



MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Mark Donaldson, Executive Director
Dave Hill, Senior Director, City of Knoxville South Waterfront Department
DATE: December 4, 2008
SUBJECT: Amendments to the City of Knoxville Zoning Ordinance, Article 4, Section 27 (South Waterfront Form Based Development Code) providing new street section designations in Chapter 3 (the Regulating Plan) and creating new street standards within Chapter 6 (Streetscape Standards). The amendments specifically address River Road, Lincoln Street, Barber Street, Claude Street, Dixie Street, "E" Street and Langford Avenue. Council District 1. 12-A-08-OA

Staff Recommendation:

The City of Knoxville South Waterfront Department recommends adoption of the ordinance amendments. MPC staff recommends approval of the proposed amendments.

Background:

The purpose of the proposed ordinance amendments are to add street sections needed for final plat approval of the River Road / Lincoln Street public improvements, thereby satisfying conditions of MPC approval of the Concept Plan for the project in time for scheduled Final Plat approval.

The Knoxville South Waterfront Form Based Development Code (SW Code) was adopted by Knoxville City Council Ordinance O-29-07 on February 27, 2007, and became effective on March 16, 2007. This ordinance is the first application of a form based code in Knoxville, and its newness prompted City Council Members to require annual reviews of the code to determine the effectiveness of this land use tool.

Until recently, there have not been any major projects proposed in the South Waterfront that have been affected by the new code. The first major application of the SW Code began in June 2008, with MPC's approval of the Concept Plan for the street and lot layout for the general area between Barber Street and Lincoln Street, extending southward from the Tennessee River to Sevier Avenue.

MPC's approval of the Concept Plan included the following condition, among a total of eight conditions:

- 4. Approval of the proposed street sections that are not in compliance with the Knoxville Waterfront Form Based Development Code streetscape standards and specific designation on the Regulating Plan (see comment below) will be subject to either Knoxville Board of Zoning Appeals variances or amendment to the Form Based Development Code. This action must be taken prior to approval of the Design Plan for the subdivision.

The MPC staff report commented further:

Five (River Rd., Lincoln St., Phillips Ave., "E" St. and Langford Ave.) of the eight proposed street sections for this concept plan are not in full compliance with the Knoxville Waterfront Form Based Development Code streetscape standards and specific designation on the Regulating Plan. The Code does not clearly identify a process for modifying the proposed street sections. Approval of the proposed streetscape sections will be subject to either variances from the Knoxville Board of Zoning Appeals or amendments to the Form Based Development Code. This action must be taken prior to approval of the Design Plan for the proposed streetscape sections.

The South Waterfront Department considers an ordinance amendment to be the more appropriate way to address condition #4 above (as opposed to seeking variances).

The proposed changes are specific to the new or existing streets currently under final design. A very detailed series of discussions and analyses involving city consultants, City Engineering, KUB, KCDC, and the private developer has led to revisions that will improve the impacted streetscapes in several ways:

1. Travel lanes and curve radii have been modified to make sure that KAT vehicles can travel to and from the SW park.
2. Two street sections have been modified to avoid condemnation or ROW construction that would adversely affect adjacent houses.
3. River Road no longer provides bike lanes since it is so close to the proposed Riverwalk in the adjacent park. On-street parking has been substituted instead.
4. The widths of travel lanes for some streets have been narrowed from 11 feet to 10 feet to introduce traffic calming into the street design.
5. The street section on Barber Street in front of the South Knoxville Elementary School has been modified to allow for ADA parking spaces and a drop-off area for disabled students.

Attachments

- Proposed Amendments
- Exhibit "A" (New Street Standards)

Proposed
Knoxville South Waterfront Form Based Development Code
Amendments

SECTION 1: The Knoxville City Code, Appendix B, "Zoning Regulations", Article 4, Section 27, "South Waterfront District", Chapter 3, "Vision Plan & Regulating Plan", is amended as follows:

- a. The street designation for River Road between Barber Street and Lincoln Street shall be changed from ST-70-40-PL-2BL to ST-62-38-2PL..
- b. The street designation for Langford Avenue from Barber Street to "E" Street shall be changed from ST-50-30-2PL to ST-58-36-2PL.
- c. The street designation for Sevier Avenue between Dixie Street and Lincoln Street shall be changed from CS-58-40-2PL-BR to ST-68-46-2PL-2BL.
- d. The street designation for Barber Street from Sevier Avenue to Phillips Street and for Barber Street from Langford Avenue to River Road shall be changed from ST-50-30-2PL to ST-60-38-2PL.
- e. The street designation for Barber Street from Phillips Street to Langford Avenue shall be changed from ST-42-24-PL to ST-50-22.
- f. The street designation for Claude Street from Langford Avenue to River Road AND Dixie Street from Langford Avenue to River Road shall be changed from SR-56-36-2PL to ST-58-36-2PL.
- g. The street designation for "E" Street from Phillips Street to River Road shall be changed from ST-42-24-PL to ST-44-22.
- h. The street designation for Lincoln Street between Sevier Avenue and River Road shall be changed from ST-70-40-PL-2BL to ST-60-38-PL-2BL.

Proposed
Knoxville South Waterfront Form Based Development Code
Amendments

SECTION 2: The Knoxville City Code, Appendix B, “Zoning Regulations”, Article 4, Section 27, “South Waterfront District”, Chapter 6, “Streetscape Standards”, is amended to add the following standards at the end of the chapter, identified below and as shown in Exhibit A:

- 6-11 STREET: ST-62-38-2PL
RIVER ROAD: BARBER ST. TO LINCOLN ST.
- 6-12 STREET: ST-58-36-2PL
LANGFORD AVENUE: BARBER ST. TO “E” STREET
- 6-13 STREET: ST-68-46-2PL-2BL
SEVIER AVENUE: DIXIE ST. TO LINCOLN ST.
- 6-14 STREET: ST-60-38-2PL
BARBER STREET: SEVIER AVE. TO PHILLIPS ST.
BARBER STREET: LANGFORD AVE. TO RIVER RD.
- 6-15 STREET: ST-50-22
BARBER STREET: PHILLIPS ST. TO LANGFORD AVE.
- 6-16 STREET: ST-58-36-2PL
CLAUDE STREET: LANGFORD AVE. TO RIVER RD.
DIXIE STREET: LANGFORD AVE. TO RIVER RD.
- 6-17 STREET: ST-44-22
“E” STREET: PHILLIPS ST. TO RIVER ROAD
- 6-18 STREET: ST-60-38-PL-2BL
LINCOLN STREET: SEVIER AVE. TO RIVER RD.

SECTION 3: The regulations adopted for River Road, Lincoln Street, and “E” Street shall apply to these streets if and when renamed.

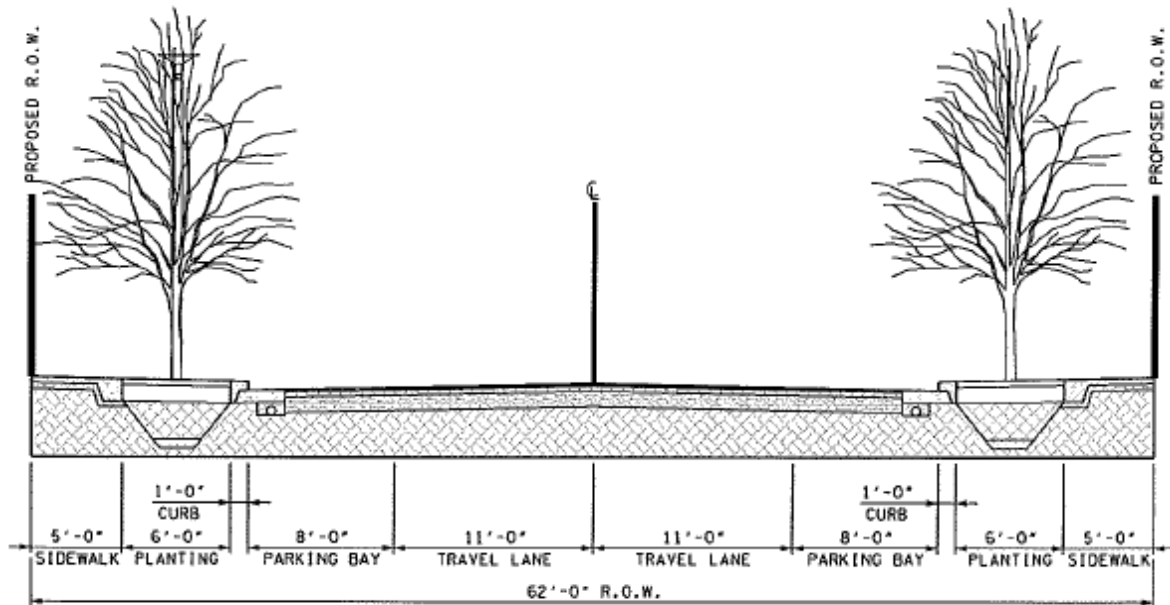
PROPOSED
Knoxville South Waterfront Development Code
AMENDMENTS

EXHIBIT
A

STREETSCAPE STANDARDS

6-11 STREET: ST-62-38-2PL

RIVER ROAD: BARBER ST. TO LINCOLN ST.



RIVER ROAD (62' PUBLIC R.O.W.)
LOOKING EAST

THOROUGHFARE TYPE: Street, ST-62-38-2PL

RIGHT-OF-WAY WIDTH: 62'

PAVEMENT WIDTH: 38'

MOVEMENT: Slow Movement

DESIGN SPEEDS: 25 MPH

PEDESTRIAN CROSSING TIME: 6.3 seconds

TRAFFIC LANES: 2 lanes

PARKING LANES: Both sides @ 8' marked

BIKE LANES: na

CURB RADIUS: 15' (except @ Barber which is 25')

WALKWAY TYPE: 5' sidewalk

PLANTER TYPE: 6' wide treatment planter

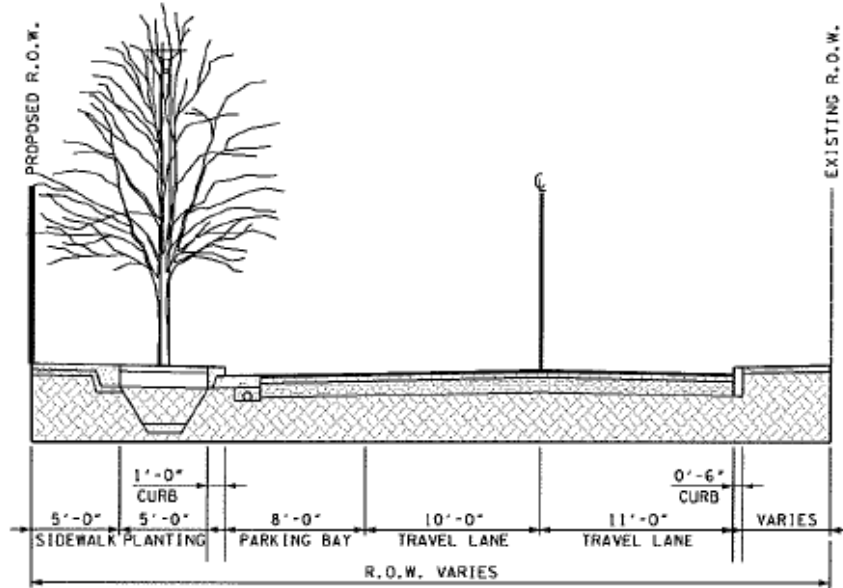
CURB TYPE: 1'

LANDSCAPE TYPE: Trees @ 30'-35' O.C.

TRANSPORTATION PROVISION: Trolleys

UTILITIES: All underground

STREETSCAPE STANDARDS
6-12 STREET: ST-58-36-2PL
LANGFORD AVENUE: BARBER ST. TO "E" ST.



LANGFORD AVENUE (PUBLIC R.O.W. VARIES)
 LOOKING EAST

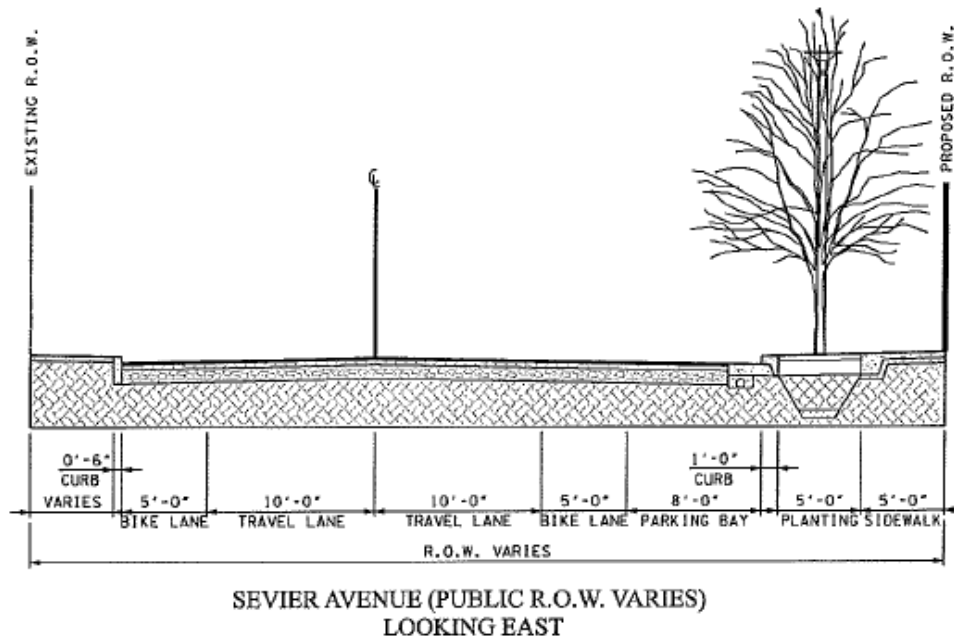
THOROUGHFARE TYPE: Street, ST-58-36-2PL
 RIGHT-OF-WAY WIDTH: 58'
 PAVEMENT WIDTH: 36'
 MOVEMENT: Slow Movement
 DESIGN SPEEDS: 25 MPH
 PEDESTRIAN CROSSING TIME: 5.8 seconds
 TRAFFIC LANES: 2 lanes
 PARKING LANES: Both sides @ 8' marked
 BIKE LANES: na
 CURB RADIUS: 15'
 WALKWAY TYPE: 5' sidewalk
 PLANTER TYPE: 5' wide treatment planter
 CURB TYPE: 1'
 LANDSCAPE TYPE: Trees @ 30'-35' O.C.
 TRANSPORTATION PROVISION: na
 UTILITIES: All underground

**Note: Only north side of Langford to be improved.

STREETSCAPE STANDARDS

6-13 STREET: ST-68-46-2PL-2BL

SEVIER AVENUE: DIXIE ST. TO LINCOLN ST.



THOROUGHFARE TYPE: Street, ST-68-46-2PL-2BL

RIGHT-OF-WAY WIDTH: 68'

PAVEMENT WIDTH: 46'

MOVEMENT: Free Movement

DESIGN SPEEDS: 35 MPH

PEDESTRIAN CROSSING TIME: 8.6 seconds

TRAFFIC LANES: 2 lanes

PARKING LANES: Both sides @ 8' marked

BIKE LANES: Both sides @ 5' marked

CURB RADIUS: 15'

WALKWAY TYPE: 5' sidewalk

PLANTER TYPE: 5' wide treatment planter

CURB TYPE: 1'

LANDSCAPE TYPE: Trees @ 30'-35' O.C.

TRANSPORTATION PROVISION: Trolleys

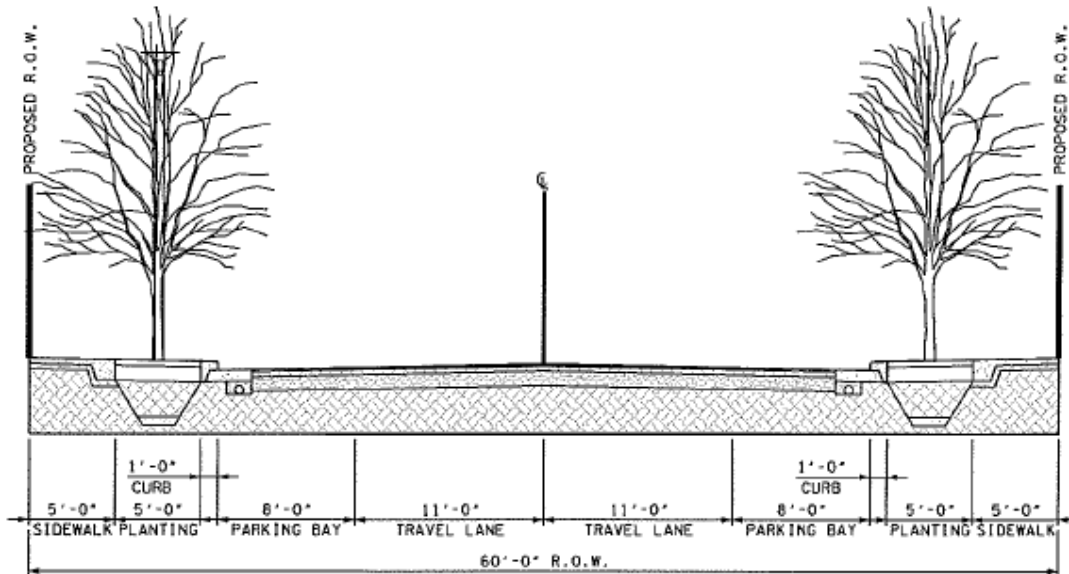
UTILITIES: All underground

STREETSCAPE STANDARDS

6-14 STREET: ST-60-38-2PL

BARBER STREET: SEVIER AVE. TO PHILLIPS ST.

BARBER STREET: LANGFORD AVE. TO RIVER



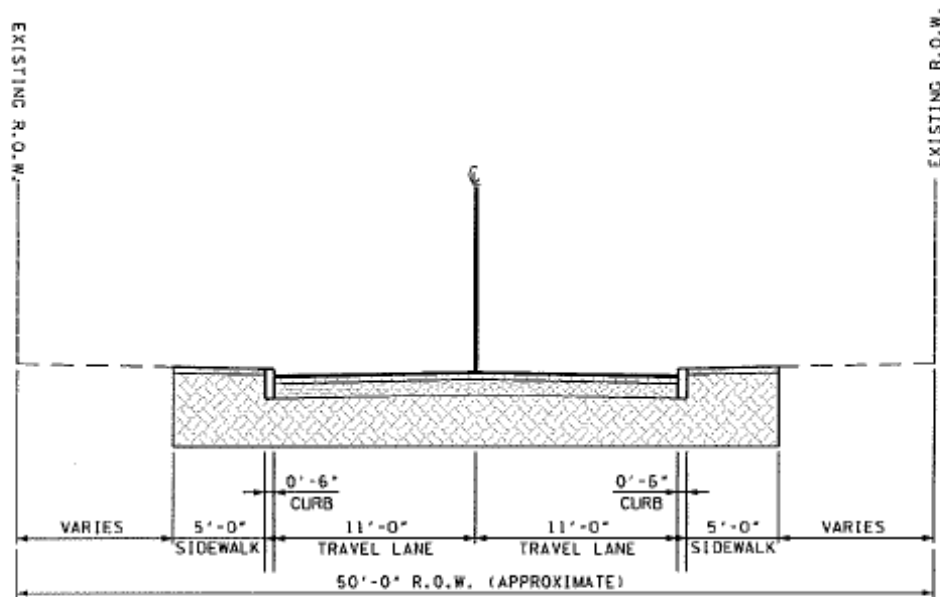
BARBER STREET (60' PUBLIC R.O.W.)
SEVIER TO PHILLIPS
LANGFORD TO RIVER ROAD
LOOKING SOUTH

THOROUGHFARE TYPE: Street, ST-60-38-2PL
 RIGHT-OF-WAY WIDTH: 60'
 PAVEMENT WIDTH: 38'
 MOVEMENT: Slow Movement
 DESIGN SPEEDS: 25 MPH
 PEDESTRIAN CROSSING TIME: 6.3 seconds
 TRAFFIC LANES: 2 lanes
 PARKING LANES: Both sides @ 8' marked
 BIKE LANES: na
 CURB RADIUS: 15' (25' @ Sevier Ave & River Rd)
 WALKWAY TYPE: 5' sidewalk
 PLANTER TYPE: upland or treatment planter, width varies
 CURB TYPE: 1'
 LANDSCAPE TYPE: Tree spacing varies
 TRANSPORTATION PROVISION: Trolleys
 UTILITIES: All underground

STREETSCAPE STANDARDS

6-15 STREET: ST-50-22

BARBER STREET: PHILLIPS ST. TO LANGFORD AVE.



BARBER STREET (50' APPROX. PUBLIC R.O.W.)
PHILLIPS TO LANGFORD
LOOKING SOUTH

THOROUGHFARE TYPE: Street, ST-50-22

RIGHT-OF-WAY WIDTH: 50'

PAVEMENT WIDTH: 22'

MOVEMENT: Slow Movement

DESIGN SPEEDS: 25 MPH

PEDESTRIAN CROSSING TIME: 6.3 seconds

TRAFFIC LANES: 2 lanes

PARKING LANES: na

BIKE LANES: na

CURB RADIUS: 15'

WALKWAY TYPE: 5' sidewalk

PLANTER TYPE: upland or treatment planter, width varies

CURB TYPE: 6"

LANDSCAPE TYPE: Tree spacing varies

TRANSPORTATION PROVISION: Trolleys

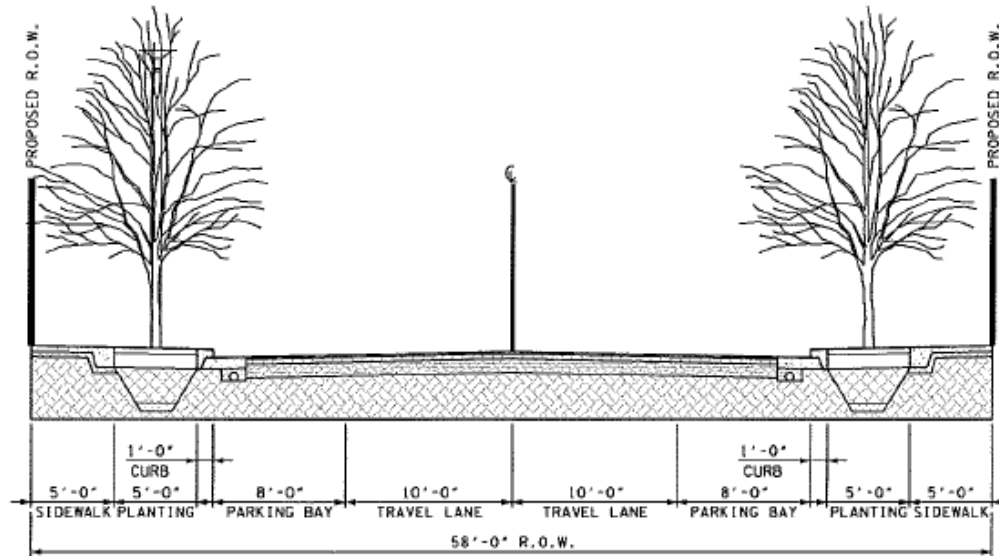
UTILITIES: All underground

STREETSCAPE STANDARDS

6-16 STREET: ST-58-36-2PL

CLAUDE STREET: LANGFORD AVE. TO RIVER RD.

DIXIE STREET: LANGFORD AVE. TO RIVER RD.



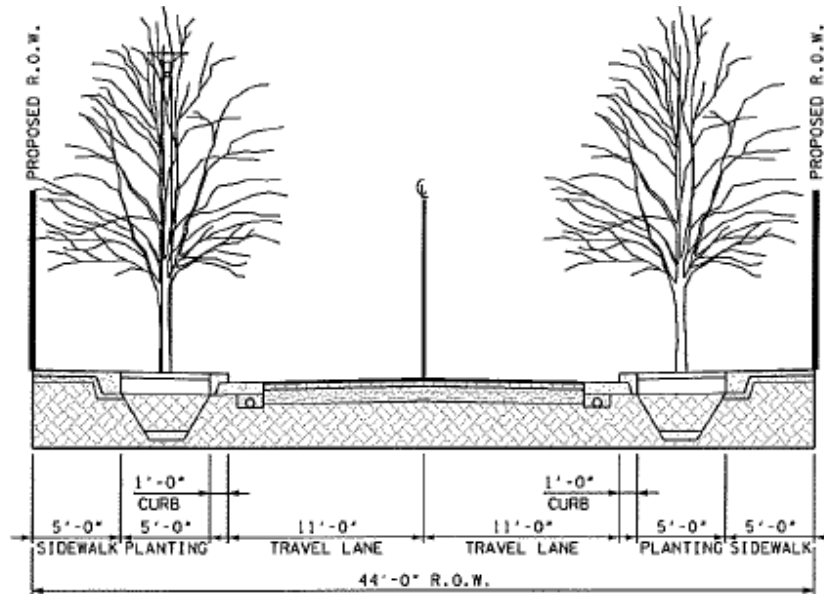
CLAUDE STREET (58' PUBLIC R.O.W.) LOOKING SOUTH
 DIXIE STREET (58' PUBLIC R.O.W.) LOOKING SOUTH

THOROUGHFARE TYPE: Street, ST-58-36-2PL
 RIGHT-OF-WAY WIDTH: 58'
 PAVEMENT WIDTH: 36'
 MOVEMENT: Slow Movement
 DESIGN SPEEDS: 25 MPH
 PEDESTRIAN CROSSING TIME: 5.8 seconds
 TRAFFIC LANES: 2 lanes
 PARKING LANES: Both sides @ 8' marked
 BIKE LANES: na
 CURB RADIUS: 15'
 WALKWAY TYPE: 5' sidewalk
 PLANTER TYPE: 5' wide treatment planter
 CURB TYPE: 1'
 LANDSCAPE TYPE: Trees @ 20'-25' O.C.
 TRANSPORTATION PROVISION: na
 UTILITIES: All underground

STREETSCAPE STANDARDS

6-17 STREET: ST-44-22

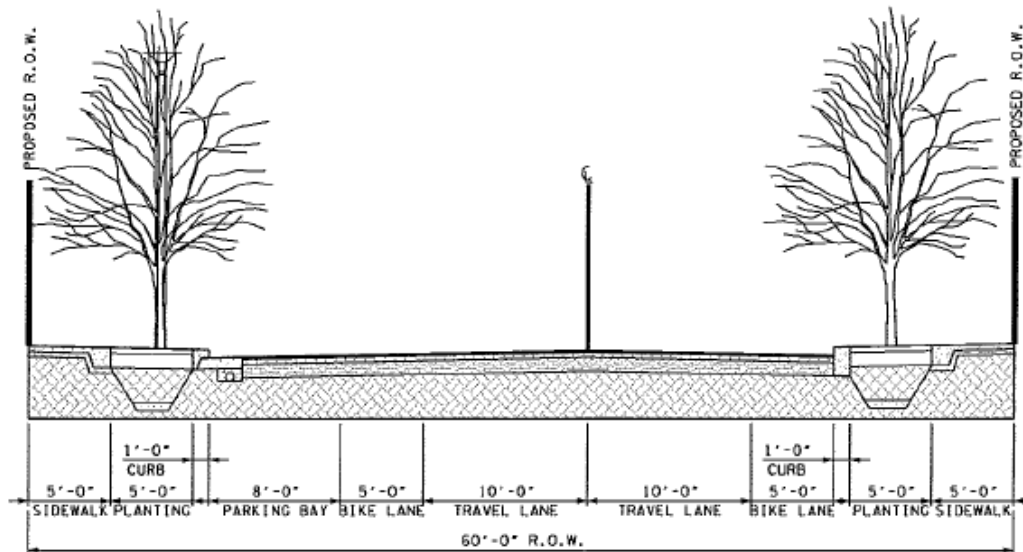
"E" STREET: LANGFORD AVE. TO RIVER RD.



UNNAMED "E" STREET (44' PUBLIC R.O.W.)
LOOKING SOUTH

- THOROUGHFARE TYPE: Street, ST-44-22
- RIGHT-OF-WAY WIDTH: 44'
- PAVEMENT WIDTH: 22'
- MOVEMENT: Slow Movement
- DESIGN SPEEDS: 25 MPH
- PEDESTRIAN CROSSING TIME: 6.3 seconds
- TRAFFIC LANES: 2 lanes
- PARKING LANES: na
- BIKE LANES: na
- CURB RADIUS: 15'
- WALKWAY TYPE: 5' sidewalk
- PLANTER TYPE: 5' wide treatment planter
- CURB TYPE: 1'
- LANDSCAPE TYPE: Trees @ 20'-25'O.C.
- TRANSPORTATION PROVISION: na
- UTILITIES: All underground

STREETSCAPE STANDARDS
6-18 STREET: ST-62-38-2PL
LINCOLN STREET: SEVIER AVE. TO RIVER RD.



LINCOLN STREET (60' PUBLIC R.O.W.)
 LOOKING SOUTH

- THOROUGHFARE TYPE: Street, ST-60-38-PL-2BL
- RIGHT-OF-WAY WIDTH: 60'
- PAVEMENT WIDTH: 38'
- MOVEMENT: Slow Movement
- DESIGN SPEEDS: 25 MPH
- PEDESTRIAN CROSSING TIME: 5.8 seconds
- TRAFFIC LANES: 2 lanes
- PARKING LANES: 1 side @ 8' marked
- BIKE LANES: Both sides @ 5' marked
- CURB RADIUS: 15'
- WALKWAY TYPE: 5' sidewalk
- PLANTER TYPE: 5' wide treatment planter
- CURB TYPE: 1'
- LANDSCAPE TYPE: Trees @ 30'-35' O.C.
- TRANSPORTATION PROVISION: Trolleys
- UTILITIES: All underground