Pre-Construction Meeting and Traffic Control
Plan Adopted Spring 2007:

“To chart the course for a more attractive, economically successful, vibrant and safe Cumberland Avenue”

- City hired a project manager in 2008 to implement plan
- Two components of plan:
  - Streetscape
  - Urban Design
- Funding
  - TDOT Local Programs
  - CIP Local Dollars
Project History - Goals

Convert the “Pike” to a “Street”
- Convert Cumberland from 4 to 3-lanes
  - Wider sidewalks
  - Street trees, landscape
  - Reduce curb cuts
- On-street parking
- Transit stops/bus pull outs
- Bike Friendly

Transform the “Strip” to a “Place”
- Rewrite C-7 District Standards
  - District approach to parking
  - Higher density
  - Adopt Form Based Code
  - Mix of Uses
  - Strengthen Design Guidelines
  - Redevelopment District?

Reconnect the “Strip” to its Neighbors
- Reshape Mount Castle Park
  - Joint development opportunities w/hospitals, UT
  - Shared parking
  - Public space connection
Project History - Vision

Existing Conditions on Corridor

Proposed Conditions on Corridor
Streetscape – Challenges

Access Management
- 36 driveway curb cuts in 6 blocks (both sides of street)
- Vision plan assumed closure of all curb cuts
- All driveway curb cuts cannot be closed
- Center turn lane conflicts
- Commercial loading zones for delivery trucks
Streetscape – Challenges

Delay & Diversion

- Delay from 60 seconds to 150 seconds during afternoon rush hour
- Diversion from 5-10% to 15-20%
- Will “settle at an acceptable level of service”
Streetscape – Challenges

Design Options
Presented April 2010

- A: Center Turn Lane
- B: Median
- C: 4 Lane removal of utilities
Design Solutions

Access Management

- Utilize a median to direct left turn movements
- Change side streets to two way traffic
- Commercial loading zones and parking will be maintained on side streets (reduction in total spaces less than 50)
Streetscape Design
Streetscape Design
Streetscape Design
Streetscape Design
Leveraging Investment

Private Investment:

- **McDonald’s Renovation** - $1,500,000, completed 2011
- **Relocation of Sunspot Restaurant** – opened spring 2013
- **Hilton Garden Inn** - $17,000,000 investment, construction completed, opened September 2013
- **2010 Cumberland Ave./Evolve** – six story mixed use development, under construction, $20,000,000
Leveraging Investment

Private Investment:

- **University Commons** - $65,000,000, reuse of brownfield site, open to the public

- **White Avenue Development** – 6 story residential planned development, between $30 – 50,000,000, under construction

- **ETCH Expansion** - $75,000,000, expansion of the surgery center and NICU, under construction
Questions and Comments

For more information please visit our Websites & Blog:

www.cumberlandconnect.com
www.cityofknoxville.org/cumberland
www.cumberlandconnections.blogspot.com

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