

TEAM 4

Site Study Area is from Ginn Drive to Maloney Road

5-40 YEAR VISION PLAN

Team 4 looked at the segment of Alcoa Highway from Ginn Drive south to Maloney Road, where the two new round-a-bouts were built and where the main campus of Sevier Heights Baptist Church currently stands. The overall site could be divided into four sections.

Sections 1 and 2 are to the West of Alcoa Highway (the left side of the plan). Section 1 is to the north of (above) the western round-a-bout, at the top left of the plan, and consists of an existing pair of buildings with successful retail businesses inside them. These would remain. The future greenway would run alongside the back of this parcel, but otherwise nothing would change.

Section 2 is to the south (below) the western round-a-bout, at the bottom left of the plan, and currently consists of a single, historic house positioned on a large hill beside unused adjacent land. The Team preserved the historic structure, but rezoned the parcel for retail and office, and turned the house into a Visitor's Center for the neighborhoods, as well as an informational stop along the proposed greenway. The parking lot for this building would include a new KAT stop and shelter. As well, three small retail buildings are proposed alongside the Visitor's Center, with the southern edge of the property consisting of a small, new neighborhood library. The western portion of the lot is reserved for woodland, as the slope is too steep for development.

Sections 3 & 4 are to the East of Alcoa Highway, on the right of the plan. Section 3 is directly adjacent to Alcoa Highway across from Section 1, and Section 4 consists of the properties along Maloney Road.

Section 3 currently has two small buildings within it, and both are clinics. The northern property, which spans from Ginn Drive to South Circle SW, was determined to be the best location for a gas station, due to the access from both roads into various neighborhoods. The southern property was created to have two new small retail buildings (the existing clinic was kept), as well as a new restaurant. The property behind this, directly to the east, is a steep hill, and neighborhood walking/hiking trails were created on this.

Section 4 consists of one small office and one small home. The Office lot was rezoned to CH-1 so a neighborhood scale grocery store could be created. The RN-1 lot beside this was rezoned to Office, which would allow the construction of 2-story duplexes. This Vision Plan adds a section of proposed greenway to allow new residents connection to the adjacent uses via a linear park and greenway which runs between the businesses and neighborhoods. This green zone acts as a sound buffer for the neighborhoods, provides a needed neighborhood park to the area, and gives much-needed pedestrian connections between residents to food, shops, and one another.