

TEAM 2

Site Study Area is from the Strip Shopping Center to Ginn Drive

5-10 YEAR VISION PLAN

Our Team started with redeveloping the strip shopping center at the north end of our site. We wanted this to be renovated and consider it to be used for a commercial space and a restaurant with outdoor seating that backed onto the new Greenway. We felt like this needed to be visually appealing to draw in customers from the highway because access from the north bound traffic will be a challenge.

The shopping center with Sevier Heights and the CVS would remain, but we added new commercial buildings across the parking lot that faced a green boulevard that allows for pedestrian access from the Greenway to the new businesses. We would like to see an anchor grocery store with small gas station and other commercial businesses. We also proposed a second entrance onto the frontage road. Since the frontage road is one way in this area, we gave drivers several options to turn into the newly enhanced commercial areas. We also added landscaping all along Alcoa Highway and next to the new frontage road.

We removed the Vulcan office building and added smaller retail stores like a bar, coffee shop, and bicycle shop that have limited parking, but fronted a paved plaza area.

The storage buildings behind Vulcan are proposed to be removed or renovated into live-work studios and affordable housing units. This would add 75 residential units to the area which would help support the new businesses. We added parking at the outer edges and created a central community garden, park space, and gathering areas.

We maintained Ginn Cemetery and added more greenspace, landscaping, and a greenway connector and soft trails.

Where the nightclub is located, we proposed using this site for a new boutique hotel. Due to the slope of the site, a 3 story hotel would be possible. We maintained the veterinary clinic site as is and added another office area.

40 - 50 YEAR VISION PLAN

We expanded the residential area to add another 80 units. This housing could be a mix of senior living, high end residential, and more affordable housing. We added parking at the outer edges and created a central community garden, park space, and gathering areas.



18.54 acres
Barnwin

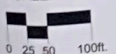
Knox-Blount
Greenway

McCarrell Ln.

acres
can Materials c/o
ed Asset Services
nnects to McCarrell Ln.

2.92 acres
Fixed Asset Services

SCALE: 1"=50'-0"



AREA 2