

TEAM 1

Site Study Area is from Mount Vernon Drive to National Fitness Center Site

5-10 Year Vision Plan

We responded to the opportunity to include a small hotel (83 rooms, 3 stories) similar to the Fairfield Inn on the HEIRS Enterprises property. That property is currently zoned SC so we would require rezoning to Commercial to allow that use.

Just to the north at the intersection of Mr. Vernon and Alcoa Hwy, we added 12 units of residential on that 1.2 ac. property. We felt that could be managed as an extended-stay by the hotel and serve UT Hospital's need for multi-week clinical student housing.

At the Monday property to the south, we kept the Health Factory which seems to be prospering. We developed a small commercial area behind the Health Factory with internal connection to the motel property so guests could access restaurants and shopping. The commercial area would attract tenants such as medical professionals or other professional services. The entry to this commercial cluster was from the frontage road, where two small restaurants were to be located.

The existing mini storage was pushed back to the back of the property to provide a buffer to the Martha Washington Heights neighborhood.

The volleyball court that is used by National Fitness Center by exists on Monday's property remains as it exists now.

We added a meandering sidewalk with plantings along the frontage roads to provide a green buffer and make pedestrian access to Mt. Vernon bridge safely possible.

We added a KAT stop along the frontage road between the Hines and the Monday property.

There also is a pedestrian path from Martha Washington Heights to the commercial area through an existing easement.

40 - 50 Year Vision Plan

The additions from the 5 year plan remain, but the commercial area is expanded and the mini storage units are removed. There is a pleasant green space with water feature. The commercial building is 2 stories.



Mount Vernon Dr

100 ft.
from road

0.96 acres
Heirs Envelope

9.43 acres
Monday

1,000 ft.
from road

AREA 1
5-10 YR