

MEMORANDUM

To: Gerald Green, MPC Executive Director
Rob Frost, Attorney for Knoxville City Council
Peter Ahrens, Plans Review and Inspections Department Director
Dawn Michelle Foster, Redevelopment Director

From: Crista Cuccaro, Attorney for the City of Knoxville

Date: July 31, 2018

Re: Dedications in the South Waterfront Form Code

The City desires to amend the SW Form Code to allow more flexibility regarding the dedication of ROW in the SW Form Code districts.

The regulating plan, as the map for the districts, imposes new roads, new right of way alignment, and new right of way edges. The location of these new roads is shown on the map, and the “meaning” of the roads is represented in the legend.

The legislative intent of the requirement for new roads was: to create a more pedestrian-oriented environment with more appropriate block sizing, thereby spurring economic development and investment in the district; to address traffic and safety impacts and issues created by development, including fire department access; to maintain accessibility in certain corridors and areas, and avoid landlocked parcels; and to allow for better circulation within developments, by pedestrian, patrons, and commercial vehicles.

While these goals remain for the Form Code district, the reality is that the requirement for new right-of-way doesn’t make sense in every location indicated in the regulating plan.

Accordingly, the City requests that the legend for the map pages in the SW Form Code is amended to insert the word “recommended” where it currently reads “new” road, “new” right of way alignment, and “new” right of way edge.

Thus, the legend would read “recommended new roads,” “recommended new right of way alignment,” and “recommended new right of way edge.”