

Comments from April 1st and 2nd CR-Endeavors Community & Neighborhood Meeting Comments

Positive Comments:

- would be pro living in South Knoxville
- Thank you for the beautiful buildings- Anyone would be pro living in SoKno
- Love keeping the stairs!
- State of development is good – nice connection to Gay Street + Sevier
- I love the stone front idea
- LOVE the pedestrian Gateway idea!!
- Add amenities to the gateway through!
- I LIKE THE WALKWAY/CROSS OVER FROM ELEMENTS SAVAGE TO KERNS.
- WILL THERE BE A SWIMMING POOL? & WHAT OTHER AMENITIES?
- Very excited about this project.
- I like the green space with the bridge to Kerns!
- Get in touch with Knoxville about tree planting/beautification + rooted green spaces
- Yes

General City + Lifestyle Comments:

- I need more info to comment
- How many units? is it multi-phase?
- We would love a guarantee of no subdivision of the 55 and up community
- There people need homes
- Funicular up the hill?
- Re-invest profits in the community!
- Fix Griffin Elementary FIRST
- With the Knox High community operating under a similar development model & being unable to secure enough interest for senior community, how will you deal with a lack of interest upon completion?
- How can you create your space while also adhering to the codes we have created for ourselves as Knoxville
- How will your residents engage w/ our existing community?
- How will your development integrate with local businesses and amenities?
- How will the tax paying public benefit from this investment?
- Your rendering show the Barton owned island in contrast as a developed and active park. Is this something in your plans to do? If not why not?
- Are golf carts going to be allowed on greenways or across bridge?

Building/Design/Construction Comments

- I know 5 over 2 is the cheapest way to build this complex. How about something more urban with higher prop cost and more open space
- PLEASE ENSURE TO BE NOT OVERBUILT FOR THE LAND AVAILABLE
- NATIVE GARDEN
- SHOWCASE LOCAL ART
- elevate the design of the elevator to be inviting and welcoming. Make it a feature not something to camouflage
- The rolling hills of Knoxville are being flattened and filled with condos. We don't have hills and river views – we have condos/canyon views
- YES! Elevator should be artistic + a landmark
- Do an RFP for the design and competition
- Listen to what those who use it will need

- This area deserves a more unique design
- Such a monolithic structure in a very prominent place should have a more impressive facade – right now it's just another uninspiring apartment bldg
- MAKE THE BUILDING PRETTIER AND MORE UNIQUE
- Building is too massive – needs to be broken up
- This building is iconic face of South Knoxville. If you tear it down you will NOT be honoring Knoxville community
- MAKE THE ELEVATOR TOWER TALLER (it should stand out)
- If you must build here, find a way to keep the footprint narrow
- Windows facing river
- This would make a great event space

- High quality construction for prime real estate
- Outdoor public amphitheater or some venue
- I would suggest a smaller less imposing structure
- I see your company does smaller cottages – no chance of smaller structures?
- Break up the monolithic appearance
- Love the concept: could incorporate retail + public space
- Seems a bit tall and overshadowing
- REASSESSING NOW
- small collections of buildings are easier on eyes

- Knoxville is tired of generic apartment architecture
- Natural materials & native planting
- more stone or brick
- maximize
- make it less blocky! Every new high rise looks cheap + blocky
- consider a breezeway
- pedestrian pass throughs
- less monolithic
- break up massing

- The building architecture leaves a lot to be desired
- I'm concerned with aesthetics of the current structure
- looks like something a developer would throw up anywhere
- would help to break up massing
- Think more about pedestrian experience
- NO WHITE BRICK
- We are lining our waterfront with a wall of mediocre buildings – is this what we want?
- add art to complement art trail
- Make elevator in shape of Kerbela Shriner's sphinx
- Need better building façade instead of generic modern

History of site comments:

- Will the steps on the hill be updated w/ railing?
- include more urban wilderness on site
- PLEASE RETAIN MORE HISTORICAL COMPONENTS
- PLEASE do not make this 6 stories tall!
- Please don't make the building look like boxes
- The design presented here is monolithic – break up form
- Building mass is too big
- Where's the JFG sign on renderings?
- Bring back the JFG sign
- Don't forget the JFG sign!
- JFG Sign!

Parking + Traffic Comments:

- How many parking spaces per unit?
- Hide the parking better
- Create a space for ride share pickup/dropoff
- Residents will have more than one car – where is parking?
- Please pick another spot less congested
- How will traffic on Sevier Ave be mitigated?
- Already have traffic issues between Henley & Gay
- Are road improvements part of project?
- Chapman & Blount intersection is already the 2nd circle of hell
- Is there a way to alleviate that not add to it?
- Why super tall bldgs have on existing infrastructure?
- Will you allow public parking
- Are you considering added vehicle traffic to already congested area?

Public Access/Pedestrian walkway comments:

- How will traffic be affected?
- Plans for traffic impact w/ bridge?
- Traffic already inundated at the beginning of Henley bridge
- We don't have the bridges to support this volume
- The roads do not support this development
- There are only two bridges
- Can turning from Kerbela onto Chapman be right turn only?
- Your population will want a greenway path
- Bike shop on Kerbela side – view park as trailhead
- What about when it is cold/rainy? This isn't Southern California
- Please don't expect Gay St bridge to be pedestrian only – traffic will return
- Let's make a pedestrian walkway bridge to Gay Street bridge
- Include a public restaurant so whole city can enjoy
- Amazing view of downtown
- hill is iconic view – buildings block public access
- need more public space
- MAKE THE PARK OPPOSITE GAY STREET
- maintain public access to river and Sevier side
- There needs to be publicly accessible green spaces
- Public access to space – especially top of hill
- Both outdoor public space + retail space needed
- What amenities benefit existing residents?
- Retail strip on Mimosa drive
- Concerned about public access
- Can buildings be broken into 3 different buildings
- This site should be accessible to the community, not private only
- How will you “serve” the community?
- There is an opportunity to include a small overlook
- Just consider adding a public restaurant
- Incorporate public space (sculpture garden, park, etc.) Needs to be mixed use!!
- Create a restaurant so all can enjoy view
- Create public amenities access at Gay Street bridge
- Lack of public access to lookout
- Keep Kerbela statue add public garden
- There absolutely should be retail as part of project

Negative Reactions:

- A BLIGHT ON THE COMMUNITY
- This is TOO BIG for this corner
- This development is NOT right for this corner
- A perfect example of mega real estate devastating a community
- The least creative or inspired design
- Horrible
- No
- Rebuild somewhere else
- Go back to Birmingham
- Too many condos in Knoxville
- This is another resource grab, leave Knoxville
- DEATH TRAP
- A Crime
- This is not a pedestrian friendly design

Affordability and ADA Access

- NEED TO SEE A PLAN THAT FOLLOWS SOUTH KNOX WATERFRONT FORM BASED CODES
- West Knoxville population works better for this
- Can disabled active 55+ get a lease?
- What happens when residents no longer meet “active” requirement?
- Keep aging-in-place amenities in mind
- We need affordable housing
- Creating a 55+ community is not a valid solution
- Ensure affordable housing is actually affordable
- Knox County income levels don’t support this
- Does this project include tax incentives?
- I’ve raised my family in South Knoxville but none of my kids can afford to live here