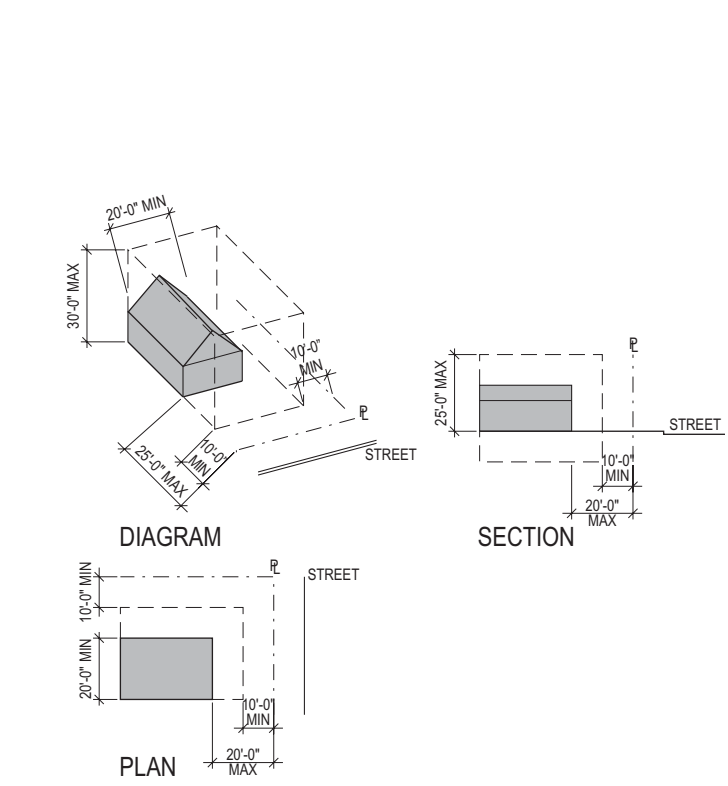


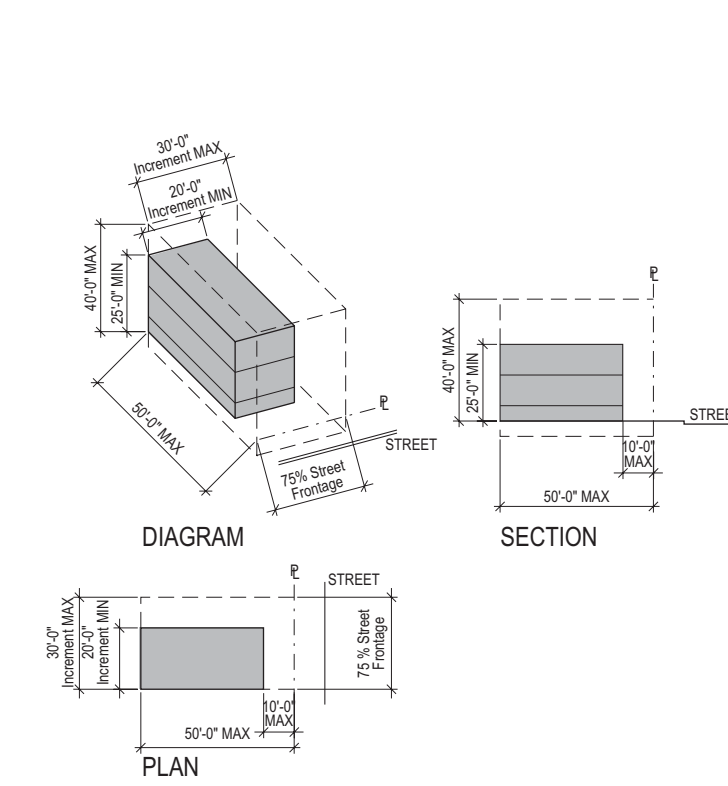
Diagrams



Description

A. Site Configuration
Front Setback: 10'-25'
Side Setback: 10' minimum
Lot Size: 15,000 sq ft maximum
B. Building Configuration
Building Width: 20' minimum
Building Height: 30' and 3 story maximum
C. Parking
Location: Garages must be setback from the street 10' further than front building setback.

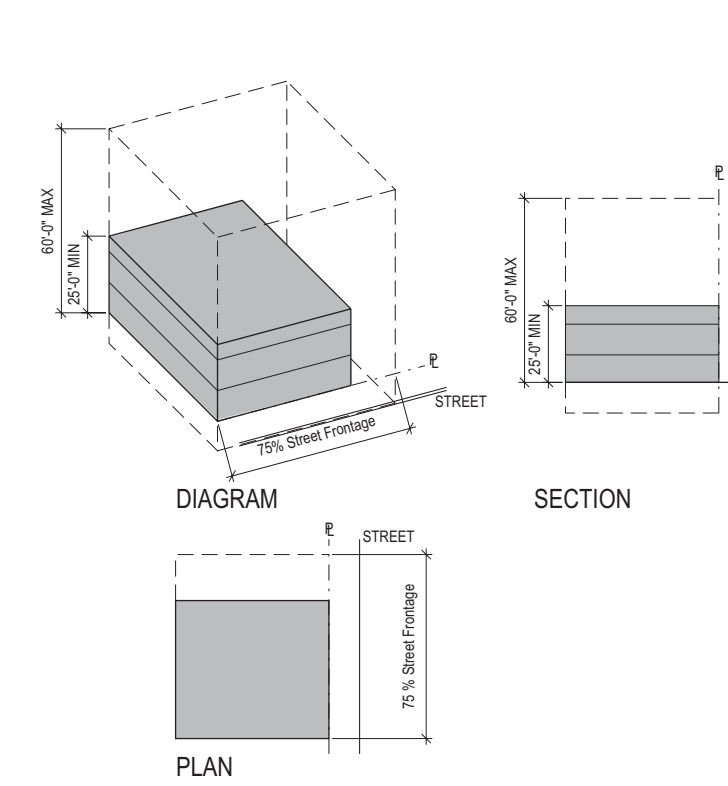
Diagrams



Description

A. Site Configuration
Front Setback: 10' maximum
Frontage: 75% minimum
B. Building Configuration
Building Width: 20'-30' increment
Building Height: 25' and 2 story minimum
C. Parking
Location: Garage or surface parking must be located to the rear of the property.

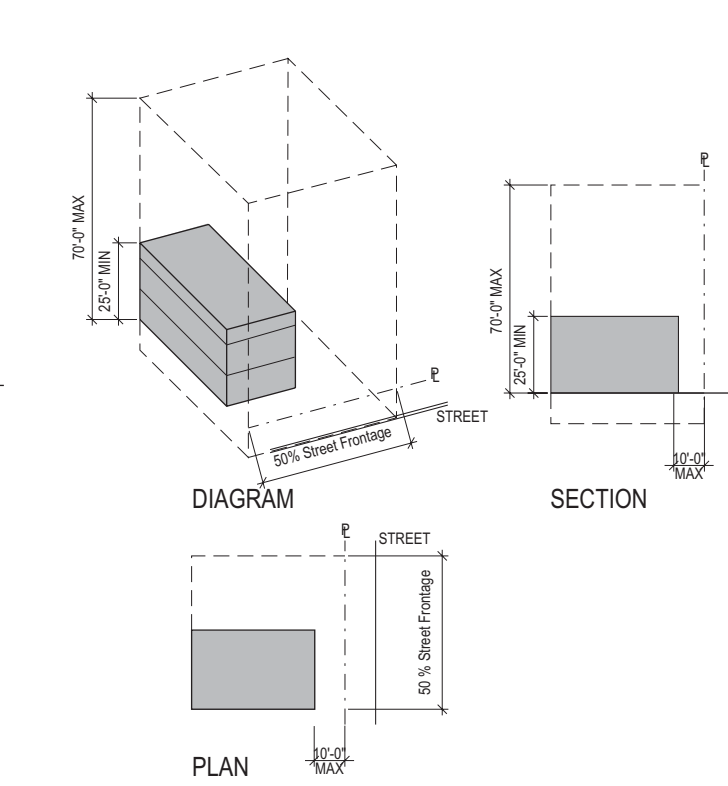
Diagrams



Description

A. Site Configuration
Front Setback: 0' [Build to property line]
Frontage: 75% minimum
B. Building Configuration
Building Height: 25' and 2 story minimum
C. Parking
Location: Structured or surface parking in rear.

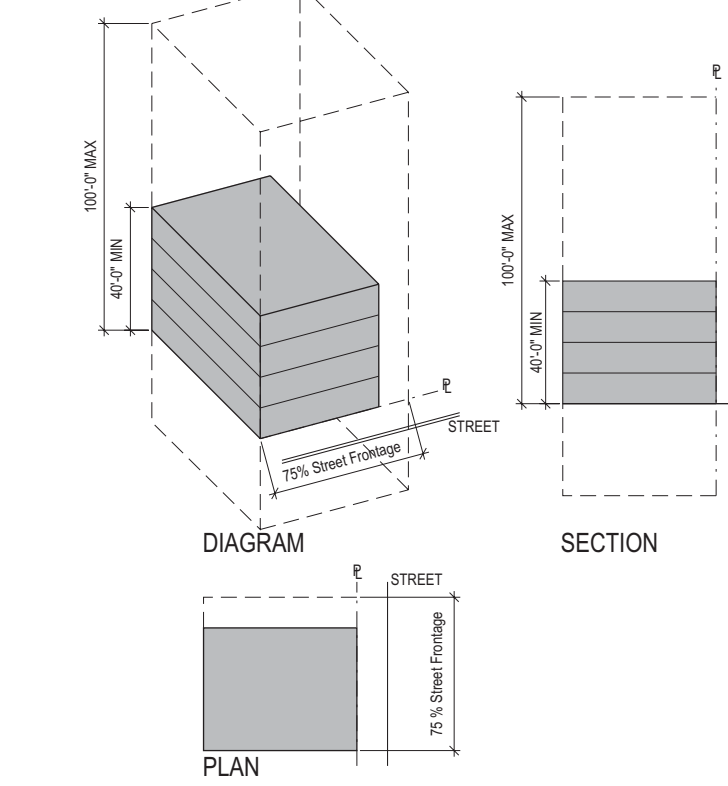
Diagrams



Description

A. Site Configuration
Front Setback: 10' maximum
Frontage: 50% minimum
Lot Size: 2 acre maximum
B. Building Configuration
Building Height: 25' and 2 story minimum
C. Parking
Location: Structured or surface parking below building or in rear/side.

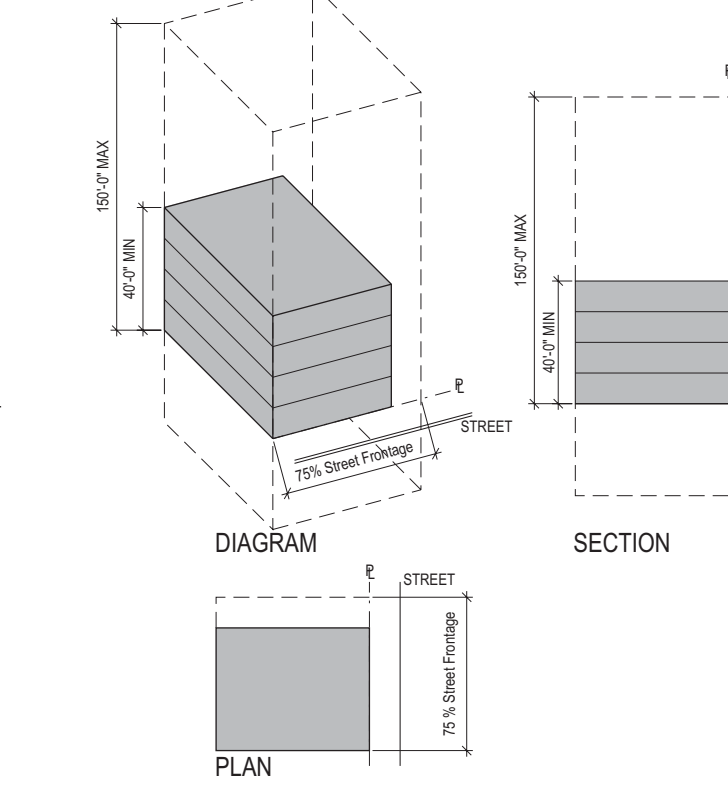
Diagrams



Description

A. Site Configuration
Front Setback: 0' [Build to property line]
Frontage: 75% minimum on River Road and Sevier Ave.
Lot Size: 2 acre maximum
B. Building Configuration
Building Height: 40' and 3 story minimum
C. Parking
Location: Structured or surface parking below building or in rear.

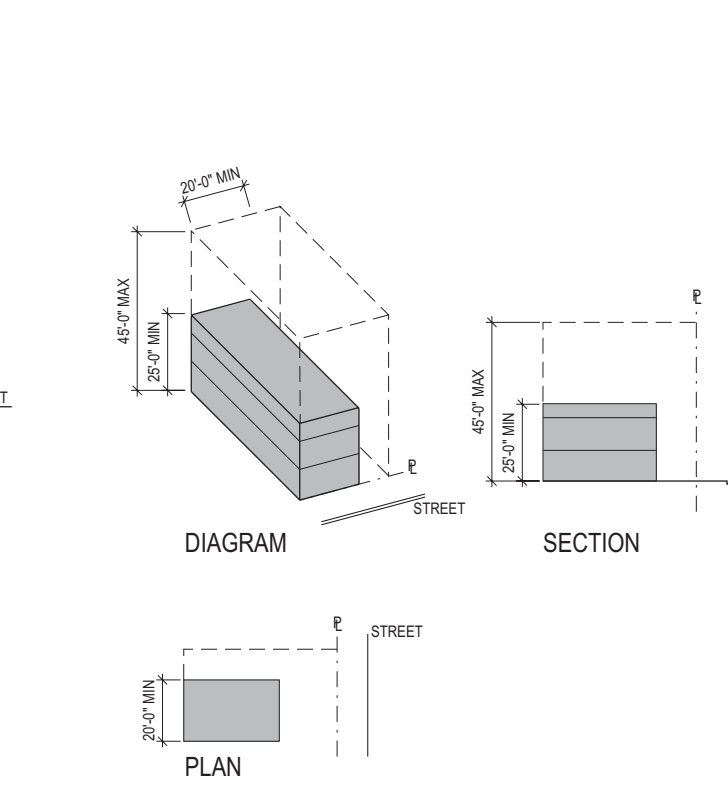
Diagrams



Description

A. Site Configuration
Front Setback: 0' [Build to property line]
Frontage: 75% minimum
Lot Size: 2 acre maximum
B. Building Configuration
Building Height: 40' and 3 story minimum
C. Parking
Location: Structured or surface parking below building or in rear.

Diagrams



Description

A. Site Configuration
Lot Size: 1 acre maximum
Building Height: 25' and 2 story minimum
C. Parking
Location: Structured or surface parking on side.

Approval Process

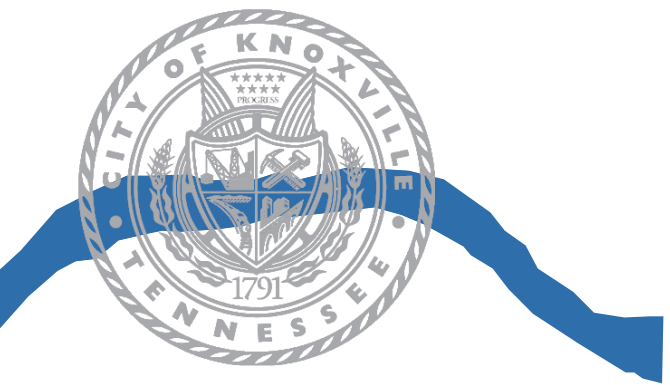
The current process for rezoning property and acquiring building approval in Knoxville is lengthy and complex. The process by which one obtains a building permit can take anywhere from 3 to 14 months, causing confusion, frustration and delay to property owners and investors alike who are looking to improve and invest in the city.

General Notes

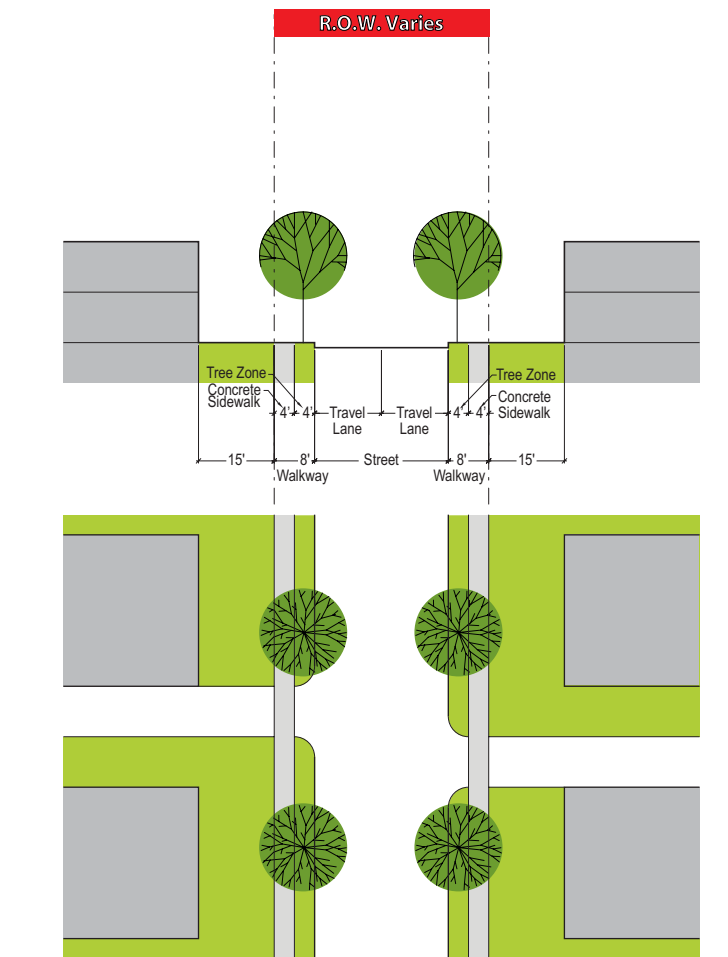
A. Uses:
Uses prohibited from every district include all agriculture, heavy industrial, truck depots, utilities, cremation facilities, warehouses, and adult entertainment.
B. Grandfathering:
Buildings destroyed by natural causes may be rebuilt on their existing footprint.

A POCKET GUIDE TO DEVELOPMENT ON KNOXVILLE'S SOUTH WATERFRONT

DRAFT May, 2006



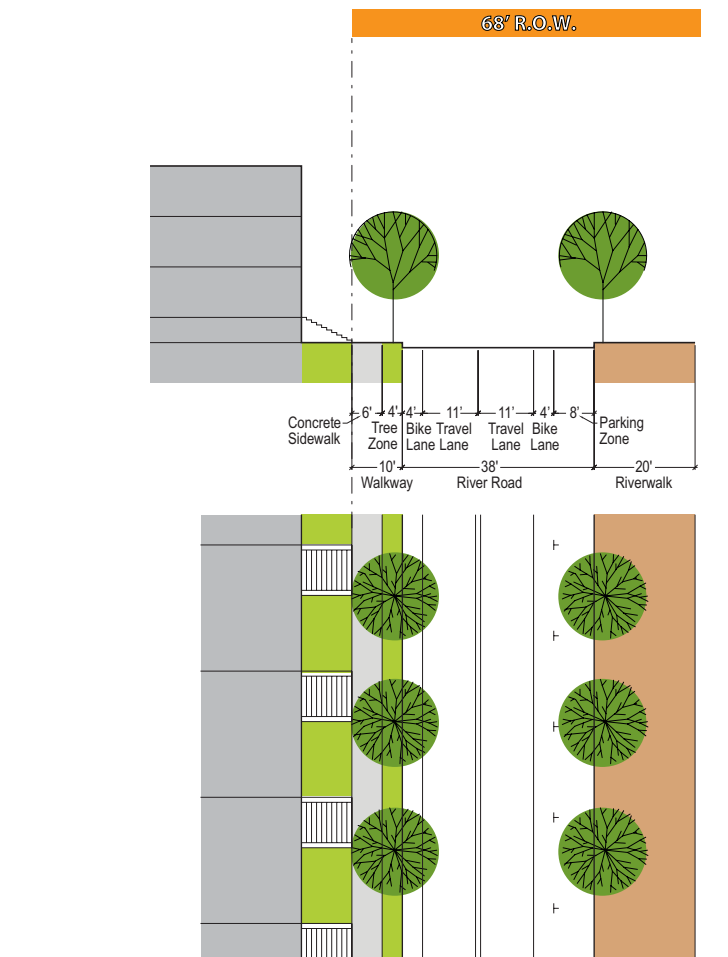
Streetscape



Character

The residential areas of the Old Sevier and Scottish Pike neighborhoods have the "feel of a small town". The residential areas identified in this plan should strive to preserve and reinforce this character where it exists with new development at a complementary scale.

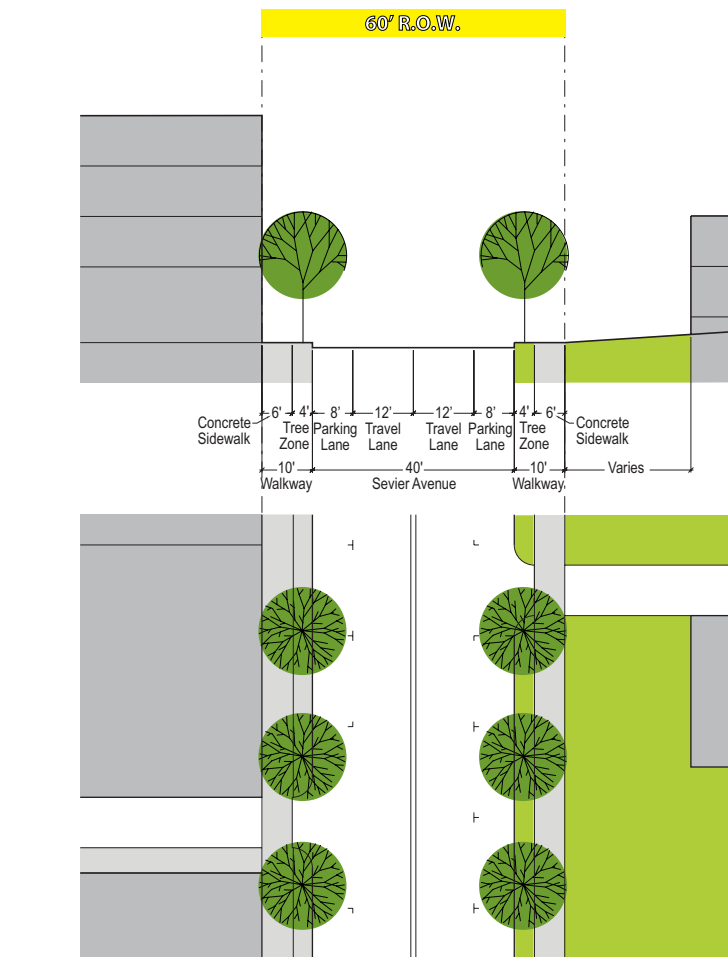
Streetscape



Character

The residential areas of the Old Sevier and Scottish Pike neighborhoods have the "feel of a small town". The residential areas identified in this plan should strive to preserve and reinforce this character where it exists with new development at a complementary scale.

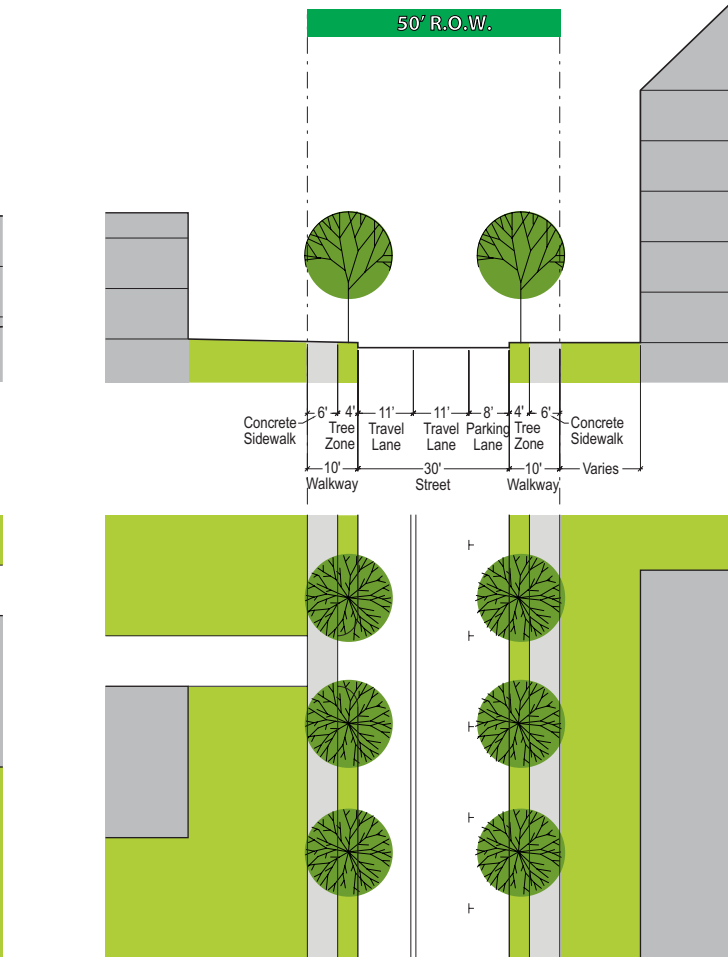
Streetscape



Character

Sevier Avenue is the historic commercial heart of the Old Sevier neighborhood. It has the potential to play this role in the future. Historically, buildings with a mix of uses were built up to the street edge.

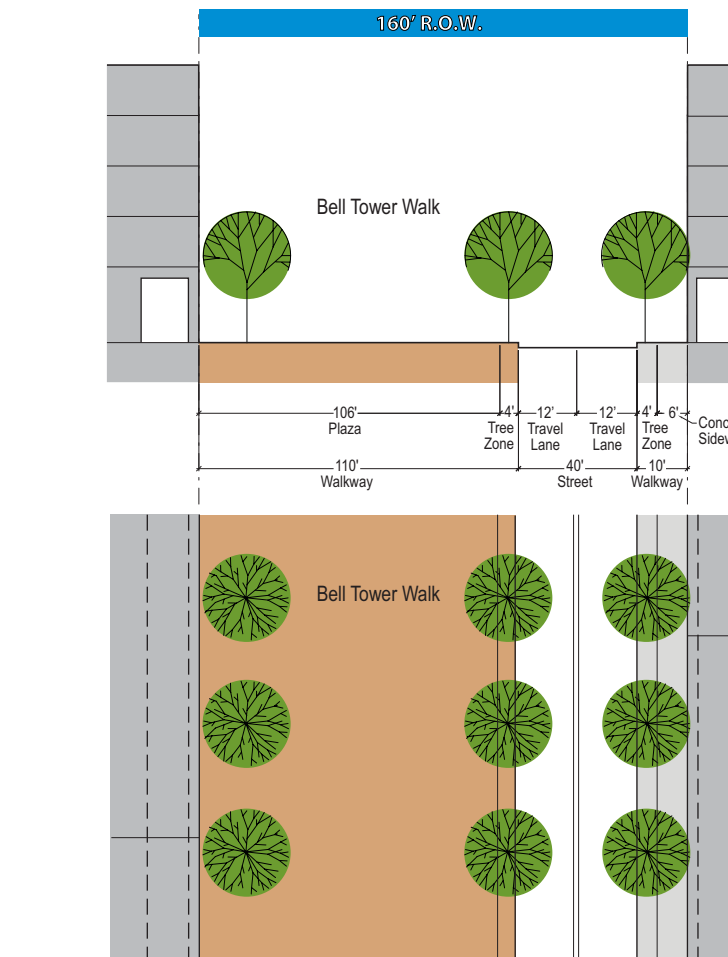
Streetscape



Character

People love to be near the water. These three areas, located between the riverfront and the new River Road and Blount Avenue, respectively, build on the recent residential development along the river's edge.

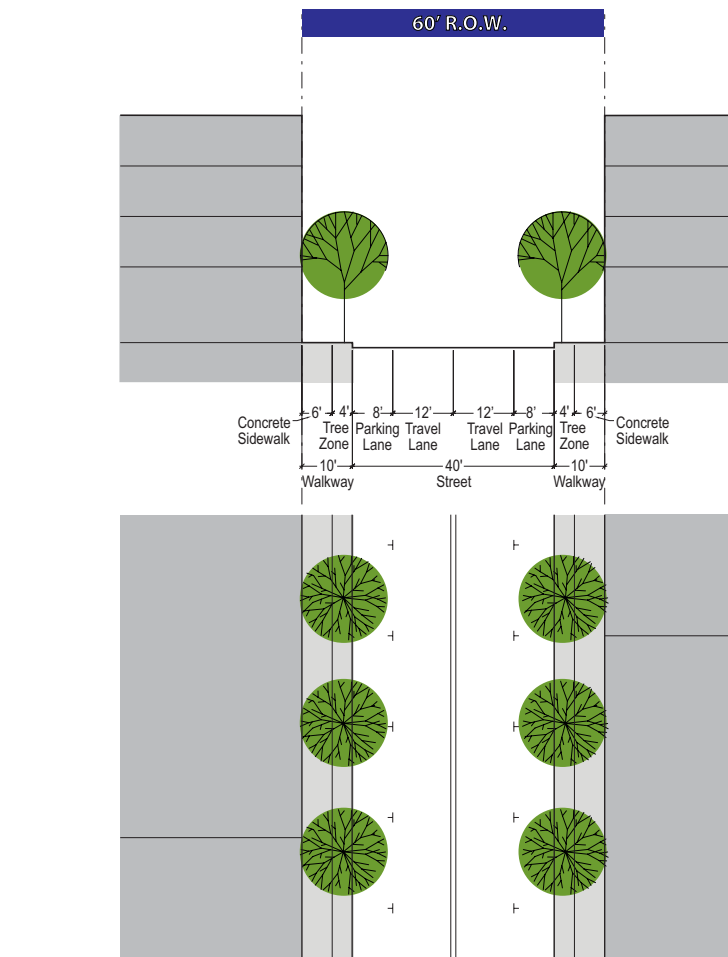
Streetscape



Character

Some of the highest density uses in the Knoxville South Waterfront are located in this area. New development is organized along a civic plaza called Bell Tower Walk.

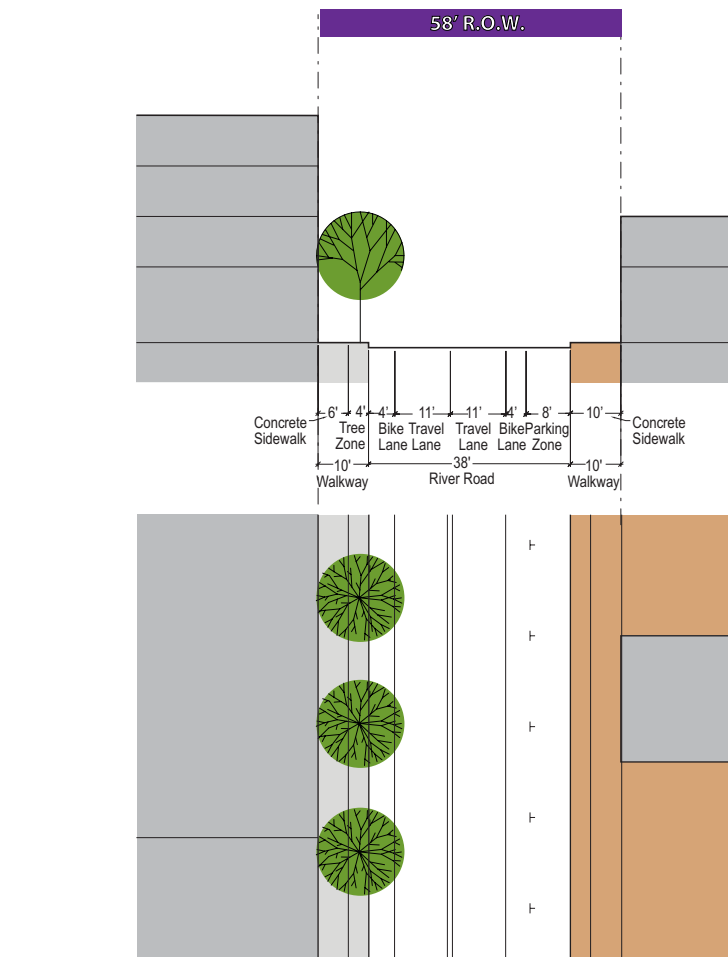
Streetscape



Character

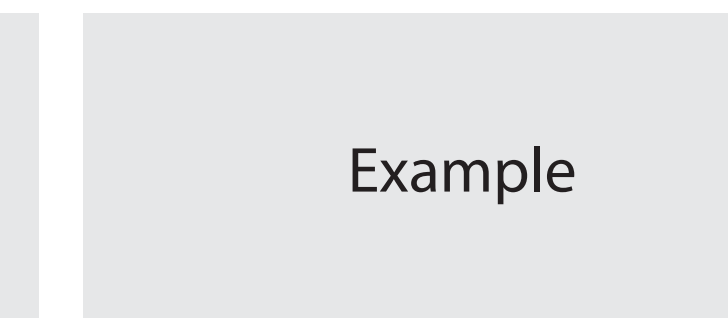
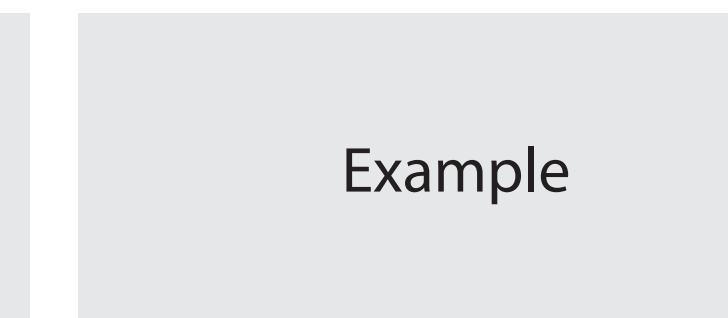
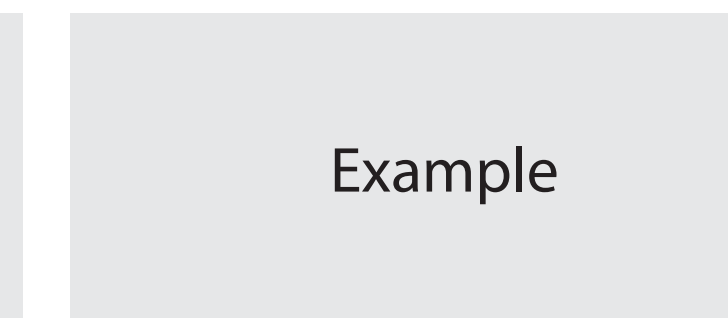
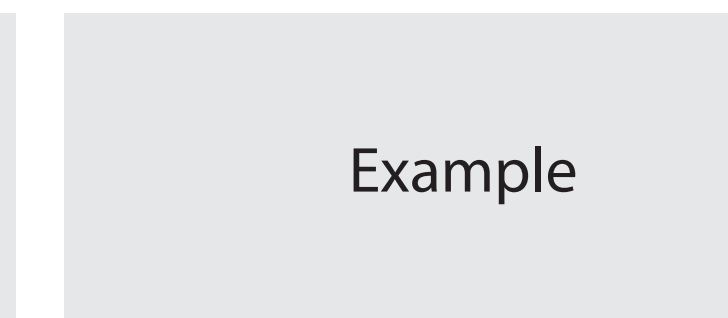
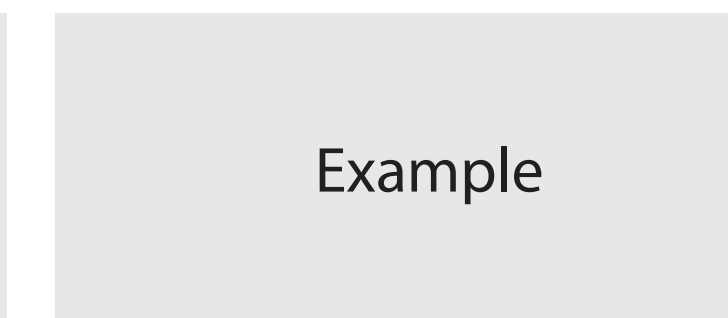
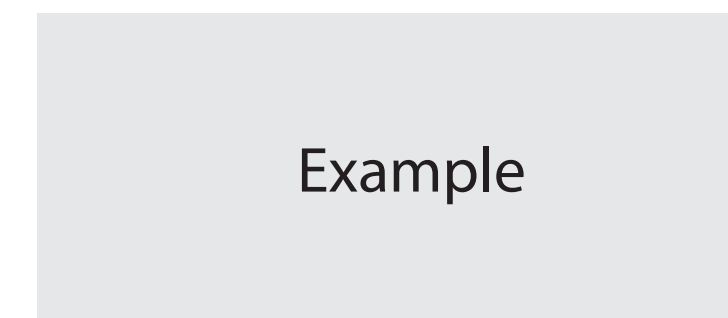
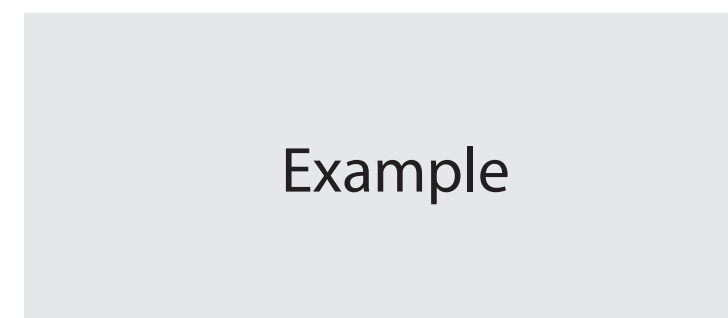
A dominant, figural open space in the shape of a triangular wedge organizes development to the west of the hospital. The Henley Gateway identifies this zone surrounding the Baptist Hospital.

Streetscape



Character

This area is closely connected with the Bell Tower Walk. New development on this site is encouraged to be mixed-use and shall maximize view corridors to the river by orienting buildings perpendicular to the riverfront.



# KNOXVILLE SOUTH WATERFRONT

IMPLEMENTING AN  
INSPIRATIONAL VISION

**DRAFT** May, 2006



hargreaves associates . chan krieger & associates . kennedy coulter rushing & watson . development strategies  
moffatt & nichol . glatting jackson . jordan jones & goulding . studio four design . arcadis g&m . duvall & associates

