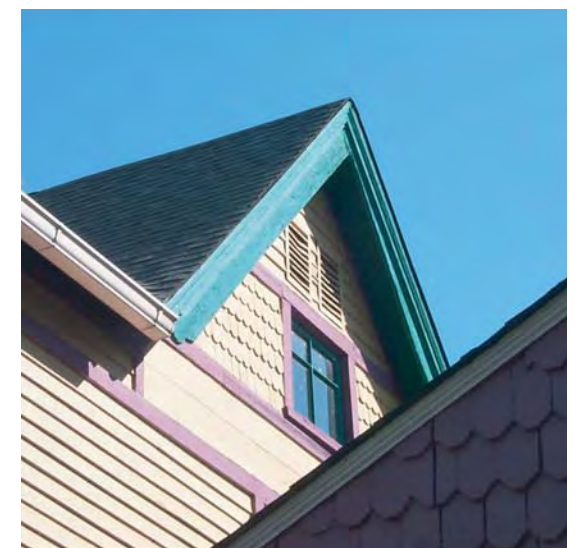
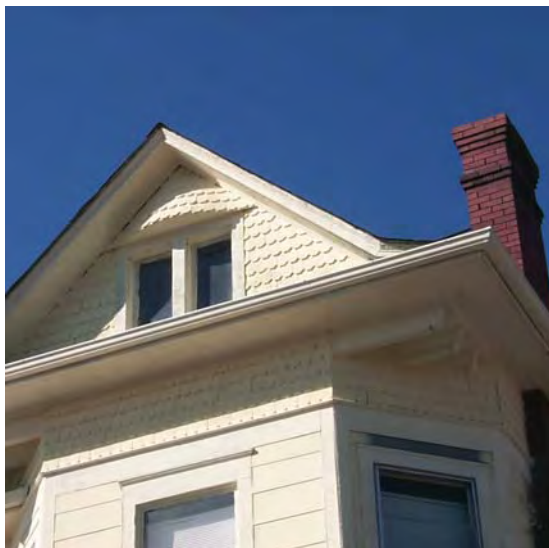
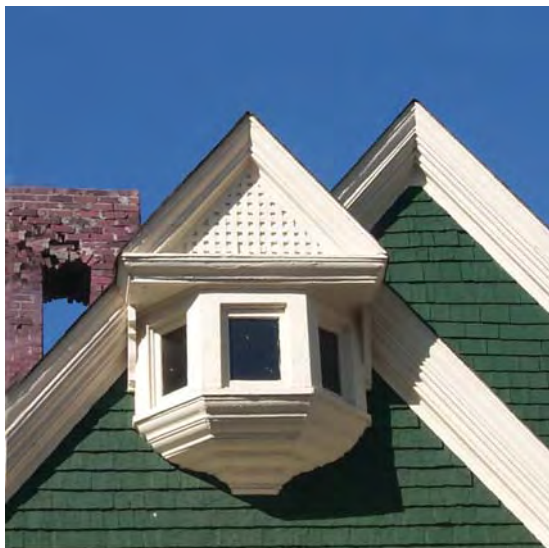


FORT SANDERS FORUM

*Fort Sanders  
Neighborhood  
Plan*

March 2000





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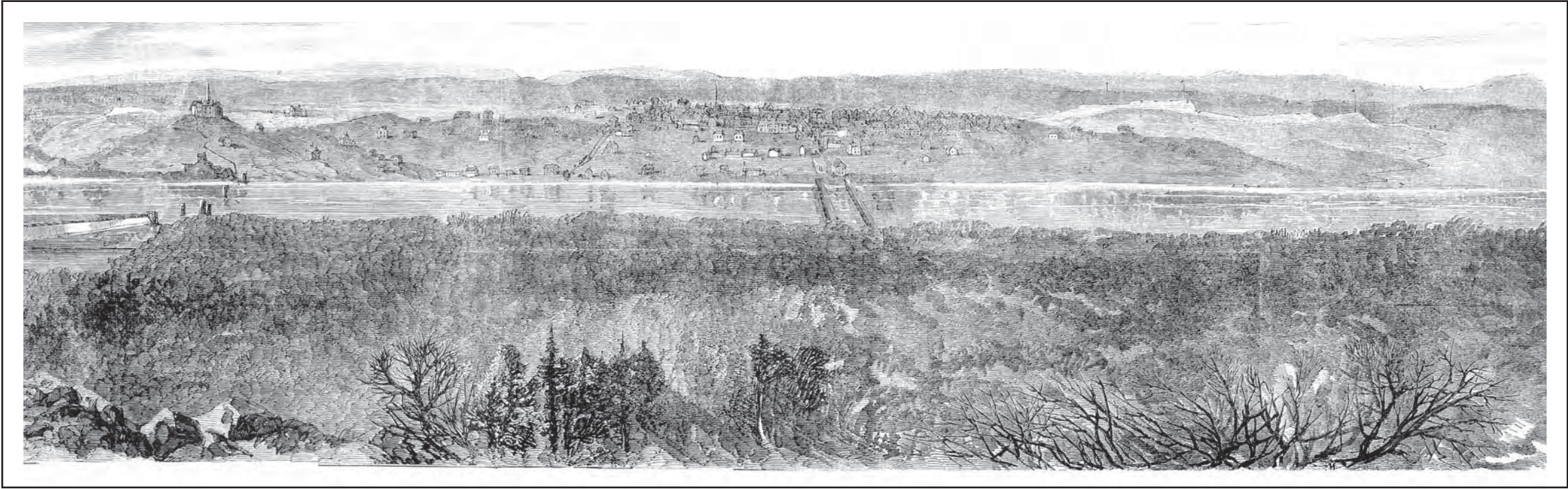
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*The University, Fort Sanders, and the City of Knoxville during the Civil War (Harper's Weekly, c.1863)*

FORT SANDERS FORUM

Introduction

The Fort Sanders Forum was created by Mayor Victor Ashe in the fall of 1998 with the goal of cooperatively addressing the area's problems and potential. The forum includes residents, property owners, and business and institutional leaders who are concerned about the future of the neighborhood and its surroundings, particularly the university, the hospitals and Cumberland Avenue commercial development. The concepts presented in this document were developed following workshops and various meetings of forum members. The forum has voted to recommend that the plans and proposals which are contained in this document be adopted.

**Document prepared by the Metropolitan Planning Commission, March 2000**  
*Graphic Design: Rebecca Clement and Jo Ella Washburn    Word Processing: Charlotte West and Jerry Holt*  
*Cartography and Geographic Information: Jennifer Rogalsky    Drawings: Mike Carberry, Raymond Dailey and Alvin Leung*

This plan was adopted by:  
Knoxville Knox County Metropolitan Planning Commission on April 13, 2000  
Knoxville City Council on May 15, 2000

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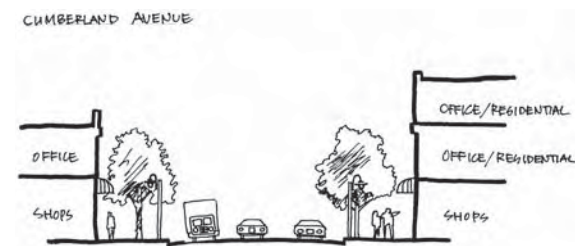
# FORT SANDERS FORUM

## *Guiding Principles*

In order to ensure that Fort Sanders becomes a safe, clean, and vibrant neighborhood, the Fort Sanders Forum has adopted the following principles presented to guide future development.

### LAND USE

- ♦ Recognize the potential benefits and costs of a range of mixed land uses and densities, and the need to accommodate that range with public and private investments.



- ♦ Balance the public interest and private property rights.

### TRANSPORTATION

- ♦ Develop an integrated transportation system of roadways, parking, sidewalks, and transit serving the need of Fort Sanders, the University, and the hospitals



- ♦ Recognize transportation impacts of land use decisions.

### ARCHITECTURE AND URBAN DESIGN

- ♦ Preserve the historical quality of neighborhood while maintaining opportunities to revitalize the area.



- ♦ Think about higher density development around the edges rather than the middle.
- ♦ Improve and extend the public realm. Establish a neighborhood center.
- ♦ Create open space focal points for the neighborhood.

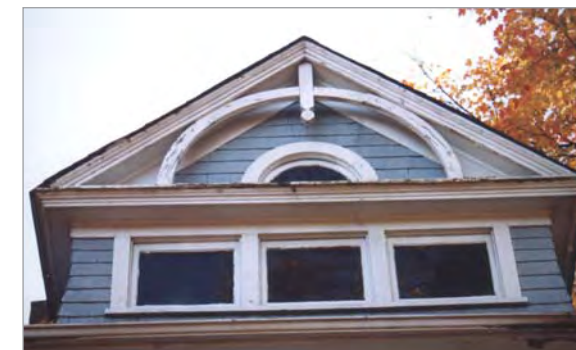


### IMPLEMENTATION TOOLS AND TECHNIQUES

- ♦ Create a Master Plan that has economic realities for UT, hospitals, the strip, and residential properties.
- ♦ Designate a "core " area as a conservation district that recognizes the architectural uniqueness and character of Fort Sanders.



- ♦ Pursue funding sources to protect architecture, streetscape, and other unique characteristics of Fort Sanders.



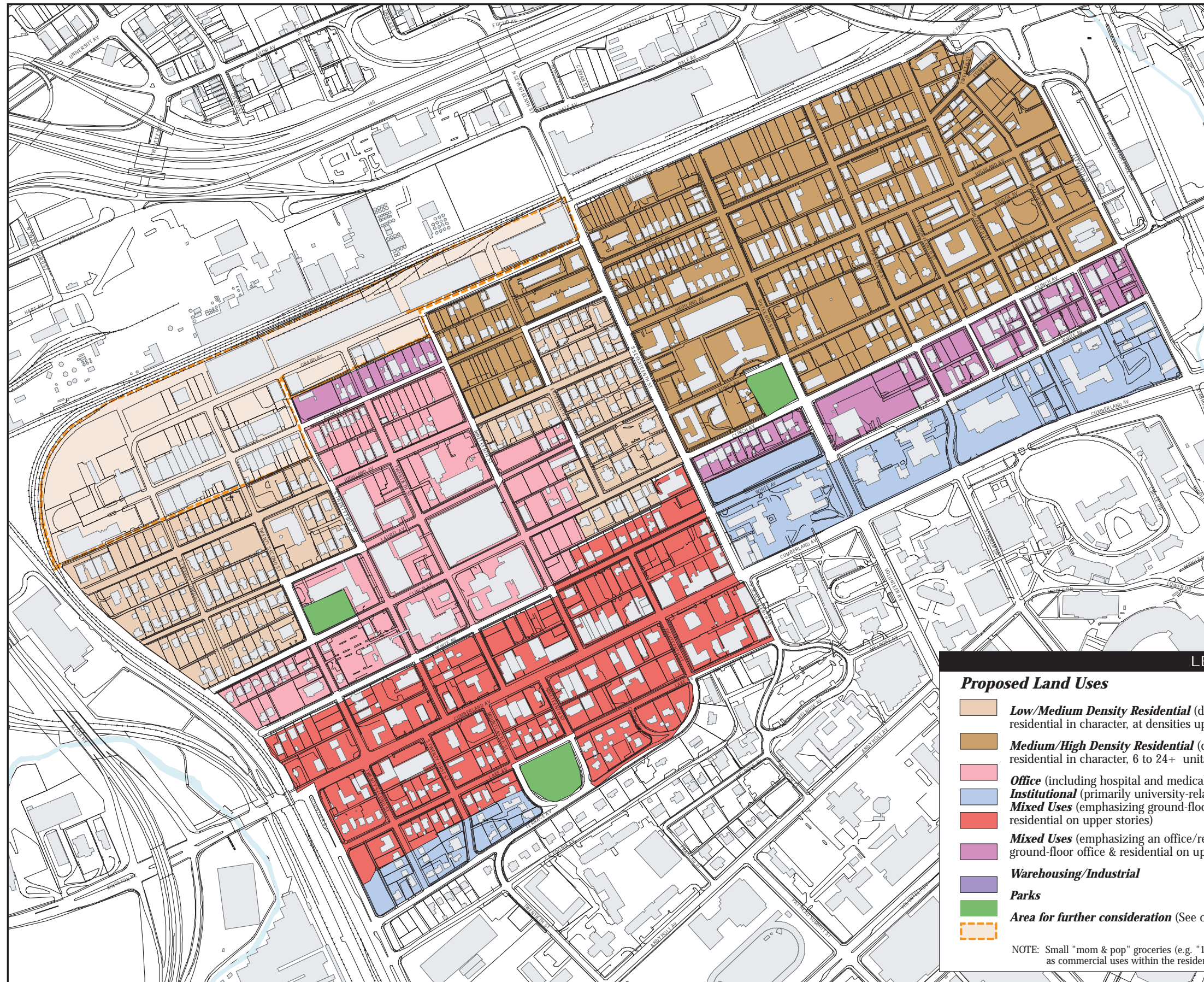


# FORT SANDERS FORUM

## *Land Use and Development Proposals*

Two residential districts are proposed, each with a density that reflects the historical patterns of development and zoning. An office district surrounds the hospitals, allowing for expansion onto existing hospital property and toward the warehouse district. Three options are presented for the warehouse district, including transitions to residential redevelopment.

In some areas a mix of uses is proposed. The mix should be accomplished at various stories in buildings, not as a hodgepodge within the area. Cumberland Avenue should have such uses as shops, restaurants and cafes at ground level to reinforce the pedestrian nature of the area. A mix of uses along White and Lake Avenues should help make the transition to the hospital and university. Along these streets, offices or retail space at ground level would be appropriate. Buildings should generally be located next to sidewalks with parking off the alleys.





# FORT SANDERS FORUM

## *Development Proposals*



*Apartments, like this historic example, are some of the uses allowed in the low/medium density residential area.*



*Development guidelines would be helpful in avoiding this type of situation. See Historic Preservation Concepts.*



*An example of mixed use development at Riverside in Atlanta: shops with upper story apartments surround a plaza.*



*Lake Avenue development guidelines should be considered to create a more urban place...ground floor commercial space, upper story apartments or offices, sidewalks, and street trees.*



*Laurel Avenue: this simulation offers an idea of architectural styles which could fit with the medium/high density residential area.*



*George Barber designed a number of Victorian houses in Fort Sanders. His work on apartment buildings provides a concept for compatible higher intensity residential development.*

### PROPOSED LAND USE OPTIONS

**OPTION 1: If large scale residential development agreements are not executed, retain the warehouse/industrial district**



**OPTION 2: The less intensely developed west portion is allowed to change to medium/high density residential uses.**



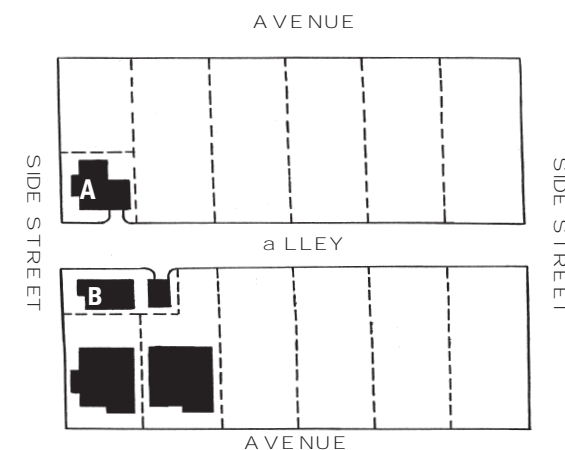
**OPTION 3: The entire area becomes a medium/high density residential area.**



**Note: Rezoning for options 2 and 3 should be based on proposals of a sufficient size so that the residential uses are not located next to or across avenues from the warehousing and trucking operations.**

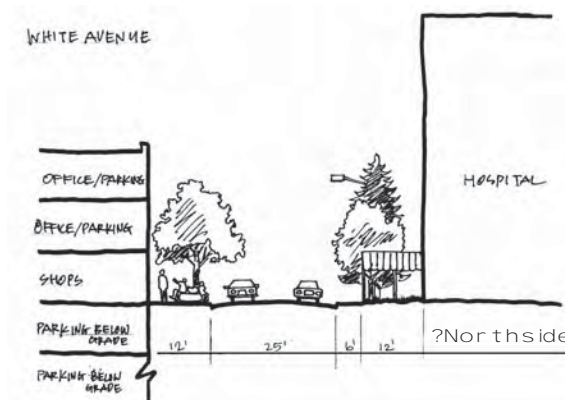
- Medium/High Density Residential
- Warehouse/Industrial

- ◆ Revise R-3 zoning provisions to create dimensional requirements which are more in keeping with historic development, and provide opportunities for additional types of single family dwelling development (side lot homes and townhomes).
- ◆ Develop financial and informational programs to promote home ownership (for example, employer assisted home buying programs) and to foster the use of state and federal programs for rehabilitation of historic properties.



House A is on a 50' x 60' lot. House B is on a 40' x 75' lot.

*Side street houses, located on smaller lots with access to alleys, offer means to promote single-family ownership.*



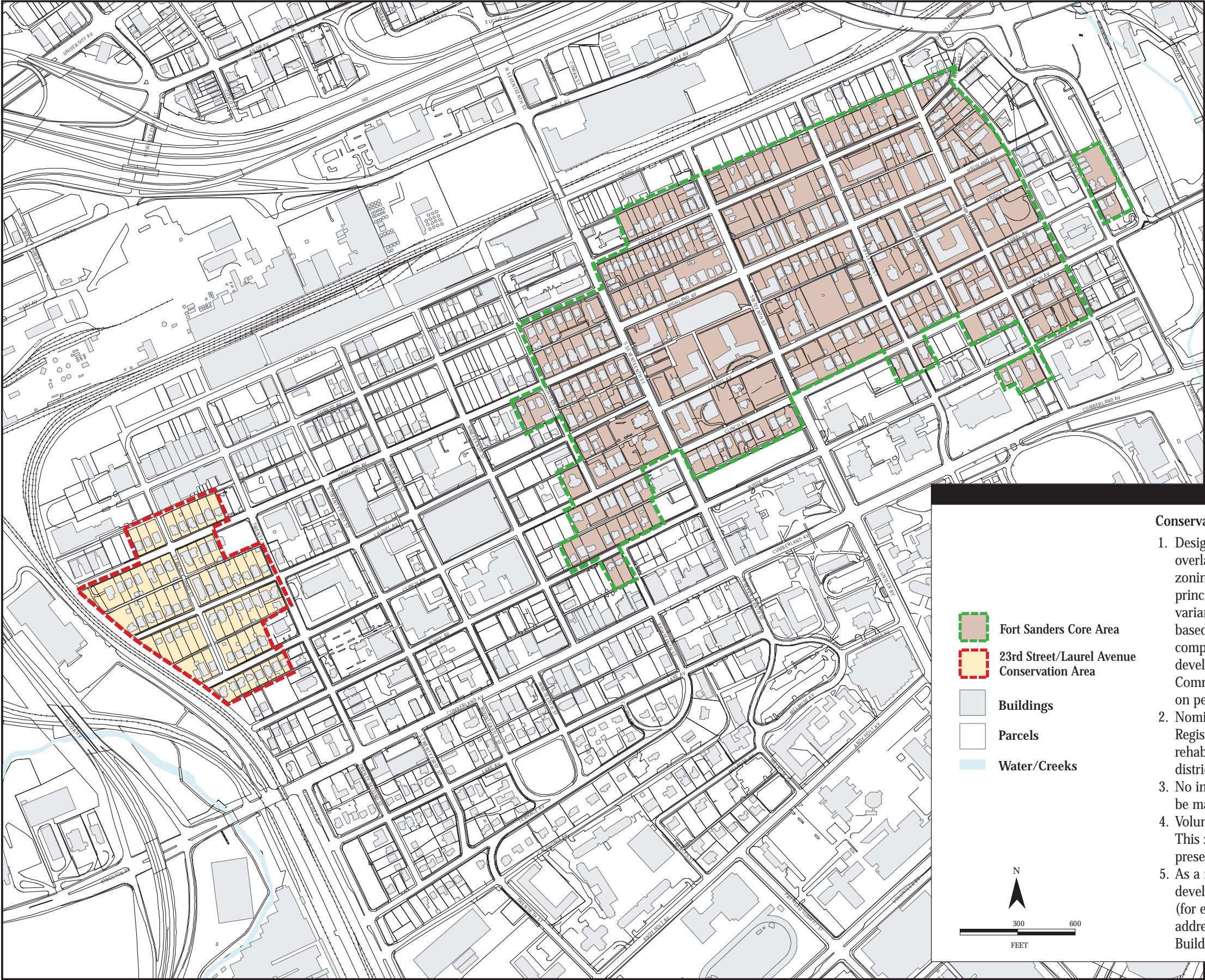
*Pedestrian level shops should be provided at the White Avenue level in the event that new parking structures are developed across from the hospitals.*



FORT SANDERS FORUM

# Core Area Conservation Plan

Fort Sanders takes its name from a temporary earthen structure built by Union Army engineers in 1863 to defend Knoxville from Confederate attack. Originally known as "West Knoxville," its historic attributes were built over a 50-year period, starting in the 1880s. Its architecture includes fine examples of Queen Anne, Shingle, Craftsman and various Revival styles. Fort Sanders was home to various businessmen, politicians and faculty. It was also the neighborhood of James Agee who, in writing *A Death in the Family*, recalled "The houses corresponded; middle sized, gracefully fretted wood houses, built in the late nineties or early nineteen hundreds with small front and side and more spacious backyards, and trees in the yards and porches. . . There were fences around one or two houses, but mainly the yards ran into each other with only now and then a low hedge. . ." Portions of that neighborhood remain intact.



LEGEND

Conservation Proposals

1. Designate and create guidelines for a neighborhood conservation overlay (NC-1) district within the Fort Sanders core area. This zoning overlay would be used to guide new construction (see the principles outlined on the following page), and avoid the need for variances. In creating this NC-1 district, form a neighborhood-based committee composed of residents, property owners, preservationists and developers. This committee is to advise the Historic Zoning Commission, Board of Zoning Appeals and Planning Commission on permit applications and zoning issues within the core area.
2. Nominate the 23rd Street-Laurel Avenue area to the National Register so that property owners can take advantage of rehabilitation tax credits. Consider this area as secondary NC-1 district in the future.
3. No involuntary proposals for historic zoning overlays (H-1) will be made.
4. Voluntary H-1 proposals within the core area will be encouraged. This zoning overlay would additionally guide restoration (see the preservation and restoration principles outlined on page 6).
5. As a function of Mayor Ashe's Historic Preservation Task Force, develop building code provisions which maintain historic features (for example, window transoms, stairs and ceiling height), while addressing critical life and safety provisions of the Southern Building Code.



Placement on the Lots

Lots are typically narrow and deep and houses correspond to those dimensions.

Front yard setbacks vary depending on the era of development and topography. However, setbacks are rarely less than 15' from the sidewalk.



*The setbacks along most Fort Sanders' streets were consistent and should be used as a guide for both infill and redevelopment.*

*In preserving and restoring buildings. .*

- ◆ Additions and porch enclosures should not be constructed into the front yard space.

*In constructing new housing. . .*

- ◆ New buildings should be set back the same distance as neighboring buildings.
- ◆ Porches and bay windows and wings can extend into the front yard.
- ◆ A minimum front yard setback of 15' should be established throughout the core area, allowing for porches, wings and yard trees.



*Apartment buildings should be designed with indentations and bays to mimic the facades of historic buildings.*

Height, Scale and Massing

Because houses were typically developed during the same era, there is consistency in the proportions of the older housing. One and one-half and two and one-half story houses are typical, and apartment buildings, created prior to 1940, generally had proportions similar to the larger homes.

*In preserving or restoring buildings. . .*

- ◆ Maintain the original proportions of the front facade, including such critical elements as window and door openings and porches.

*In constructing new housing. . .*

- ◆ Foundation heights should be consistent with other houses in the neighborhood.
- ◆ Infill housing should be proportional to other houses on the block in terms of width and height with two and one-half stories being a good proportion in most cases.
- ◆ With redevelopment of major portions of blocks, the mass of a major apartment building should be broken up with bays, wings, porches and related features that are consistent with the historic patterns of development.



*An example of new construction which is in keeping with the proportions of historic buildings.*

Porches

Porches were universal in Fort Sanders. They served as an outdoor living space, a place to enjoy pleasant weather and to socialize. Today, they continue to define the neighborhood's architecture and provide security. . . as a place of "neighborhood watch."



*An example of one of the more elegant porches.*

*In preserving or restoring buildings. . .*

- ◆ Maintain open front porches.
- ◆ Replace posts and railings with wooden or other components which were historically used in developing the house.

*In constructing new housing. . .*

- ◆ Provide porches whose proportions are similar to historic features in the neighborhood and are constructed of materials which complement the historic housing.



*An example of inappropriate proportions when a porch is enclosed.*

Windows and Doors

Generally, windows were quite vertical in nature and doors were generally wood with recessed panels or glass within a segment of the framing.

*In preserving or restoring buildings. . .*

- ◆ Original doors or windows should be reused if possible.
- ◆ In replacing windows or doors, proportions and styles should be selected which are appropriate to the original architectural features.

*In constructing new buildings. . .*

- ◆ Window proportions should be similar to historic housing in the area.
- ◆ Doors and storm doors should be selected which are complementary to the typical doors used in the early development of the neighborhood.



*The original windows of historic buildings should be preserved or rebuilt in similar proportions.*

*Bay windows could extend into the front yard space.*



*In restoring historic houses, doors should be preserved or new doors should be selected which complement the original architectural styles.*

# FORT SANDERS FORUM

## Historic Core Conservation Proposals

Walls

Clapboard or brick were the two main building materials in Fort Sanders.

*In preserving or restoring buildings. . .*

- ◆ The original exterior fabric should be repaired or replaced.

*In new construction. . .*

- ◆ Brick, clapboard, or clapboard-like material should be used.
- ◆ The overlap of clapboard should be similar to historic patterns (generally 4 inches).
- ◆ Materials which were not typical in the neighborhood (vertical siding, stone and stucco) should be avoided.



*An example of clapboard used in renovation.*



*The roof lines of historic buildings should be left intact and new development should have pitches and related features that mimic the historic patterns.*

Roofs

The roofs associated with Victorian styles are generally steep. In many cases, dormers, turrets, and related details are part of a roof line. Slate, tile, and asphalt shingle were used.

*In preserving or restoring. . .*

- ◆ Repair or replace extraordinary features such as slate or tile.
- ◆ Select asphalt shingle which complements early color and form.
- ◆ Maintain the roof line of historic structures.

*In constructing new buildings. . .*

- ◆ Select a roof pitch which is in harmony with other houses on the block.
- ◆ Use roofing materials which are in keeping with historic patterns of development.



*Extraordinary roofing materials, such as tile or slate, should be preserved.*



# FORT SANDERS FORUM

## *Historic Core Conservation Proposals*







*There are other opportunities for historic or conservation districts such as the west Laurel Avenue area.*

**Other Considerations**  
There are details which bring harmony to an overall neighborhood, including fences, parking and landscaping.

- With preservation, restoration or new construction. . .***
- ♦ Use low wrought iron or picket fences, if fences are to be used at all.
  - ♦ Do not park cars in front yard space; use on-street or off alley parking or garage space underneath residential units, especially where topography allows such automobile entries.
  - ♦ Provide yard trees to develop a consistent harmony in the landscape on the street.

***Fort Sanders National Register Historic District***

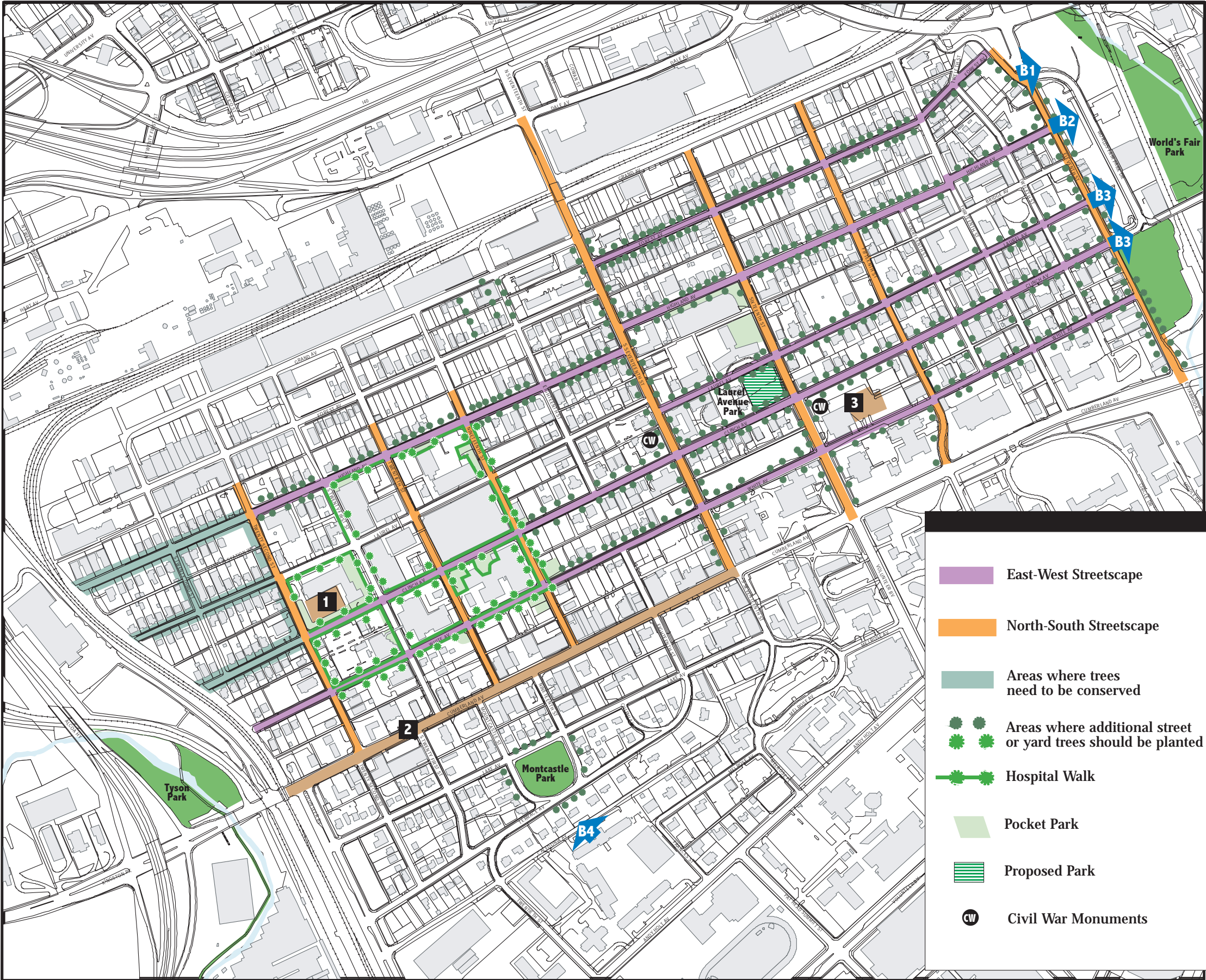
-  ***Lots with contributing historic buildings (as listed in National Register nomination)***
-  ***Lots where contributing historic buildings were demolished (1980- 1998)***
-  ***Lots where contributing historic buildings were demolished (January 1999 - March 2000)***
-  ***National Register Historic District Boundary***



# FORT SANDERS FORUM

## *Open Space and Park Plan*

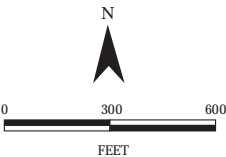
Historically, much of Fort Sanders had tree-lined streets and a number of small, evenly distributed parks. Two large, relatively new parks, Tyson and World's Fair Parks, have been developed to the edge of the neighborhood. With substantial hospital development, small pockets of open space...places for visitors and employees to reflect and relax...have been created at the edges of the complex. This plan is proposed to build upon this system.



### LEGEND

- East-West Streetscape
- North-South Streetscape
- Areas where trees need to be conserved
- Areas where additional street or yard trees should be planted
- Hospital Walk
- Pocket Park
- Proposed Park
- Civil War Monuments

- B1** Create an entry from Forest Avenue to Second Creek Greenway and World's Fair Park.
- B2** Provide continuation of the Highland Avenue corridor (an arcade, for example) to the museum and park, should the parking area be developed.
- B3** Maintain connection to World's Fair Park.
- B4** Create better defined, more pleasing connections from the "Presidential complex."





# FORT SANDERS FORUM

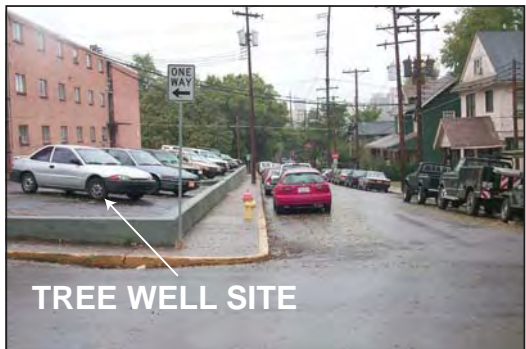
## Open Space and Park Proposals



*Forest Avenue, with its adequate planting strip, should be lined with street trees. ?*



*This type of open space can be lined with street trees and serve as a pocket park.*



*Tree planting "wells" should be created at the ends of such parking areas to provide continuation in the proposed streetscape plan.*



*By conserving trees and planting new trees, all the streets can be shaded and more pleasing.*



*As part of the hospital area, landscaped sidewalks and small plazas could offer a nice place to relax.*



*Clinch Avenue: maintain front yard space, trees, and porches, providing an added measure of public safety.*



*17th Street is a major gateway to UT; its appearance can be enhanced with more street trees and sidewalk improvements.*



*This, one of two monuments commemorating the 1863 battle, has little presence and should be considered for relocation to a more appropriate setting.*



*With wider sidewalks and multistory buildings, Cumberland Avenue could be far more pedestrian oriented, not unlike the atmosphere of Athens' Broad Street.*



*Although it is no longer surrounded by houses, the natural features of Montcastle Park should be maintained and an improvement program, including pedestrian level lighting and walkways, should be developed.*

### Hospital Walk and Pocket Parks/Plazas

— Hospital Walk

■ Pocket Park

Some streets around the hospital and school have been nicely landscaped. The positive conditions should be further enhanced to provide a pleasant place to walk and relax. In doing so create:

- ♦ Consistent landscaping along the streets
- ♦ Pocket parks and plazas, especially for visitors and area employees
- ♦ More ground level uses which are pedestrian oriented (for example, coffee shops)

### Concepts for Further Exploration

1. Create a small park on the parking lot at the former Fort Sanders Elementary School. (Work with the hospitals to establish parking provisions for school staff.) Explore day care possibilities.
2. Examine alternatives to provide more a pedestrian-oriented corridor.
3. Explore concept to establish a plaza (over underground parking) that is centered between mixed use redevelopment (shops and housing) and the law school.

- CW** 4. In order to provide a more aesthetically pleasing setting for the Civil War monuments, consider (a) moving the monuments to one of the proposed parks or plazas, or (b) enhance their existing setting (for example, provide underground utilities). Consult Civil War associations in exploring these options. Also consider interpretive exhibits of civil war fortifications and battle.

### Parks

#### "Laurel Avenue" Park (Proposed)



This site is located near the heart of the residential districts, especially the higher density housing. In implementing a park at this site:

- (1) pursue a design competition for park development, and
- (2) consider it as a site for one of the civil war monuments.

An alternative site is the half block between the alley and White Avenue, east of James Agee Street.

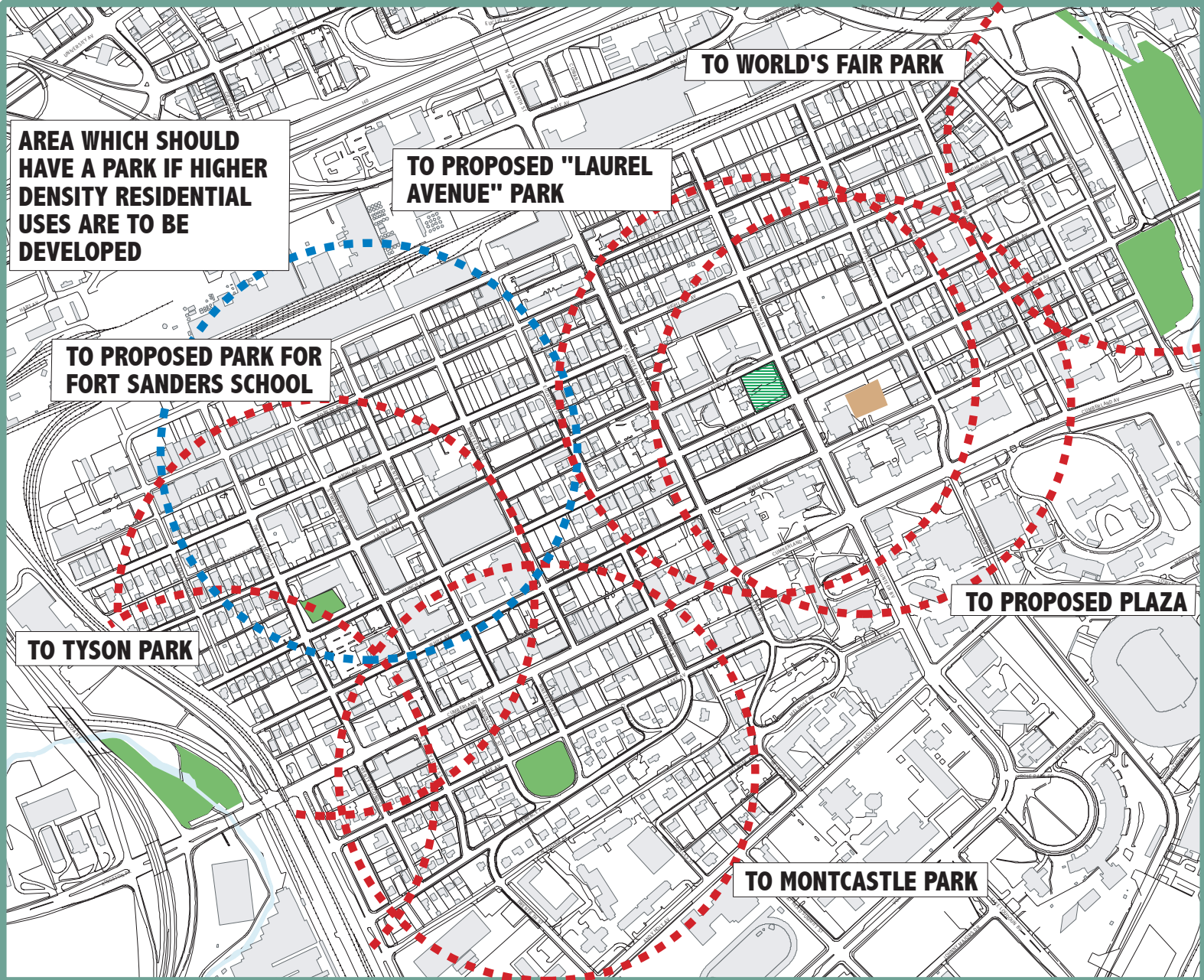
#### Montcastle Park

This park's surroundings will greatly change, starting with parking structure construction. Future development should provide a way to keep people oriented uses at the level of the park. An improved passive park design, including better lighting and walkways, is needed, and the opposite side of streets should be framed with trees.



# FORT SANDERS FORUM

## Open Space and Park Proposals



**LEGEND**

----- 5 Minute Walk to a Park or Plaza

----- 5 Minute Walk to Proposed Park or Plaza

People can generally walk to one of the existing or proposed parks or plazas within 5 minutes, a reasonable amount of time for most. Should an option to create higher density residential uses be selected for the Forest Avenue area (see Options 2 and 3, page 4), an additional park, potentially an alternative to the school park, should be created.

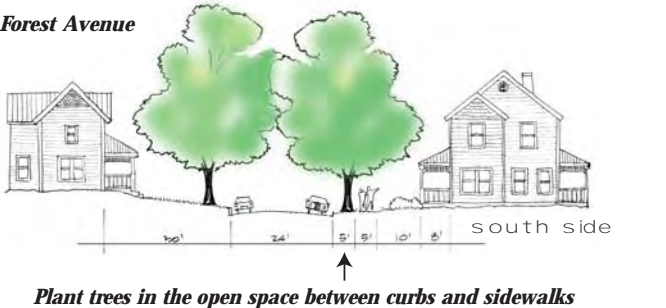
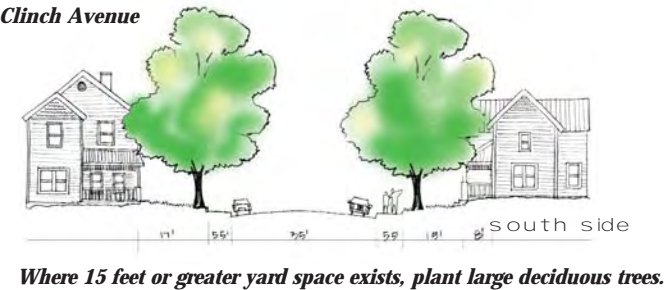
### Five Minute Walking Distance

### Streetscapes

Street trees and various types of yard trees should be planted to create a pleasant canopy of trees along the sidewalks. The streets depicted in orange and lavender are the major links between the neighborhood and UT, and between downtown, Tyson Park, World's Fair Parks and the hospitals.

In view of patterns of development, such as yard space and housing size, sidewalk location and widths of streets, various "outdoor rooms" can be established along Fort Sanders Streets. These spaces should include a canopy of trees and a "street wall," formed by consistent, architecturally compatible housing, including both old and new development.

The Knoxville Tree Board and KUB should be consulted in developing tree planting and trimming programs.



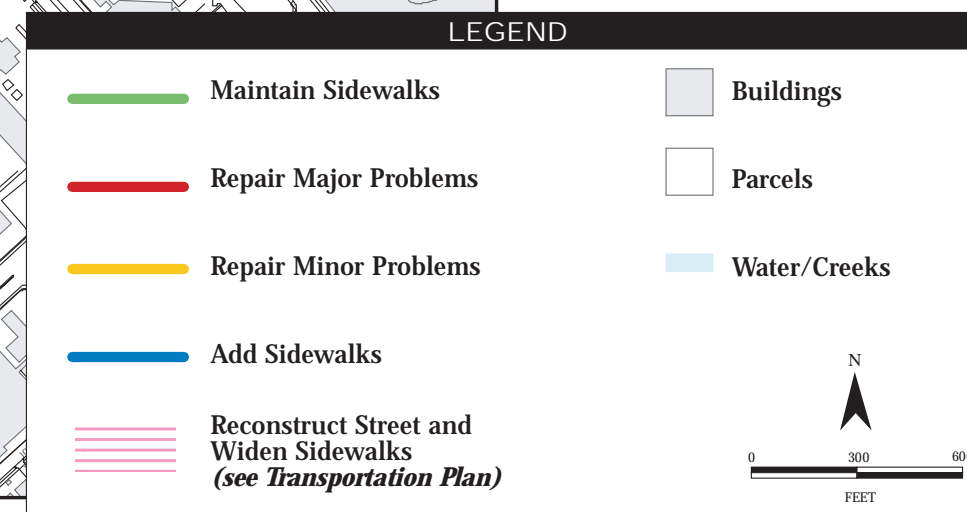
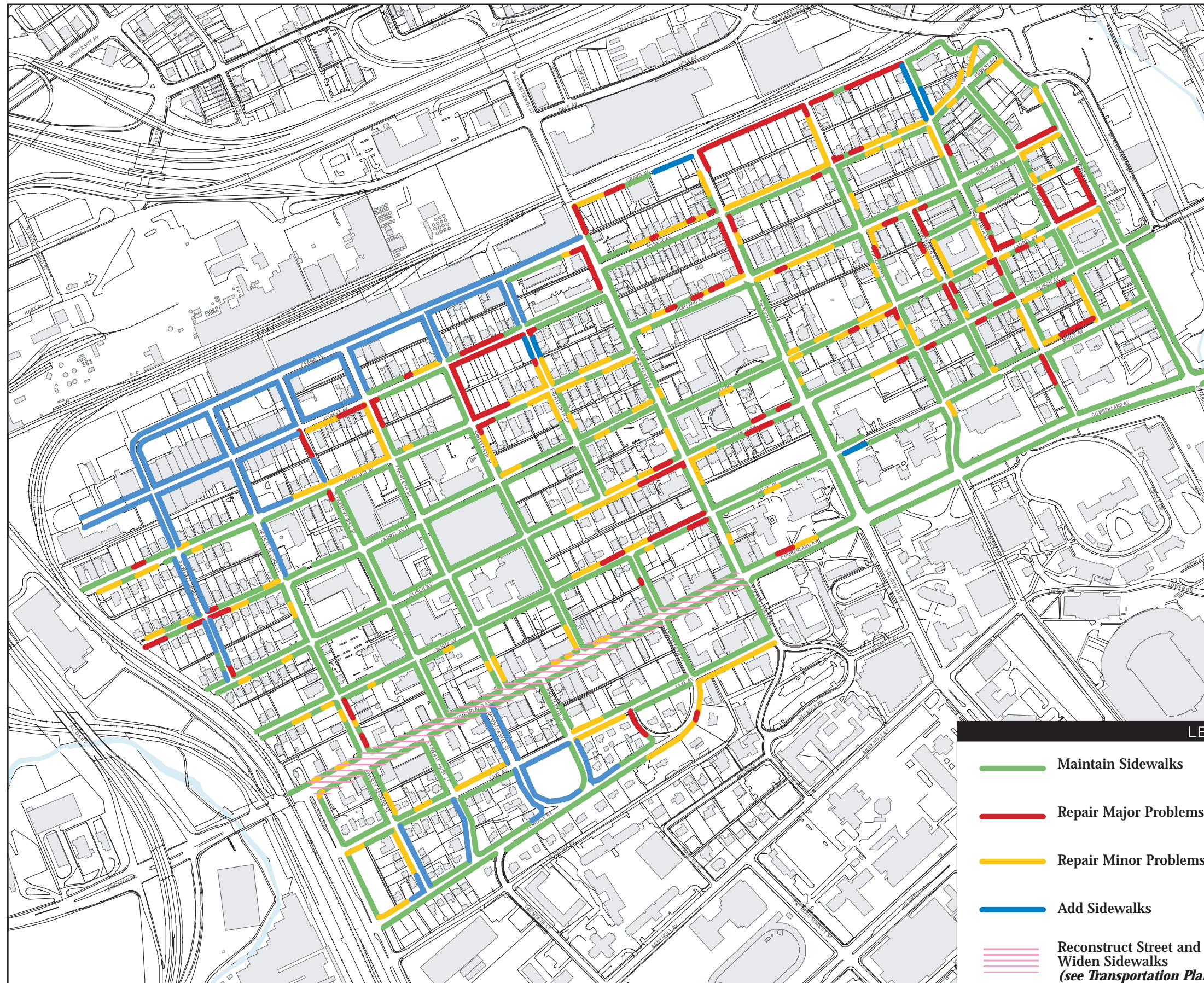
Planting wells where buildings and sidewalks are next to the street.



# FORT SANDERS FORUM

## *Sidewalk Improvement Plan*

Fort Sanders is largely served by a grid network of sidewalks, although there are gaps in the system and places where sidewalks are in very poor condition. With changes in the intensity of land use, including new housing and downtown, hospital and university improvements, the overall sidewalk connections throughout Fort Sanders need to be improved. New sidewalks should be constructed in the warehouse area with residential development associated with Options 2 or 3 of the Land Use Plan and Development Proposals (see page 4).



DATE: October, 1999



# FORT SANDERS *Sidewalk Improvement Proposals*



*Ongoing maintenance and replacement are a key objective in creating a good overall sidewalk system.*



*Curbing should be provided in a number of instances to separate pedestrians from automobile traffic.*



*Minor repair and handicapped accessibility improvements are needed in many locations.*



*Like other places that have mixed uses with shops at ground level, Cumberland Avenue can be more pedestrian-oriented. Wider sidewalks are part of the improvement formula.*



*Major repairs, usually requiring replacement, are needed in many blocks.*



*While handicapped accessibility varies, it is adequately provided in some places such as sections of Highland Avenue.*



*Some areas, particularly where new higher density housing is being constructed, will need new sidewalks.*

- ♦ There are major pedestrian linkages between the Fort Sanders neighborhood and the University of Tennessee. Sections of these north-south connections have problems which need to be addressed, including: 13th Street, 15th Street, 16th Street, 17th Street, 19th Street and 22nd Street. Major problem segments along these streets should receive priority.
- ♦ The major east-west linkages serve to connect pedestrians to the University, the hospitals and the CBD, especially Clinch, Highland, and Laurel Avenues. Cumberland Avenue will become an even greater pedestrian connection, particularly with the Convention Center and other downtown development, and with pedestrian-orientated development in the C-7 Zoning District. Major problem segments along these east-west linkages should receive priority.
- ♦ Coordinate sidewalk development with adjacent public improvements (for example, new sidewalks with the development of UT's Lake Avenue parking structure.)
- ♦ Add sidewalks which provide connections to new higher density residential development, such as the south side of Grand Avenue between and 17th Streets, and the areas between Grand and Dale Avenues.
- ♦ Construct new sidewalks and make repairs between Reese Hall/Caledonia Avenue area and Cumberland Avenue, including 18th Street, 19th Street, Montcastle Avenue, and Chi Phi Avenue.
- ♦ No sidewalk improvements are suggested within the warehouse district if that area retains its shipping and receiving role.
- ♦ Retain granite curbs, brick gutters and brass name plates.

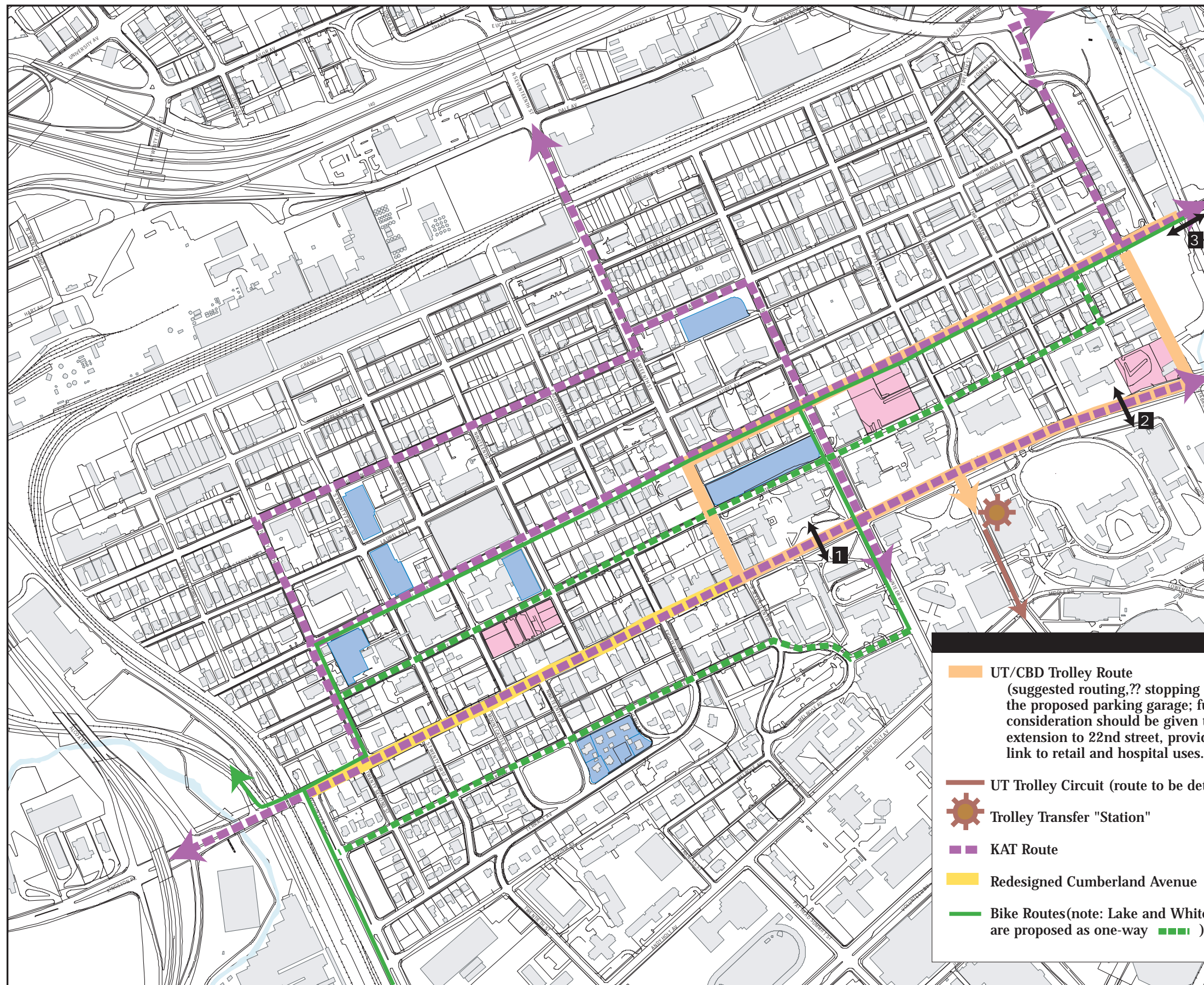


# FORT SANDERS FORUM *Transportation Plan*

This Transportation Plan focuses on improved transit, parking and pedestrian movements. Supplementing this plan are the more specific sidewalk improvement and streetscape proposals.

Cumberland Avenue could potentially be made into a three-lane corridor from 17th Street to Volunteer Boulevard. In doing so, a turn lane can be provided, eliminating the traffic hazards of motorists who jockey around turning vehicles. This would also allow for significant sidewalk expansion, making the businesses along Cumberland Avenue more pedestrian-oriented.

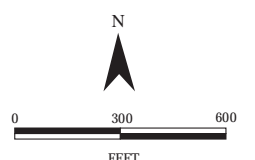
The widths of Fort Sander's avenues vary. Forest, Laurel and White Avenues are relatively narrow while Clinch and Highland Avenues are much wider. The current on-street parking layout appears to be reasonable in view of road widths and sight distances.



## LEGEND

- UT/CBD Trolley Route (suggested routing,?? stopping outbound at the proposed parking garage; further consideration should be given to an extension to 22nd street, providing a link to retail and hospital uses.)
- UT Trolley Circuit (route to be determined)
- Trolley Transfer "Station"
- KAT Route
- Redesigned Cumberland Avenue
- Bike Routes(note: Lake and White Avenues are proposed as one-way --- )

- Parking Structure (existing or under construction)
- Proposed Parking Structures
- Pedestrian Bridges
- 5 minute walking distance\*
- \*All blocks in the study area are within a 5-minute walk of a transit route.
- Buildings
- Parcels
- Water/Creeks



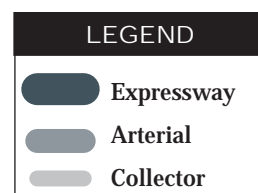


# FORT SANDERS FORUM

## *Transportation Proposals*

### # Pedestrian Bridges (see page 13)

1. Existing
2. Vicinity of new crossing
3. Clinch Avenue viaduct: The Downtown Linkages Study recommendation calls for reopening the viaduct for transit use. Other options are being considered by the Convention Center consultants, including automobile use.



### *Functional Road Classifications*

*An alternative for the reuse of the Clinch Avenue viaduct; note the diversion of the avenue at the west end of the viaduct.*

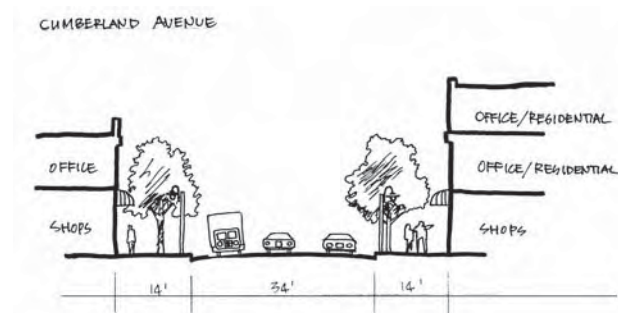




# FORT SANDERS FORUM

## Transportation Proposals

- ♦ Implement downtown linkages proposal to create a trolley transfer "station" and two routes: (1) a connection to CBD, and (2) a UT campus trolley.
- ♦ Reopen Clinch Avenue viaduct, providing opportunities for transit, bicycle, pedestrian and vehicular use. Provide means to limit through traffic, including potential diverted traffic movements at 11th Street. As alternatives for the viaduct are further considered, it is expected that negotiations with Historic Fort Sanders will be ongoing, pending resolution of legal issues.
- ♦ Develop a traffic calming program for the neighborhood.
- ♦ Develop a traffic calming program for Cumberland Avenue, including wider sidewalks, low, pedestrian-oriented street lights, and raised and textured sidewalks; and, with a traffic engineering consultant, examine the feasibility of a three-lane Cumberland Avenue, including peak-hour directional lanes.
- ♦ In building new parking structures, design the ground level to respect the pedestrian environment (including shops, wrought iron or equivalent décor, or plaza space as appropriate).
- ♦ Create residential permit parking program, particularly from Clinch to Forest Avenues.
- ♦ Improve alleys and adjacent lots for more attractive, efficient parking, and garbage collection.
- ♦ Provide signed and striped one-way bike lanes on Lake and White Avenues, and bikeway signs on Clinch Avenue.
- ♦ In view of apartment development along 11th Street, reconsider the designation of Highland Avenue as a two-way street.
- ♦ Improve access to and from Grand Avenue.
- ♦ Provide attractive transit shelters along trolley and bus routes.
- ♦ If decisions are made to redevelop the warehouse area for residential use, create an improvement program for improved streets, including curbs, gutters, sidewalks and street trees.



By reducing the width of Cumberland Avenue to three lanes, hazards associated with four-lane turning movements can be avoided.



A resident's parking permit system could help solve off street parking problems, particularly in the Laurel-Clinch Avenue corridor where there are no alleys.



Clinch Avenue should be designated as a bike route.



This type of sidewalk width would be typical by implementing a three-lane Cumberland Avenue.



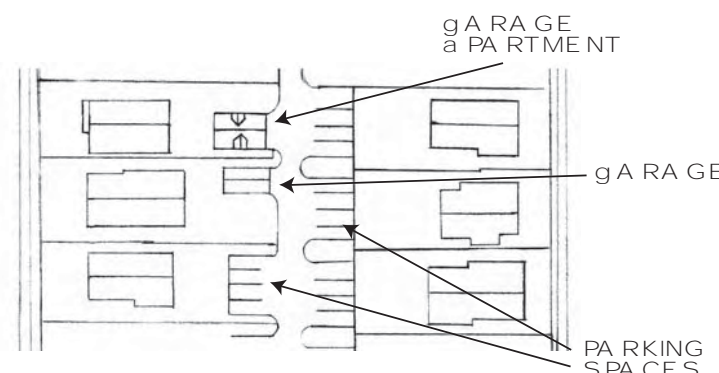
Pedestrians are often put at odds with delivery trucks and traffic. Solutions could include: (1) alley deliveries; or (2) wider sidewalks with designated delivery sections.



By opening up Clinch Avenue viaduct to transit use, better mobility can be provided between the neighborhood, UT, downtown and the hospitals.



The change in topography between White to Clinch Avenue affords the opportunity for an underground parking structure.



By providing parking spaces or garages closer to the alley, back yards or patio spaces can be provided.



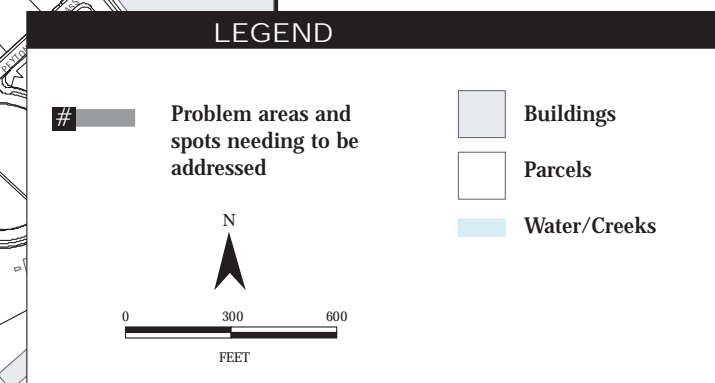
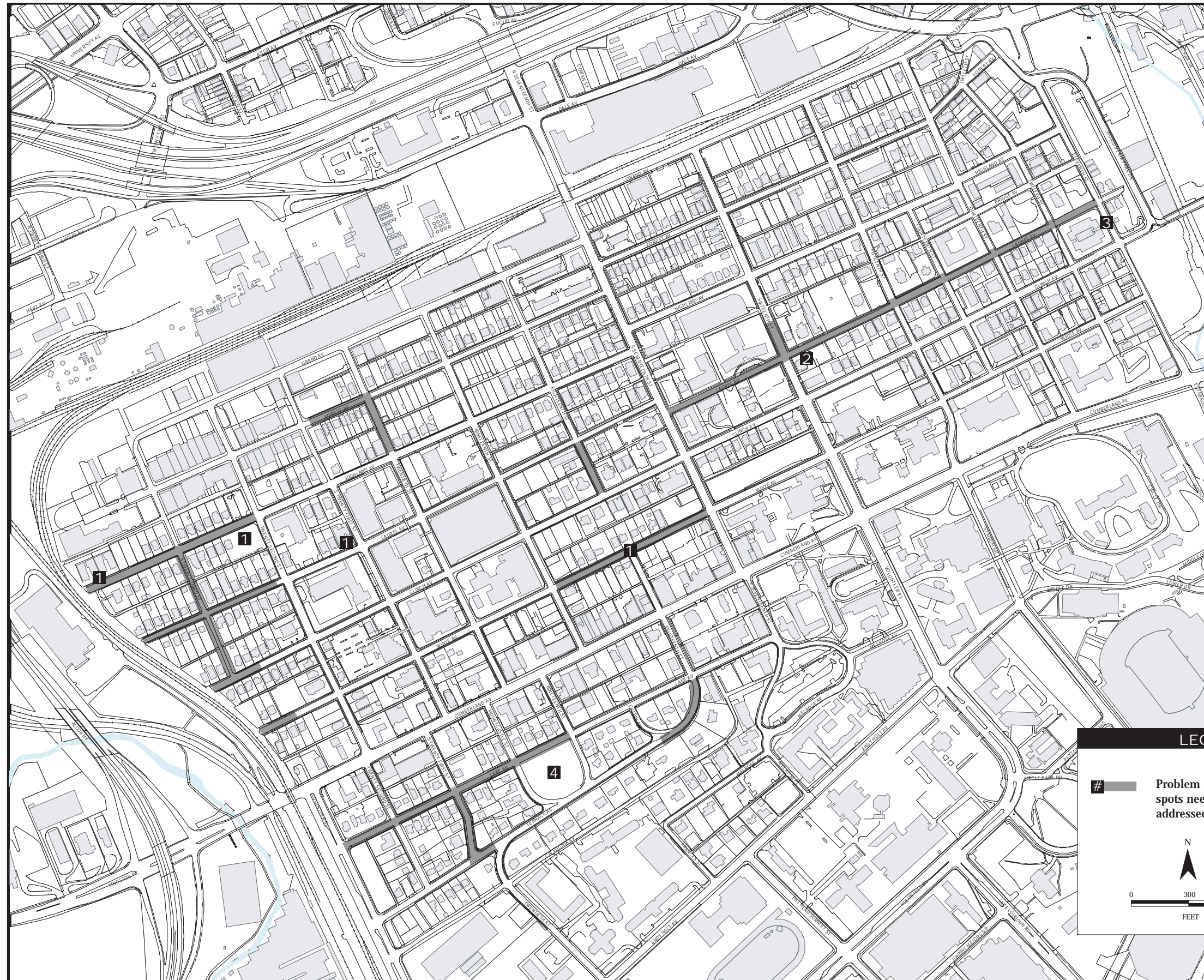
Transit shelters should be provided to fit the historic setting.



# FORT SANDERS FORUM *Crime Prevention Plan*

A "Crime Prevention Through Environmental Design" Program can help make the neighborhood safer. Physical changes to street, alley and residential settings can improve public safety.

*The Forum and its staff appreciate the assistance of the Knoxville Police Department, particularly Officer Phil Garland and Lieutenant Robert Wooldridge, in developing this portion of the plan.*





# FORT SANDERS FORUM

## *Crime Prevention Proposals*

### ***Problem Areas and Spots Needing to Be Addressed:***

- Streets and sidewalks where lighting, particularly pedestrian level lighting, is dim.
- 1 Lighting at apartments: very poor
- 2 Laurel Theatre: appears very dark
- 3 Eleventh Place apartments: very poorly lit on the street side of Laurel Avenue
- 4 Montcastle Park: needs interior lighting for visibility through the park at night.

### ***Neighborhood-Wide Proposals***

- ◆ Develop more pedestrian scale lighting
- ◆ Improve porch and entry lighting
- ◆ Use lighter exterior colors where possible
- ◆ Maintain shrubs and keep tree limbs above eye level, helping to eliminate hiding places
- ◆ Maintain and continue to design porches and windows which provide "eyes" on streets, parks and other public spaces
- ◆ Avoid the "fortress effect," that is, buildings which have no activity at pedestrian level
- ◆ Improve lighting, trim vegetation, and provide organized system for off-street parking in alleys
- ◆ Design parking garages whose interiors can be viewed at ground level
- ◆ Use wrought iron or other decorative fences which do not provide places to hide

### ***Other Programs***

- ◆ Continue KPD's car burglary prevention program
- ◆ Coordinate rape prevention programs (UT and KPD) for both students and non-students
- ◆ Develop a neighborhood watch program through the Fort Sanders Neighborhood Association and continue to have periodic meetings with the Police Department to identify crime and safety concerns. Explore the feasibility of more frequent bicycle and foot patrols as part of this program.
- ◆ Explore expanded program for emergency call boxes (UT and KPD)



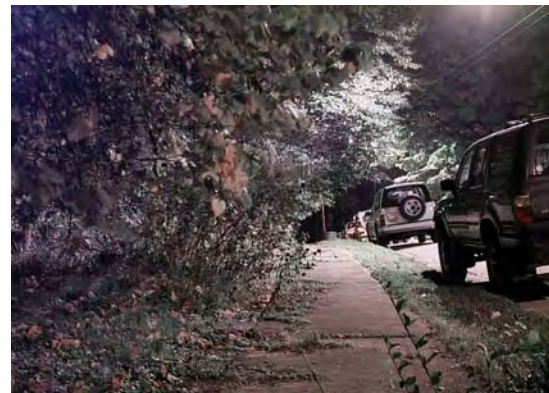
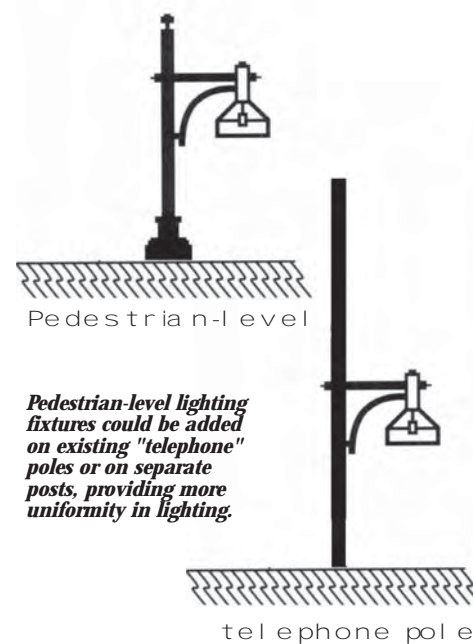
*Lighter colors help illuminate the setting around a building.*



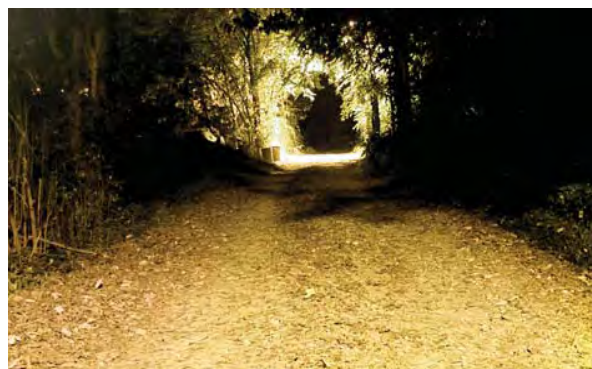
*The lighting at the entrances to houses and apartments can often be improved as in this good example of UT housing.*



*Pedestrian level lighting fixtures could be added on existing poles, providing more uniformity in lighting.*



*This street is better lit than most. Still, shrubs and trees could be trimmed to allow more visibility for crime prevention purposes.*



*Additional lighting and tree trimming can help in many alleys.*



*Cobra head lights do a good job of illuminating the roadways. However, with street and yard trees, pedestrian level lighting is needed under the tree canopy.*



*?Fences, whether wooden or cast iron, should be low and relatively "transparent."?*



## FORT SANDERS FORUM

# *Programs and Recommendations*

### Programs and Recommendations

- ♦ Add standards for locations and screening of dumpsters to zoning ordinance and create agreements with waste management companies regarding their pickup times.
- ♦ Develop a neighborhood cleanup program, including the Cumberland Avenue area, addressing such problems as the alleys, tailgate party provisions, etc.



### Other Recommendations

- ♦ Continue the role of the Fort Sanders Forum in a capacity to annually recommend capital improvements and other programs to implement this plan. As proposed by Forum members (March 10, 2000), this new Forum will be composed of existing members and replaced with people from the represented institutions and interests, but will no longer be tied to the City administration. It was further proposed that representatives of the City and MPC be involved in the meetings of the Forum.
- ♦ Recommend to the University of Tennessee that an ongoing campus planning board or commission, composed of representatives of the University community, the City of Knoxville and the Metropolitan Planning Commission and including expertise in such fields as architecture, historic preservation, housing, landscape architecture, planning and engineering, be established to advise the University in revising and implementing the campus master plan. As part of this function, involve the Fort Sanders Forum or its successor organization in review of proposals at the edges of campus; and conversely, involve the campus planning board in plans and development proposals which could affect the university,





# FORT SANDERS FORUM

## *Implementation Strategies*

<b><i>ACTION</i></b>	<b><i>RESPONSIBILITY</i></b>	<b><i>TIME FRAME</i></b>
<b><i>Land Use and Development Plan</i></b>		
1. Revise One Year Plan to reflect the development plan.	MPC and City Council	FY 2000
2. Examine C-7 zoning (including C-7 guidelines) and potential extension to foster mixed use development.	MPC	FY 2001
3. Revise R-3 zoning, particularly the dimensional requirements to avoid variances and foster complementary development.	MPC	FY 2001
<b><i>Core Conservation Plan</i></b>		
1. Create programs to foster renovation of historic buildings, including financial means, informational meetings, and brochures on housing programs.	Knoxville Heritage, City Community Development Department	FY 2001, 2001
2. Revise provisions for condemned building to foster reuse rather than demolition (i.e., "grandfather" those features which would not impair life or safety in renovating a building).	City Community Development Department in conjunction with the Home Builder's Association	FY 2001
3. Create conservation easements program whereby development rights can be donated for National Register structures.	Knoxville Heritage	Ongoing
4. Create ancillary requirements to Southern Building Code to foster preservation work.	City Community Development Department in coordination with other authorities and the Home Builder's Association	FY 20001
5. Work with property owners in the core conservation area to create neighborhood conservation guidelines which includes an advisory neighborhood design review committee.	MPC staff in conjunction with property owners and the Fort Sanders Neighborhood Association	FY 2001
6. Pursue voluntary historic zoning (H-1) districts.	Fort Sanders Neighborhood Association	Ongoing
7. Revise the neighborhood conservation zone (NC-1) to include a provision whereby renovation guidelines may be established.	MPC	FY 2000
<b><i>Open Space and Parks Plan</i></b>		
1. Establish a Laurel Avenue park, considering it as a memorial to James Agee.	City Parks & Recreation Department in conjunction with UT	FY 2001-2003
2. Develop and implement a park restoration program for Montcastle Park.	UT with neighborhood and student representatives	FY 2001-2002
3. Acquire another park in the northwest portion of the neighborhood, if rezoning occurs.	City of Knoxville in conjunction with developers in the area	As needed
4. Develop a tree planting and preservation program using public and private space.	City Tree Board, City Public Service, Neighborhood and Merchants Associations, Hospital and KUB	Annually
<b><i>Sidewalk Improvements Plan</i></b>		
1. Develop a five-year capital improvements program to replace, repair and add new sidewalks according to the plan. Maintain brick sidewalks, granite curbs and brass street name plates as part of this program.	City of Knoxville	FY 2001-2005
<b><i>Transportation Plan</i></b>		
1. Consider extensions of trolleys to 22nd Street.	Linkages Group, City of Knoxville, KAT	FY 2000-2001
2. Develop traffic calming program and evaluate feasibility, cost and "down time" of the three lane proposal along Cumberland Avenue.	City Engineering, Cumberland Avenue Merchant's Association	FY 2001, 2002
3. Work with property owners to propose a parking permit program for the residential areas of Fort Sanders.	MPC, City Community Development, Ft. Sanders Neighborhood Assoc.	FY 2002
4. Evaluate means to reopen Highland Avenue for westbound traffic from 11th Street and alternatives for better access to and from Grand Avenue.	City Engineering	FY 2001
<b><i>Crime Prevention</i></b>		
1. Maintain the evaluation program for crime locations and work with Cumberland Avenue Merchants Association, Fort Sanders Neighborhood Association and property owners for CPTED and other solutions.	Knoxville Police Department	Ongoing
2. Create an organization for a neighborhood watch program.	Fort Sanders Neighborhood Association with KPD	FY 2001
<b><i>Other</i></b>		
1. Outline existing code enforcement provisions (covering, for example, sight distances at intersections, trash containers, building maintenance) and publish a citizen's guide.	Various city departments	FY 2001-2001
2. Develop clean-up/enhancement program, include means to screen/better locate dumpsters, provide pedestrian-oriented trash receptacles.	Various city departments, MPC, UT, hospitals, residents and property owners	FY 2001