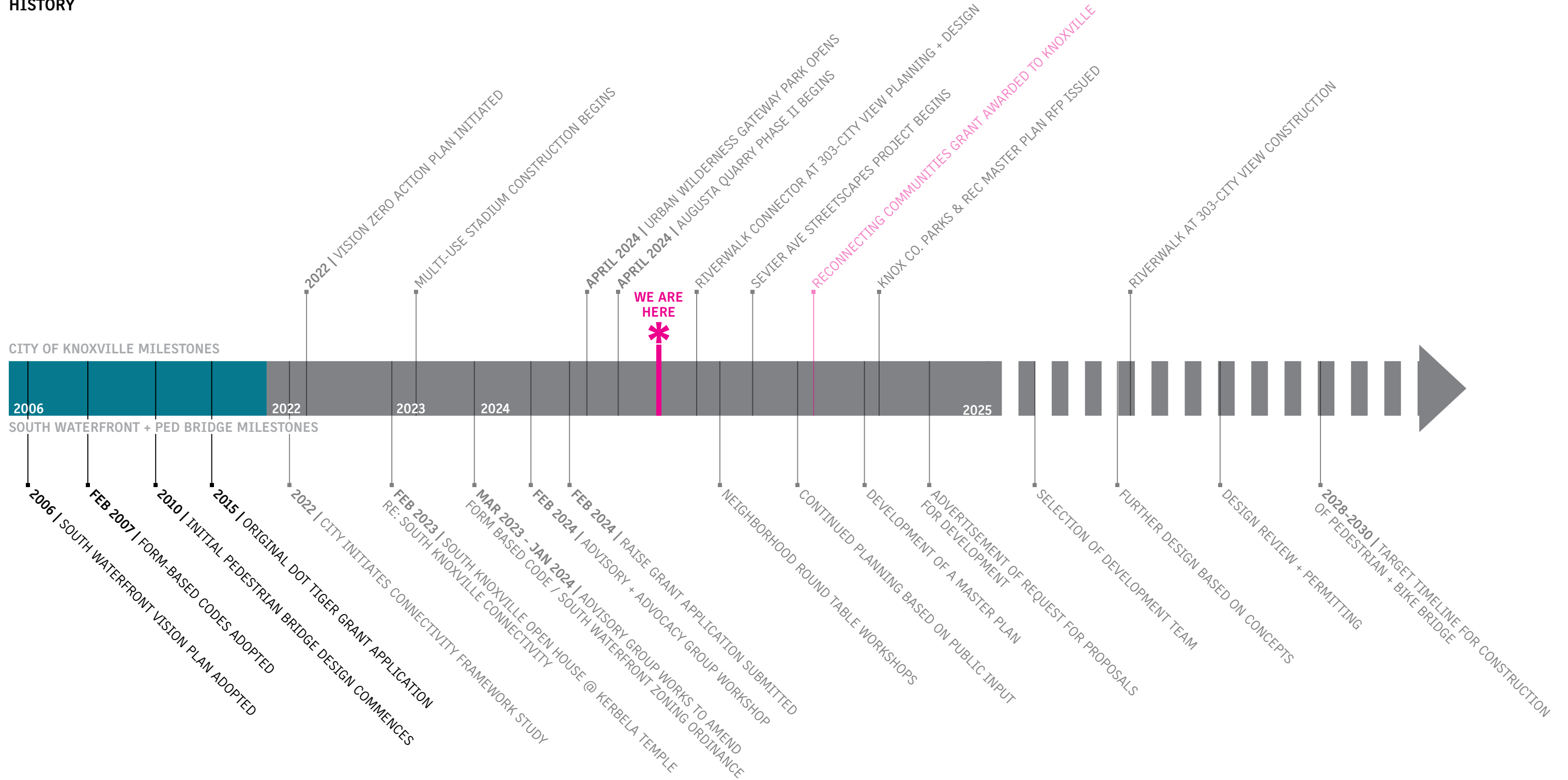




**CONNECTIVITY AS A CATALYST**  
KNOXVILLE PEDESTRIAN + BIKE BRIDGE INFORMATION WORKSHOP  
SPRING 2024

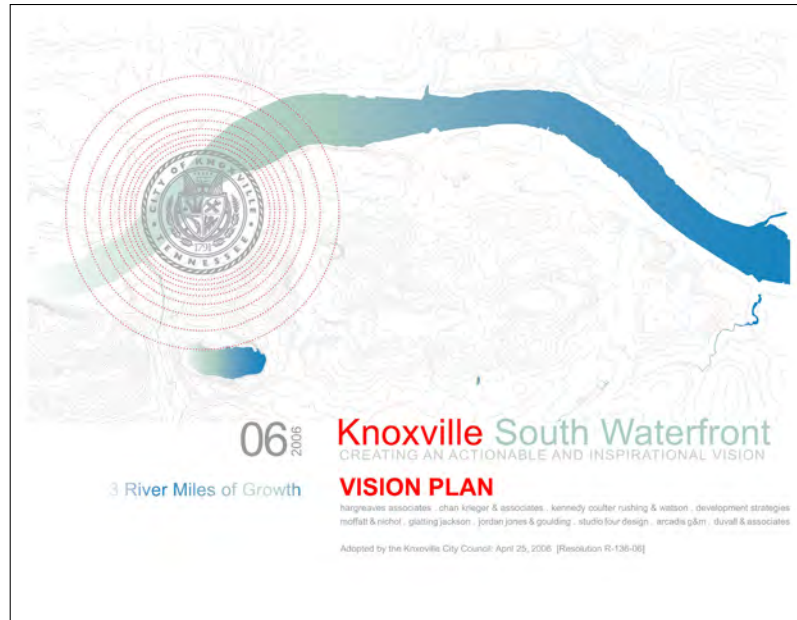
# WHAT HAS BROUGHT US HERE

## HISTORY

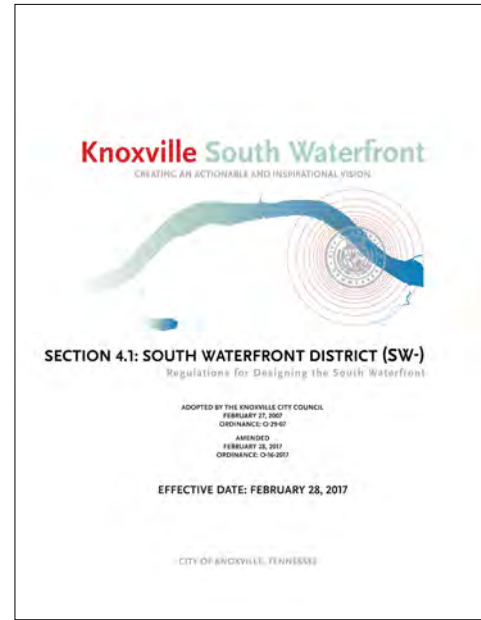


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# THE PROCESS SO FAR



2006 | SOUTH WATERFRONT VISION PLAN



2007 | SOUTH WATERFRONT FORM BASED CODES



2016 | URBAN WILDERNESS IMPLEMENTATION PLAN



2018 | URBAN WILDERNESS GATEWAY PARK FRAMEWORK, VISION + CONCEPT DESIGN REPORT



2019 | CHAPMAN HIGHWAY IMPLEMENTATION PLAN



2023 | URBAN WILDERNESS ECONOMIC IMPACT

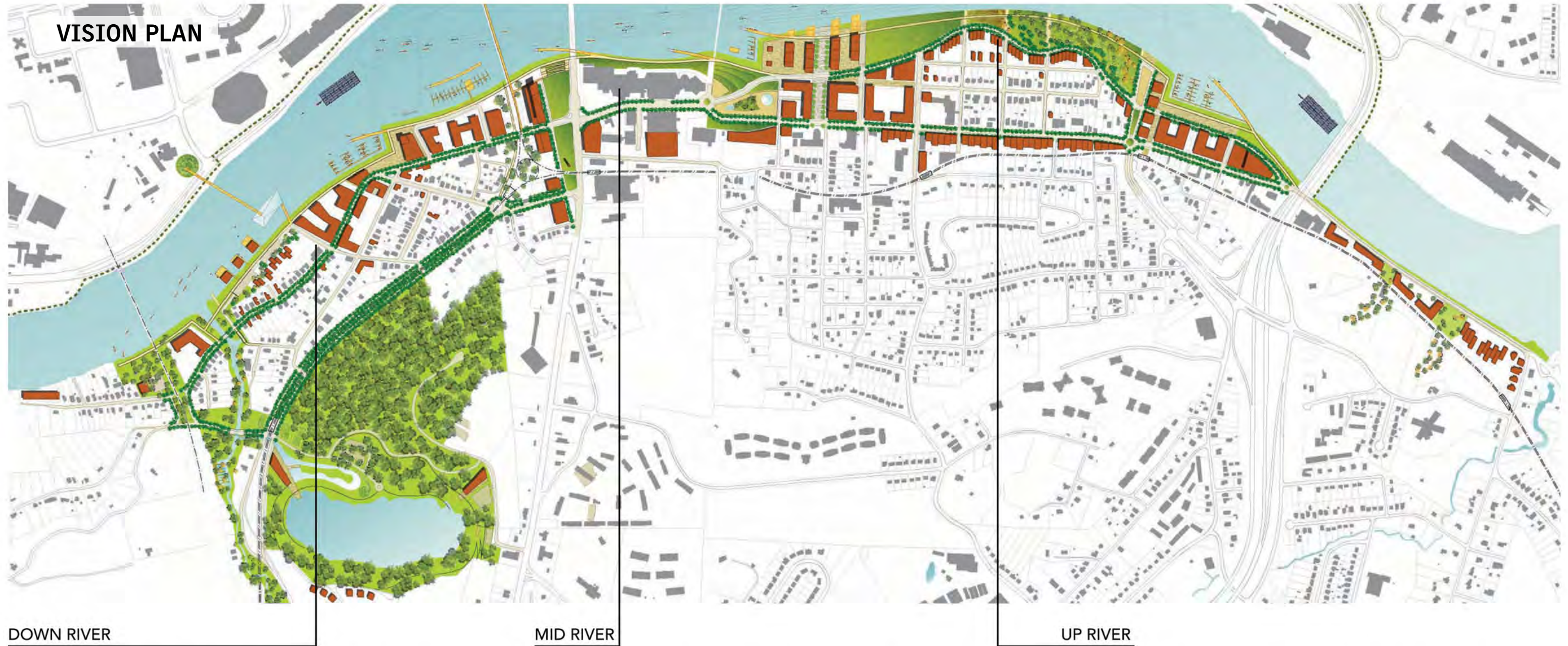


2023 | UTK MASTER PLAN

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*\*CLICK ON DOCUMENTS FOR LINKS TO FULL REPORTS*

# VISION PLAN



Down river 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 )

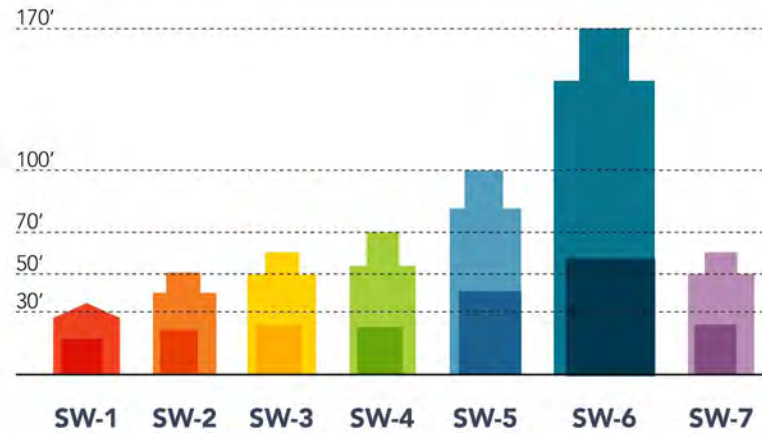
In the bluffs immediately across from the north shore downtown core, in an area defined by its three bridges, we find some of the South Waterfront's highest intensity and density of uses. This district's urban character lends itself to heavier infrastructure, dense building footprints and heights, and 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)

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)

# FORM BASED CODES



## MAX + MIN BUILDING HEIGHTS



**SW-1 Old Sevier and Scottish Pike**  
 "conserve the "small town, neighborhood" atmosphere... Suggested building types include detached houses, cottages, duplex houses, attached townhouses and rowhouses."

primarily residential

**SW-2 River Rd, Goose Creek Row and Island Home Ave**  
 "new, predominantly residential developments along the waterfront that will create a contemporary identity... Suggested building types include duplex houses, townhouses, rowhouses and multiple unit housing."

primarily residential

**SW-3 Sevier Avenue**  
 "'Main Street' in the future and become a viable commercial center for the local neighborhoods... New development in this area has a mix of commercial and retail uses on ground floors"

commercial, retail, + residential

**SW-4 City View, Campus Cove and Quay Village**  
 "clustered around privately-owned but publicly-accessed marinas, lending these areas a distinctively urban character... Higher density and larger in scale, these buildings have a mix of uses, including office, residential, commercial and hospitality."

office, residential, commercial + hospitality

**SW-5 Bell Tower Walk**  
 "center of a lively area on the Knoxville South Waterfront where outdoor restaurants, fairs and musical events attract local Knoxvilleians and regional visitors.... Low to mid-rise, mixed-use or multiple unit housing developments ...encouraged to have commercial development"

retail, entertainment, civic, cultural, + residential

**SW-6 Henley Gateway**  
 "establishes a new entrance into downtown Knoxville, as well as a Chapman Highway gateway leading south to the Smoky Mountains.. multi-story office buildings, attracting new businesses to South Knoxville"

office, hospitality, retail, + residential

**SW-7 Waterfront Marketplace**  
 "an extension of the Bell Tower Walk. It is envisioned as a highly active commercial, entertainment, and residential environment... Developments on this site shall maximize view corridors to the river"

commercial, entertainment, + residential

# PUBLIC INVESTMENT SINCE 2006



Baker Creek Pavilion



Urban Wilderness Gateway Park



Augusta Quarry at Fort Dickerson Park



Greenway @ One Riverwalk



South Knoxville Bridge Greenway



Suttree Landing Park

# PRIVATE INVESTMENT SINCE 2006



Livano



City South Mixed Use



One Riverwalk



Kern's Bakery Mixed Use



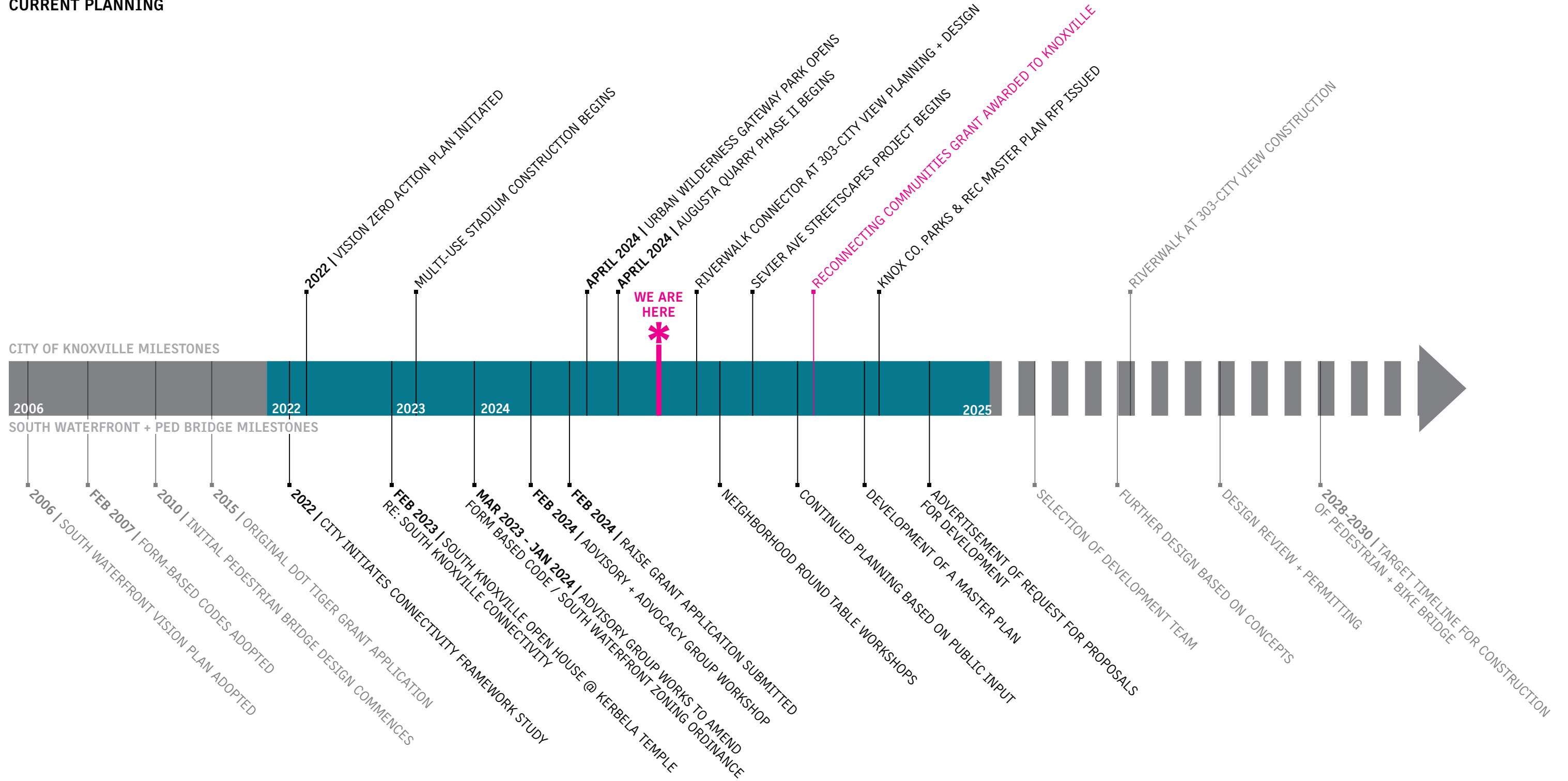
South Banks Development



Phillips Avenue Townhomes

# WHERE WE ARE NOW

## CURRENT PLANNING

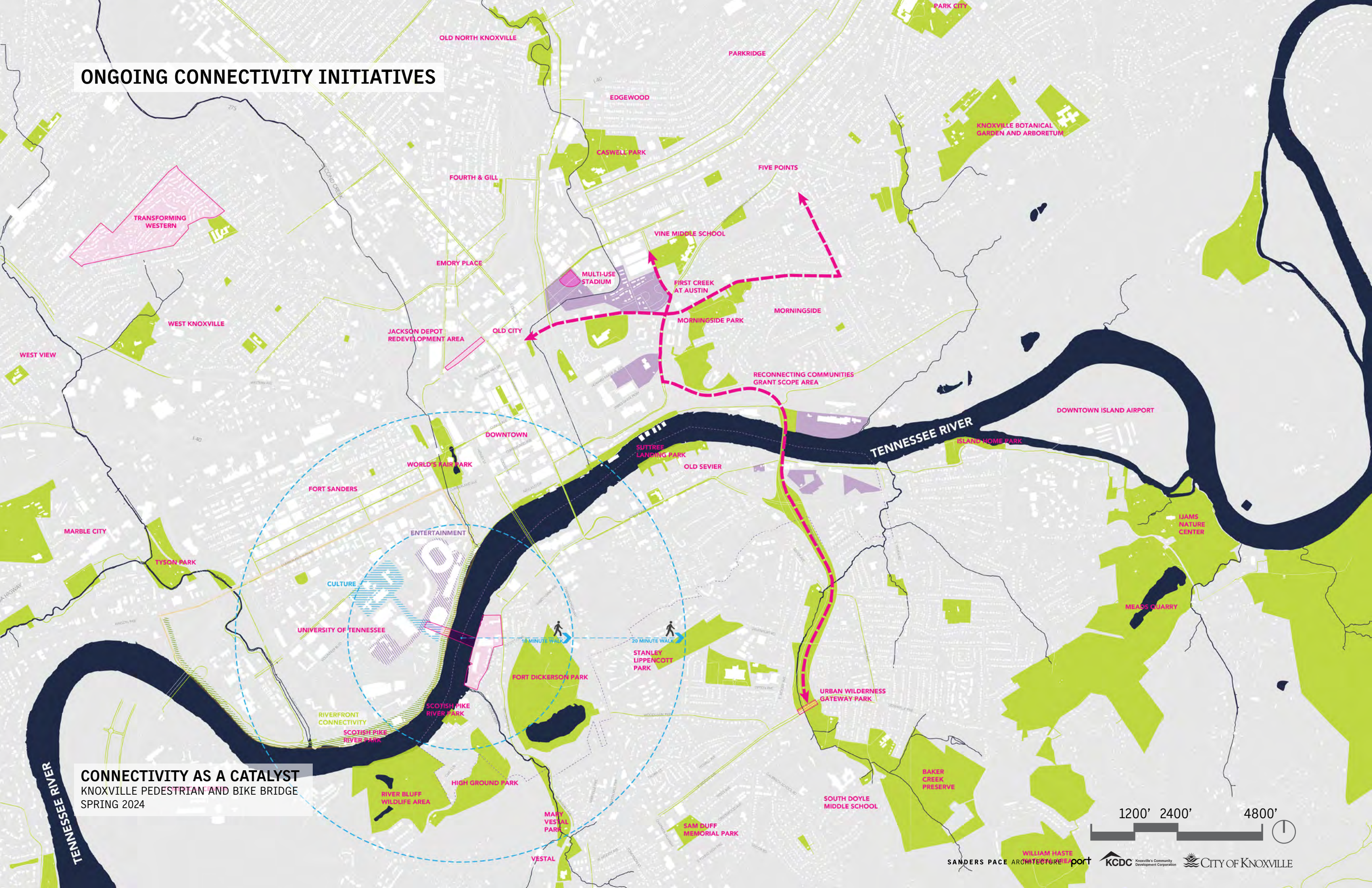


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# ONGOING CONNECTIVITY INITIATIVES



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# PUBLIC ENGAGEMENT



## CONNECTIVITY AS A CATALYST KNOXVILLE PEDESTRIAN AND BIKE BRIDGE SPRING 2024

## WHAT WE HEARD

**31.7%**

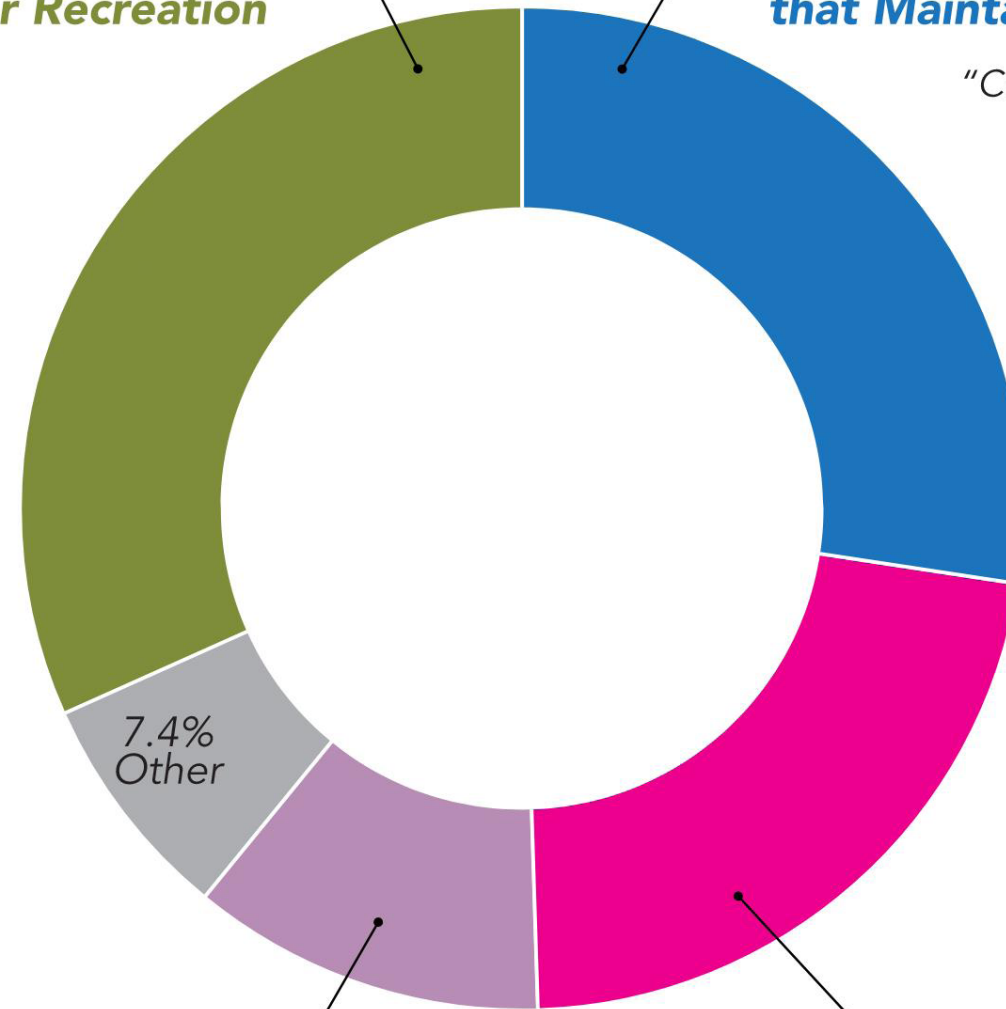
**Celebrate & Preserve South Knoxville's Green Spaces & Outdoor Recreation**

*"Continue to keep the natural beauty and trails, but continue to grow and have new cool businesses."*

**27.4%**

**Mixed-Use & Mixed-Income Development that Maintains Neighborhood Character**

*"Controlled growth in a positive direction that will allow for all families of any income bracket to be a part of our community."*



**11.4%**

**Maintaining the Form-Based Code & Limiting Variances**

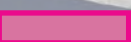


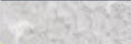
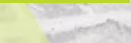
*"Why does the city continue to grant such large variances to developers along the south waterfront? How can we prevent this from happening in the future?"*

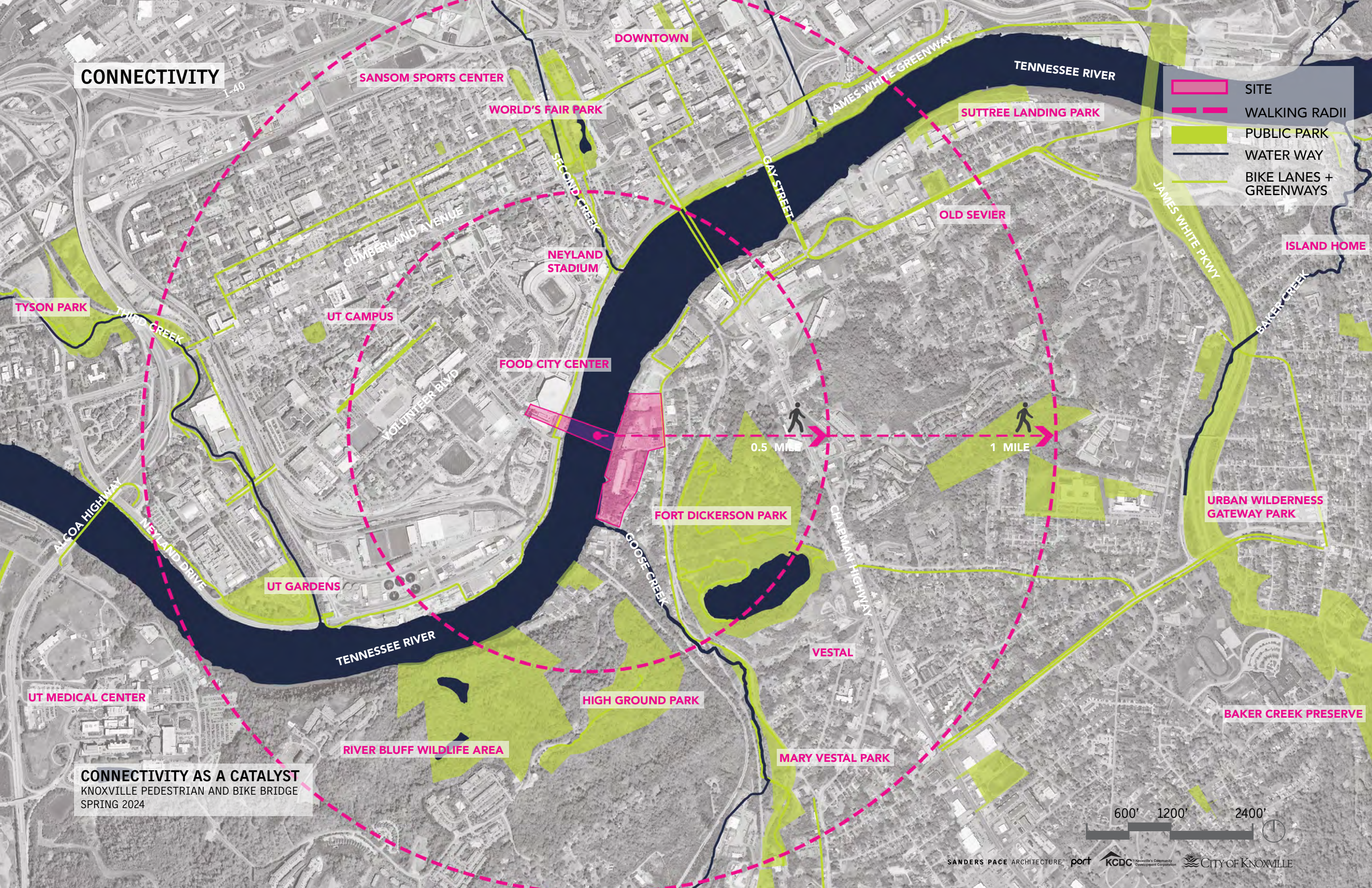
**22.1%**

**Providing Adequate Infrastructure for Population Growth**

*"Less parking and more ped/bike infrastructure to encourage not driving. Parking options for development growth. Public transit from downtown? Trolley route?"*

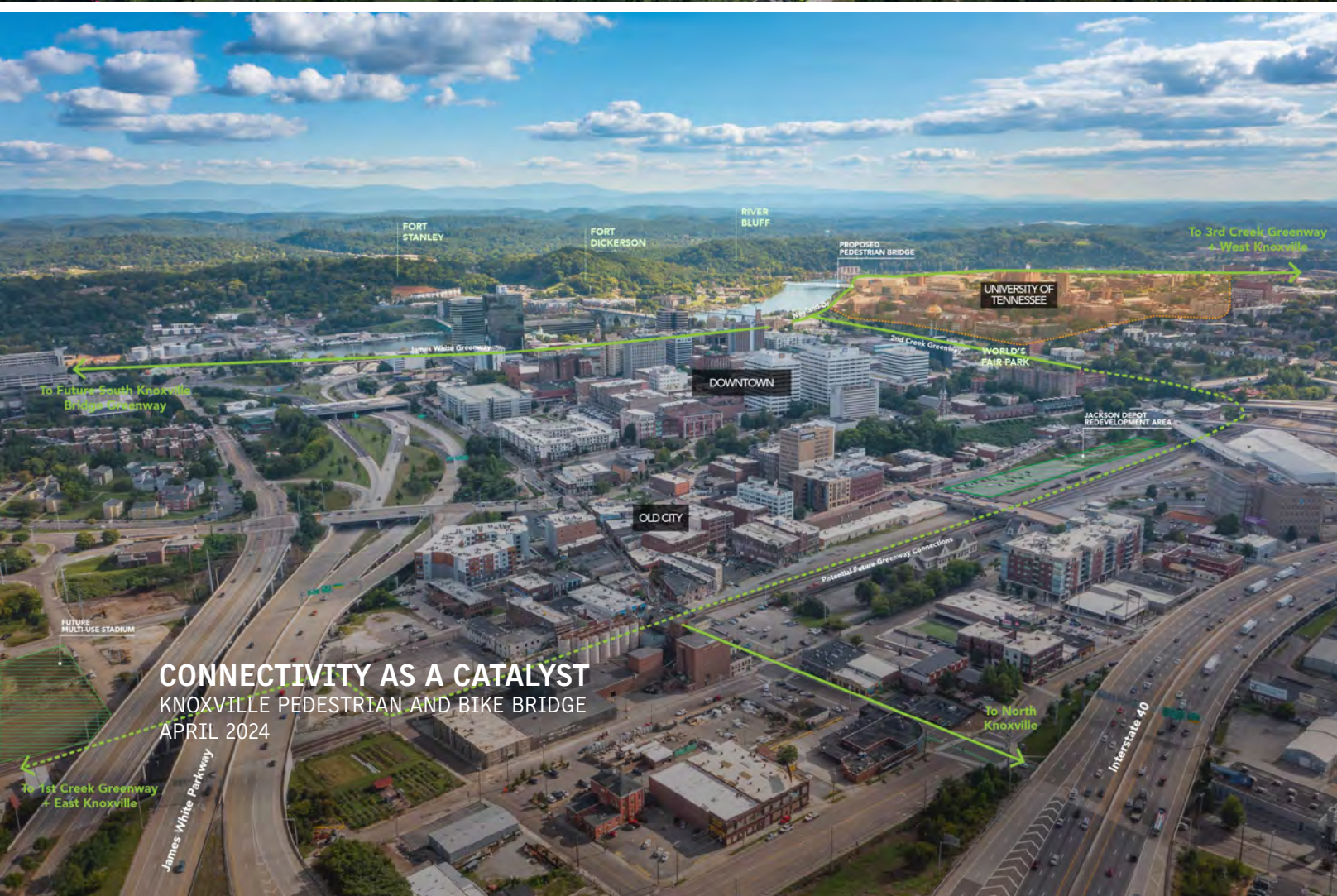
# CONNECTIVITY

-  SITE
-  WALKING RADII
-  PUBLIC PARK
-  WATER WAY
-  BIKE LANES + GREENWAYS



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 APRIL 2024

# UNIVERSITY & GREENWAY CONNECTIONS

TO THIRD CREEK GREENWAY + BEARDEN

TO WORLD'S FAIR PARK + DOWNTOWN

TO JAMES WHITE GREENWAY + EAST KNOXVILLE

CULTURE

ENTERTAINMENT

RECREATION

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# UT MASTER PLAN



## ADDITIONAL NEW BUILDING PROJECTS

### In Design, Funded, or In Construction

- A. Croley Nursing Building
- B. Haslam College of Business
- C. Melrose Student Success

### Near Term

- D. Second Creek Student Housing
- E. Volunteer Blvd and Lake Loudoun Blvd Residence Hall

### Mid Term

- F. Academic Building (Circle Park Site)
- G. Communications and Student Services Building Addition
- H. Interdisciplinary Academic Building (Waters Site)
- I. Hoskins Addition

# PEDESTRIAN & BIKE BRIDGE



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KNOXVILLE PEDESTRIAN AND BIKE BRIDGE  
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## MASTER PLAN GUIDING PRINCIPLES

- 1 CELEBRATE AND PRESERVE SOUTH KNOXVILLE'S UNIQUE CHARACTER**
- 2 INTEGRATE NEW MIXED USE AND MIXED INCOME DEVELOPMENT**
- 3 EXPAND PUBLIC INFRASTRUCTURE TO ACCOMMODATE GROWTH, EMPHASIZING MULTI-MODAL CONNECTIVITY AND EQUITABLE ACCESS**
- 4 MAINTAIN INTENT OF THE FORM BASED CODE AND LIMIT VARIANCES**
- 5 EXPAND PUBLIC SPACES WITH OPPORTUNITIES FOR COMMUNITY GATHERING, NEIGHBORHOOD AMENITIES, EQUITABLE ACCESS, AND RESILIENT DESIGN**

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# NEIGHBORHOOD INFRASTRUCTURE 2023 CONNECTIVITY STUDY

To Downtown

## CONNECTIVITY AS A CATALYST KNOXVILLE PEDESTRIAN AND BIKE BRIDGE SPRING 2024

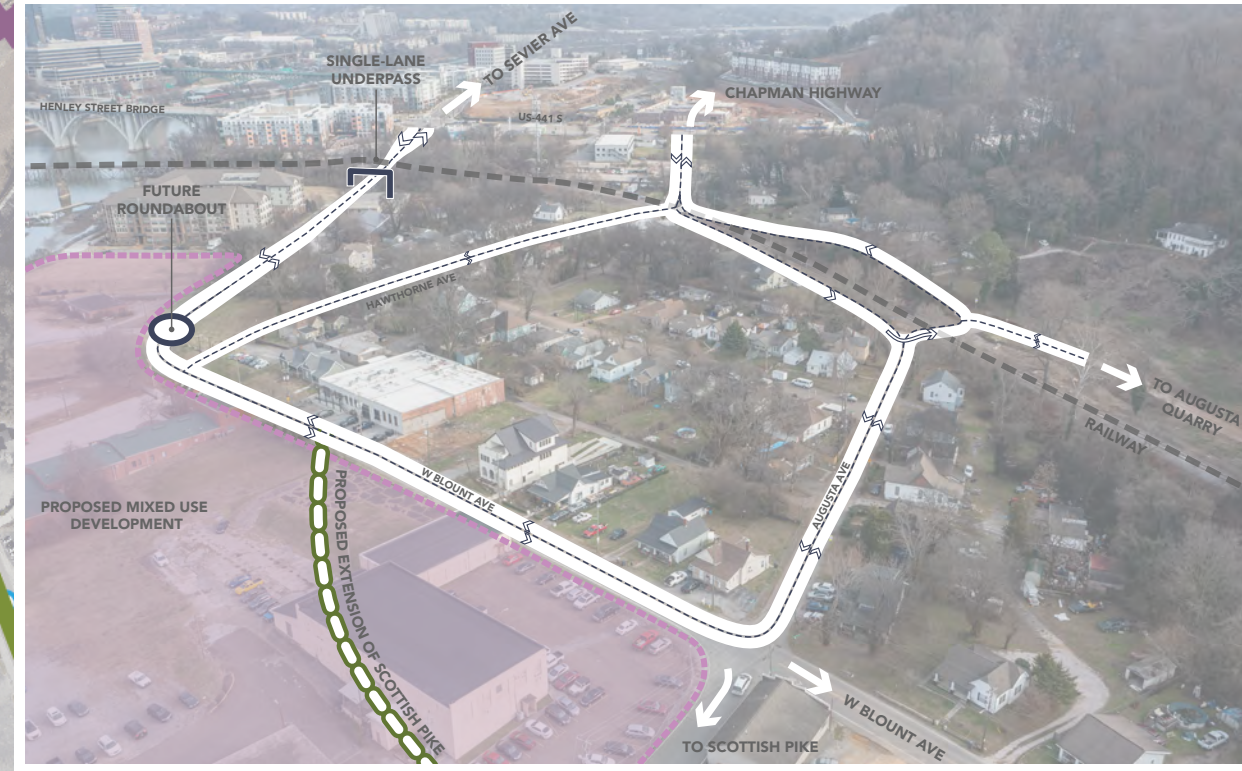
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To High Ground Park  
& River Bluff Wildlife Area

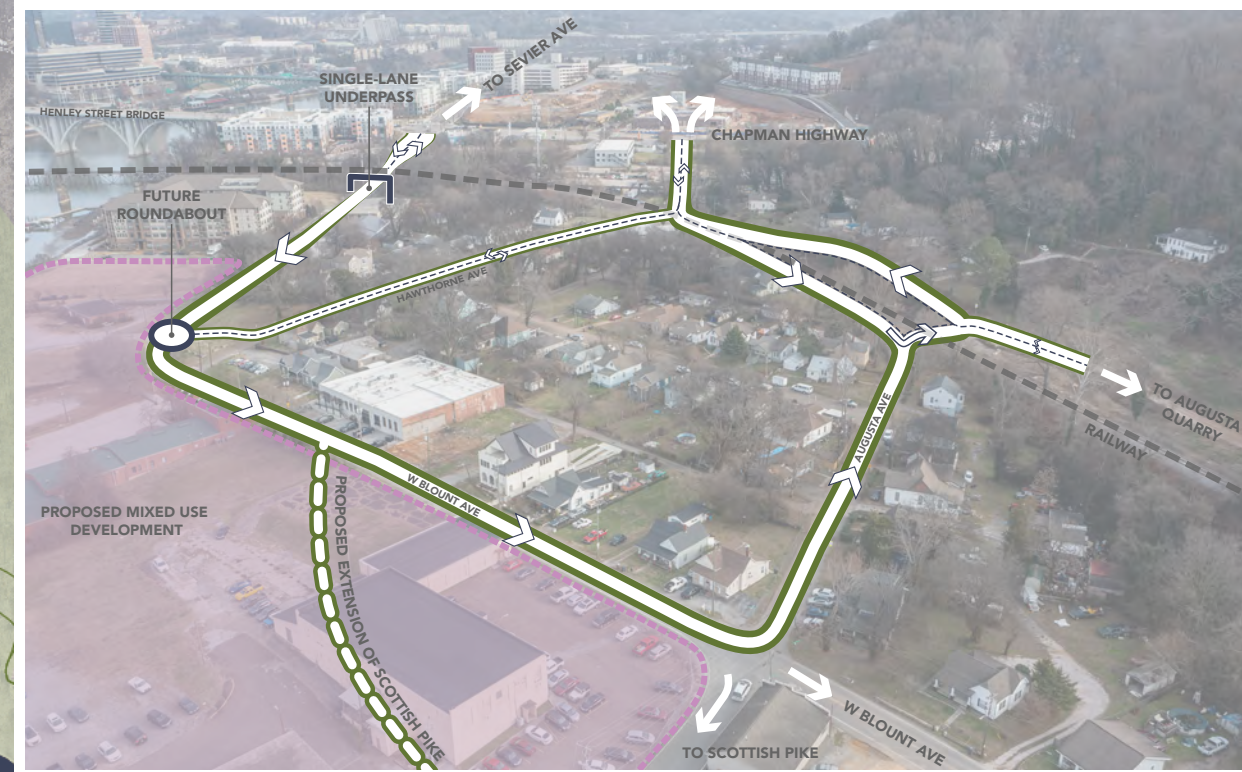
AUGUSTA  
QUARRY



### 1 Maintain Traffic Pattern Improve Pedestrian + Shared Bicycle Access



### 2 Realign Traffic Flow Improve Pedestrian + Dedicated Bicycle Access



**DOWN RIVER CONCEPT PLAN**  
2023 CONNECTIVITY STUDY

University of Tennessee

To James White Greenway & Ned McWherter Park

North Landing Plaza

South Landing Plaza

To Fort Dickerson / Augusta Quarry

To Third Creek Greenway

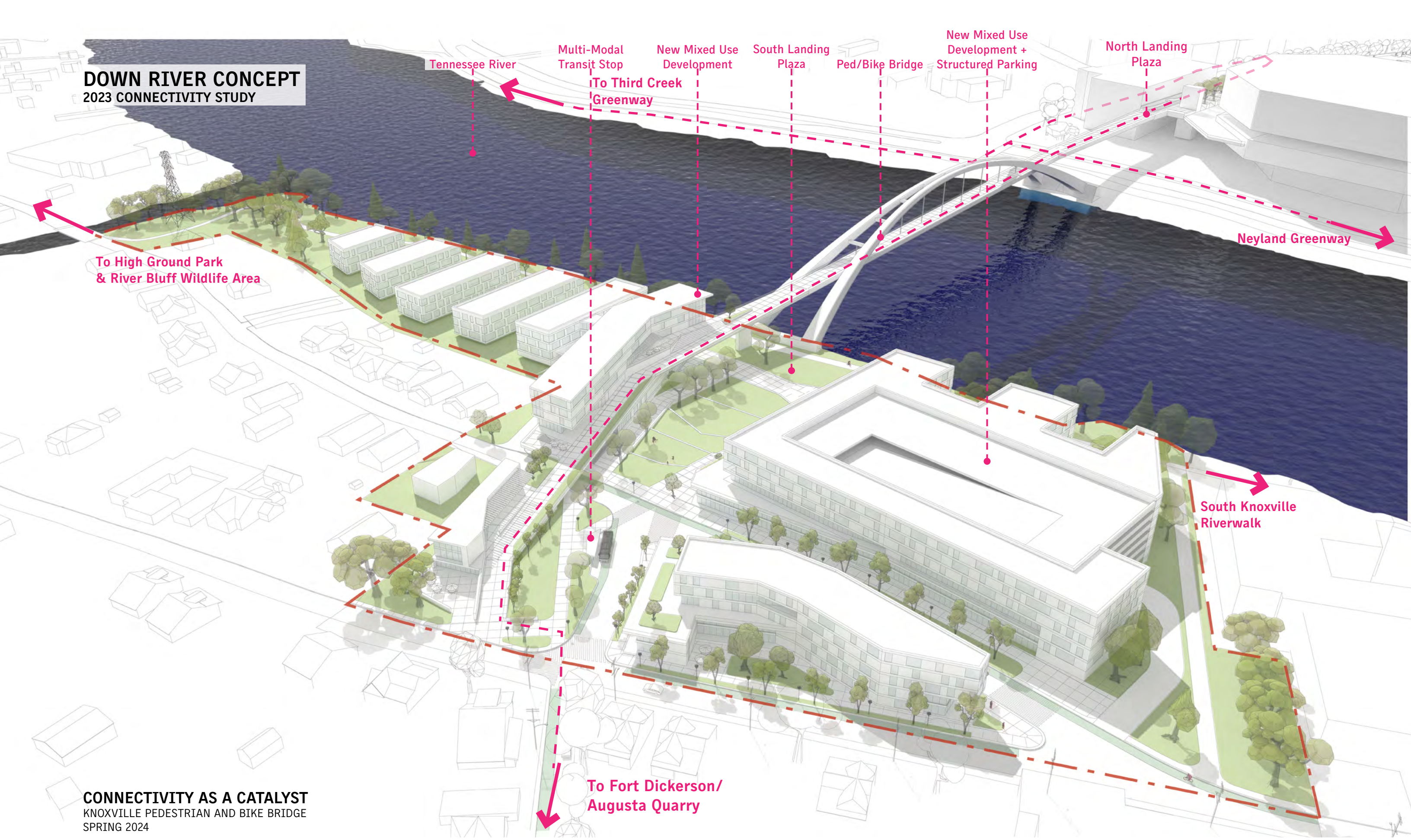
To High Ground Park & River Bluff Wildlife Area

TENNESSEE RIVER

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**DOWN RIVER CONCEPT**  
2023 CONNECTIVITY STUDY



Tennessee River

Multi-Modal Transit Stop

New Mixed Use Development

South Landing Plaza

Ped/Bike Bridge

New Mixed Use Development + Structured Parking

North Landing Plaza

To High Ground Park & River Bluff Wildlife Area

To Third Creek Greenway

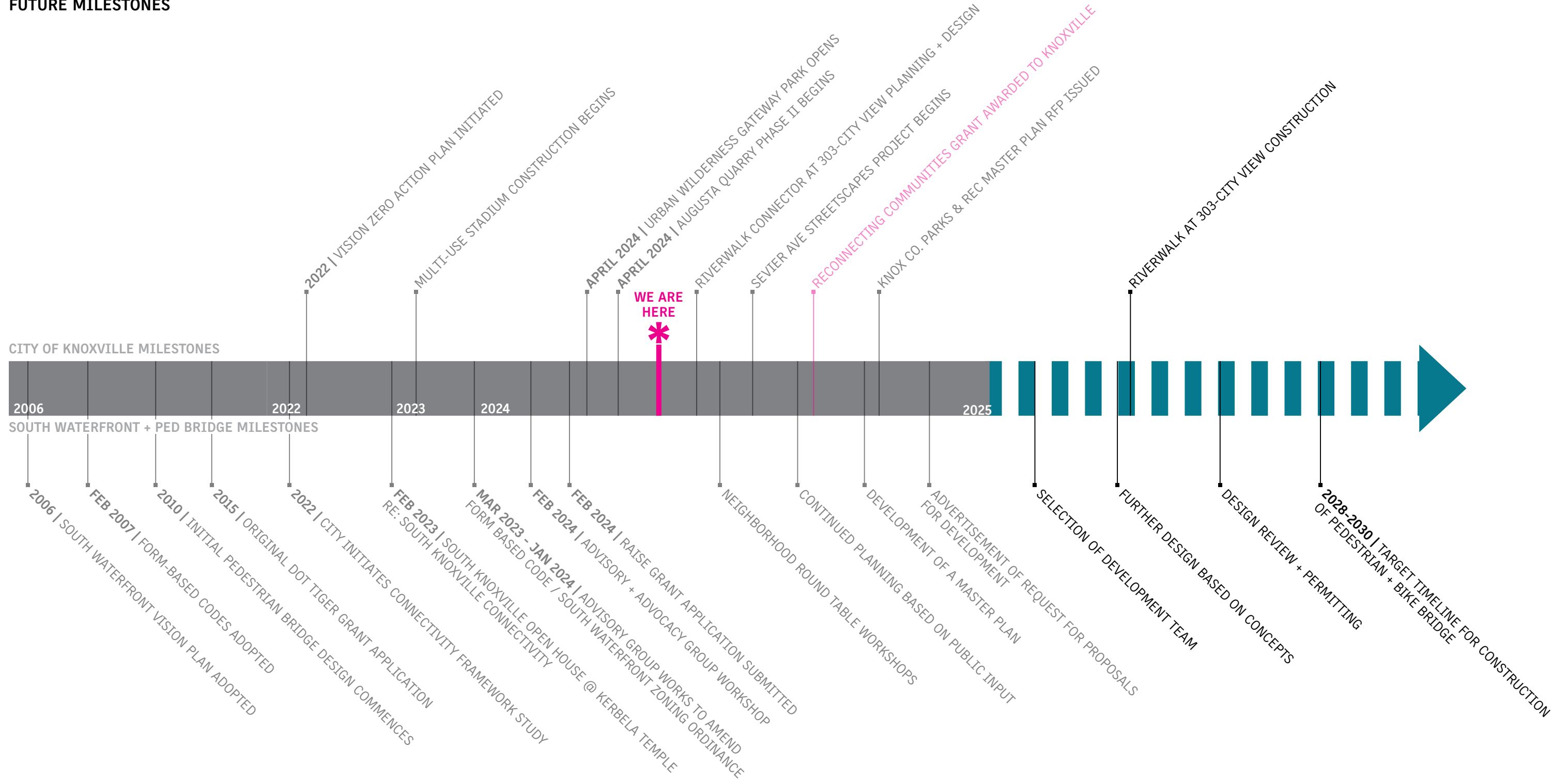
To Fort Dickerson/ Augusta Quarry

Neyland Greenway

South Knoxville Riverwalk

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**NEXT STEPS**  
FUTURE MILESTONES



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