

Section VII

Overall Corridor Recommendations



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Partnerships

Partner With Business , Religious, and School Leaders. Employment centers and churches are major stakeholders and landowners in the corridor. Both partners should be involved early in the process for support and to initiate negotiations on potential easements. Of special note are two health-related corporations, Covenant Health and Parkwest Medical Center, which may be key supporters of the greenway. An outreach action plan should identify these type of partners that can be funders, advocates, and provide easement donations.

Partner With West Knox Utility District. Much of the preferred route and connectors overlap with existing sewer utilities. Joint use of sewer easements is encouraged. This typically requires agreement with both the landowner and the utility district. A master agreement with the district will be helpful in outlining guidelines to sewer easement use and can also serve as a memorandum of understanding.

Partner With Non-Profits. Non-profits can have a critical role to play. Some non-profits that could play a role include the Foothills Conservancy (securing and monitoring easements), the Trust for Public Land (funding), and the Legacy Parks Foundation (funding, holding and monitoring easements), or others identified in the outreach action planning process.

Planning

Form a Greenway Committee That Moves This Plan Forward. This committee can use existing Technical Advisory Committee members, and can incorporate additional partners as needed, such as influential leaders in the business community, non-profits, and others. Working groups of the committee can coalesce the many individual moving parts of this plan into reality.

Incorporate This Plan Into Future Planning Documents. Examples include future revisions of the Tennessee Technology Corridor Development Authority's (TTCCA) Comprehensive Development Plan and Design Guidelines, and the Knoxville/Knox County MPC's Northwest County Sector Plan, which is being revised in conjunction with this study.

Land Acquisition

Utilize and Catalogue Water Quality Buffers/Required Easements. Knox County requires development to maintain buffers along water bodies. These required buffers may be good places for negotiated/donated easements. Documentation of easements between Knox County and the City of Knoxville are not centrally located, so in the future a combined effort to record any easements that may benefit the greenway should be documented in one place for use in greenway planning.

Negotiate Right-of-Way for the Greenway in Future Developments. A donated easement should be encouraged and incentivized for any future development. Office parks, schools, apartments and planned unit developments (PUDs) are perfect candidates for this.

Study Greenway Alignment Needed in the TDOT Right-of-Way (ROW) Early On. Initiating a detailed design greenway study for the Pellissippi Parkway ROW sooner will accommodate what may be a lengthy negotiation process with TDOT. Once detailed design is completed, agreements with TDOT should be secured. This will also identify if there will be any need to utilize private lands in steeper areas.

Acquire Bigger Swaths of Greenway Corridor Along Environmentally Sensitive Land. These lands have a wider array of funding sources available for environmental protection. Landowner incentives could also allow flexibility in development if larger swaths of unusable lands were donated (i.e. the floodplain). Preserving larger swaths where sinkhole and floodplains are problematic could be a cost savings to the County by preventing future flooding.

Create a Landowner Outreach Program. There are limited areas within the corridor that may require negotiated easements with individual residential and commercial land owners. Working with multiple smaller landowners can be challenging and a strategy around this should be developed. Strategy, process, protocol, and outreach goals should be identified immediately. Getting ahead of hearsay and misconceptions is a valuable time investment with a potential bigger payoff of getting landowners who are willing to negotiate.

“Big Ideas”

Redevelop Solway Into a Thriving Waterfront Commercial District, Showcasing the Greenway. The redevelopment would promote small-scale commercial development that capitalizes on the asset of its Melton Hill Lake waterfront, using the greenway as a lakefront promenade. Examples could include waterfront restaurants, offices, and retail.

Develop Sponsors for Greenway Sections. Find businesses, non-profits, and churches that will sponsor sections of the greenway. Sponsorship could include funding greenway construction and/or maintenance of the greenway.

Identify “Pocket Parks” Along The Greenway. These parks could be the trailheads identified in this study or small parks built as part of future developments or through donated lands. These are small parks with opportunity for benches, public art, small playgrounds or other basic features. Locating pocket parks should occur in future planning/design phases.

Design

Connectors Can Be As Vital As the Greenway Itself. Connectors enable the greenway to be used as a transportation route. Connectors in this study were identified to ensure connections to schools, future greenways, and existing bicycle and pedestrian facilities.

Design Matters. Creating a sense of place and identity of the greenway through hardscape, landscape, built structures, and signage can make this greenway a regional icon. Gateway treatments near trailheads, adjacent to commercial development, and near major road intersections can be a great way to do this.

Work With TTCDA to Develop Greenway Design Guidelines. This can be included in a revision of TTCDA’s Design Guidelines. Additionally, requirements for inclusion of dedicated greenway easements should be considered in those Guidelines.