

## TEAM 3

Site Study Area is from National Fitness Center site to Ginn Drive

### 5-40 YEAR VISION PLAN

The north side of the site has a fast food building (former Hardee's) that the owner and survey indicate should remain by recruiting a new tenant, as well as a fitness center (National Fitness – Court South) which is still in operation. Similarly, the south side of the site is an automotive repair business (SHA Automotive) which is a viable business neatly positioned along the edge of the overall site. The remaining vacant parcels comprise almost 20 acres distributed among 3 owners. It is this vacant area that Team 3 chose to develop into a long term development plan.

There were concerns expressed by residents of the adjacent neighborhood of Martha Washington Heights about noise that could be generated by development in this area including the potential waterpark expansion being considered by the fitness club. An initial design feature that remained through the design process was the creation of landscaped buffer zones and a reduction of intensity of use toward the neighborhood edges. A concern related to the addition of higher density housing was both impact on neighborhood due to noise and reduced property values and on the capacity of the local school system in the event of family housing.

Local developer Tommy Vann visited with the group and pointed out that access to greenways and walkable areas enhance property values. He also stated that 100 units is really the threshold for higher density housing to become practical. Mr. Vann suggested that mixed income rental is a difficult sell such that a more uniform population would be more marketable.

The team proposed medium density housing, identified as Independent Living, in two or three stories depending on the design of the units and that the complex is intended to be connected to Knoxville and the UT Campus with bus transit. Landscape buffers are proposed throughout the site to separate various proposed uses to assure compatibility. As the property gets deeper into the surrounding neighborhood along the back of the houses on Ginn Drive and into the Martha Washington Heights neighborhood the team proposed stepping down to single family homes on large lots reflecting the current development pattern.

The portion of the site adjacent to the frontage road was proposed to be developed as small scale retail and office, possibly food services and health providers to be supported by the independent senior living facility. This area would also have a site entry to a roundabout with water feature that doubles as the detention and drainage focus of the site. The roundabout would serve the commercial parking, residential parking, and local street to the single family area. An area at the southwest corner is set aside as a dog park which also serves as a buffer from the existing automotive services that remain. Integrated uses and a walkable network of housing and services was our goal to develop a sustainable community.



