



NEIGHBORHOOD MONUMENT
(BOTH SIDES OF MAGNOLIA AVE.)

PARALLEL PARKING (9'X22')

TYPICAL BUS TURNOUT

- BUS SHELTER
- BENCHES (2)
- BIKE LOOPS (3)
- TRASH RECEPTACLES (2)
- CONCRETE PAVERS

JESSAMINE STREET

GIBBONS STREET

WINONA STREET

MYRTLE STREET

PHASE 1

LOW-GROWING MEDIAN PLANTINGS

- EVERGREEN SHRUBS
- FLOWERING GROUND COVER
- ORNAMENTAL GRASSES

MEDIUM STREET TREE

- ARMSTRONG RED MAPLE
- PRINCETON SENTRY GINKGO
- SLENDER SILHOUETTE SWEETGUM
- GREEN PILLAR PIN OAK

LARGE STREET TREE

- PRINCETON AMERICAN ELM
- SHADEMASTER THORNLESS HONEY LOCUST
- AUTUMN GOLD GINKGO
- GREEN VASE ZELKOVA

PHASE LINE

PHASE LINE

PARALLEL PARKING (9'X22')

MYRTLE STREET

HOLLY STREET

AUSTIN STREET

BERTRAND STREET

PHASE 2

ORNAMENTAL GRASSES

- BIKE LOOPS (3)
- TRASH RECEPTACLES (2)
- CONCRETE PAVERS

- SWEETGUM
- GREEN PILLAR PIN OAK

- AUTUMN GOLD GINKGO

MAGNOLIA AVENUE STREETSCAPES PROJECT

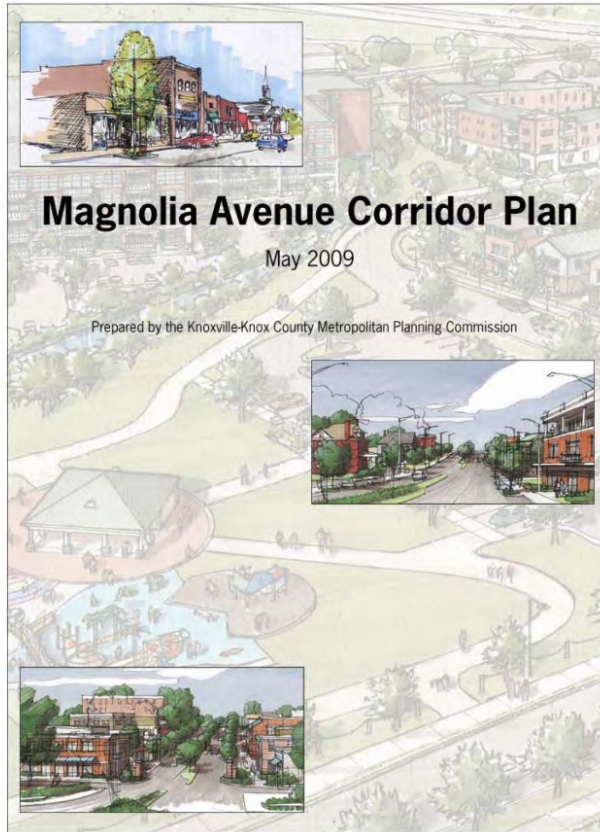
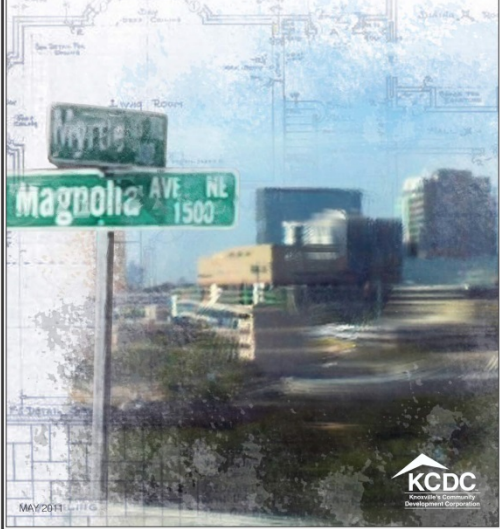
Complete Streets Design Guidelines

July 2009



MAGNOLIA AVENUE WAREHOUSE DISTRICT

REDEVELOPMENT AND URBAN RENEWAL PLAN



Magnolia Avenue Corridor Plan

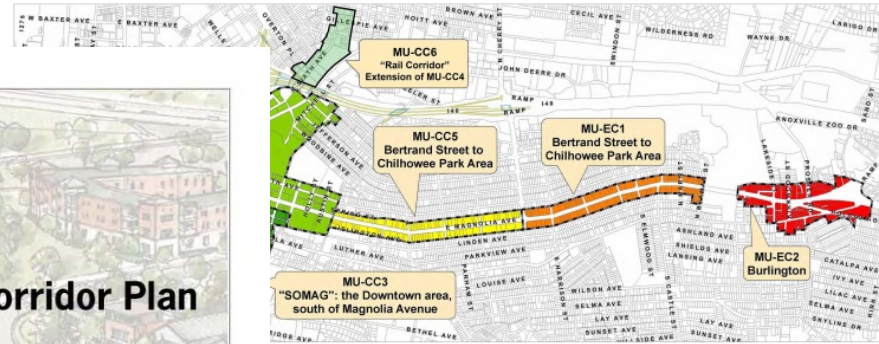
May 2009

Prepared by the Knoxville-Knox County Metropolitan Planning Commission



MU-CC3 • MU-CC4 • MU-CC5 • MU-CC6

Magnolia Avenue Corridor Area



- 1. relations:**
 with the Knox County School Board and other partners in the area west of First Creek to redevelopment of former Magnolia corner, the "signature site" on streets.
 a bike and trail connection from the Fourth and Gill offshoot to Caswell Park.
 a first section of the "complete street" program in the Hall of Fame intersection and Pellissippi State's Street campus.
 2. Form codes for the sub-area to foster a wider pedestrian-oriented uses, higher intensity streets and expansion of investments, as aesthetic improvements, including tree-lined and landscaped medians.
 the First Creek Greenway with a rails-to-trails loop to downtown.
 3. Improvement programs, such as tax increment to foster reuse and redevelopment.
 4. Public improvement program, particularly focusing historic commercial properties in this area.
- MU-CC5 Recommended actions:**
 1. Extend legacy improvement programs for use in upgrading buildings in the area, especially pre-1940 buildings.
 2. Consider a tax increment program to assist private renovation and redevelopment in the area.
 3. Transform Magnolia Avenue into a complete street: create better defined bike lanes, continue street tree planting, define on-street parking and consider landscaped and a "road diet" west of Cherry Street.
 4. Develop a form code that allows compatible development to the area's pre-1950 historic resources. Because of the extensive post-1950 strip commercial development, an intense zoning overlay district should be considered to begin to realize the mix of uses and architectural improvements.
 5. Encourage redevelopment of low-rent, auto-oriented uses to meet the intentions of this plan.
 6. Create standards for landscaped parks and locations for future development to achieve the beautification that is associated with the future development.
 7. Create standards for buffers between commercial property and adjoining residential properties.
- MU-CC6**
 The Hall Corridor: After nearly a century of railroad-oriented uses, this area has changed, vacant and underutilized resources – particularly the former bottling mills – form a distinct edge between the Hall of Fame gateway and the Park Ridge neighborhood. A mix of higher density residential, wholesale commercial distribution and utility uses should be fostered. The First Creek Greenway can be a catalyst for reuse and redevelopment. The mixed use proposal will allow reuse of Standard Mills for residential use, which should be sought.
- Recommended Zoning:**
 C-6: General Commercial Park District
 M-2: Restricted Manufacturing and Warehousing District
 O-3: Office Park District
 RH-1 and RP-2: Renewed Residential Districts

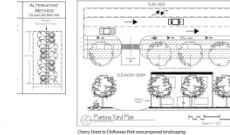
CITY SECTOR PLAN • LAND USE: PROPOSED MIXED USE DISTRICTS

MU-EC1: Magnolia Avenue (Cherry Street to Chilhowe Park)

allowed along Magnolia Avenue. Current zoning, largely the C-3 General Commercial, would allow continued use of existing residential, office and retail commercial structures of other existing structures that are not prohibited to comply with the proposed form code. (not being term) or Corridor Overlay (interim)

temporary outdoor seating, without which could create the form code landscaping, reduce building setbacks that would be defined form code. This could address the rent that's present today.

1. and locations for future development to achieve the beautification that is associated with commercial property and adjoining residential properties.
 2. Increase financing or a locally program to assist private renovation and redevelopment



as compatible development to the area's pre-1950 historic resources.



This site is located within the historic designated area, MU-CC3. The location is within MU-CC3, containing the City of Knoxville's Historic District. 100% replacement building both the street, to preserve the historic character.



This site is located within the historic designated area, MU-CC3. The location is within MU-CC3, containing the City of Knoxville's Historic District. 100% replacement building both the street, to preserve the historic character.

Transportation Improvements:
 • Transform Magnolia Avenue into a complete street: create better defined bike lanes, continue street tree planting, define on-street parking and consider landscaping
 • Enhance the park area



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PREVIOUS STUDIES



OPPORTUNITY NODES

VISION:

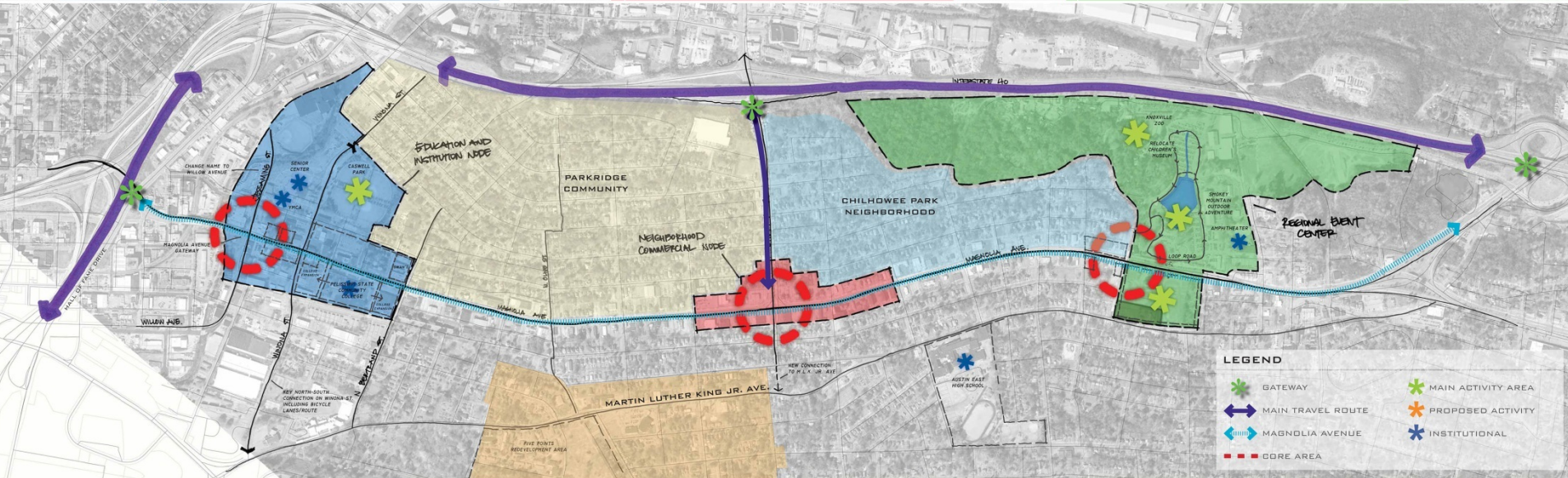
FORM A GATEWAY FROM DOWNTOWN KNOXVILLE TO MAGNOLIA AVENUE AND ENHANCE THE MULTI-MODAL TRANSPORTATION NODE TO ENSURE A SAFER PEDESTRIAN EXPERIENCE.

VISION:

STRENGTHEN THE AREA'S BUSINESS AND NEIGHBORHOOD ENVIRONMENT.

VISION:

ENHANCE THE EXPERIENCE AT CHILHOWEE PARK AND THE ZOO WITH AN ORGANIZED, EXPANDED COLLECTION OF OUTDOOR ACTIVITIES AND GREEN SPACES.



ACTION ITEMS:

- ESTABLISH A SYSTEMATIC WAYFINDING PROGRAM FOR THE PARKS, PSCC, AND THE ZOO
- EXTEND FIRST CREEK GREENWAY INTO DOWNTOWN
- CONNECT TO DOWNTOWN AND SURROUNDING PLACES OF INTEREST TO CREATE A NETWORK OF REGIONAL FACILITIES
- PELLISSIPPI STATE COMMUNITY COLLEGE PARTNERSHIP WITH THE CITY OF KNOXVILLE
- BALANCED POLICE PRESENCE
- ENCOURAGE SITE SPECIFIC REDEVELOPMENT

ACTION ITEMS:

- ESTABLISH A SYSTEMATIC WAYFINDING PROGRAM FOR RETAIL, ZOO AND PSCC
- MAGNOLIA AVENUE STREETScape ENHANCEMENT
- LOCATE A CONNECTION TO MLK BOULEVARD THAT HAS A FOCUS ON MULTI-MODAL ACCESSIBILITY
- CREATE ZONING ENHANCEMENTS TO ENCOURAGE MIXED USE DEVELOPMENT AND REINVESTMENT
- LOCATE KEY REDEVELOPMENT SITES WITHIN THE AREA

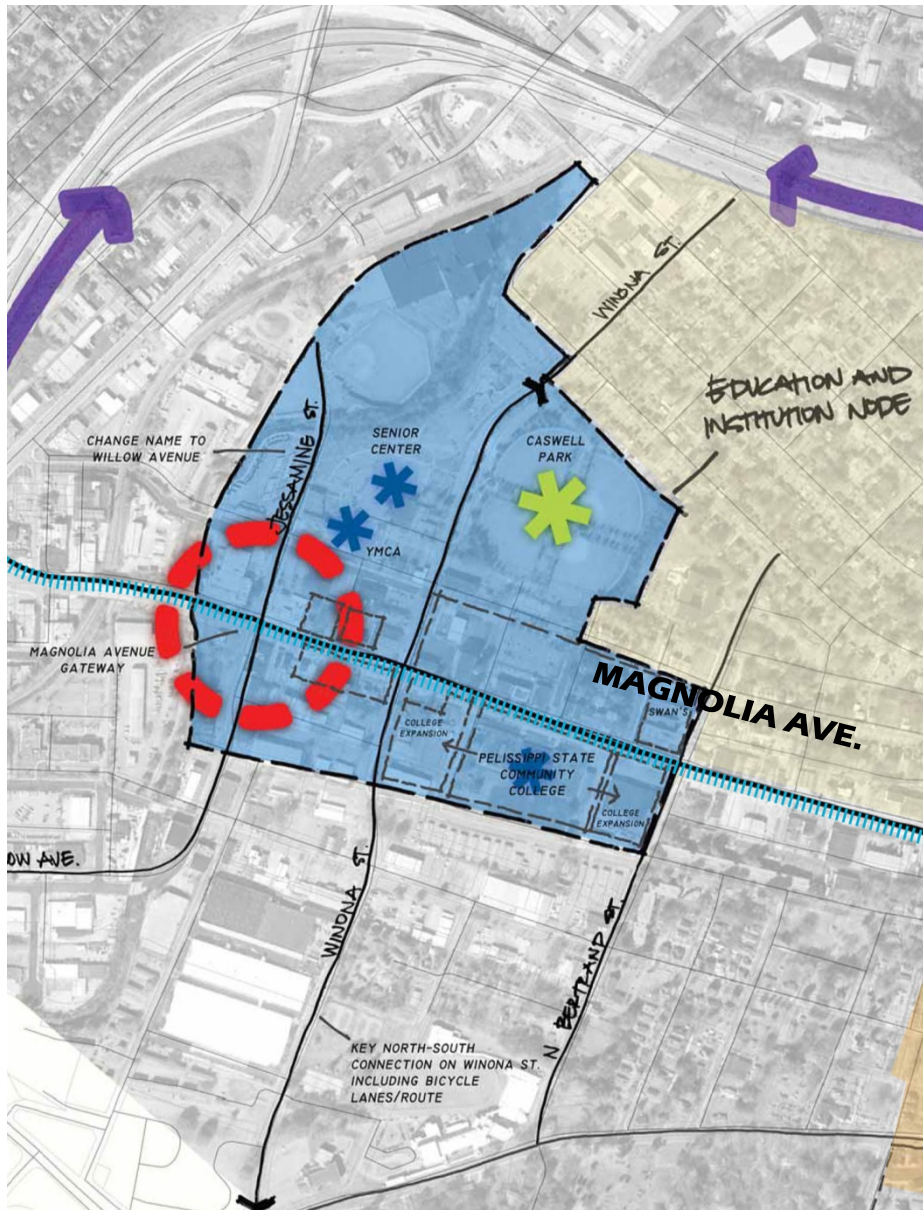
ACTION ITEMS:

- ESTABLISH A SYSTEMATIC WAYFINDING PROGRAM FOR RETAIL AND INSTITUTIONAL NODE
- OPEN MAIN ENTRANCE TO CHILHOWEE PARK AND OPEN MEDIAN TO ALLOW FOR TWO WAY TRAFFIC
- CREATE COMPREHENSIVE PARK MASTER PLAN FOR CHILHOWEE PARK TO GUIDE FUTURE LAND USES AND DEVELOPMENT
- BETTER ACCOMMODATE BOTH ZOO AND THE FAIR
- ENHANCE BUS / TRANSIT SUPER STOP AT KIRKWOOD TO REFLECT NEW INVESTMENT
- DEVELOP A NEIGHBORHOOD PARK ALONG MARTIN LUTHER KING JR. BOULEVARD

MAGNOLIA AVENUE STREETSCAPES PROJECT



EDUCATIONAL AND INSTITUTIONAL



VISION:

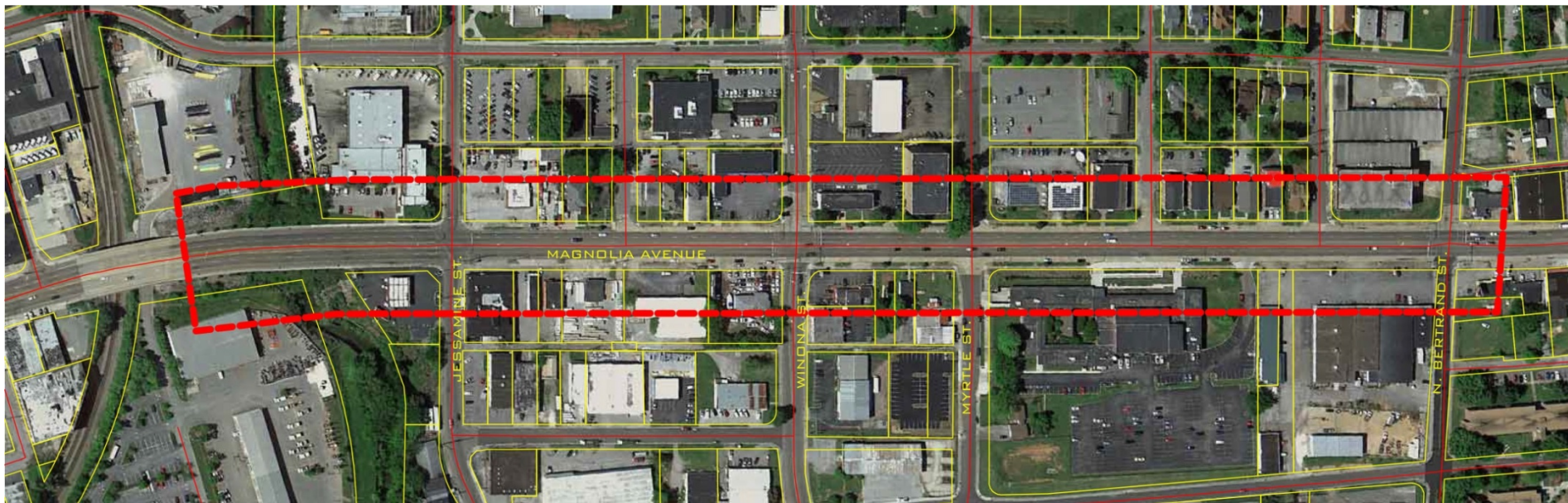
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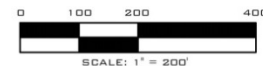
MAGNOLIA AVENUE STREETSCAPES PROJECT



MODEL BLOCK SELECTION / EXTENTS



- Continuation of downtown revitalization
- Presence of public investment
- Presence of existing private investment
- Positioned for additional private investment



MAGNOLIA AVENUE STREETSCAPES PROJECT

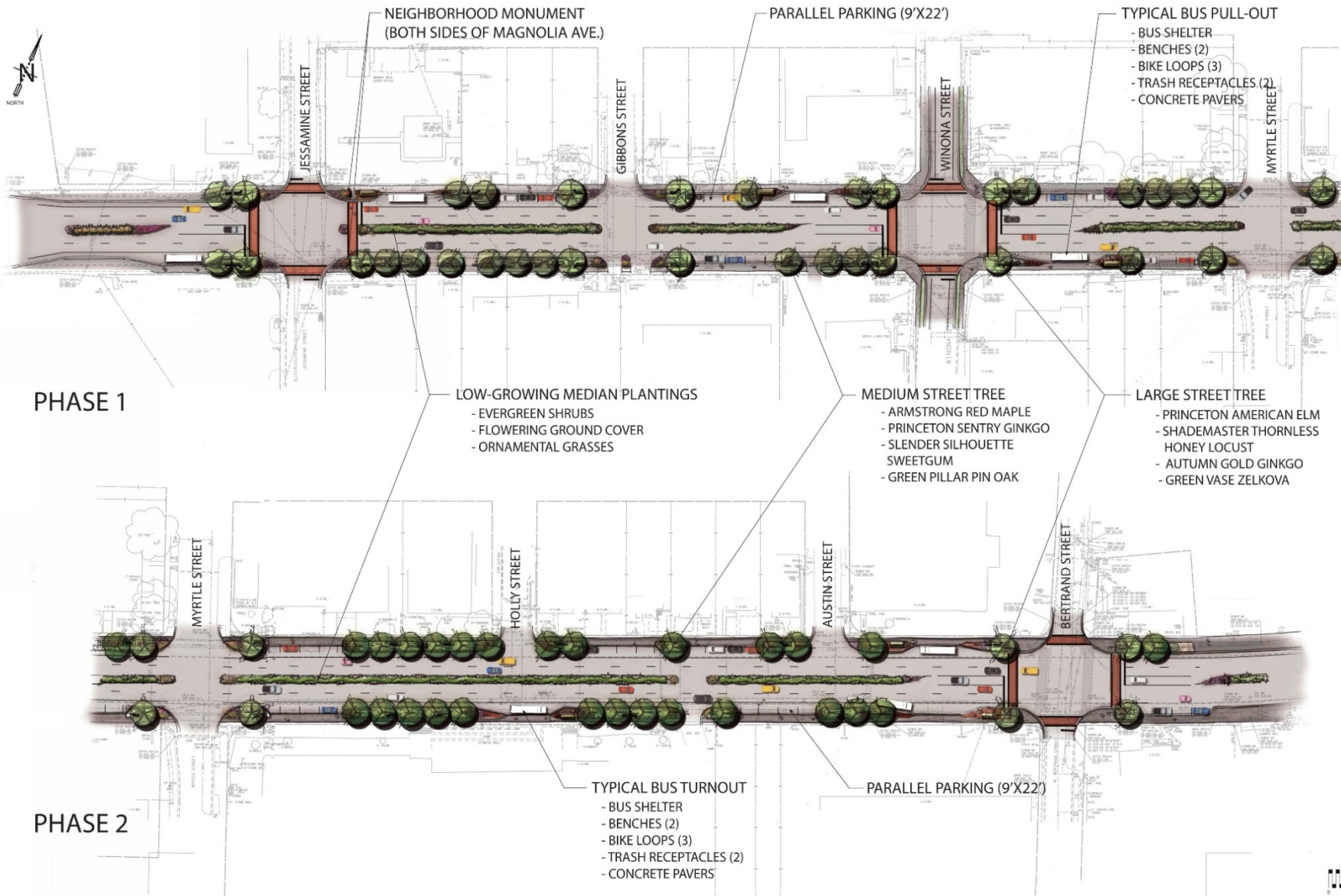


MODEL BLOCK ILLUSTRATION



MAGNOLIA AVENUE STREETSCAPES PROJECT





PLAN VIEW



MAGNOLIA AVENUE STREETSCAPES PROJECT



BARGE WAGGONER SUMNER & CANNON, INC.®



MAGNOLIA AVENUE STREETScape ~ TYPICAL STREET CROSS SECTION

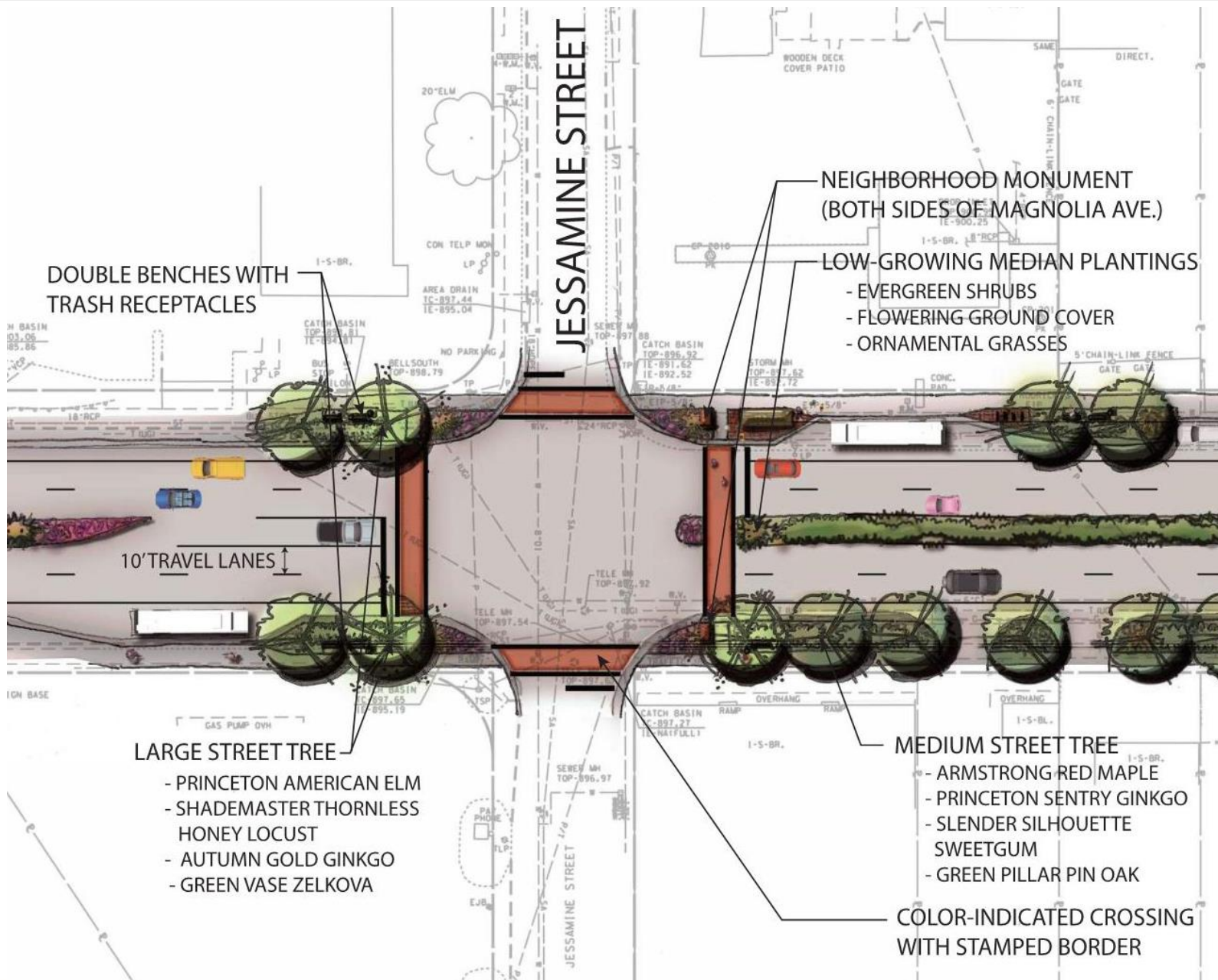


MAGNOLIA AVENUE STREETSAPES PROJECT

BWSC

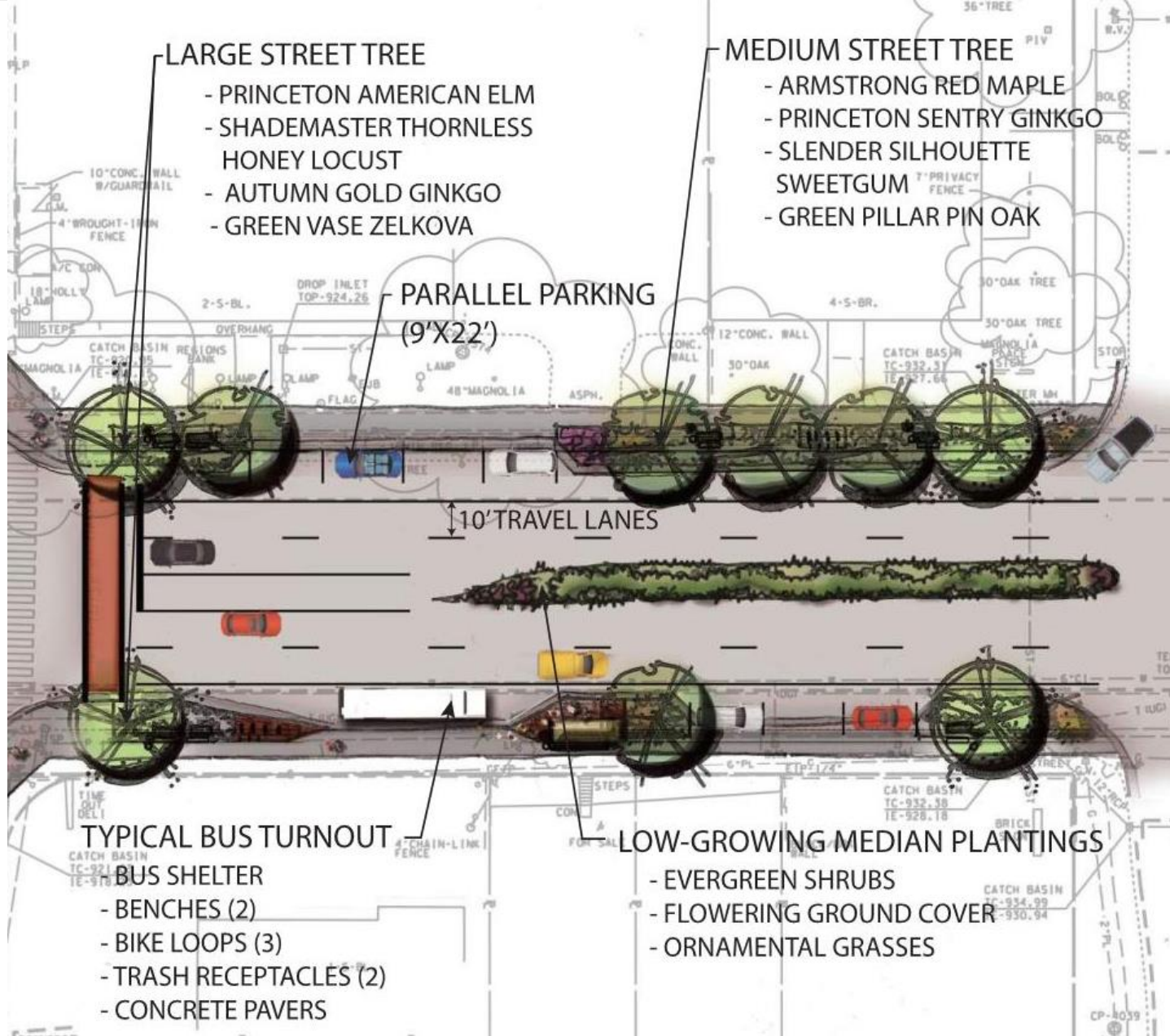
BARGE
WAGGNER
SUMNER &
CANNON, INC.®





MAGNOLIA AVENUE STREETSCAPES PROJECT

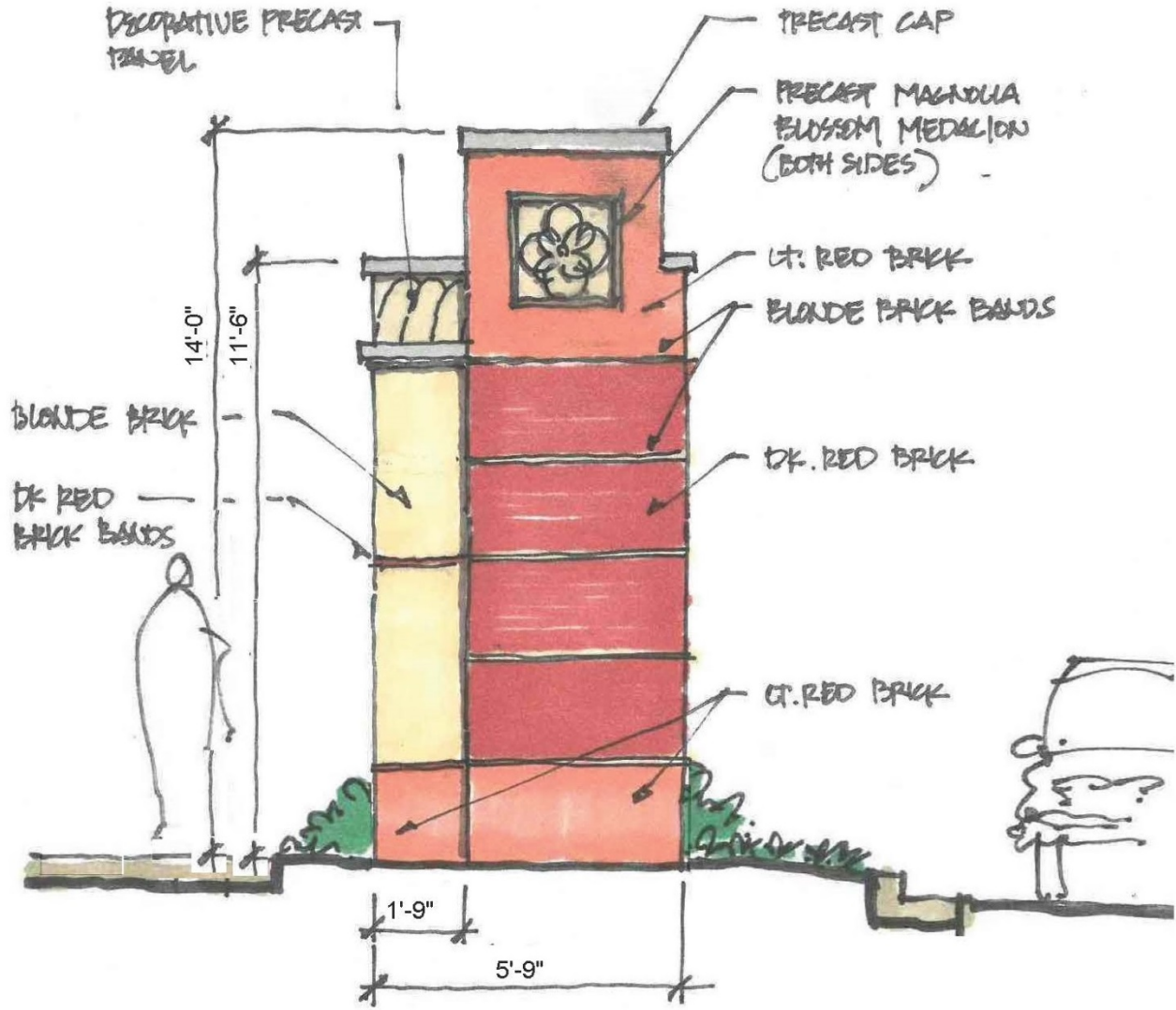




MAGNOLIA AVENUE STREETSCAPES PROJECT



Proposed Gateway Monument Alternative MAGNOLIA AVENUE STREETSCAPE



NEXT STEPS

✓ Public meeting - Provide feedback

City Review and Approval of Final Design Plans

- Both Phase I and II (Summer 2016)

Utility Coordination Meeting

- Both Phase I and II

100% Construction Plans and Specifications

- Phase I Bid (End of 2016)
- Phase I Construction (Beginning of 2017)
- Phase II based on funding availability in FY 2017/18



QUESTIONS AND COMMENTS



MAGNOLIA AVENUE STREETSCAPES PROJECT

MODEL BLOCK - PUBLIC MEETING

Thursday, January 21, 2016 - 5:30 pm

John T. O'Connor Center

611 Winona Street, Knoxville, TN 37917



COMMENTS:

NAME _____

ADDRESS _____

E-MAIL _____

PHONE: WORK _____ HOME _____

CELL _____

Comments on the proposed improvements can also be mailed to Bryan Berry, Project Manager (see reverse side) or e-mailed to: bberry@knoxvilletn.gov. Please send written comments by February 4, 2016. If you have any questions regarding this project, please contact us at 865-215-2029.



Search For Anything

City of Knoxville » Government » City Departments & Offices » **Redevelopment**

Redevelopment

Annexation Policy
Development Incentives
Downloadable Forms
Downtown Design Guidelines
Review Board
Downtown Summit

Form Based Code
Administration
Project Areas
Redevelopment Partner
Agencies
Urban Land Institute (ULI)
EPA Cleanup Grant
Applications

Redevelopment Director

Dawn Michelle Foster
dmfoster@knoxvilletn.gov
(865) 215-2607

400 Main St., Room 655
Knoxville, TN 37902



Anne Wallace
Deputy Director of Redevelopment
Room 655, City County Building
865-215-2644
awallace@knoxvilletn.gov

Bryan Berry
Project Manager
Room 655, City County Building
865-215-2543
bberry@knoxvilletn.gov

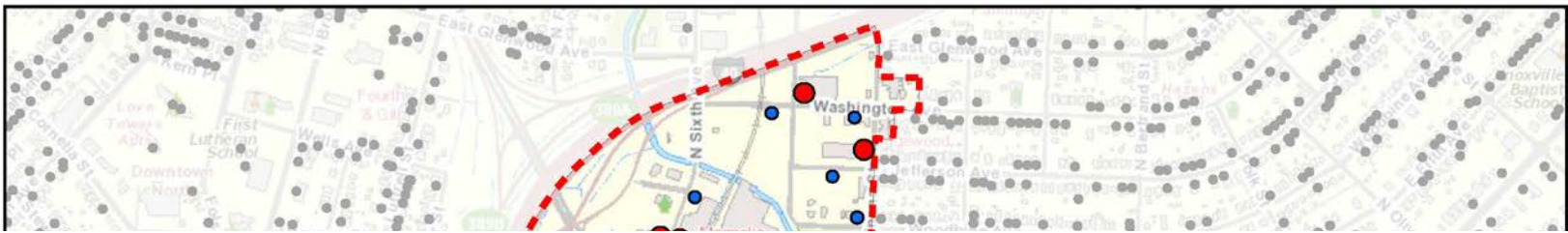
PROJECT AREAS:

- Cumberland Avenue Corridor Project
- Downtown North
- Downtown Wayfinding Signage Project
- Gay Street 700 Block Streetscape [PDF]
- I-275 Business Park Access Improvements Project [PDF]
- Jackson Avenue Projects
- Lonsdale Neighborhood [PDF]
- Magnolia Avenue Streetscape Plan**
- Martin Luther King, Jr. Corridor Plan [PDF]

MAGNOLIA AVENUE STREETSCAPES PROJECT

http://www.knoxvilletn.gov/government/city_departments_offices/redevelopment/





MAGNOLIA AVENUE WAREHOUSE DISTRICT - Redevelopment and Urban Renewal Area

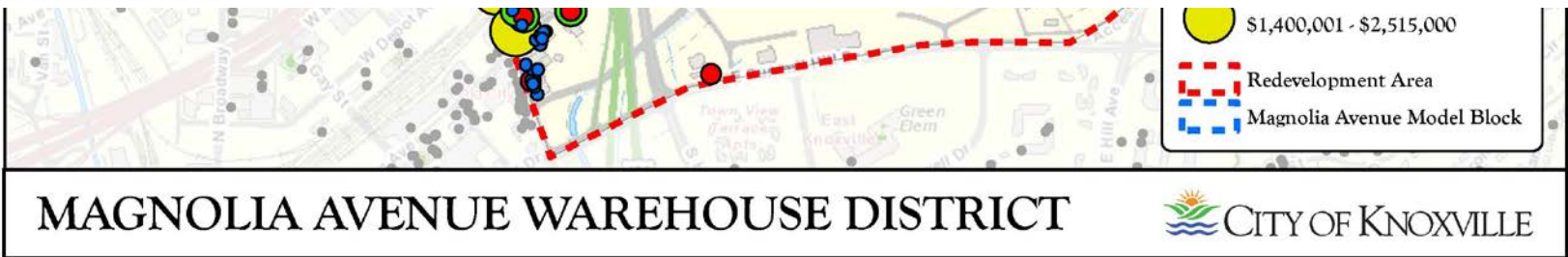
Annual Development Activity by Dollar (\$) Amount, 2006 to 2015

TOTAL	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	10-Year Total
New	\$0	\$0	\$0	\$45,000	\$0	\$0	\$1,880,000	\$0	\$2,530,000	\$1,250	\$4,456,250
Renovation	\$514,000	\$333,500	\$389,859	\$1,166,487	\$2,793,807	\$225,708	\$708,361	\$4,977,830	\$702,704	\$517,135	\$12,329,391
Demolition	\$0	\$59,500	\$500	\$9,840	\$11,000	\$1,000	\$10,000	\$63,500	\$14,200	\$45,000	\$214,540
Net Total	\$514,000	\$274,000	\$389,359	\$1,201,647	\$2,782,807	\$224,708	\$2,578,361	\$4,914,330	\$3,218,504	\$473,385	\$16,571,101

RESIDENTIAL	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	10-Year Total
New	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,515,000	\$0	\$2,515,000
Renovation	\$5,000	\$44,500	\$0	\$634,987	\$6,300	\$6,560	\$0	\$146,630	\$2,000	\$88,934	\$934,911
Demolition	\$0	\$0	\$500	\$0	\$11,000	\$0	\$0	\$0	\$0	\$0	\$11,500
Net Total	\$5,000	\$44,500	-\$500	\$634,987	-\$4,700	\$6,560	\$0	\$146,630	\$2,517,000	\$88,934	\$3,438,411

NON-RESIDENTIAL	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	10-Year Total
New	\$0	\$0	\$0	\$45,000	\$0	\$0	\$1,880,000	\$0	\$15,000	\$1,250	\$1,941,250
Renovation	\$509,000	\$289,000	\$389,859	\$531,500	\$2,787,507	\$219,148	\$708,361	\$4,831,200	\$700,704	\$428,201	\$11,394,480
Demolition	\$0	\$59,500	\$0	\$9,840	\$0	\$1,000	\$10,000	\$63,500	\$14,200	\$45,000	\$203,040
Net Total	\$509,000	\$229,500	\$389,859	\$566,660	\$2,787,507	\$218,148	\$2,578,361	\$4,767,700	\$701,504	\$384,451	\$13,132,690

Source: MPC Building Permits.



MAGNOLIA AVENUE WAREHOUSE DISTRICT



MAGNOLIA AVENUE STREETSCAPES PROJECT





NEIGHBORHOOD MONUMENT
(BOTH SIDES OF MAGNOLIA AVE.)

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