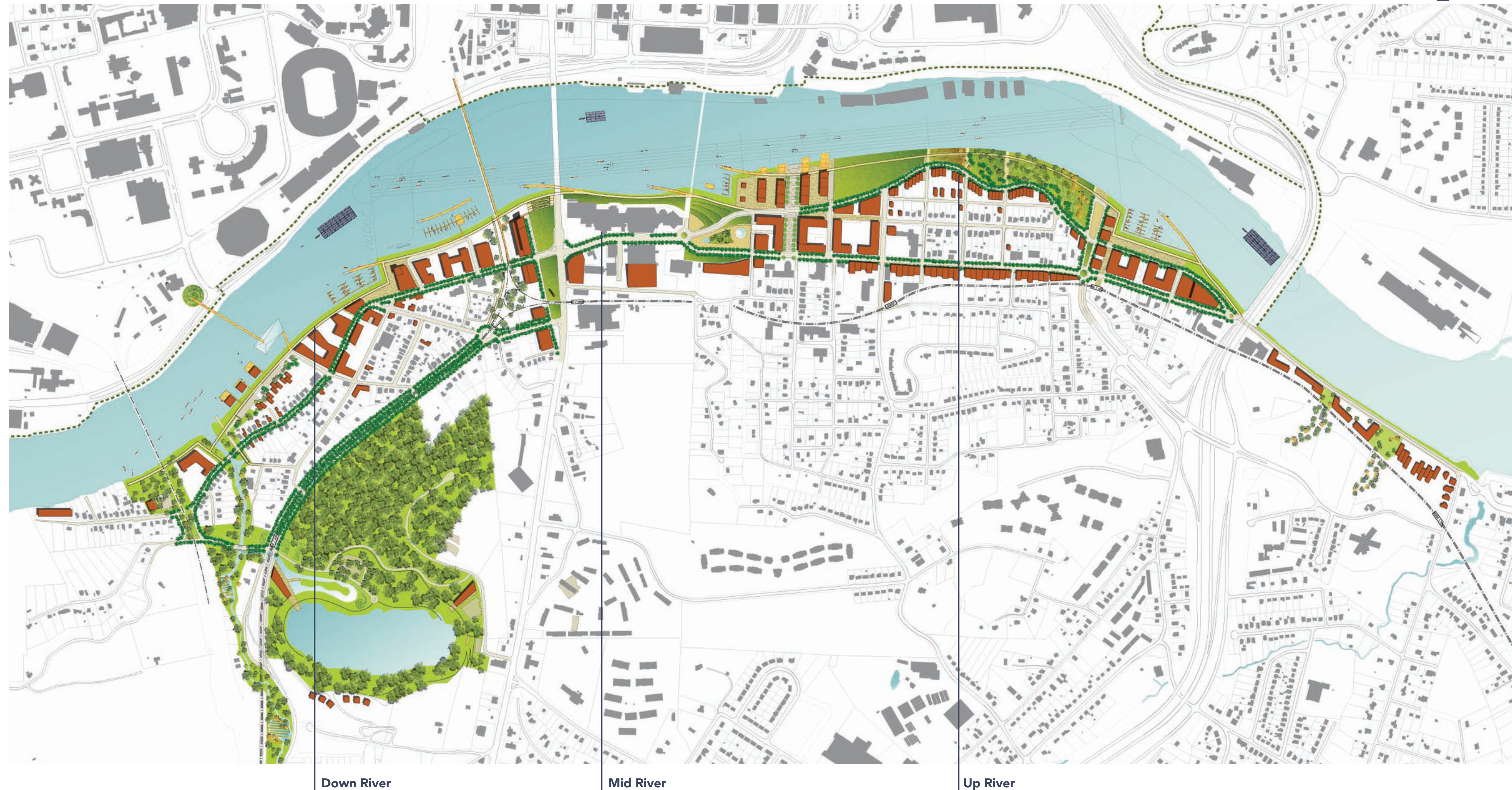


01 South Waterfront Vision Plan (Adopted in 2006)



Down River

Mid River

Up River

Plan Review

The South Waterfront Vision Plan (adopted 2006) set out a framework for the development of public and private investment along the Tennessee River waterfront (left). It identified priority areas for commercial and residential buildings, road improvements, new parks and open space, and areas of waterfront access. The plan identifies three districts along the waterfront: Down River, Mid River, and Up River, each composed of neighborhoods with distinct characters, densities, and identities. The recommendations set forth in this plan are currently reflected in the city's zoning code through seven form districts (Board 2).



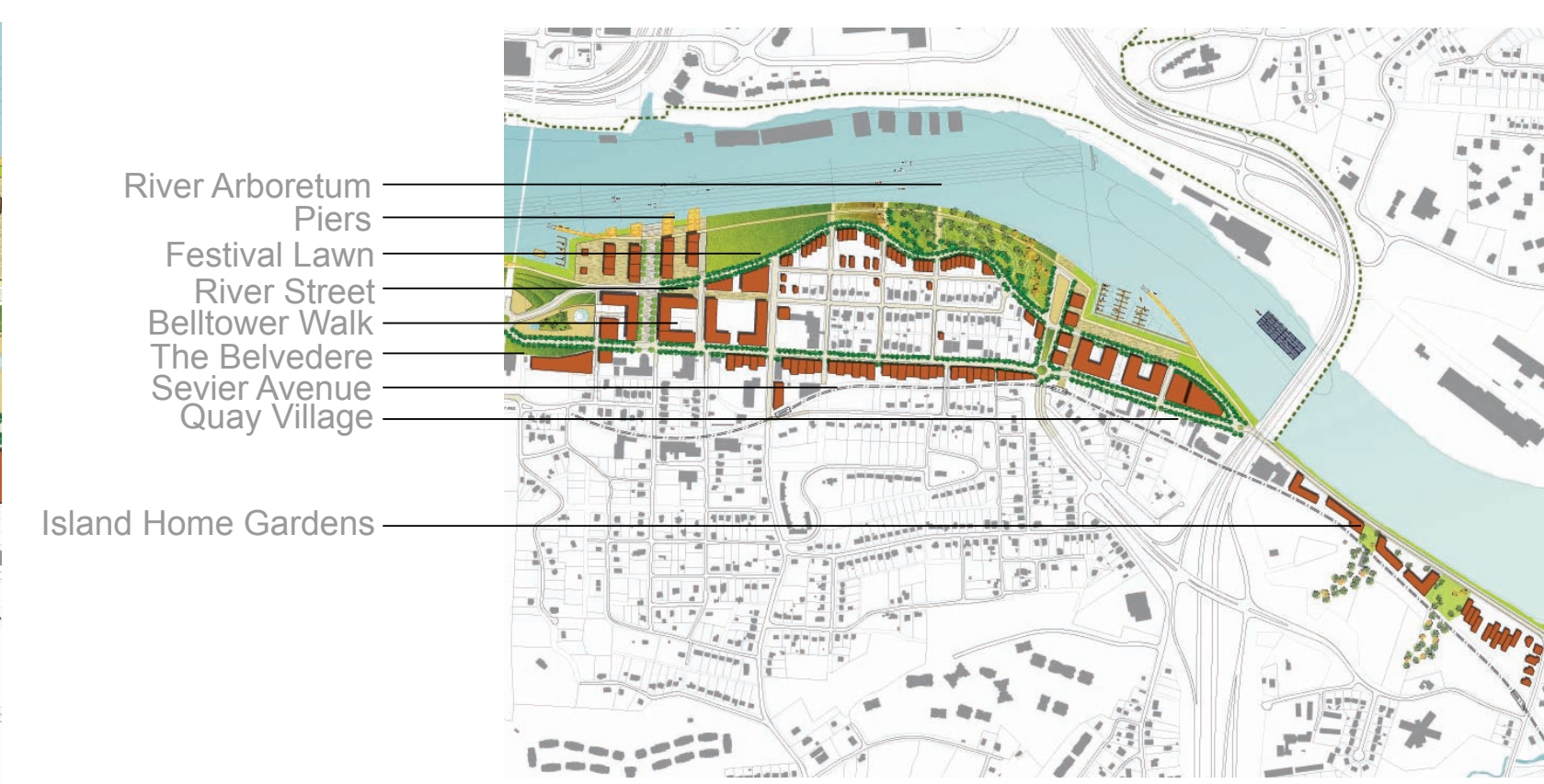
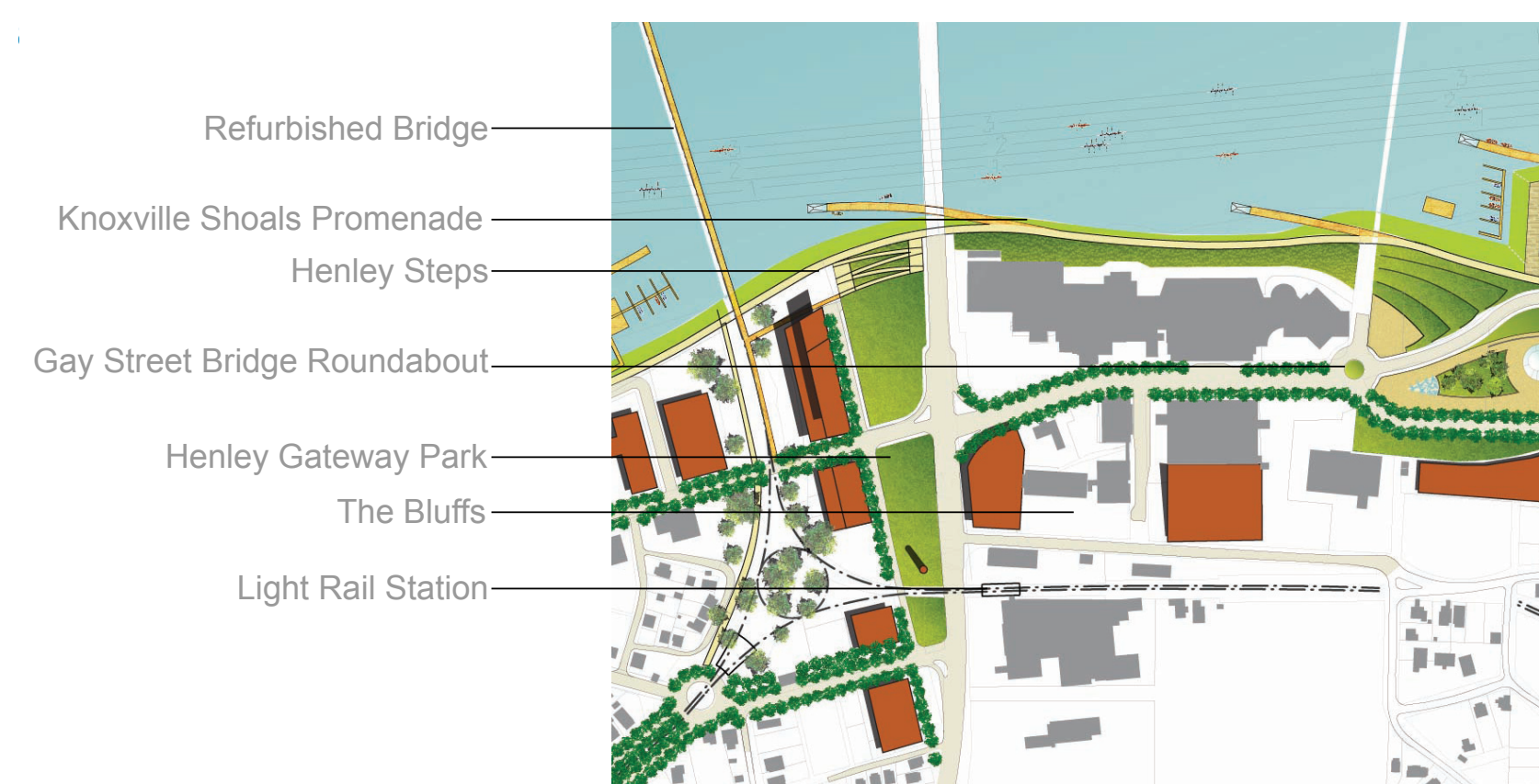
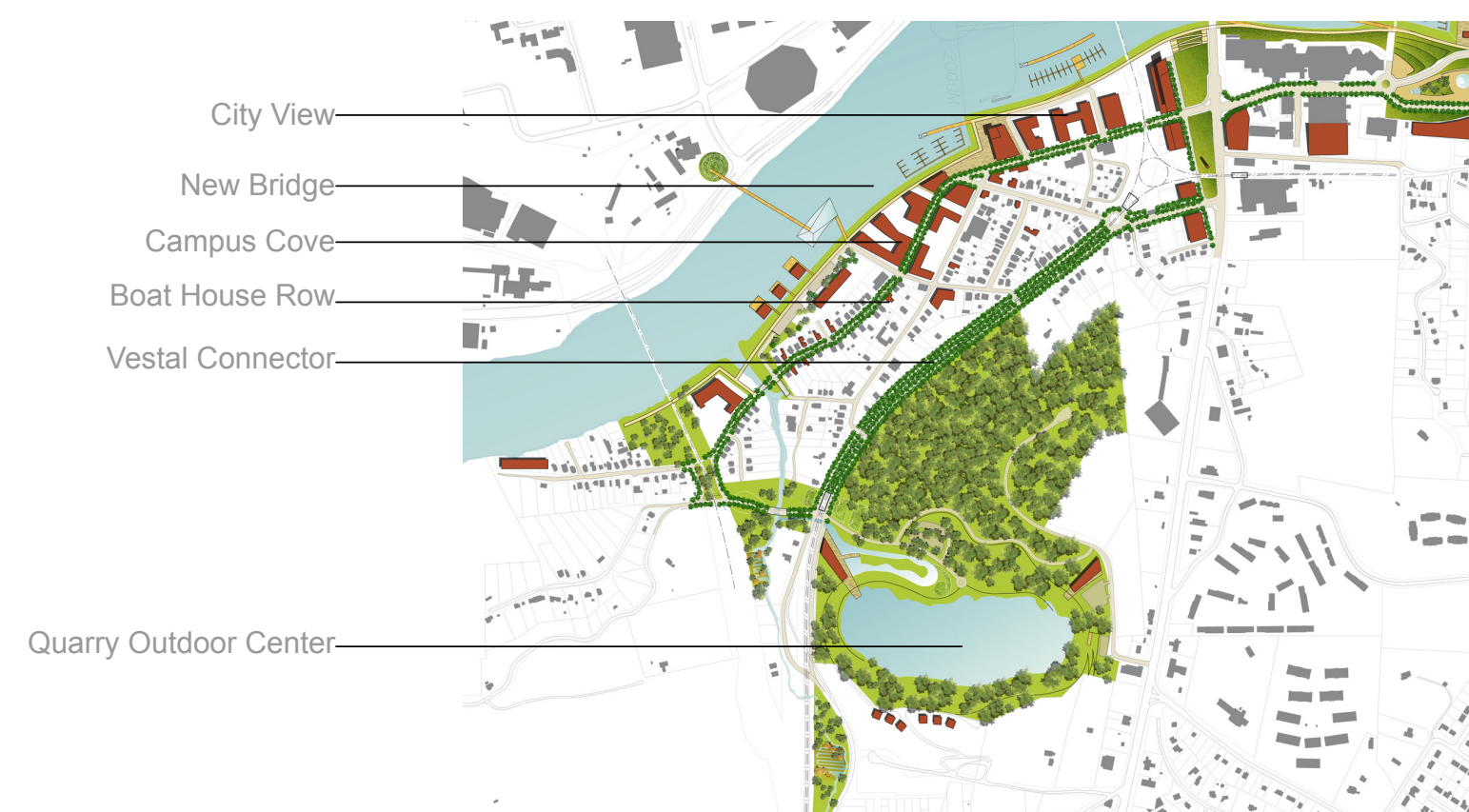
View of the Festival Lawn + River Street (Up River)



View of The Belltower Walk + Belvedere (Mid River)



View of Proposed Bike/Pedestrian Bridge + Augusta Quarry (Down River)



Down River Overview

Downriver in the Scottish Pike and Blount Avenue districts we find a pattern of development of former industrial sites into residential and commercial campuses with an emphasis on permeability of public uses. Development in the Scottish Pike neighborhood builds on the residential growth already planned for the former Glove Factory site. To the greatest extent possible, single-family housing infill should occur on parcels that are currently empty along Blount Avenue to the south with higher density development occurring along the river. A realigned Blount Avenue follows the path of the river more closely, and here larger scale development is oriented around a new cove and marina. Building on the construction of a boat house currently underway, additional rowing facilities are located here to create a density of riverfront uses. The enviable proximity of this site to the University of Tennessee warrants a bridge connection across the river. (South Waterfront Vision Plan, p.48)

Mid River Overview

In the bluffs immediately across from the north shore downtown core, in an area defined by its three bridges, we find some of the South Waterfront's highest intensity and density of uses. This district's urban character lends itself to heavier infrastructure, dense building footprints and heights, and creative approaches to open space. Supporting the highest density of uses, this area has the capacity to house potential expansion for Baptist Hospital in the between-bridge bluff area. At its western edge, between the rail and Henley Street bridges, we site a mixed-use office/commercial/hospitality district that is accessible in car or on foot to downtown attractions and the hospital, and that is punctuated with long open windows expanding the waterfront's perceptual sphere of influence much further inland. (South Waterfront Vision Plan, p. 54)

Up River Overview

This largest waterfront district is bookended by high-density uses. To the west, Bell Tower Walk establishes a core of development leading to the Baptist Church, and to the east, on the opposite end of Sevier Avenue, office and residential development establishes a concentration of complimentary uses. With larger scale commercial and multi-use development at its west end, concentrated around the unparalleled amenities of the Belvedere, the Piers, and the Bell Tower Walk, the remainder of this district's development is concentrated in parallel waves along a reinvigorated mixed-use Sevier Avenue and a residential sweep along River Street, with small single family infill in between. At its furthest east end, discrete districts defined by major roads and landforms allow for unique and essentially self-contained development opportunities. (South Waterfront Vision Plan, p. 58)