

# SOUTH WATERFRONT QUARTERLY NEWS

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## West Waterfront Project Updates

### Riverwalk Extension

TDOT has issued the Notice to Proceed (NTP) for construction of the Riverwalk Extension at CityView. Bids were opened on Oct. 23<sup>rd</sup> at 11 a.m. to determine the lowest responsible bidder. The bids were sent to TDOT for review and approval. TDOT has to approve the bid process before a contractor is awarded the project. The contract will also go to City council for approval.

The extension will lengthen the existing City View Riverwalk westward by 300 feet and connect the riverwalk to Blount Avenue through the construction of a 325-foot long asphalt greenway with a concrete retaining wall with stone veneer finish, tree plantings, irrigation, decorative lighting, site furniture, and riverbank stabilization with rip-rap and landscaping.

### South Waterfront Pedestrian Bridge

At the Sept. 18th, 2012, City Council meeting, Council approved the request to continue funding for Lawrie and Associates to complete another

phase of their multi-phase contract to allow more detail design work on the bridge's main span and its north and south landings. S&ME is continuing the environmental documentation and permitting work.

The proposed alignment of the pedestrian/bicycle bridge will connect the South Waterfront to the UT campus at the upper level of Thompson Boling Arena.

### Single-Family Residential Development

Four bids were submitted with the chosen bid going to Jones Brothers for the construction of a new 2-story single-family dwelling at 513 Sunshine Circle. This application is the first to meet the new SW-1 zoning requirements as part of the South Waterfront's new Form Based Development Code (FBC) adopted by the City in 2007. The chosen bid is under review by several city departments. Construction is anticipated to begin in January 2013.

## Fort Dickerson Realignment Begins

After the evaluation of 10 qualifications from consulting firms, a professional engineering design services contract has been awarded to Cannon & Cannon, Inc. for the Fort Dickerson Realignment Project. The consultant anticipates all work up to and including the preparation of construction plans and bid documents to be completed by Sept. 30th, 2013.

City Engineering is evaluating the need to make additional improvements to the signalized intersection at Woodlawn Pike to include pedestrian signals and crosswalks creating safer access across Chapman Highway.

Currently, Cannon and Cannon is performing some topographical and boundary surveys in order to begin design work.

Fort Dickerson Park is part of the 1,000-acre Knoxville Urban Wilderness championed by the Legacy Parks Foundation. From the main entrance off Chapman Highway, Fort Dickerson Park has a trail that starts from the power lines and descends through the hills down to the Augusta Street entrance where it connects with the Fort Dickerson Greenway.



When completed, the Urban Wilderness Corridor will connect 10 parks, feature 30 miles of recreational trails, three civil war forts, historic settlement sites, and diverse ecological features and recreational amenities.

### Welcome!

We are pleased to bring you the latest edition of the South Waterfront Quarterly newsletter. We would like to wish you and your loved ones a festive holiday season and a Happy New Year! Hard copies of this newsletter will be available for review at the South Knoxville and Downtown library branches. For more information, please see the City's website:

[cityofknoxville.org/southwaterfront](http://cityofknoxville.org/southwaterfront)

### Contact Us

City of Knoxville  
[Office of Redevelopment](http://OfficeofRedevelopment)  
(865) 215-2029

Bob Whetsel (*Director*)  
[bwhetsel@cityofknoxville.org](mailto:bwhetsel@cityofknoxville.org)

Dawn Michelle Foster  
[dmfoster@cityofknoxville.org](mailto:dmfoster@cityofknoxville.org)

Anne Wallace  
[awallace@cityofknoxville.org](mailto:awallace@cityofknoxville.org)



### Meetings

Knoxville City Council will meet at 7 p.m. on the following nights:

Nov. 27, Dec. 11, and Dec. 20.

## EPA Brownfields Grant Update

Under the EPA's South Waterfront Brownfields Assessment Grant, S&ME has conducted a total of 12 Phase I Environmental Site Assessments (ESA). The goal of this program is to provide environmental assessments that define activities needed to make the site suitable for reuse, and to reduce regulatory delays when a project start-up occurs. Based upon results of the 12 Phase I ESAs, seven (7) of these properties were selected for further assessment. Phase II ESAs are being performed under this grant for the following properties:

- Specialty Metals and Supply Corporation, Scottish Pike;
- Knox River Warehouse, Scottish Pike;
- Cityview Riverwalk Extension (KCDC owned), W. Blount Avenue;
- Former Mercy Healthcare Partners (Tennova) (6 parcels), Blount Avenue;
- Riverview Properties, Inc., Island

Home Avenue, Phillips Avenue;

- Regal Corporation, Langford Avenue;
- Lot4R1 (KCDC owned), Langford Ave., Phillips Avenue.

EPA has granted eligibility for each of the Phase II candidate sites for the use of both petroleum and hazardous assessment grant funds as appropriate. Field activities for the 6 properties are currently ongoing and include the sampling and laboratory analysis of various types of environmental media including soil, groundwater, soil gas and ambient air.

In addition, remedial planning, asbestos inspections, lead-based paint surveys, geotechnical soil properties testing and waste characterization activities have been performed for certain properties under the grant. Findings from the Phase I and Phase II ESAs are forwarded to EPA, the City and respective property owners upon completion.

## East Waterfront Project Updates

### Baker's Creek Area

John Gumpert of Camden Management Partners (CMP) proposes to construct a luxury apartment development near the Island Home Park neighborhood entrance. A traffic study performed by CDM Smith will evaluate existing and future traffic conditions and make recommendations to City Engineering and MPC with regards to any potential impacts brought on by the proposed development. The developer will need the results of the traffic impact study in order to move forward into detail design.

Gumpert presented an earlier version of a conceptual plan at a public meeting last April. Based on feedback from the public, Gumpert was able to reduce the number of units and reconfigure his concept plan.

At this time, no formal application has been submitted. Once additional design work has been done, Gumpert will reengage the public. Final determination for

public infrastructure support cannot be forthcoming until this has occurred.

Currently, Gumpert is in conversation with lenders to financially support this development which has a riverwalk, boat access, and a section of Island Home Avenue to be realigned.

### Suttree Landing Park

After evaluating three engineering consulting firms, Cannon and Cannon was selected as the most qualified consultant to provide professional design services needed to review design plans for Suttree Landing Park originally produced by Hargreaves and Associates. Cannon and Cannon will complete the design, construction plans, bid specifications, contract documents, permitting, and construction oversight for Suttree Landing Park.

Currently the City is in contract negotiations with the consultant in preparation to go to City Council for approval. Construction of the park is anticipated to begin by Summer 2013.

## Meeting On Form-Based Codes

Staff from the Office of Redevelopment will hold a public meeting to discuss the use of form-based codes on the South Waterfront and its potential uses elsewhere in the City.

**When:** 5:30 p.m. Thursday, Nov. 29<sup>th</sup>

**Where:** Small Assembly Room of the City County Building

**Purpose:** To review proposed changes to the administration section of the form-based codes for the City of Knoxville. This would impact the existing Administration Section of the South Waterfront Form-Bases Development Code and future Form Codes for the City of Knoxville.

The proposal has been prepared by consultants, Code Studio, out of Austin, Texas.

## Henley Bridge Progress

Work continues on the Henley Street Bridge.

Neyland Drive will continue to have temporary lane closures during daytime work operations. The Greenway will also have temporary closures if work is being performed above it.

- Contractor: Britton Bridge, LLC, Mt. Juliet, Tennessee
- Amount: \$24,696,969.47
- Completion in Entirety: June 30, 2013

For more information on the Henley Bridge project, please visit the TDOT website, at [www.tn.gov/henley](http://www.tn.gov/henley) or on twitter, at @HenleyBridge.

## Suttree River Access

South Knoxville residents continue to enjoy the put-in area prior to the construction of the new Suttree Landing Park. The Parks and Recreation Department extended its lease on the temporary put-in area for non-motorized water-sports (kayaks and canoes) for an additional 180 days.