

SOUTH WATERFRONT QUARTERLY NEWS

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Meeting to be scheduled on alternate driving routes during River's Edge work Island Home Ave. site preparation gets under way

Site preparation work has begun this week on the south side of Island Home Avenue for River's Edge Apartments, and City of Knoxville officials are finalizing an alternate route for area residents and businesses before construction starts.

Once that traffic plan is approved, a public meeting will be scheduled to explain the assigned route and when and where Island Home Avenue will be closed during construction of the apartments and road realignment. At the meeting, the construction timeline will be discussed, and stakeholders can ask questions.

Once approved, details on the traffic plan will be emailed to neighborhood groups and media, and posted on the City's website, www.cityofknoxville.org.

Meanwhile, a temporary one-lane road closure along Island Home Avenue between Maplewood Drive and Sevier Avenue will be in effect from Monday, Jan. 19, through March 1 — 9 a.m. to 3 p.m. — to allow for geotechnical testing.

A Knoxville development group, Dominion Development Group, is partnering with

Atlanta developer Camden Management Properties on construction of River's Edge, to be located on the east end of Island Home Avenue, adjacent to Island Home Park neighborhood.

Construction of 134 units of one-, two- and three-bedroom apartments in five buildings is planned.

The realignment of Island Home Avenue will add a public riverwalk, as well as a new public street, Splendid View Circle, as the public improvements that will be built.

Empire Construction and Fulghum, MacIndoe & Associates are part of the construction team. Empire Construction this week started site preparation work.

No work will be performed on the existing Island Home Avenue and the north side adjacent to the river until the Aquatic Resource Alteration Permit (ARAP) is issued and a Temporary Road Closure Permit for Island Home Avenue is approved by City Engineering.

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For more information,
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[Cityofknoxville.org/
southwaterfront](http://Cityofknoxville.org/southwaterfront)



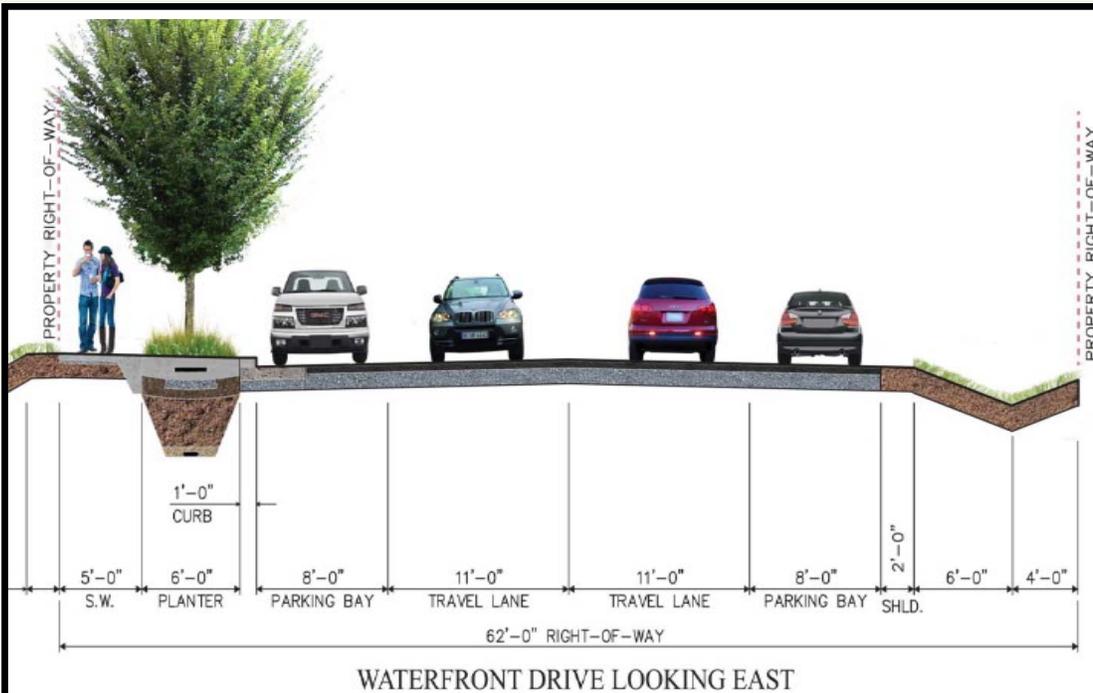
CITY OF KNOXVILLE

Read the Vice Mayor's blog:

Want to find out more about good things happening in the 1st District?

Councilman Nick Pavlis gives regular updates to his Knoxville constituents at www.nickpavlis.com.





Blalock continues Waterfront Drive grading



Charles Blalock and Sons Inc. is continuing grading and utility placement for the new \$3.2 million Waterfront Drive, a tree-lined direct access to the new five-acre Suttree Landing Park that will be under construction later this year.

Clearing and grubbing operations started in the September on the former brownfield site.

This project, which is being constructed with local funds, includes construction of sidewalk, lighting and street furnishings on the north side of the road. Street amenities on the south side will be built when private development takes place.

The roadway, located north of Langford Avenue, consists of fill material and includes the placement of new storm pipe and sewer lines.

The grading makes visible the path of the new 2,988-foot-long two-lane street and how it will parallel the Tennessee River. The construction will extend both Barber and Foggy Bottom Streets from Langford Avenue to Waterfront Drive.

The contractor anticipates completion of Waterfront Drive in 2016.

Last Baptist Hospital building coming down!

Next up: Razing of Vols Inn to create new retail space

The last building slated for demolition on the former Baptist Hospital site soon will be razed, which will make room to start construction of a 315-unit luxury-style apartment complex that will overlook the Tennessee River.

JW Demolition began the site preparation work last January and has plans to have the fourth building down by the end of February.

Next up: The Vols Inn, on the southeast corner of Chapman



Highway and Blount Avenue, will retail space as part of Blanchard & be the fifth and final building to be Calhoun Commercial's mixed-use razed. Its demolition will create master plan development.



Fort Dickerson Road realignment nearing completion

Construction of the \$1 million realignment of Fort Dickerson Road is underway.

Grading operations are continuing. Bell & Associates has demolished the G&R Automotive building and has done

some grading for the new Fort Dickerson Road. Crews are currently working on pouring the concrete footings for the proposed retaining wall. The project will realign Fort Dickerson Road with Wood-

lawn Pike at Chapman Highway and includes approximately 475 feet of new two-lane road with sidewalk and signalization upgrades. The project is expected to be completed this summer.

FHWA gives NEPA clearance to South Waterfront Pedestrian Bridge

The Federal Highway Administration has approved the environmental documentation for the waterfront pedestrian bridge.

Lawrie and Associates (now Hardesty and Hanover), the principal consultant, performed the preliminary design; S&ME Inc. performed the National Environmental Policy Act (NEPA) clearance, initial permitting discussions and coordination with regulatory agencies (TVA, the Tennessee Department of Environment and Conservation, the State Historic Preservation Office and Army Corps of Engineers).

Historical and archaeology surveys indicated that the bridge's proposed location will not have a negative impact on historic, architectural or archaeological properties.

The City and the Transportation Planning Organization have updated the FY 2014-2017 Transportation Improvement Program for work on the next stages, which include final design and right-of-way certification.



Suttree Landing Boathouse / Pavilion update

During the design review for the boathouse and pavilion, it was determined that the facility had to be relocated 1 foot above the Federal Emergency Management Agency 500-Year Floodway elevation in order for the City to meet FEMA regulations.

Studio Four is producing a redesign of the building; all amenities that were vetted earlier through the public process should remain. These include restrooms with showers, an outdoor patio space, concessions, a janitorial closet and kayak storage. The modifications to the boathouse and pavilion will be available for public viewing once the renderings are completed.

This is the third phase of the park project. Currently, no funding is available to build the facility.

Ready to go: Bids solicited for new Suttree Landing Park; construction set to begin this spring

With approval from the regulatory agencies in place and the final design plans completed, an Invitation to Bid for construction of Phase 1B, Suttree Landing Park, will be in the Sunday, Jan. 18, Knoxville News Sentinel.

Phase 1B is the construction of a new 5-acre park, located north of Langford Avenue. The park will consist of a riverwalk with a running trail and a shared-use path, festival lawn, benches, pedestrian lighting and bike racks. The children's playground is designed to complement our Urban Wilderness, and seated overlook areas will be available for sightseeing along the Tennessee River.

The boat dock, gangway and concrete bleachers — all portions of the boathouse and pavilion — will be constructed with the park project. A surface parking lot will be located on the east end at Foggy Bottom Street to accommodate trailers and quicker access to the put-in area for kayaks and canoes.

Once a contractor is selected, the City hopes that the construction will begin this spring.

The construction of the new park is being locally funded.

BZA approves variances for Riverwalk at the Bridges

Conceptual drawings for informational purposes only



BLANCHARD & CALHOUN
RIVERWALK
KNOXVILLE, TENNESSEE



At its Dec. 18 board meeting, the Board of Zoning Appeals unanimously approved the developer's request for variances to construct the 315-unit luxury-style Riverview at the Bridges apartment complex.

The request for variances had been postponed at the Oct. 16 Board of Zoning Appeals meeting to give representatives of Blanchard & Calhoun Commercial time to meet with South Knoxville residents to address concerns about the proposed development.

A community meeting held on Nov. 13 at Flenniken's Landing was facilitated by the South Knoxville Neighborhood and Business Coalition (SKNBC), the City of Knoxville's Office of Redevelopment and the development team.

Mark Senn, President of Blanchard & Calhoun Commercial, along with Alan James and Kenny Ellsworth with Davis Architects presented the update on the mixed-use master plan development and discussed the request for variances for the apartment complex, which includes a public riverwalk and plaza and streetscape improvements along Blount Avenue.

The developer presented a new rendering of the apartment complex and addressed the neighborhood's concern regarding ground-floor transparency. The developer will provide the opportunity to convert ground-floor space of the apartment complex to retail if requested.

Blanchard & Calhoun also presented again on Nov. 20 at the Old Sevier Community Group meeting to address further concerns and to provide a timeline of the development.

The apartment complex will sit on the existing hospital foundation, which consists of caissons, or watertight retaining structures, drilled into the ground that go as deep as 60 feet to bedrock. That foundation system has concrete grade beams poured on top of it for a substantial structure. This foundation determines where the building can be built, which is why the variance for the setback was needed.

A copy of the BZA agenda can be found at <http://www.cityofknoxville.org/boards/zoning.asp>.

The development must complete a formal review with the South Waterfront Administrative Review Committee.

Building permits can be issued once the project receives clearance and satisfies the SW-6 district standards.

A traffic impact study is being prepared to determine how the traffic flow will function with the new mixed uses in place. The report will be reviewed by City Engineering and the Metropolitan Planning Commission, based on recommendations for streetscapes improvements along East and West Blount Avenue between Chapman Highway and Gay Street.



822 Sevier Avenue

C3 Studio LLC has redesigned the former assembly hall at 822 Sevier Ave., across from South Knoxville Elementary School, for a mixed-use development. The two-story building will consist of 4,000 square feet of retail and restaurant space on the ground floor and 4,000 square feet of office space on the second floor.

The interior of the building will be renovated to accommodate the uses of the tenant. The outside of the building will include some retrofitting for a new storefront to both sides of the building.

Located in the SW-3 zone, the reuse of this building will complement the neighborhood and preserve the historic commercial heart of the Old Sevier neighborhood. The mixed uses will provide a destination for pedestrians and bicyclists. Future outdoor seating is also planned. By bringing activity to the neighborhood, Sevier Avenue will continue as a viable commercial center for residents.

The South Waterfront Administrative Review Committee conducted a formal review of the project in October. Recommendations from the ARC were given to the applicant to make revisions to the plans. Building permits can be issued once the project receives clearance and satisfies the SW -3 district standards.

Streetscape upgrades planned along Sevier Ave., Barber, Foggy Bottom as part of park improvements

A \$5.4 million High Priority Project (HPP) grant will be used to construct new streetscape improvements along Sevier Avenue, Barber Street and Foggy Bottom Street as part of Suttree Landing Park improvements. The grant includes a 20 percent local match.

Cannon & Cannon is continuing the environmental assessment, which includes coordination with state and federal regulatory agencies. The consultant is hoping for approval on the environmental

work by this spring. The City is reviewing a proposal with the design consultant to complete final designs and construction documents for this Phase 2 road work. In 2008, Vaughn and Melton had developed the original set of roadway plans. In 2013, a constructability review recommended plans modifications.

Additional services will include the preparation of final design plans, construction documents, bid specifications,

utility coordination, right of way and easement acquisition services and project cost estimate. Because this project is a TDOT Locally Managed Project, TDOT will review all phases leading up to construction of this project.

This project will include new construction of a roundabout at the Sevier Avenue/Island Home and Foggy Bottom intersections and streetscape improvements around the South Knoxville Elementary School to improve the school's traffic circulation.