early January in preparation of the MPC February 12 agenda: time and location will be announced to committee members and their picks will be circulated for your vote mid-January.



Advisory Board Meeting:

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.

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 R-3 was approved by the Metropolitan Planning Commission Dec 11th, and was approved in 1st Reading by City Council on Dec 16th. The 2nd and final reading for the rezoning will occur at the Dec 30th City Council meeting.

Hillwood Realignment Property

On January 26, 2009, the Knox County Commission will consider approval of a resolution authorizing Knox County to transfer to the City of Knoxville a 1.75-acre parcel that is currently part of the Hillcrest South property. This is an important piece of land that will eventually allow realignment and improvements for Hillwood Avenue. No budget or schedule has been set for Hillwood Avenue at present.

SW Code Amendment: Streets

The SW Code amendment proposal was approved by MPC on Dec 11th. City Council approval will be sought on Dec 30th, 2008 and Jan 13th, 2009. The amendment requests existing streets sections shown in the Code be changed for Barber, Claude, Dixie, "E" St., Lincoln, Langford, and River Road. Proposed Code amendments affecting these streets are consistent with design drawings shown at public meetings and will be available at <http://www.cityofknoxville.org/citycouncil/agenda.pdf> on Dec. 29. Click in the appropriate box to see the full agenda item.

December South Waterfront Department Activities

The SW Dept. staff priorities include the property purchases, final design, and environmental permits needed for the River Park & Roads project. Substantial progress has been made, with several property closings possible by the end of December. We are completing the SW Capital Budget request for Fiscal Year 2009-2010, and are reexamining SW priorities for the next 5 years. Coordination with citizens, design teams, regulatory agencies, and City departments to obtain the best possible product for Blount Avenue, the Cityview Riverwalk, and the River Park & Roads projects is ongoing. We are thankful for a busy year with significant progress in final designs, and looking forward to construction in 2009. Hopefully a comprehensive review of the SW Form Based Development Code will begin in January 2009 as well.

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 continues.
- MACTEC vehicles may be present around the Langford Avenue area to conduct some environmental and soil surveys associated with anticipated property sales that we hope will close by the end of this month.
- Merry Christmas, South Knoxville!



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