

FIVE POINTS MASTER PLAN

EXECUTIVE SUMMARY

February 2014



ACKNOWLEDGMENT

Steering Committee

Alvin Nance, KCDC
Art Cate, KCDC
Tracee Pross, KCDC
Jordana Nelson, KCDC
Orlando Diaz, Partners Development

Dr. Jim McIntyre, Knox County School Superintendent
Buzz Thomas, President, Great Schools Partnership
Joe Walsh, Director of Parks & Recreation
Cindy McGinnis, Knoxville Area Transit

Stakeholder Advisory Group

Rev. Michael McNair, First AME Zion Church
Jackie Mayo, Knox Housing Partnership
Marcus Blakemore, Knox. Neighborhood Housing & Commercial Service
Dean Rosalyn Tillman, Pellissippi State Magnolia Campus
Rev. A.J. Rozzell, St. John Baptist Church
Beverly Nolan, Walter P. Taylor Resident Association
Kim Clark, KCDC
Daniel Brown, City Council, City of Knoxville
Betty Blackman, Health Group/PEP
Benny Perry, Austin East High School
Captain Eve Thomas, Knoxville Police Department
Dewey Roberts, The Residences at Eastport

Knoxville-Knox County Metropolitan Planning Commission and City of Knoxville

Jeff Archer, MPC
Mike Carberry, MPC
Mike Reynolds, MPC
Dawn Michelle Foster, Deputy Director of Redevelopment, City of Knoxville
Becky Wade, Director of Community Development, City of Knoxville

Planning Team

Kristin Grove, Johnson Architecture
Daryl Johnson, Johnson Architecture
Ester Schwartz, Johnson Architecture
Stan Harvey, Lord Aeck Sargent
Soumi Basu, Lord Aeck Sargent
Rachel Cunningham, Lord Aeck Sargent
Jaime Bordenave, The Communities Group
Michael A. Waller, Vision Engineering
Steven Davis, Carol R. Johnson
Tad Scepaniak, Real Property Research Group Inc.

Other Major Stakeholders

Zimbabwe Matavou, Black Contractors Association
Lisa Hurst, Boys & Girls Clubs of East Tennessee
Rev. Harold Middlebrook, Cannan Baptist Church
Dr. Dennis Freeman, Cherokee Health Systems
John Gill, Knox Co. District Attorney General
Steve Diggs, Emerald Youth Foundation
Rev. James Davis, Eternal Life Restoration Outreach
Gloria Deathridge, Knox County School Board
Joe Armstrong, State Representative
Phyllis Nichols, Knox Area Urban League
Jimmy Hardin, President Lee Williams Resident Assn.
Helen Ashe/ Ellen Turner, Love Kitchen
Hon. Madeline Rogero, Mayor, City of Knoxville
Stephen Scruggs, Odd Fellow Restoration Project
Larry Mathis, Pacesetters
Joi Hudson/ Marigail Mullins, Phyllis Wheatley YWCA
Umoja Abdulahad, Project 2000, Inc.
Sam McKenzie, Knox County Commissioner

INTRODUCTION

Since 2009, Knoxville's Community Development Corporation (KCDC) has been working to revitalize the Five Points community and has constructed a total of 122 units of affordable housing in the neighborhood. In 2012, KCDC began focusing on the redevelopment of the public housing sites in that community, the Lee Williams Senior Complex and Walter P. Taylor Homes. In August 2012, 86 units of the Walter P. Taylor Homes and 97 units of the Lee Williams Senior Complex were demolished, marking the beginning of the first phase of redevelopment of the target public housing properties. Residents displaced by the demolition received priority placement in the newly constructed affordable housing units. Master planning of the public housing sites was the next step in the revitalization of the Five Points community.

In July 2013, KCDC engaged a team led by Johnson Architecture, Inc., and including Lord Aeck Sargent (Urban Collage), The Communities Group, Carol R. Johnson Associates (CRJA), Vision Engineering and Real Property Research Group, to develop the Master Plan. The main objective of the Plan is to create a catalytic project on the target public housing sites, which would re-energize the surrounding community.

STUDY AREA

To ensure a comprehensive approach to the revitalization strategy for the Five Points community, a study area much larger than the target public housing sites was identified. The study area is located in East Knoxville, and was originally known as Park City, with Magnolia Avenue being the major connector to the rest of the City. The study area, which includes the target housing sites, Walter P. Taylor Homes and Lee Williams Senior Complex, encompasses the surrounding residential areas and commercial corridor to the north. This 533-acre study area, as illustrated on the next page, is bounded by East Magnolia Avenue to the north, South Cherry Street and Williams Creek to the east, Dandridge and Brooks Avenue to the south, and Harriet Tubman Street to the west. Historically, McCalla Avenue connected at the Martin Luther King Jr. Avenue and Olive Street junction, creating a five street junction, which created the community identity of "Five Points."

The target housing sites are bounded by South Olive Street to the east, Martin Luther King Jr. Avenue to the north, and follow South Kyle Street from Martin Luther King Jr. Avenue to Kenner Avenue to Bethel Ave Street, along the old cemetery property to the west and including the block south of Bethel Avenue east to Truslow Street SE to the south. Originally, the sites consisted of 500 units of which 183 units have been demolished. Lack of connectivity, safety, and outdated amenities were some of the issues identified by the community.

STUDY AREA

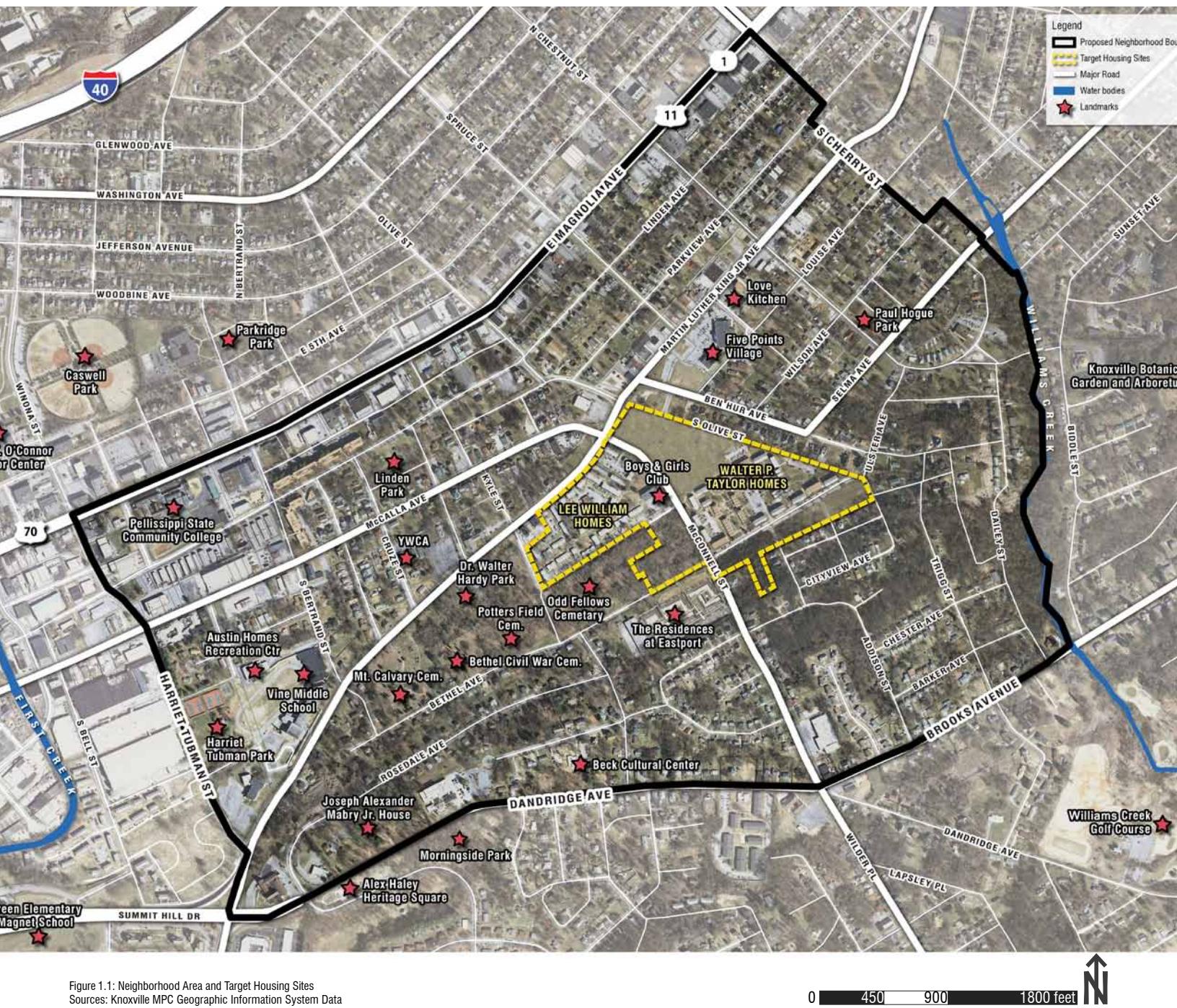
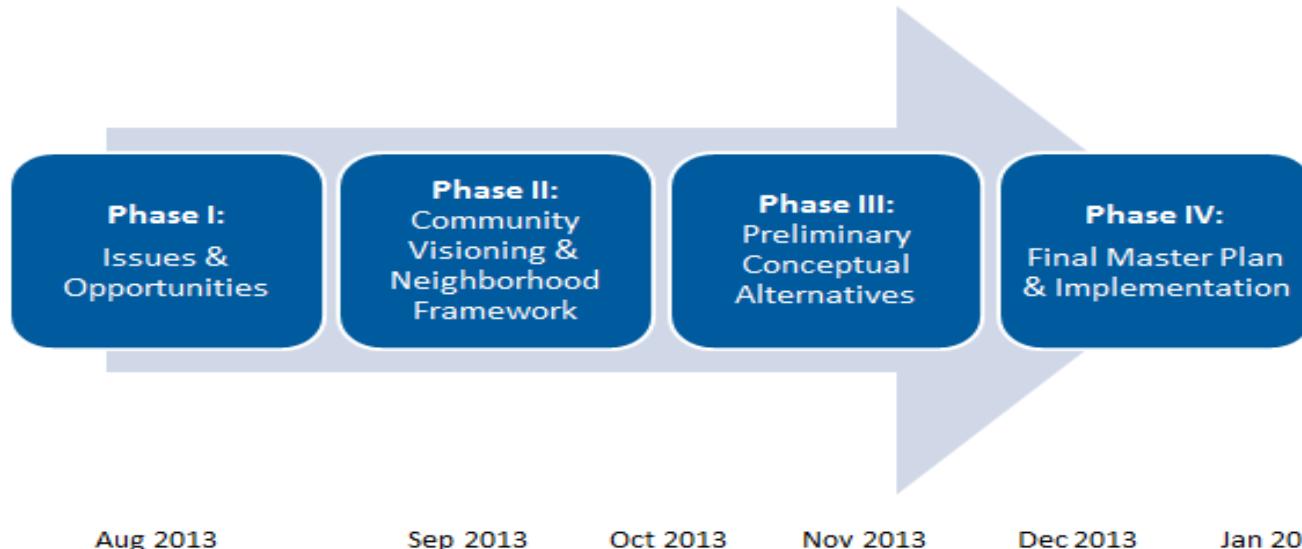


Figure 1.1: Neighborhood Area and Target Housing Sites
Sources: Knoxville MPC Geographic Information System Data

PLANNING PROCESS

The Five Points Master Plan was initiated at the end of July 2013 with a kick-off meeting between KCDC and the Planning Team to develop and define the guidelines and expectations for the project. A Stakeholder Advisory Group was also formed. This Group was composed of major stakeholders and community leaders who served as a sounding board and worked with the Planning Team to develop the Master Plan. The Knoxville-Knox County Metropolitan Planning Commission also served as an important resource during the planning process. The four phases of the planning process were completed in six months.



Phase I: The Planning Team conducted an analysis of the existing conditions and reviewed available information relevant to the study area and its surrounding neighborhoods, to ensure that the Plan built upon the existing assets of the community. The assessment included analysis of the target sites (Walter P. Taylor Homes and Lee Williams Senior Complex) as well as the overall neighborhood. The Planning Team also conducted a series of stakeholder interviews to encourage candid discussion, information sharing and visioning. For more detailed information on data gathered and analyzed during Phase I of the planning process, please refer to the Existing Conditions Report.

Phase II: The analysis of existing conditions was shared with the community at the first Public Workshop and through a series of interactive exercises further input was gathered from members of the community. The exercises also asked participants to prioritize issues and opportunities as identified during the Forums organized by KCDC in 2012. Informed by the existing conditions assessments and community visioning, an overall Neighborhood Framework was developed.

Phase III: At the second Public Workshop, the Planning Team shared the Neighborhood Framework with the community and accepted their comments on the Framework. At that Workshop, the Planning Team also discussed potential site development strategies and preferred housing typologies with the community. Based on input received at the Workshop, a Conceptual Plan was developed for the target housing sites, Walter P. Taylor Homes and Lee Williams Senior Complex.

Phase IV: The draft Conceptual Plan and potential Housing Prototypes were discussed with the community at the third Public Workshop. Based on the input received at that Workshop, the Master Plan, including the Neighborhood Framework, Conceptual Plan, Housing Prototypes, and Implementation Strategy, was finalized.

COMMUNITY INVOLVEMENT

To maximize community involvement and input, KCDC and the Planning Team created various opportunities for sharing information and encouraging discussion and comments during the planning process. Prior to engaging the Planning Team led by Johnson Architecture, KCDC had organized three Public Forums in May, July and September of 2012 to begin conversations about the revitalization of the Five Points community.

The Planning Team led three Public Workshops during the planning process. At the first Workshop, the team compiled all the data from 2012 Forums and analyzed the findings to confirm and prioritize the community's ideas for redevelopment of the community and develop the neighborhood vision. The Existing Conditions Report was also shared with the community at the Workshop to help facilitate discussions. In the second Workshop, an overall Neighborhood Framework Plan and conceptual site development strategies were discussed and reviewed, and information was gathered on the preferred style of housing typologies. At the third and final Workshop, the resultant Site Plan and supporting information, including Housing Prototypes, was shared with the community and comments received from participants. The summaries and results of the first and second Workshops are available as separate documents.

In addition to the Workshops, the Planning Team also held one-on-one interviews with community stakeholders and leaders to better understand the issues and opportunities in the study area. Also, the Stakeholder Advisory Group met periodically throughout the planning process to serve as a sounding board to the Planning Team and to provide important community input in the creation of the Five Points Master Plan.

What We Heard...

Walkable Neighborhood

Police on Foot

Walking Trails Visibility

Mixed housing

More Parks Diverse, Safe, Walkable

Safe for Walking, Bike Riding

Enhance connectivity – create a network

Infrastructure Improvements

Continuous Sidewalks Safe community spaces

Quality Construction

Positive Image of East Knoxville



NEIGHBORHOOD FRAMEWORK PLAN

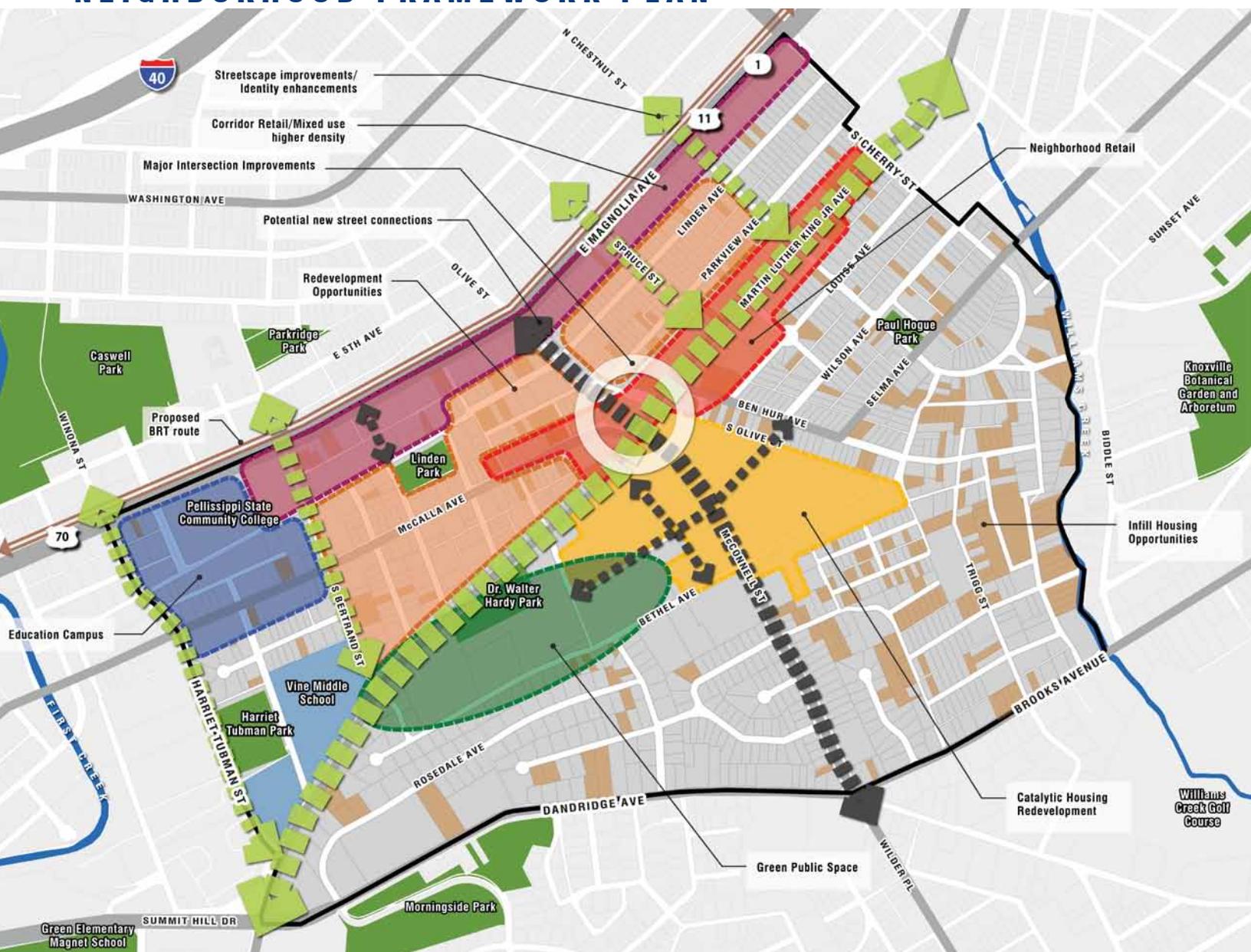


Figure 1.2: Neighborhood Framework
Sources: Knoxville MPC Geographic Information System Data

The above graphic illustrates the study area development opportunities and framework. Magnolia Avenue has more potential for commercial and mixed use development, whereas Martin Luther King Jr. Avenue can support smaller, neighborhood commercial development. With Pellissippi State Community College and Vine Middle School located to the west, there is potential for expanding and creating an educational campus synergy. The neighborhood is primarily residential, with many infill opportunities. There are existing green space anchors within the neighborhood, however, connections to and programming of the green spaces can be improved. The black dashed line indicates new road connection concepts which would enhance the connectivity network, whereas the green dashed lines highlight streetscape improvements which would enhance accessibility and visibility within the neighborhood.

SITE DEVELOPMENT FRAMEWORK

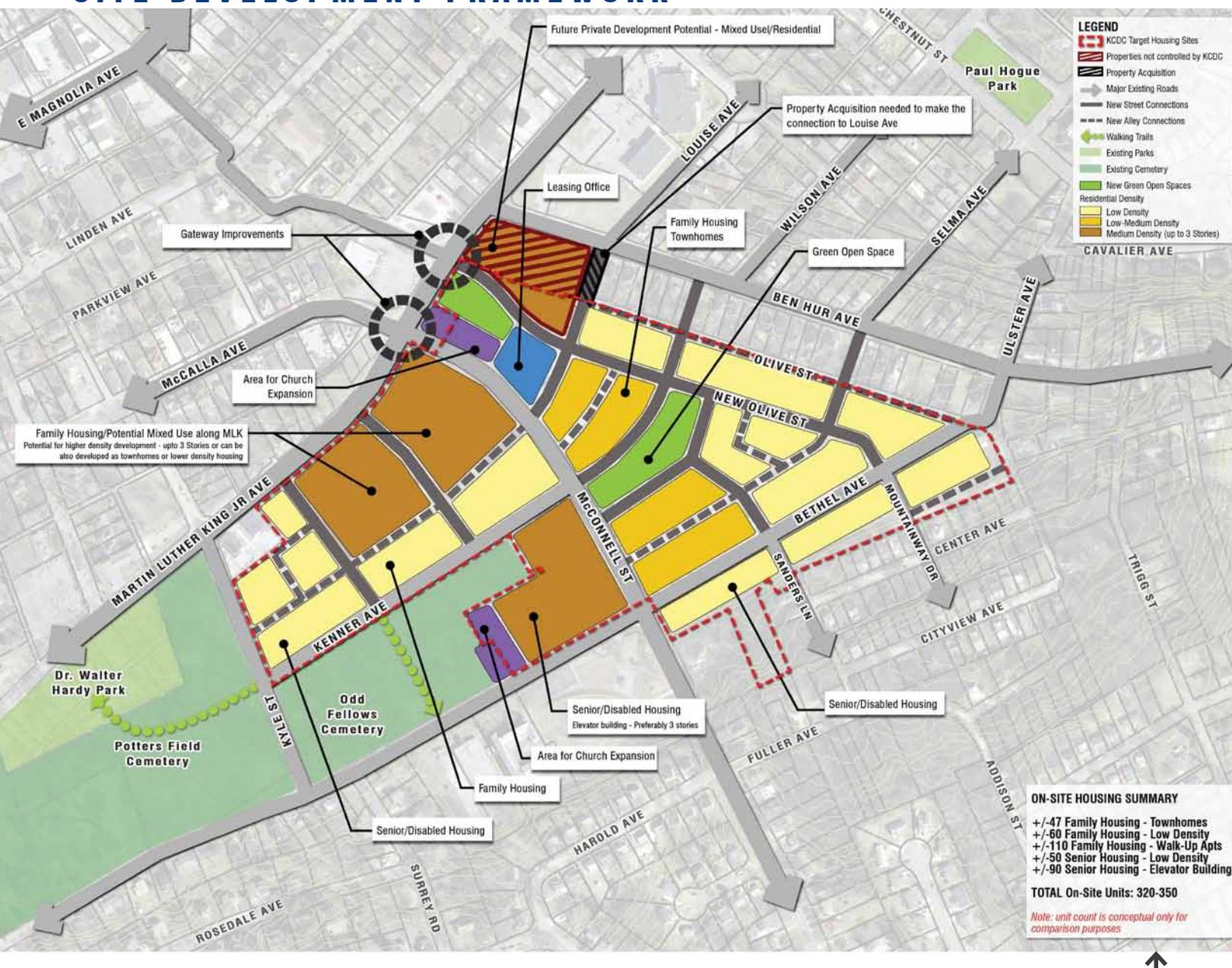


Figure 1.3: Site Development Framework
Sources: Knoxville MPC Geographic Information System Data

The above graphic illustrates the site development framework for the target public housing sites. Solid gray lines indicate new streets to reconnect these sites with the fabric of the surrounding neighborhood. The green arrows indicate walking connections to the adjacent green spaces and cemeteries. The different shades of yellow, orange and brown indicate the variations in density. Yellow indicates low density development, which is aligned with the existing residential areas, whereas medium density, illustrated by brown, is located along more travelled roads, Martin Luther King Jr. Avenue and McConnell Street. Additional areas have been identified for the adjacent churches to expand. There are two separate green spaces incorporated in the plan, one along Martin Luther King Jr. Avenue, which acts as a town square and gateway to the neighborhood, and a linear green space between McConnell Street and New Olive Street, which would serve as a neighborhood park.



ILLUSTRATIVE SITE DEVELOPMENT PLAN



Figure 1.4: Conceptual Site Plan
Source: Lord Arck Sargent in association with Johnson Architecture

The above graphic reflects the Conceptual Plan for the target housing sites based on the Site Development Framework. This illustrates the conceptual building footprints and the associated parking and street network. Following the existing neighborhood fabric, all the housing units face the road, creating a safer pedestrian environment. The different housing typologies and the possible prototypes are highlighted in the following pages.

SITE DEVELOPMENT PLAN: LOW DENSITY



Approx +/- 110 units - Single Family detached or duplexes/triplexes
- 50 units as senior duplex cottages.

0 100 200 400 feet 

SITE DEVELOPMENT PLAN: LOW DENSITY - SINGLE FAMILY

Housing Prototypes: Single Family Homes



Prototype : Floor Plan



SITE DEVELOPMENT PLAN: LOW DENSITY - DUPLEX

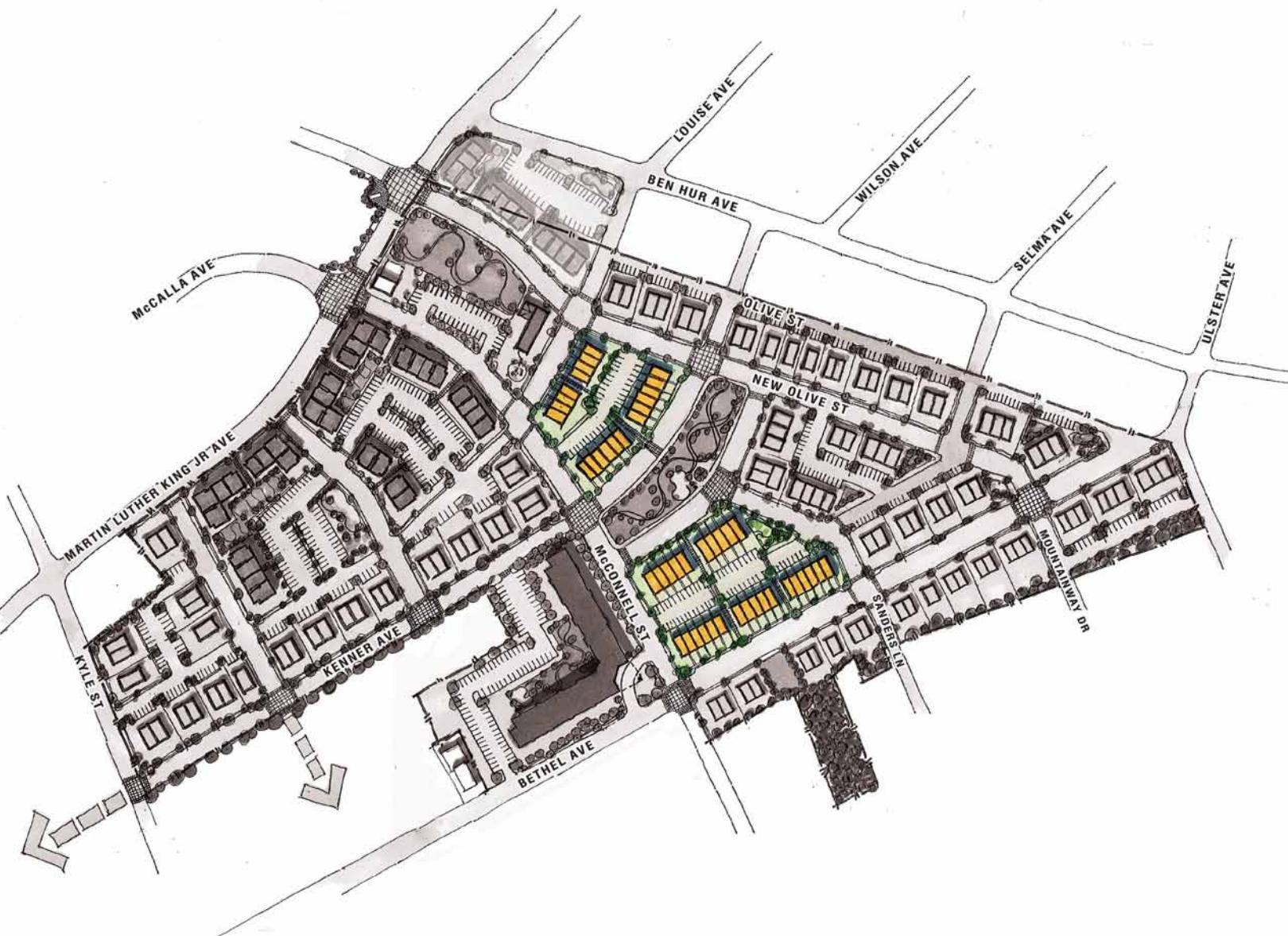
Housing Prototypes: Duplex Homes



Prototype : First Floor



SITE DEVELOPMENT PLAN: LOW-MEDIUM DENSITY - TOWNHOMES



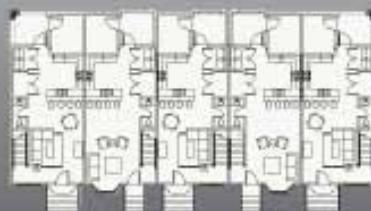
Approx 47 units - Townhomes - surrounding the green spaces -
adding more eyes on the park and hence increasing safety

0 100 200 400 feet 

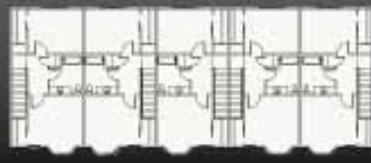
SITE DEVELOPMENT PLAN: LOW-MEDIUM DENSITY - TOWNHOMES

Housing Prototypes: Townhomes

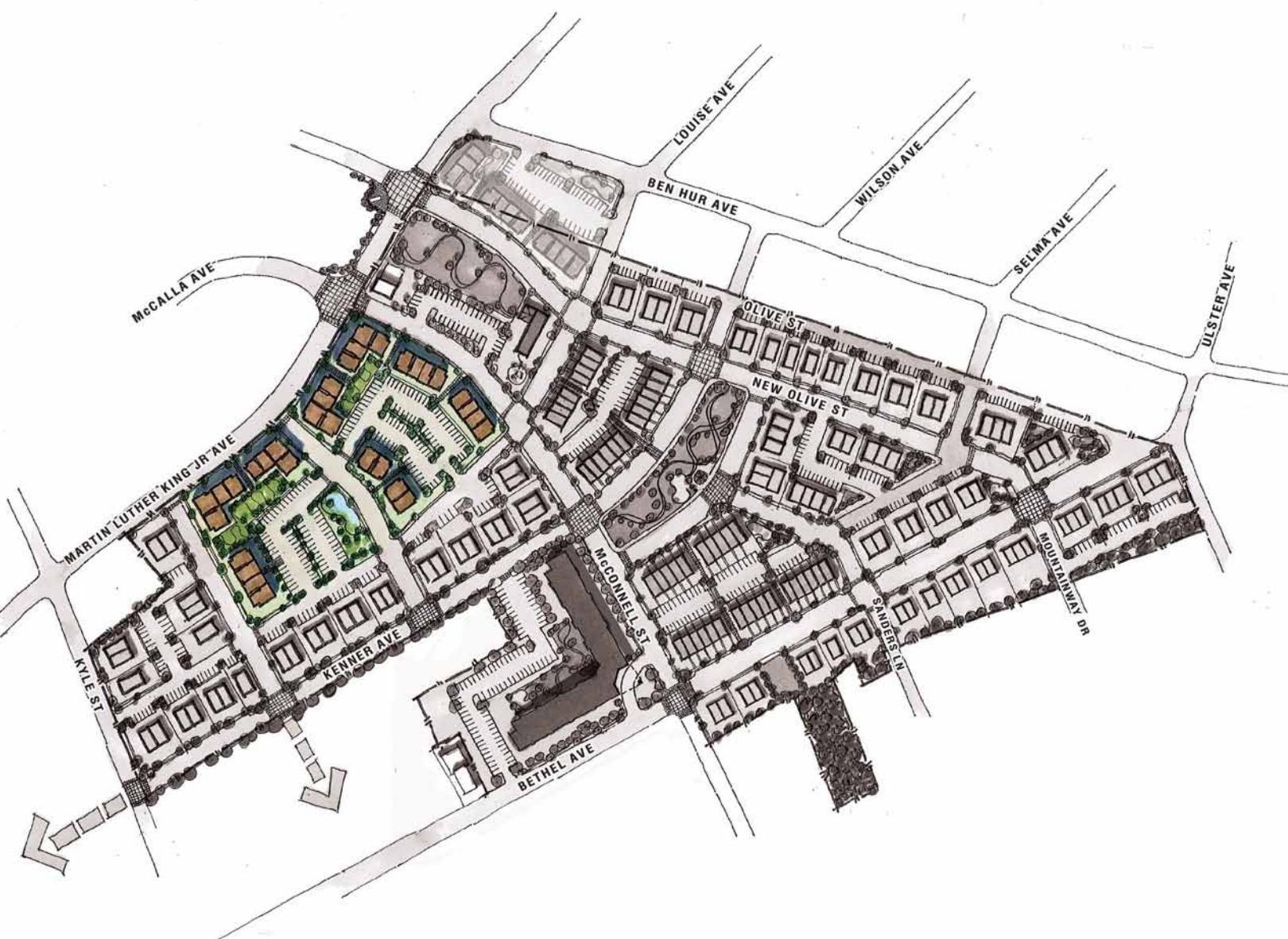
Prototype : First Floor



Prototype : Second Floor



SITE DEVELOPMENT PLAN: MEDIUM DENSITY - WALK-UP APARTMENTS



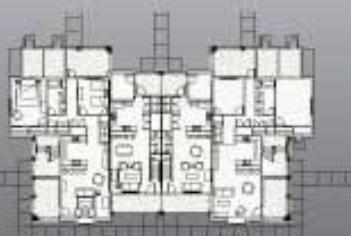
Approx 110 units - Walk-up Apartments - 3 Stories Maximum

0 100 200 400 feet 

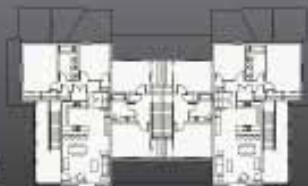
SITE DEVELOPMENT PLAN: MEDIUM DENSITY - WALK-UP APARTMENTS

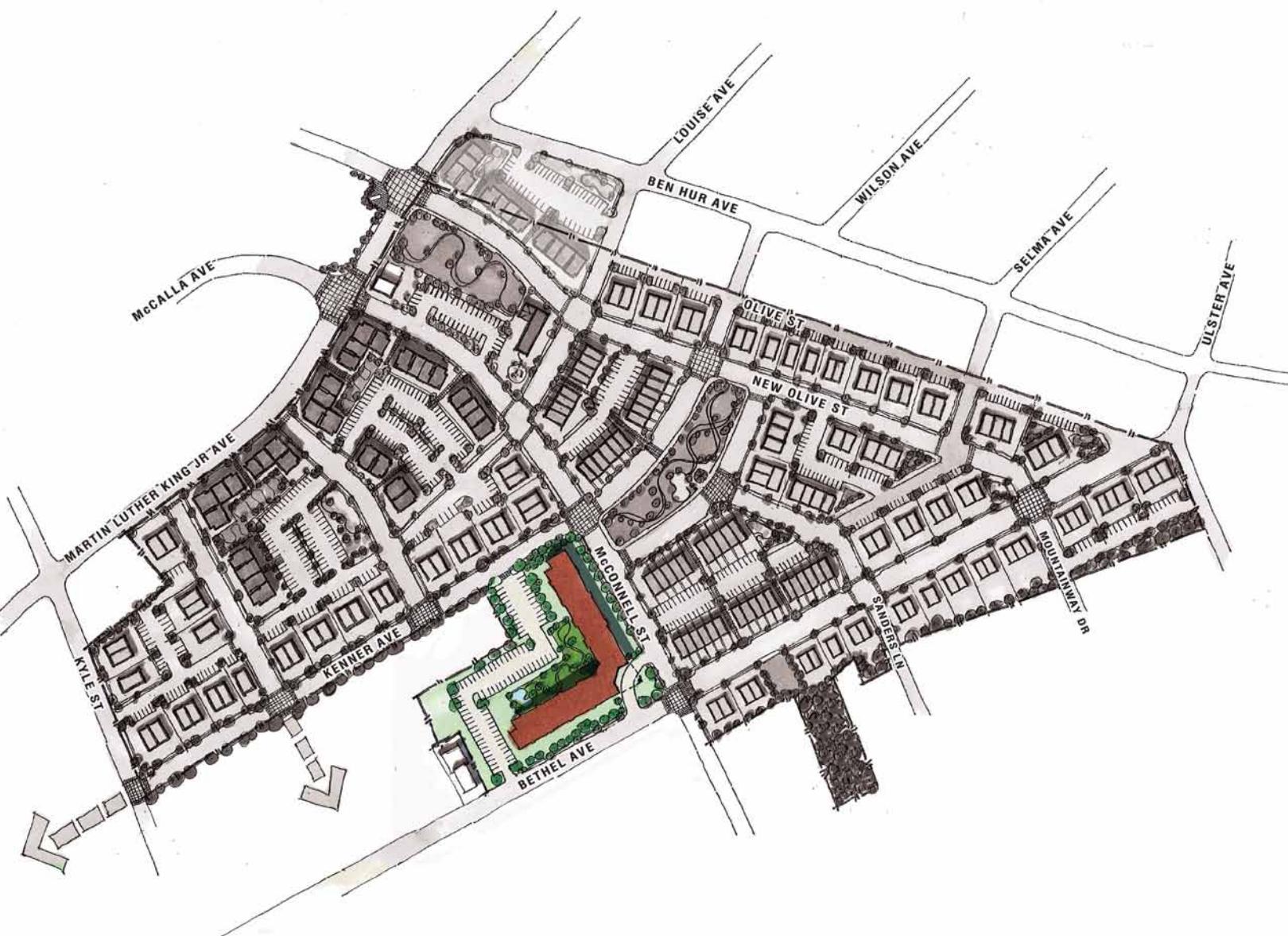
Housing Prototypes: Multifamily Apartments

Prototype : First Floor



Prototype : Second Floor



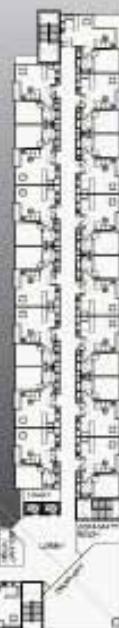
SITE DEVELOPMENT PLAN: MEDIUM DENSITY - SENIOR APARTMENTS

Approx 90 units - Senior Apartments - amenities to include a community room which could be shared by Eastport Residence residents

0 100 200 400 feet 

SITE DEVELOPMENT PLAN: MEDIUM DENSITY - SENIOR APARTMENTS

Housing Prototypes: Senior Building



Prototype : Floor Plan - First Floor



PHOTOMONTAGE 1



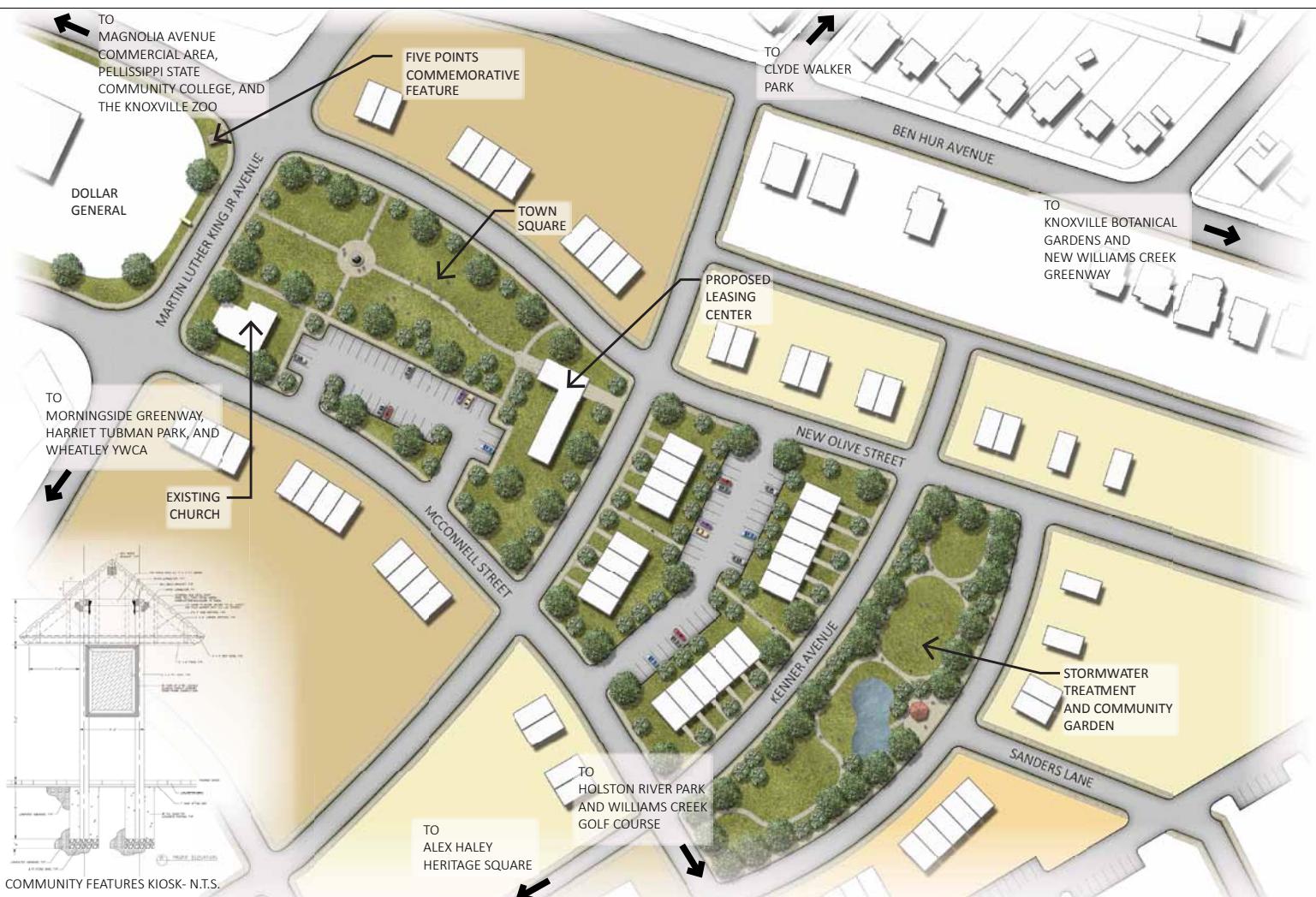
Corner of Martin Luther King Jr. Avenue and Olive Street

PHOTOMONTAGE 2



Corner of McConnell Street and Kenner Avenue

CONCEPTUAL DESIGN FOR GREEN OPEN SPACES



IMPLEMENTATION PLAN

For the realization of the Master Plan it is critical to develop an implementation strategy that is feasible and also has the least adverse impact on the residents and the surrounding neighborhood. KCDC is researching a variety of funding sources and partnerships to be utilized in the implementation of the vision for the Five Points Neighborhood.

UTILIZE EXISTING ZONING TOOLS

To facilitate the use of the various housing typologies contemplated by the Plan, the target housing sites will need to be rezoned. Currently the Lee Williams Senior Complex and Walter P. Taylor Homes properties are zoned R-2 General Residential or R-1 Low Density. To support the relatively higher density developments like the walk-up apartments proposed along Martin Luther King Jr. Avenue and the senior apartments along McConnell Street, existing zoning categories, such as the RP 2 High Density category, should be considered.

PHASING

A feasible Phasing Plan is also critical for the successful implementation of the Master Plan. While developing the phasing strategy, the following criteria were considered so as to minimize adverse impact on current residents and the surrounding neighborhood:

- Reduce the need for temporary relocation during construction
- Infrastructure improvements
- Ideal project sizing for financing

Though the phases will be contingent on funding availability, the most feasible development for the first redevelopment project on the target housing sites would be the Five Points Senior Building, to be located at the corner of McConnell Street and Bethel Avenue. The land is presently vacant and the proposed development will require the least amount of infrastructure improvements to support the development. KCDC is pursuing potential funding opportunities for the planning and construction of the Five Points Senior Building.

CONCEPTUAL PHASE 1

