

CENTER CITY BUSINESS
NEIGHBORHOOD
REDEVELOPMENT PLAN

KNOXVILLE, TENNESSEE

March, 2000

KNOXVILLE CITY GOVERNMENT

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SECTION I FOREWORD

In September of 1992, the City of Knoxville Department of Economic Development requested the assistance of the Tennessee Valley Authority ("TVA") in evaluating the feasibility of alternatives for the redevelopment of the Knoxville Center City Business Park. This designated area covers approximately 566 acres and is strategically located west of the Central Business District.

For 24 months, from 1992 until 1994, numerous individuals, business leaders, local and state economic development organizations, community groups, and representatives of various city departments and agencies contributed information, technical assistance and guidance in the formation and refinement of alternatives for the redevelopment of this area.

The culmination of this study effort resulted in a report by TVA entitled "Knoxville Center City Business Park Feasibility Study" dated February, 1995. The study concluded that "piecemeal development of vacant and underutilized parcels relying only upon private sector market forces is unlikely to result optimal or even significant economic development in the study area in the foreseeable future. Public action to assemble property into larger blocks of land suitable for development is probably the minimum requirement for facilitating increased private sector investment, promoting economic development, and creating new employment opportunities in the area." Other factors, such as, higher site preparation costs; the presence of residual patterns of development characterized by incompatible mixtures of land uses; vacant, abandoned, deteriorated or dilapidated commercial, industrial and residential structures; obsolete street patterns and inadequate access; and high levels of absentee ownership also present substantial barriers to stimulating private sector investment and new job creation. The recent removal of barriers to development such as the demolition of the old College Homes housing project with a HUD HOPE VI grant, and the widening of Western Avenue to 4 lanes create a strong environment for public action and redevelopment.

The supply of existing, available sites suitable for high quality industrial, commercial retail development within the corporate limits of Knoxville is extremely limited, particularly in the “Heart of Knoxville” Empowerment Zone. While the Knoxville metropolitan area continues to experience significant industrial growth, new industries are generally locating in outlying areas not easily accessible to inner-city residents. A need for increased numbers of quality, “blue-collar” and “white collar” jobs for inner-city residents has been identified. Existing public utilities and services are underutilized and can support increased industrial and commercial growth in a center city business park.

The Mayor and the City Department of Development have maintained a strong commitment and a keen awareness of the potential of a center city business park and have continued to focus on the future course of redevelopment in this critical area of the center city. Not only does this area have the potential to affect the economic well-being of a large segment of the inner-city population, but it also has a significant impact on the quality of life in the adjoining neighborhoods.

SECTION II INTRODUCTION

This Center City Business Neighborhood Redevelopment Plan is intended to guide revitalization of approximately 90 acres of a mixed-use area located northwest of downtown Knoxville and lies between the West View and Mechanicsville neighborhoods. This area is a portion of a much larger 566 plus acre area that has been designated by the City of Knoxville Administration as the Center City Business Neighborhood.

A professional study was conducted by Barge, Waggoner, Sumner and Cannon, in 1999, to develop a master concept and parcel reconfiguration plan for the subject area that was supported financially by an Environmental Protection Agency "brownfields grant" received by the City of Knoxville. The goals of brownfield redevelopment in this inner-city area are as follows:

- * Reuse underutilized industrial and commercial land, thereby reducing unnecessary investment in infrastructure and public services in outlying areas;
- * Increase employment in order to stabilize and improve inner-city neighborhoods;
- * Increase the city's tax base; and
- * Encourage business and industry compatible with the business neighborhood's location bordering several residential neighborhoods.

The study provided guidance for redevelopment of the designated portions of the Center City Business Neighborhood by providing:

1. an inventory of existing conditions;
2. an analysis of existing conditions;
3. a Redevelopment Plan for the study area that presents recommended uses, proposed development locations, streetscape improvements, and entry features, as well as preliminary construction cost estimates for streets and utilities; and,
4. recommended steps for implementation.

SECTION III

PROJECT AREA BOUNDARY AND EXISTING CONDITIONS

The proposed project area encompasses approximately 90 acres. Located between the Mechanicsville and West View neighborhoods, this area is generally bounded by Western Avenue on the North and East, Proctor Street on the West, and Middlebrook Pike and University Avenue on the South.

The Project Boundary Map **M-1** shows the existing building and land uses within the redevelopment area. The project area has been delineated to allow comprehensive planning that will facilitate private sector participation and development of the under utilized and vacant properties.

The entire area is characterized by dozens of properties that are vacant, in fair/poor condition or unavailable due to being involved in multiple ownership. Map **M-2** details the condition of buildings and parcels in the redevelopment area. The demand is significant for small to mid-sized properties in this sector of downtown. Proper development in this area can spread to adjacent blocks and provide our center city with excellent growth and tax return from private sector investments.

There is a total of 160 parcels of land within this project. On the basis of observed deficiencies, the project area is determined to be blighted within the scope of Tennessee Code Annotated, Section 13-20-201 et seq. This finding is further supported by data contained in studies and reports conducted by various organizations. Appendix B contains a list of property owners and other parcel information within the project boundary.

Most of the study area contains slopes that are in the 0-5% and 5-10% range. The industrial and commercial property in all of the areas is generally flat (0-5% slope), while the residential areas are typically hilly (5-10% slope). The largest part of the study area with

slopes 15% or greater is within the northern project boundary. **Figure-1** provides a slope analysis of the study area.

The inventory of natural systems reveals that much of the study area has been impacted by development which began in the late 1800's. Two significant natural features in the study area are a stream (East Fork of Third Creek) and a large forested area with steep slopes (the former Leslie Street Park). Information on hydrogeology, extracted from the Phase I Environmental Assessment (July 1999) prepared by Law Engineering and Environmental Services, is included in this inventory because it influences the siting of proposed facilities and provides an indication of the direction that surface and subsurface contamination could migrate, if present on or off the study area.

Utilities in the study area include electrical, water, sanitary sewer, natural gas, and telecommunications. Many of the primary lines follow the main streets while secondary lines are generally arranged in a grid pattern along the back streets.

Primary city streets that provide excellent access to the redevelopment area are Middlebrook Pike, Western Avenue, N. Seventeenth Street, University Avenue, Proctor Street and Shea Street.

Environmental concerns are limited within the area. Several past and present on-site and off-site environmental concerns are present and include:

- * Former vehicle service and repair facilities
- * Former service stations
- * Former laundry and dry cleaning facilities
- * Existing and former manufacturing and light-industrial facilities
- * Possible underground storage tanks

The geologic setting was expected. According to the geologic map, the area is underlain by a generally normal stratigraphic sequence of the Chepultepec Dolomite, the Longview Dolomite, the Newala Formation, the Lenior Limestone, the Chapman Ridge sandstone, the Ottosee Shale, and the Bays Formation.

The inventory of improvements in the study area focused on land use, utilities, roads, and rail. The first step in the inventory of improvements was to create a base map of the study area by incorporating files from the Knoxville/Knox county/Knoxville Utilities Board Geographic Information Systems. The base map data included roads/rail, buildings, parcel boundaries, and topography. Utility data was obtained from the Knoxville Utilities Board and Bell South, and the latest Knoxville zoning map was referenced for zoning information. The inventory also relied heavily on field reconnaissance for characterization of the area.

As shown on land use in the northern boundary is predominately industrial, while the southern boundary is primarily industrial and commercial uses. A residential pocket is scattered in the middle along side streets. Mixed uses are present, adjacent to the study area.

Field reconnaissance was preformed to record (1) the number of parcels in the study area with structures, (2) building use compared to zoning, and (3) building condition. Street type and condition were also recorded. There are no historic structures in the study area.

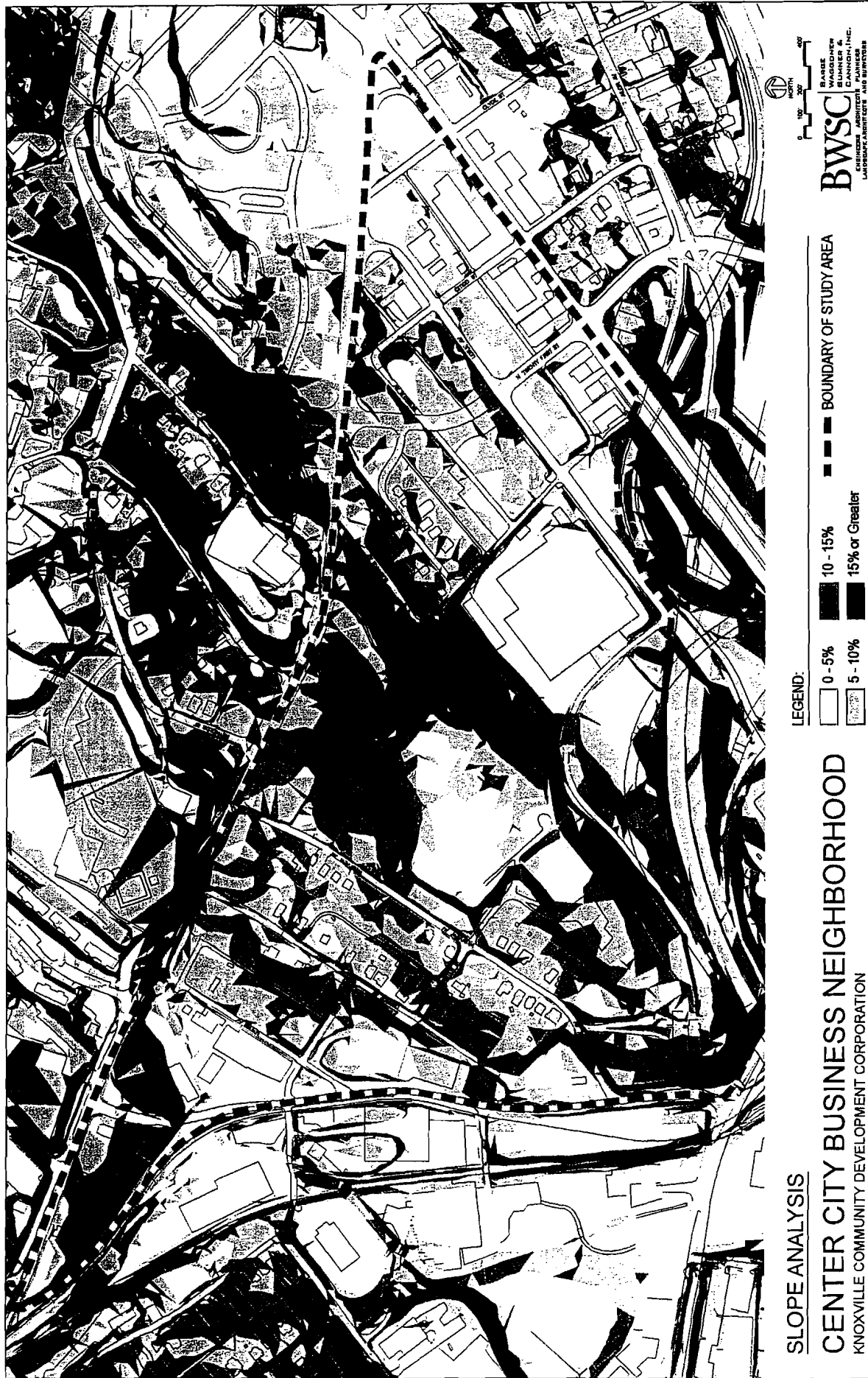


Figure 1

SECTION IV
PROJECT BOUNDARY MAP M-1
INCLUDING EXISTING BUILDING AND LAND USES



EXISTING LAND USE

CENTER CITY BUSINESS NEIGHBORHOOD

KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

LEGEND:

- ZONED INDUSTRIAL
- ZONED COMMERCIAL
- ZONED RESIDENTIAL
- INDUSTRIAL
- OFFICE/COMMERCIAL
- RESIDENTIAL
- INSTITUTIONAL / PUBLIC
- BOUNDARY OF STUDY AREA

0 100 200 400

Feet

N

North Arrow

BWSC

BARRER
WATKINS
BURNER &
CANNON, INC.

ENGINEERS, ARCHITECTS, PLANNERS,
LANDSCAPE ARCHITECTS, AND SURVEYORS

SECTION V
CONDITION OF STRUCTURES MAP M-2



CONDITION OF BUILDINGS IN STUDY AREA

CENTER CITY BUSINESS NEIGHBORHOOD

KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

LEGEND:

- GOOD CONDITION
- FAIR CONDITION
- POOR CONDITION

BOUNDARY OF STUDY AREA



BWSC
BARKER
STUNNER &
CANNON, INC.
ENGINEERS ARCHITECTS PLANNERS
LANDSCAPE ARCHITECTS AND SURVEYORS

SECTION VI PLANNING ANALYSIS

After performing an inventory of existing conditions and a cursory analysis of the study area's character and dynamics, it was possible to identify features that could provide redevelopment opportunities or constraints.

Opportunities for redevelopment include both natural and man-made features. Natural resource opportunities include undeveloped areas, high-elevation areas with vistas. Undeveloped area could be used for new construction, open space, a park, or a buffer. Ridges or knolls offer the best views of surrounding land and the downtown area and may provide a location for a landmark development, while hillsides and ravines provide natural corridors for greenway trails. Man-made opportunities include property that is underutilized, and which therefore could be targeted by the City for redevelopment, and strategic intersections that will attract commercial and retail business.

There are several fairly large undeveloped or underdeveloped areas in the study boundary. The former Leslie Street Park, which provides a forested edge west of the Coca-Cola facility, is an attractive location for new development because it is by far the largest contiguous area of undeveloped land in the area. A portion of this area, shown as a constraint to development **Figure-2**, is unsuitable for a large-footprint industrial development because of steep slopes; however, it could be considered an opportunity for an arrangement of small scale commercial or office facilities in a campus setting using a terraced approach, which is the most feasible because it would required the least cut and fill.

The current location of the abandoned juvenile detention center is a potential location for a landmark development, such as a unique building or focal point which is visually appealing and which adds to the study area's gateway character. The location was chosen because of its high elevation and visibility from the interstate. The juvenile detention center

is in a state of disrepair and should be demolished. The area surrounding the detention center is wooded and contains many impressive mature trees that would complement office park development.

Developed areas that are designated as opportunities generally contain (1) industrial or commercial buildings that are either vacant or in poor condition, or (2) declining private residences that do not conform to the surrounding land use patterns. These areas are scattered throughout the area and should be acquired to permit orderly redevelopment. The large number of small land parcels make acquisition and assemblage difficult for a developer without intervention of the City with its redevelopment powers.

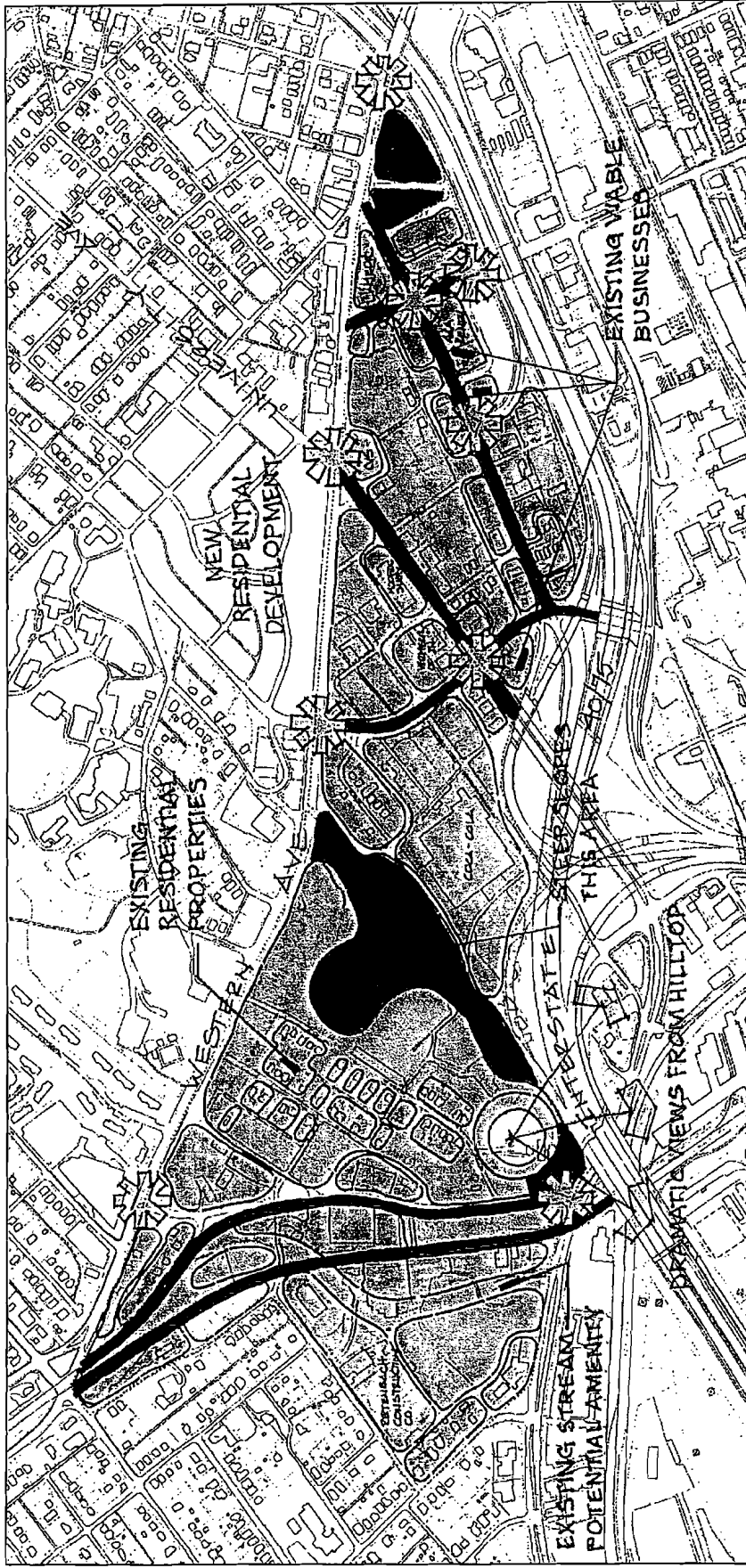
The study area is in a strategic location in close proximity to primary transportation corridors, several historic neighborhoods, Knoxville College, downtown Knoxville, the HOPE VI Revitalization Program area, the Historic Mechanicsville Redevelopment Project, the University of Tennessee, and Fort Sanders. It is close to downtown, but not part of downtown.

The profile of the area's character is typical of many inner-city areas developed prior to zoning. In addition, much of the property has not been well-maintained and therefore imparts an overall appearance of neglect.

Interstate 40, Middlebrook Pike, and Western Avenue provide easy access to the area. This area contains a high-capacity street system that has been superimposed over a turn-of-the-century street grid. In general, the access road system is very good, creating conditions that are conducive to redevelopment.

The study area and the adjacent Mechanicsville neighborhood are in a period of transition. Over the past few years several roads servicing the area have been improved and viable business have rehabilitated or built new buildings in the area. In its present condition,

however, the study area does not fully capitalize on opportunities for economic development. As an underutilized, inner-city brownfield, the study area is prime for redevelopment with the help of the Empowerment Zone, HOPE VI, and EPA Brownfields funds.



LEGEND:

OPPORTUNITY

CONSTRAINT

ENTRY POINT/NODE

LANDMARK

OPPORTUNITIES AND CONSTRAINTS

CENTER CITY BUSINESS NEIGHBORHOOD

KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION



BWSC
BARGE
WASSON
CANNON, INC.
DESIGNERS, ARCHITECTS, PLANNERS
LANDSCAPE ARCHITECTS AND ENGINEERS

Figure 2

SECTION VII

Neighborhood Area Demographics

Population: Based on 1990 census data, the current population of census tract 12 show a population base of 2,489 residents. Census data also shows an average population decline of 14.9% over the past 10 years. The U.S. Census Bureau is currently collecting census data for year 2000. In all likelihood, the existing population trend will continue downward. Physical observation of approximately 30 occupied homes, and 10 vacant residential structures confirms the residential decline within the redevelopment boundary. Furthermore, most of the homes have suffered from deferred maintenance, which as adversely impacted the quality of the existing housing. Visual illustrations of existing housing stock is attached for review in the *Redevelopment Plan and Strategy*—Section IX.

Census tracts 13, 14, and 27 are contiguous to the Center City Business Neighborhood redevelopment boundary; the combined population base is 8,236. Within portions of census tract 12 and 13, over 255 new housing units are currently being built, as a result of KCDC's HOPE VI Project. Coupled with the availability of other housing available in Lonsdale, Beaumont, and Westview, these areas have the capacity to absorb the relocation of the existing resident population within the Center City Business Neighborhood defined redevelopment area.

The median age of the above-identified population base is 21.4 years of age. Nineteen percent (19%) of the population are over or 60 years old. Forty-seven and one-half percent (47.5%) of the population is female, and 52.5% is male. The current averages and percentages indicate diversity throughout the population base. The successful implementation of the Center City Business Neighborhood-- Redevelopment Plan will result in the increase of capacity to develop local services and products to benefit the residents, which will increase the employment base, resulting in increased incomes and over economic wealth.

Labor Force: The labor force in the redevelopment area is diversified and has the capacity to support the economic and employment desired with respect to the Center City Business Neighborhood Redevelopment. Census data shows that 1,850 people are currently employed in census tract 12. There are 6,123 residents employed in the three contiguous census tracts. Even though a large number of the population is employed, the unemployment rate is 9.4% present in census tract 12, compared to Knoxville's MSA rate of 3.1%. The unemployment rate for census tract 13 is 7.6%; census tract 14 is 8.5%; and census tract 27 is 2.8%. The skill levels of the population base vary from administrative, technical, professional specialities, to service occupations. Appendix "C" identifies the class of occupations for the population.

Social Characteristics: Fifty-seven and nine-tenths percent (57.9%) of the population base have a high school diploma or some college education according to 1990 census data. In addition, 1,076 people are currently enrolled in college. Other vocational training opportunities are available at Pellissippi State, Tennessee Technological Center and the Department of Human Services, which are all located in census tract 27. Within census tract 12, there are active job training and skill development programs offered directly across the street from the redevelopment area, at the The Luke T. Ross Building (formerly referred to as the Mechanicsville-Lonsdale-Beaumont Building). Similar job readiness training is provided at Restoration Outreach, a neighborhood based community development organization. Knoxville's Community Action Committee, and other community services groups, provide child care services for working parents, dependent care services, and other capacity building programs.

Adequate and accessible recreational opportunities are located in the contiguous areas adjacent to the Center City Business Park redevelopment area. The Boys and Girls Club for youth is located on nearby College Street, and they operate a facility specifically for the teen population base in the area. Restoration Outreach provides additional youth activities and recreational outlets. The City of Knoxville, Department of Parks and Recreation recently

constructed a new swimming pool and made improvements to two existing parks for residents in the Mechanicsville, Lonsdale, Beaumont, and Westview communities. Each of these communities have neighborhood elementary schools (e.g. Maynard Elementary School, Beaumont Magnet School, and Westview School). The local school system provides transportation for middle schools and high school zones which are not located in census tract 12, 13, 14, or 27.

Economic Characteristics: City of Knoxville local economy is growing. The City of Knoxville has several major local economic development projects underway. The single biggest investment of \$160 million dollars will go into construction of a new 460,800 square feet convention center, approximately 1.5 miles from the Center City Business Neighborhood. This project and other major economic investments are expected to build local economic capacity.

The Center City Business Neighborhood Redevelopment Area's largest employer is Coca Cola Bottling Company with approximately 350-375 employees. Occupations range from sales and service to administrative divisions. Modern Supply Company (100 total and 3 on University), Vermeer of Tennessee, Knoxville Stove Works and John B. Long Company also have an economic presence within the redevelopment area.

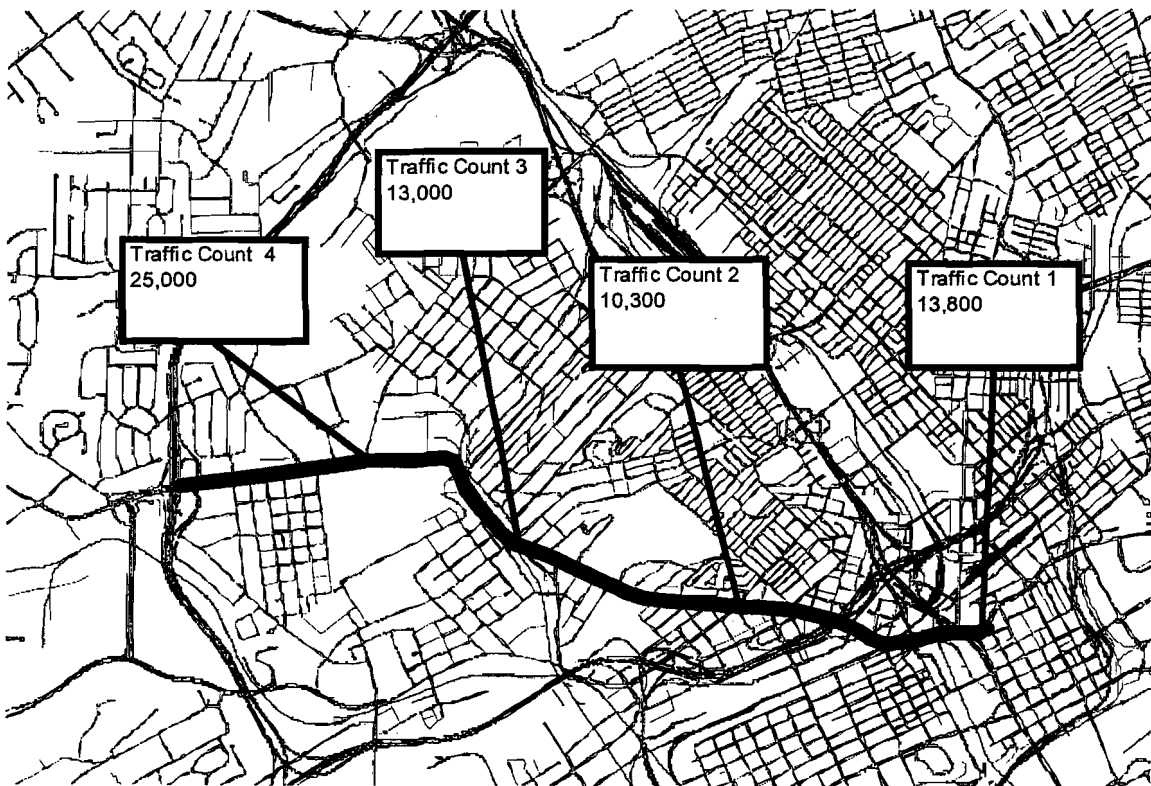
High quality industrial, technology-based, communications, services, and administrative occupations are a natural match for the existing population base and existing neighborhood character. Land parcels of 3 acres to 15 acres can be assembled to accommodate small to medium size retail and commercial development projects within the Center City Business Neighborhood. Although the population skill base is diversified, \$1.5 million additional dollars have been invested in labor force development training available.

Income and Poverty: There is a definite need to increase income levels within the redevelopment area as well as the adjacent census tracts. As referenced in the Heart of Knoxville-Empowerment Zone Plan, 59.2 percent of the residents live in poverty. Census information for tracts 13, 14, and 27 have a poverty rate of 33%, 56.5% and 14.7% respectively. Most of the income earned is derived from employment wages; all other income is generated from social security income, retirement income, and public assistance income.

Transportation: An average of twenty-seven (27%) of the population base has private transportation based on census data. Knoxville's Area Transit (KAT), provides major route services to Western Avenue from the downtown area to the I-640 Plaza. The Route 12 Western Avenue bus runs Monday-through-Friday, every hour from 6 a.m. to 7 p.m. and on Saturdays until 6:15 p.m. According to KAT, the monthly rider-ship is 5000 people. Bus routes 13 (Lonsdale-Beaumont) and 14 (College St.) run cross routes to streets in the peripheral areas outlined around the designated business neighborhood boundary.

According to the City traffic engineering division, the traffic counts for Western Avenue are 13,800 from Downtown to University at Western; 10,300 from University Avenue to Keith at Western; from Keith to Texas Avenue at Western is 13,000 and From Texas to I-640 at Western is 25,000. Western Avenue is currently being widened by the State's Department of Transportation (T.D.O.T.), from Western and University Avenue to Western and Keith Avenue. After completion of this road widening project, vehicular traffic is expected to increase by an average of 70 %.

SECTION VIII
Transportation Map
Western Avenue Route
Map (M-3)



SECTION IX REDEVELOPMENT OBJECTIVES

Primary Objective:

Recycle and redevelop abandoned industrial brownfield areas within the Center City Business Neighborhood in such a way that redevelopment activities eliminate blighting influences that deter private investment.

Additional Objectives:

1. The advancement of the goals and objectives set forth in the “Heart of Knoxville” Empowerment Zone Plan.
2. Stimulate and facilitate economic development growth in the Center City Business Neighborhood which is intended to retain and expand employment opportunities that are tailored to the existing population base and increase income levels of the neighborhood.
3. Expand the economic tax base and generate sufficient revenues to maintain and improve the public infrastructure for the benefit of both the community and the neighborhood businesses.
4. Create design guidelines and standards, supported by correlating zoning ordinances and policies that promote the type, scale, and character of the economic and employment opportunities desired.

SECTION X

REDEVELOPMENT STRATEGY AND PLAN

The intent of the redevelopment plan is to outline strategies to meet the plan objectives as well as begin the implementation of economic goals identified within the Heart of Knoxville Empowerment Zone relative to brownfields. These include business growth, a climate that encourages business start-up, and expansion, and the elimination of institutional barriers to economic opportunity and self-sufficiency. There are four primary strategies recommended to achieve economic diversification, increase economic wealth and expand the area's employment base. The strategies are:

1. Residential Redevelopment Strategy

There is a decreasing trend relative to residential construction in the Center City Business Neighborhood boundary. The business neighborhood is currently inappropriate for residential development. The existing residential structures are incompatible with the existing industrial uses. The residential redevelopment strategy is to acquire all existing residential structures and relocate owner-occupied homeowners and renter occupied homes to new HOPE VI homes, or better housing available in the Westview, Lonsdale, Beaumont, or Mechanicsville communities. Vacant residential parcels of land will also be acquired for redevelopment. All parcels of residentially zoned properties will be rezoned and resubdivided for future retail, office, and high quality industrial uses targeted for the Center City Business Neighborhood.

2. Commercial Redevelopment and High Quality Industrial Strategy

The majority of the land in the Center City Business Neighborhood boundary is either vacant, abandoned or occupied by existing industrial businesses. The existing industrial structures are in fair-to-good condition overall; however, most of the structures are not attractive in architectural appearance. There is a noticeable absence of commercial office and retail properties in comparison to industrial properties. The

strategy is to improve the attractiveness and appearance of existing industrial structures, assemble small to medium size parcels of land specifically for future commercial use. In addition, future industrial uses shall be high quality industrial and environmentally friendly. Expanded industrial areas must also conform to newly developed design guidelines to ensure physical expansions are architecturally attractive.

3. Workforce Development Strategy

Employment skills and support services are an integral part of growing the employment base within the Center City Business Neighborhood. The “Heart of Knoxville” Empowerment Zone has allocated \$1.5 million dollars to increase the available work force’s capacity to take advantage of newly created commercial employment opportunities, and high quality industrial development occurs. KCDC’s Career Investment Academy, Restoration Outreach’s Job Partnership Program, Tennessee’s Welfare to Work Initiative, and the Community Action Committee’s training programs are additional resources that can be utilized to ensure the population base is adequately trained for industrial, commercial, and retail job opportunities. The strategy is to target specific industries that need the locational benefits and available land in the Center City Business Neighborhood. Specific type of businesses targeted will also be targeted based on the occupations offered. The existing skills and new skills developed by the available workforce will have a direct correlation to targeted industries.

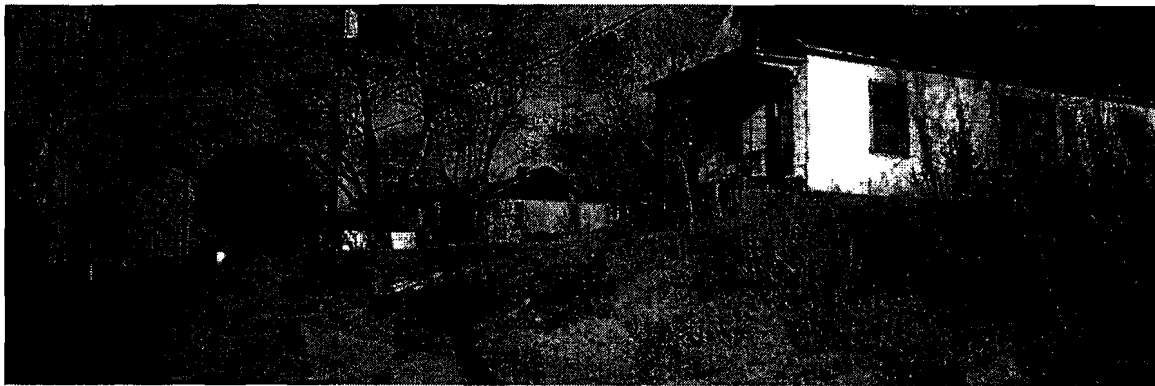
4. Design Guidelines and Zoning Strategy

Presently, there are no specific design criteria for industrial or commercial construction in the Center City Business Neighborhood. Consequently, the construction methods and quality vary from metal structures, to concrete block structures, to brick structures. Some businesses have open and visible stock yards, salvage material, mechanical equipment and non-operable corporate vehicles

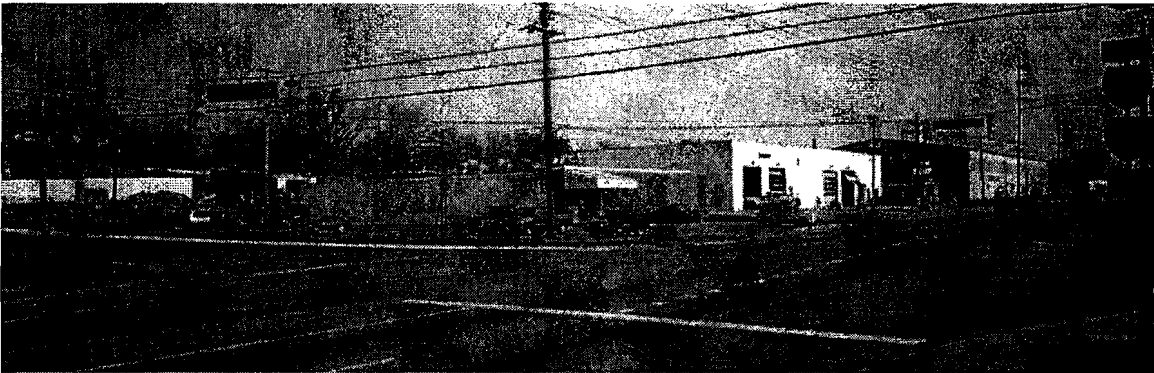
scattered around their property. Specific design guidelines will be developed and proposed prior to further industrial expansions or new commercial and industrial construction. Zoning ordinances will be reevaluated to determine if they can be amended to prevent further occurrences of inappropriate uses, improve the aesthetic appearance throughout the redevelopment boundary, and prevent adverse environmental uses and social degradation. In addition, the design guidelines and zoning ordinance will be used to rectify existing blight and deterioration.

The redevelopment strategies will create a climate that encourages business start-up and expansion in the Center City Business Neighborhood. Diversifying the business base, employment base, and economic base will significantly increase employment opportunities, income levels, and the economic value of underutilized and underdeveloped land in the Center City Business Neighborhood boundary.

**RESIDENTIAL
VISUAL ILLUSTRATIONS**



COMMERCIAL
VISUAL ILLUSTRATIONS



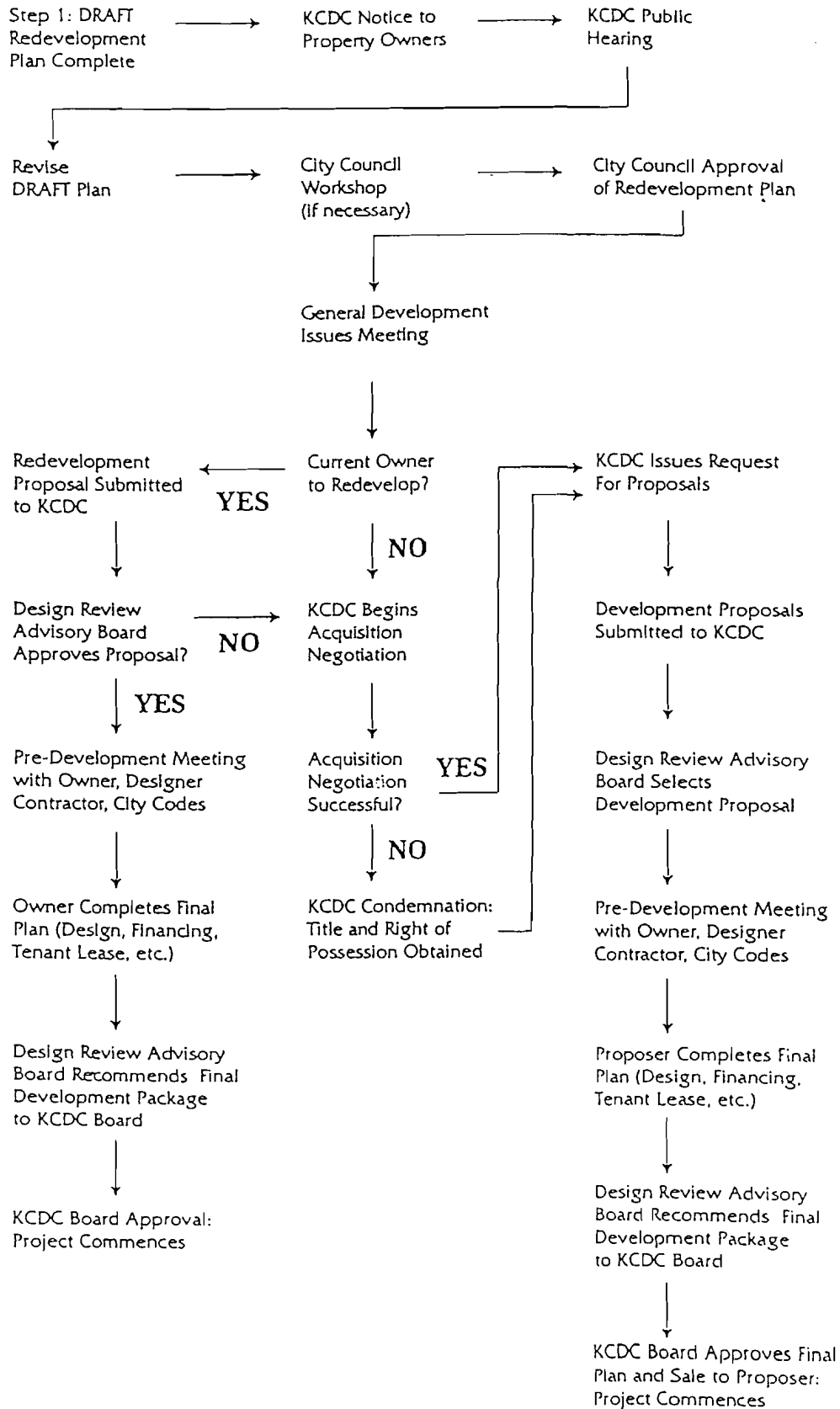
SECTION XI

SITE DEVELOPMENT

Site development shall be accomplished by the sale of the acquired properties to private developers, individuals, other community groups or agencies who will develop the buildings and/or land in strict compliance with this Plan as approved by the Knoxville City Council and the KCDC Board of Commissioners. Any necessary public improvements shall be accomplished by the City of Knoxville through the means the City determines most responsible, efficient and effective. Existing owners have the right to redevelop their own property as long as the redevelopment conforms to the objectives of this plan and if the “designated reuse of the property in the urban renewal plan is such that the owner’s parcel can be redeveloped by itself without affecting the objectives of the urban renewal plan as to the owner’s parcel or adjoining or adjacent properties thereto, and the owner signs an agreement with the housing authority to abide by the urban renewal plan, in any development thereof.” [T.C.A. 13-20-105]. Owners with blighted properties and or properties scheduled for acquisition will receive notice by certified mail that they will be given 45 days to prepare a conceptual plan for redevelopment and/or eradication of blight. Upon submission of a conceptual plan for redevelopment and/or eradication of blight, the owner will be given 3 months to submit a final plan including financing to the KCDC Board of Commissioners. Upon approval of the final plan by the KCDC Board of Commissioners the owner will be given one year to complete their project. Failure to comply with the 45 day notice, 3 month time frame for final plan submission, or the one year time frame for project completion will subject the owner to immediate acquisition through eminent domain proceedings.

SECTION XII
REDEVELOPMENT PROCESS CHART

REDEVELOPMENT PROCESS CHART



SECTION XIII LAND ACQUISITION AND RELOCATION PLAN

Map M-4 shows a total of 138 parcels are proposed for possible acquisition. Public acquisition shall be accomplished in stages, as development occurs within the site or as proposals for redevelopment are submitted. It should be noted that the plan submitted herein exemplifies the absolute maximum acquisition and displacement scenario. Public acquisition will not be used unless other methods are unsuccessful in the realization of the Plan Objectives. Map M-5 shows proposed land uses.

Upon review and approval of a developer's proposal, and upon City Council approval of necessary approval for the funding of the proposal, KCDC will begin acquiring those properties which are determined to be necessary to meet the Plan Objectives as outlined herein.

In order to achieve the stated objectives of the Plan, the following techniques and policies will be pursued:

A. Acquisition, Relocation & Clearance

Identification of real property which may be acquired is indicated on the Acquisition Map, and the Owner and Occupant Listings which follow this section. Property will be acquired and cleared as necessary to allow an orderly redevelopment of the project area, following approval of a specific development plan as provided herein.

1. The Land Acquisition Policy, as approved by the Board of Commissioners of Knoxville's Community Development Corporation sets forth procedures which are followed in all locally financed projects administered by the Agency. KCDC will:

- * Make every reasonable effort to acquire real property expeditiously through negotiated agreements;

- * Pay just compensation for all property interests acquired and conduct acquisition activities in a manner which minimized hardship to owners and tenants and which promotes public confidence in the land acquisition practices;
- * Assure consistent and fair treatment to all owners and tenants.

To that end, KCDC shall:

a. Provide the owner and tenant of property to be acquired with an official written notice of its intent to acquire the real property. Such notice shall be given as soon as feasible after the approval to acquire the property, but prior to the date on which negotiations to acquire the property are initiated. The Notice of Intent to Acquire shall include (or be accompanied by) a statement of explanation of the acquisition procedures, including condemnation, and shall explain the principal rights and options of the owner and/or tenant.

b. All property interests to be acquired shall be appraised independently by a competent professional appraiser in private practice, which appraisals shall then be reviewed by a competent KCDC staff appraisal reviewer. No appraiser shall have any interest, financial or otherwise, in the property to be acquired.

c. The appraiser shall make an on-site inspection of the property to be acquired and shall give the owner or their designated representative an opportunity to accompany him during the inspection of the property. The name (s) of the individual (s) who accompanied the appraiser shall be denoted on each appraisal report.

d. The staff review appraiser shall determine the acceptability and adequacy of the appraisal reports and shall require any corrections or further documentation as may be deemed necessary.

e. After the staff review appraiser finds the appraisal reports acceptable and proper, he shall present to KCDC his report indicating opinion of the fair market value for the property to be acquired. Said value shall not be lower than the lowest appraisal or higher than the highest appraisal. The number of appraisals shall be determined by the complexity of the acquisition. "Fair market value" shall be defined, in general, as "what a willing buyer

is willing to pay, but is under no compulsion to do so, and what a willing seller is willing to sell for, but is under no compulsion to sell.”

f. Following acceptance of the staff review appraiser’s recommendation, KCDC shall verify that the appraisers and the staff review appraiser have performed in a competent manner in accordance with applicable law, and shall then establish a fair market value (just compensation) for each identified property interest to be acquired.

g. Initiation of negotiations for the acquisition of property shall be commenced with each owner of a separately held compensable interest as soon as practicable after the fair market value of interest has been established.

h. The basic negotiation procedures which shall be followed are:

- (1) A written offer to the owner to acquire his property, delivered in person; or if the owner (or his representative) is not available, may be mailed by certified or registered mail.
- (2) The offer shall include the full purchase price and a statement explaining the basis for the amount established as just compensation for all interests in the property. It shall properly identify the property and shall include any other necessary information pertinent to the offer and to the acquisition of the property.
- (3) The owner shall be advised that the normal closing costs, including title search and preparation of the deed, will be paid by KCDC. The owner shall also be advised that they are not required to pay a sales commission; however, all loans, liens, and outstanding taxes on the property must be satisfied prior to or at the time of settlement.
- (4) KCDC shall make every reasonable effort to discuss the offer to purchase with the owner, to explain the procedures fully, and shall give the owner a reasonable length of time to respond to the offer.
- (5) If the owner presents evidence indicating the need of further review or revision in the fair market value as established, KCDC shall require the appraiser to update their appraisal or shall obtain a new appraisal.

i. Before instituting a condemnation proceeding, KCDC shall make a diligent, conscientious effort to induce the owner to accept the established fair market value for their property. A final offer to acquire the property shall be made in writing to the owner or their representative, and reasonable time allowed for acceptance.

j. No owner-occupant or tenant lawfully occupying real property shall be required to move without notification in writing from KCDC at least thirty days prior to the date on which possession will be required. The owner-occupant or tenant shall further be advised of all property management policies which relate to their occupancy.

k. Real property acquisition activities shall be coordinated with relocation activities to ensure that those persons displaced shall not suffer disproportionate injuries as a result of programs designed for the benefit of the public as a whole.

NOTE: In the event that federal funding should be received for the benefit of the project, or any part thereof, KCDC shall comply with all applicable regulations, procedures and actions as required by such grants or funding.

2. KCDC's Relocation Policy, prepared in accordance with state and local laws, serves as a guideline to be consistently followed and implemented throughout the relocation phase of the Historic Market Square Redevelopment Plan. This redevelopment project, if solely financed through local sources, will be subject to the City's Relocation Ordinance.. Further, if the project, or any part thereof, should receive federal funding, thus requiring compliance with additional or other guidelines, all applicable regulations will apply.

The relocation activities for Center City Redevelopment Project # 9 shall be carried out in such a manner:

- * To insure, to the maximum extent possible, the prompt and equitable relocation and re-establishment of persons, businesses and non-profit organizations displaced as a result of project activities;
- * To provide relocation assistance without regard to race, creed, color, sex or national origin;

- * To provide relocation assistance in a fair manner so that no displacee shall suffer disproportionate injuries as a result of the project.

In order to formulate this relocation plan and to establish the feasibility of assisting all who may be displaced by the project, an initial survey of project occupants and possible resources has been conducted by KCDC. That survey indicates that adequate resources are, and will be available to meet the needs of all displacees.

Upon approval of the Redevelopment Plan, a KCDC representative will personally contact each business to be displaced and will explain the relocation program and will discuss and determine any special needs of the displacee. The assigned staff representative will assist businesses in finding a suitable and acceptable replacement location and will follow through on any special needs or assistance determined necessary or helpful. Every effort will be made to minimize the hardships of relocation and re-establishment of businesses. Under local policy, actual reasonable moving expenses will be paid for the relocation of all movable items according to the adopted policy. KCDC staff will assist the displacee in filing the required claims and in obtaining documentation necessary to the payment of claims.

All businesses who are displaced from property as a direct result of the acquisition of that property may be eligible for relocation assistance and payments. Eligibility is established if the business lawfully occupies the property to be acquired at the time negotiations begin for the purchase of the property; however, if a business begins occupancy of the property after negotiations have begun for its purchase, that occupant will not be eligible for assistance or payments. Property owners and tenants will be so advised in the "Notice of Intent to Acquire" which will be delivered prior to the initiation of negotiations for acquisition. A "Notice to Vacate", if required, will be given to all occupants following acquisition of property.

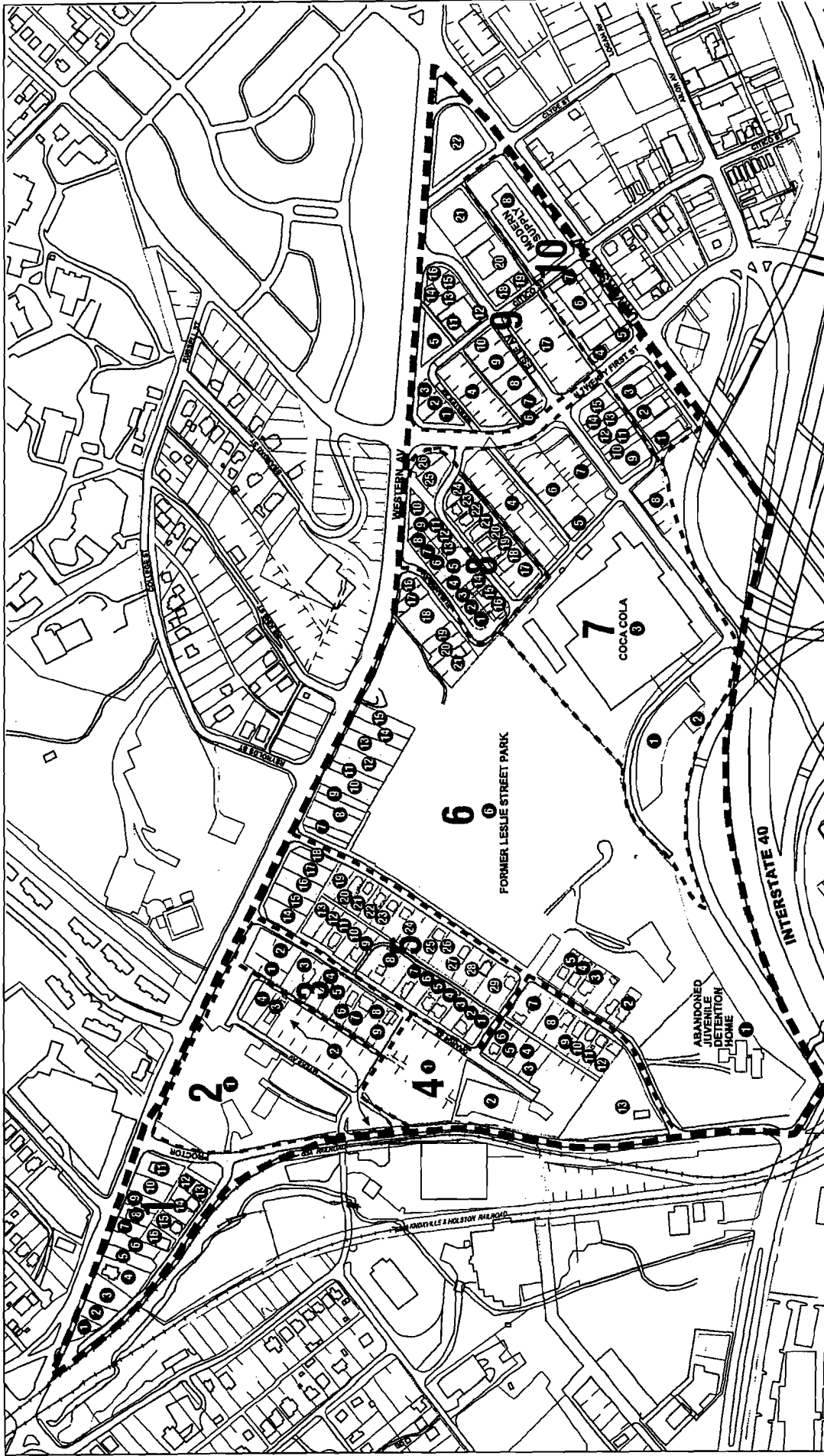
As mentioned earlier in this Plan, if special project funding is received which requires implementation of other than local policies, KCDC will comply with applicable regulations relative to all relocation matters.

B. Interim Use of Project Land.

It shall be the intent of this Redevelopment Plan to continue current uses until such time as a development proposal materializes, and/or until the need for development is imminent. If, however, a property owner wishes to sell, or an occupant wishes to relocate prior to the scheduled need, KCDC may purchase the property and provide for an appropriate interim use.

KCDC is mindful of the needs of the present occupants within the project area who may be displaced, and will make every effort to minimize the hardships to those displacees. Accordingly, the purchase of properties and the displacement of occupants will be scheduled and coordinated in such a manner to accommodate, to the maximum extent possible, those special needs which may require extraordinary assistance.

SECTION XIV
ACQUISITION MAP M-4



PROPERTY ACQUISITION MAP

CENTER CITY BUSINESS NEIGHBORHOOD

KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

LEGEND:

AREAS SUBJECT TO BE ACQUIRED
 BOUNDARY OF STUDY AREA
 REDEVELOPMENT PARCEL NUMBER
 REDEVELOPMENT LOT NUMBER
 PARCEL BOUNDARY

BWSC

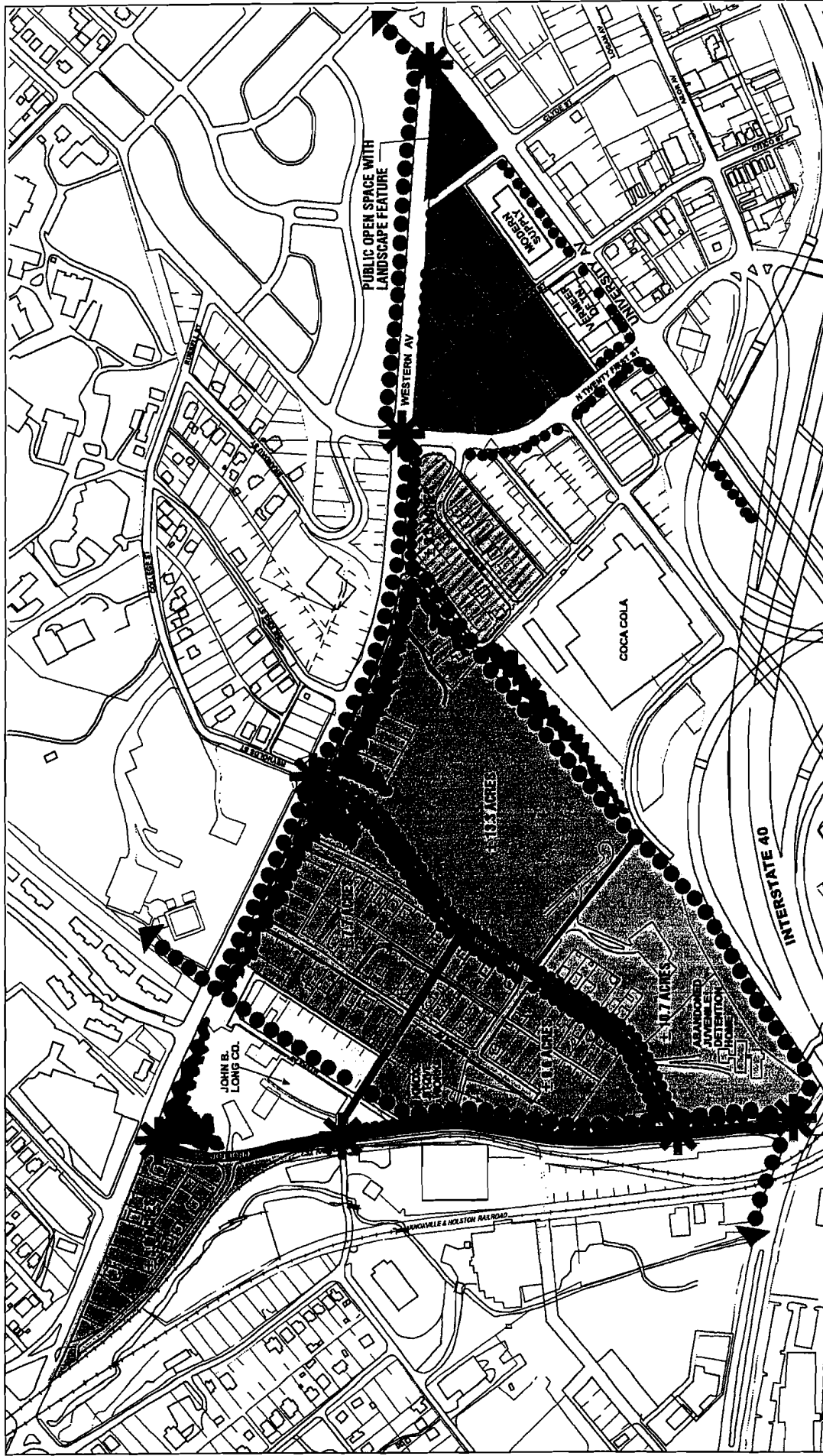
BRANDT, WILSON, SMITH & COMPANY, INC.

ENGINEERS, ARCHITECTS, PLANNERS, LANDSCAPE ARCHITECTS, AND SURVEYORS

0' 100' 200' 300'

NORTH

SECTION XV
PROPOSED LAND USES M-5



CONCEPTUAL REDEVELOPMENT PLAN AND PROPOSED LAND USE

CENTER CITY BUSINESS NEIGHBORHOOD

KNOXVILLE COMMUNITY DEVELOPMENT CORPORATION

LEGEND:

- GREENBELT TRAIL
- PROPOSED & UPGRADED ROADS
- ENTRY FEATURE
- EXISTING COMMERCIAL/INDUSTRIAL
- INSTITUTIONAL TO REMAIN
- FUTURE RETAIL
- FUTURE OFFICE
- FUTURE COMMERCIAL
- FUTURE PUBLIC USE

BWSC
BARBER
WAGNER
BLANCHARD &
SILVERMAN, INC.
ARCHITECTS, PLANNERS, ENGINEERS
LANDSCAPE ARCHITECTS AND SURVEYORS

SECTION XVI LAND DISPOSITION PLAN

Acquired land will be conveyed to developers through a Special Warranty Deed that contains restrictive covenants and a reversionary right to insure redevelopment and prevent speculation. Accordingly, developers must complete the Final Plan development authorized by the KCDC Board of Commissioners. Further, undeveloped land and/or buildings shall not be sold for a profit and will be subject to seizure by KCDC.

After proper submission, review and approval of an accepted Redevelopment Plan as determined to be in the best interest of our community, various parcels may be replatted, so as to allow maximum usage and conform to existing building codes, thereby facilitating speedy acquisition and development within the plan boundary. Specific site development shall be accomplished by the sale of acquired properties to private developers, individuals and/or community groups or other entities that will develop the land within the scope of the stated Redevelopment Plan. Public improvements may be accomplished by the City of Knoxville in conjunction with individual private developments.

A Design Review Advisory Board appointed by the KCDC Chairman will review all redevelopment plans and make recommendations to the KCDC Board for approval and the sale of acquired properties. Private purchases and private development within the project boundary are also subject to KCDC Board approval.

SECTION XVII

PROPERTY MANAGEMENT

In accordance with redevelopment and construction schedules, it is anticipated that certain properties may be under management at various times in the redevelopment project area. Although the primary objectives of the property management activity will be to minimize the length of occupancy of property after acquisition and to relocate occupants as quickly and efficiently as possible into appropriate accommodations in accordance with the Relocation Plan, relocation and demolition activities will be staged in a manner determined most beneficial to the project and as demanded by proposed redevelopment schedules. Only such maintenance as may be required for the health and safety of persons lawfully remaining in occupancy will be undertaken.

KCDC does not anticipate that it will be necessary to employ security personnel to ensure protection of the site property. The property manager will make frequent tours of the acquired properties in order to keep himself informed of the condition of such properties. A rent schedule will be established for property which is to be temporarily occupied after acquisition.

SECTION XVIII PROCEDURE FOR PLAN CHANGES

KCDC and the City of Knoxville jointly recognize that in the course of executing an approved Redevelopment Plan, changes in such Plan may be warranted. Most of these changes are of such nature that City review and approval are unnecessary; however, some changes may affect the basis upon which KCDC Board of Commissioners and City Council originally approved the project and therefore must be reviewed and approved by KCDC and the City prior to implementation. Accordingly, KCDC Board of Commissioners and City Council review and approval of Redevelopment Plan changes are required when the proposed changes affect the categories specified below, except where otherwise provided:

- (1) Boundary changes. A proposed change in the boundaries of the project area;
- (2) Budgetary changes. KCDC, at its discretion, may amend the amounts budgeted for itemized expenditures within the total amount of the budget as established for the execution of each developmental component of the Plan. In the event that either an increase in the project budget authorization or a revised method of financing is required, such increase and/or revision must receive the specific approval and authorization of the Knoxville City Council;
- (3) Changes in basic project objectives. It is the City's intent to permit KCDC maximum flexibility in adjusting the Redevelopment Plan without seeking prior approval in cases where basic redevelopment project objectives are not affected. However, the proposed addition or deletion of a basic project objective or any proposed change that would substantially affect the degree to which a basic objective would be achieved must be reviewed and approved by the KCDC Board of Commissioners and City Council.

SECTION XIX FINANCING PLAN

The objectives of the Financing Plan for Center City Business Neighborhood-Project No. 1 are as follows:

1. To provide for the use of interim and long-term financing instruments to assure sound, timely project funding;
2. To provide for phased property acquisitions, disposal and redevelopment in order to minimize residual project cost;
3. To provide for a reasonable estimate of planned project expenditures in order to fulfill the total goals of the project;
4. To identify potential revenue streams which will retire all interim and long-term debt issued for project activities;

Possible Funding Sources

It may be necessary to use a variety of funding techniques and instruments for accomplishing project objectives. Some of the potential instruments and funding sources are as follows:

1. Short-term taxable debt instruments of the City of Knoxville or its authorized instrumentalities.
2. Short and/or long-term (not to exceed 15 years), tax exempt, revenue/general obligation instruments of the City of Knoxville or its authorized instrumentalities.
3. Utilizing industrial development bond funding techniques as outlined and authorized in Section 13-20-205, Tennessee Code Annotated, as amended.

Other Revenues

This Financing Plan does not include, but is not intended to preclude, the possibility of securing grants, gifts or other revenue from public or private sources not indicated herein.

Any such potential revenue sources will be considered in context of appropriateness, availability and effect on total project cost and proposed development.

Accountability

KCDC shall be accountable for the proper expenditure of all funds, and for securing fair and independent audits of project activities carried out under this Plan.

Financing Authorization

Upon selection and approval of each project proposal for redevelopment, a specific project budget will be developed, and appropriate financing technique(s) associated with such project shall be authorized by the Council of the City of Knoxville prior to issuance of any interim for permanent debt instruments. Each specific project component shall specify the method of repayment available and anticipated to retire all debt instruments to be authorized and issued.

While various components of the project may require a variety of funding techniques, it is anticipated that the “full faith and credit” of the City of Knoxville will be used as additional underlying or exclusive security for all debt instruments issued by the City or an authorized instrumentality on an interim or long-term basis.

Approvals and Reports

In the execution of project expenditures, KCDC shall have the discretion to amend the project expenditure (line-item) budget as approved by City Council for each project component; provided however, such amendments shall require the affirmative consent of the KCDC Board of Commissioners. In the event funds in excess of financing authorization limit for each project component or total project cost are required, consent of the City Council shall be required before additional funds can be secured, committed or expended.

KCDC shall keep City Council apprised of redevelopment activities through periodic reports as progress dictates, or as Council may request. The project financial status and projections shall also be provided.

**CENTER CITY BUSINESS NEIGHBORHOOD
PROJECTED REDEVELOPMENT BUDGET**

Appraisals	\$ 40,000
Title	\$ 30,000
Land Acquisition	\$ 3,750,000
Relocation Assistance	\$ 100,000
Legal Fees	\$ 20,000
Administrative & Implementation Expenses	\$ 40,000
Street Improvement Probable Costs	\$ 1,479,540
Utilities Infrastructure Costs	<u>\$ 302,240</u>
Total Projected Cost	\$ 5,761,780

Assumptions:

75 unused parcels will be appraised at \$200 each and 48 residential parcels at \$350.

7 commercial structures will be appraised at \$800 each and 2 large vacant commercial structures at \$500 each.

Title reports will be done for 138 parcels of land at \$300 each

Approximately 40 families will need to relocation assistance estimated at \$22,500 per family

An estimated 15% of the properties will be acquired through condemnation (\$200 per hr*5 hrs each * 20 properties).

APPENDIX A

LAND USES PERMITTED WITHIN THE C-2 ZONE

A. GENERAL DESCRIPTION

This district, with complementary office, medical civic, residential, and historical areas, forms the metropolitan center for commercial, financial, professional, governmental, and cultural activities. The intent here is to protect and improve the central business district for the performance of its primary functions. In addition, uses are discouraged which do not require a central location or would create friction in the performance of functions that should be centralized.

B. USES PERMITTED

The following uses shall be permitted in the C-2 Central Business District:

1. Retail store, sales and display rooms and shops.
2. Offices.
3. Hotels and motels.
4. Financial institutions.
5. Eating and drinking establishments.
6. Personal service establishments.
7. Business service establishment.
8. Commercial and job printing.
9. Establishments offering repair services on items brought in by customers.
10. Amusement and recreation establishments.
11. Warehouse storage for distribution shall be permitted on the premises.
12. Business schools, studios, vocational schools not involving processes of light or heavy industrial nature.
13. Laboratories and establishments for production and repair of jewelry, eye-glasses, hearing aids, and prosthetic appliances.
14. Clubs and lodges.
15. Churches.
16. Public buildings and lands other than elementary or high schools.
17. Parking garages (including the servicing of automobiles) and parking lots.
18. Utility substations, easements, alleys and rights-of-way, and transportation easements, alleys and rights-of-way.
19. Outdoor advertising as regulated in Article V. Section 10.
20. Other uses and structures which are customarily accessory and clearly incidental to permitted or permissible uses and structures and are not of a nature prohibited under "Prohibited Uses and Structures."
21. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, blast, or traffic than those enumerated above.
22. Residential dwelling units.

APPENDIX B
PROPERTY OWNERSHIP DATA

[ATTACHED KCDC AND CITY COUNCIL RESOLUTIONS HERE]

Center City Business Park Property Description

Parcel & Lot #	ID	Street Address	Owner 1	Owner 2	Property Owners' Address	Land Use	Acreage	Appraised Land	Appraised Bldg	Assessed Total
1-1	094GH001	2292 WESTERN AVE	ALL ELEVEN LLC		PO BOX 50818 KNOXVILLE TN	91: UNUSED LAND	0.097853	4300	0	1720
1-2	094GH002	0 WESTERN AVE	ROBERTS STEVEN W		5840 OUTER RD KNOXVILLE TN	91: UNUSED LAND	0.137024	200	0	500
1-3	094GH003	2282 WESTERN AVE	ROBERTS STEVEN W		5840 OUTER RD KNOXVILLE TN	91: UNUSED LAND	0.235255	3200	0	800
1-4	094GH004	2276 WESTERN AVE	CROWE BRUCE & MARGARET W		PO BOX 4251 KNOXVILLE TN	200: BUILD PERMIT	0.319471	4000	6300	2575
1-5	094GH005	2270 WESTERN AVE	MILAM RONALD A	& MELISSA D	7332 JOYCE LN POWELL TN	91: UNUSED LAND	0.190519	2100	0	525
1-6	094GH006	2266 WESTERN AVE	HINDMAN ET & MACIE E		1218 CRAIG RD KNOXVILLE TN	91: UNUSED LAND	0.175318	2100	0	525
1-7	094GH007	0 WESTERN AVE	TURNER BOYZIE		1924 LESLIE ST KNOXVILLE TN	91: UNUSED LAND	0.096059	1600	0	640
1-8	094GH008	2260 WESTERN AVE	DAYLIGHT PROPERTIES LLC		PO BOX 371 KNOXVILLE TN	1:1 FAMILY	0.114473	2100	17900	5000
1-9	094GH009	2256 WESTERN AVE	GIBSON HC ET AL		7224 JOYCE LN POWELL TN	91: UNUSED LAND	0.118401	1800	0	450
1-10	094GH010	2250 WESTERN AVE	ANDERSON SAMIE	& HARVEY ROOSEVELT M	PO BOX 371 NASHVILLE TN	91: UNUSED LAND	0.172286	2200	0	880
1-11	094GH011	2244 WESTERN AVE	FIAT SPECIALISTS INC		1600 PROCTOR ST KNOXVILLE TN	195: ANNUAL-RVW	0.257027	16000	5500	8600
1-12	094GH014	1600 PROCTOR ST	ROGERS ERNEST H		1600 PROCTOR ST KNOXVILLE TN	64: REPAIR	0.053174	13800	10700	9800
1-13	094GH015	0 PROCTOR ST	ROGERS ERNEST H		1600 PROCTOR ST KNOXVILLE TN	91: UNUSED LAND	0.061823	1100	0	440
1-14	094GH016	1606 PROCTOR ST	ROGERS ERNEST H		1600 PROCTOR ST KNOXVILLE TN	55: RETAIL AUTO, BOAT, AND AIR	0.226901	4100	9800	5560
1-15	094GH017	1612 PROCTOR ST	CARROLL STEVE &	MYRA JOANN	1612 PROCTOR ST KNOXVILLE TN	1:1 FAMILY	0.101774	2100	16000	4525
1-16	094GH018	1618 PROCTOR ST	ROGERS ERNEST H		3645 TAMMY CR ROCKFORD TN	1:1 FAMILY	0.140978	2600	16000	4650
2-1	094GH013	1504 PROCTOR ST	CHICAGO TRUST THE	WILL J PUGH TRUSTEE	P O BOX 50608 KNOXVILLE TN	34: FABRICATED METAL	4.3213	139400	241900	152520
2-2	094JB025	0 CENTURY ST	PUGH WILL J TRUSTEE		P O BOX 50608 KNOXVILLE TN	91: UNUSED LAND	1.6684	27200	0	10880
2-3	094JB013	0 CENTURY ST	CHICAGO TRUST	SIMON ZUNAMON TRUSTEE	106 MYERS AV N W KNOXVILLE TN	1: 1 FAMILY	0.1926	2600	10100	3175
2-4	094JB015	0 CENTURY ST	PUGH WILL J TRUSTEE	% MR MIKE HOLMAN	P O BOX 50608 KNOXVILLE TN	91: UNUSED LAND	0.1949	1500	0	375
3-1	094JB016	2174 WESTERN AVE	CHICAGO TRUSTS	PER TRUST AGREEMENT	P O BOX 31409 KNOXVILLE TN	91: UNUSED LAND	0.1492	1900	0	475

Center City Business Park Property Description

Parcel & Lot #	ID	Street Address	Owner 1	Owner 2	Property Owners' Address	Land Use	Acreage	Appraised Land	Appraised Bldg	Assessed Total
3-2	094JB017	2170 WESTERN AVE	SHIRLEY RAYMOND A JR	MEDICAL ARTS BUILDING	603 MAIN ST STE 404 KNOXVILLE TN	91: UNUSED LAND	0.277	3000	0	750
3-3	094JB018	2217 ORANGE AVE	SMITH CARL A	& ANNIE M	2217 ORANGE AVE KNOXVILLE TN	1: 1 FAMILY	0.3266	4400	27900	8075
3-4	094JB019	2223 ORANGE AVE	SMITH CARL & ANNABELLE		2217 ORANGE AV KNOXVILLE TN	1: 1 FAMILY	0.1645	2500	35700	9550
3-5	094JB020	2225 ORANGE AVE	SMITH CARL & ANNABELLE		2217 ORANGE AV KNOXVILLE TN	91: UNUSED LAND	0.173	2000	0	500
3-6	094JB021	2231 ORANGE AVE	WEAVER CORBIN C	& RUTH F F	7927 BORUFF RD CORRYTON TN	1: 1 FAMILY	0.1647	2500	21000	5875
3-7	094JB022	2235 ORANGE AVE	TURNER BOYZIE		1924 LESLIE KNOXVILLE TN	1: 1 FAMILY	0.1672	2500	19500	5500
3-8	094JB023	2239 ORANGE AVE	KING ANDERSON BLONDE &	HUGENE	2303 PARKVIEW AVE KNOXVILLE TN	91: UNUSED LAND	0.1641	2000	0	500
3-9	094JB024	2243 ORANGE AVE	THOMPSON TOMMY JR		2243 ORANGE AVE KNOXVILLE TN	1: 1 FAMILY	0.1666	2500	37600	10025
4-1	094JB02501	0 ORANGE AVE	DEAD HORSE LAKE	DEVELOPMENT LLC	10435 DUTCHTOWN RD KNOXVILLE TN	63: BUSINESS	1.8868	63200	0	25280
4-2	094JB026	1318 PROCTOR ST	ANDERSON JOE HARRIS		P O BOX 751 KNOXVILLE TN	25: FURNITURE AND FIXTURES	1.9286	63800	30400	37680
4-3	094JC003	0 ORANGE AVE	SHIPLEY ROBERT G	& JEANETTE	P O BOX 3506 KNOXVILLE TN	91: UNUSED LAND	0.1381	1800	0	450
4-4	094JC004	2330 ORANGE AVE	SHIPLEY ROBERT G	& JEANETTE P	P O BOX 3506 KNOXVILLE TN	91: UNUSED LAND	0.1442	1800	0	450
4-5	094JC005	0 ORANGE AVE	SHIPLEY ROBERT G	& JEANETTE P	P O BOX 3506 KNOXVILLE TN	91: UNUSED LAND	0.1445	1800	0	450
4-6	094JC006	2322 ORANGE AVE	KINSER PERRY E		2930 DENSON ST KNOXVILLE TN	200: BUILD-PERMIT	0.177	2300	14100	4100
4-7	094JC036	200 AMBRISTER ST	GRADY THELMA J		97 CANBERRA DR KNOXVILLE TN	1: 1 FAMILY	0.3204	4600	20400	6250
4-8	094JC037	2333 WESTVIEW AVE	MCGHEE AUDREY		2328 WEST VIEW AVE KNOXVILLE TN	91: UNUSED LAND	0.2867	4600	23700	7075
4-9	094JC038	2337 WESTVIEW AVE	TILLMAN ERNESTINE &	JOHN W PASCHAL JR	2337 WEST VIEW DR KNOXVILLE TN	1: 1 FAMILY	0.1543	2300	27900	7550
4-10	094JC039	2341 WESTVIEW AVE	CHANDLER RUTH J		1837 DANDRIDGE AV KNOXVILLE TN	1: 1 FAMILY	0.1323	2300	23500	6450
4-11	094JC040	2343 WESTVIEW AVE	YARBROUGH JOHNNY	& CAROLYN N	P O BOX 24468 KNOXVILLE TN	1: 1 FAMILY	0.1322	2300	26700	7250
4-12	094JC041	2347 WESTVIEW AVE	NORWOOD KENNETH & NATALIE		2347 WESTVIEW AV KNOXVILLE TN	1: 1 FAMILY	0.1568	2300	29300	7900
4-13	094JC042	1206 PROCTOR ST	WILLIAMS CARL C	& MARGARET G	343 CHICAMAUGA NE KNOXVILLE TN	63: BUSINESS	1.2802	50800	8900	23880
5-1	094JC007	2314 ORANGE AVE	HICKS MYLES L		4308 HOLSTON DR KNOXVILLE TN	91: UNUSED LAND	0.1243	1800	0	450

Center City Business Park Property Description

Parcel & Lot #	ID	Street Address	Owner 1	Owner 2	Property Owners' Address	Land Use	Acreage	Appraised Land	Appraised Bldg	Assessed Total
5-2	094JC008	2310 ORANGE AVE	MILLER EMMA L		4512 TERRACE VIEW LOUISVILLE TN 37777	1:1 FAMILY	0.1536	2300	26500	7200
5-3	094JC009	2308 ORANGE AVE	KYLE JOE & LETTIE M		2308 ORANGE AVE KNOXVILLE TN 37921	91: UNUSED LAND	0.1518	1800	0	450
5-4	094JC010	2304 ORANGE AVE	ALLEN AARON T	& BARBARA J	3308 O'NEAL KNOXVILLE TN 37921	1:1 FAMILY	0.1664	2300	30100	8100
5-5	094JC011	2250 ORANGE AVE	ALLEN AARON T	& BARBARA J	3308 O'NEAL KNOXVILLE TN 37921	1:1 FAMILY	0.1537	2300	28500	7700
5-6	094JC012	0 ORANGE AVE	OGLE HENRY T ET AL TRS		1518 N BROADWAY ST KNOXVILLE TN 37917	91: UNUSED LAND	0.1486	1000	0	250
5-7	094JC013	2244 ORANGE AVE	GASTON FRANCES MAE		2244 ORANGE AVE NW KNOXVILLE TN 37921	1:1 FAMILY	0.1525	2300	23100	6350
5-8	094JC014	2236 ORANGE AVE	MCLEROY RONALD L &	DEBRA ANN	2228 ORANGE AVE KNOXVILLE TN 37921	1:1 FAMILY	0.485	6900	10800	4425
5-9	094JC015	2228 ORANGE AVE	ALLEN AARON T	& BARBARA J	3308 O'NEAL KNOXVILLE TN 37921	1:1 FAMILY	0.1518	2300	19600	5475
5-10	094JC016	2224 ORANGE AVE	SMITH CARL & ANNA BELL		2217 ORANGE AV KNOXVILLE TN 37921	1:1 FAMILY	0.1449	1900	0	475
5-11	094JC017	2220 ORANGE AVE	RUCKER JOHN HENRY	& LENA MAE	2220 ORANGE AVE KNOXVILLE TN 37921	1:1 FAMILY	0.1652	2300	21700	6000
5-12	094JC018	2216 ORANGE AVE	DELTA DEVELOPMENT CORP		P O BOX 5700 KNOXVILLE TN 37928	91: UNUSED LAND	0.1161	700	0	175
5-13	094JC019	2214 ORANGE AVE	DELTA DEVELOPMENT CORP		P O BOX 5700 KNOXVILLE TN 37928	91: UNUSED LAND	0.1598	1200	0	300
5-14	094JC020	2160 WESTERN AVE	KING FRANCINA	% FELIX KING	2022 E 61 ST TERRACE CITY KANSAS	91: UNUSED LAND	0.2147	1900	0	475
5-15	094JC021	2154 WESTERN AVE	KING FRANCINA		2022 E 61 ST TERRACE CITY KANSAS	91: UNUSED LAND	0.1781	2000	0	500
5-16	094JC022	2150 WESTERN AVE	BAILEY MICHAEL		819 PLAINFIELD KNOXVILLE TN 37923	91: UNUSED LAND	0.2093	1800	0	450
5-17	094JC023	2144 WESTERN AVE	KING WILLIE OLIVER	& ALMEDA C	2029 MERCHANTS DR KNOXVILLE TN 37912	91: UNUSED LAND	0.2214	2400	0	600
5-18	094JC024	2142 WESTERN AVE	TOTTEN AUBREY L &	ANNETHA V	4701 ASHEVILLE HWY APT D-6 KNOXVILLE TN 37914	91: UNUSED LAND	0.109	1100	0	275
5-19	094JC025	2201 WESTVIEW AVE	HUFF W H & KATHERINE		2201 W VIEW AVE NW KNOXVILLE TN 37921	91: UNUSED LAND	0.132	1800	0	450
5-20	094JC026	2205 WESTVIEW AVE	FORKLAND ROBERT & DESSIE		2205 W VIEW AVE NW KNOXVILLE TN 37921	1:1 FAMILY	0.1448	2300	23100	6350
5-21	094JC027	2209 WESTVIEW AVE	MCQUATER THOMAS W	& DONNIE A	2209 W VIEW AVE NW KNOXVILLE TN 37921	1:1 FAMILY	0.1498	2300	17000	4825
5-22	094JC028	2211 WESTVIEW AVE	ALLEN AARON T SR		3308 ONEAL ST KNOXVILLE TN 37921	1:1 FAMILY	0.1484	2300	20000	5575

Center City Business Park Property Description

Parcel & Lot #	ID	Street Address	Owner 1	Owner 2	Property Owners' Address	Land Use	Acreage	Appraised Land	Appraised Bldg	Assessed Total
5-23	094JC029	2217 WESTVIEW AVE	TURNER BOYZIE		1924 LESLIE KNOXVILLE TN 37921	1: 1 FAMILY	0 1455	2300	17800	5025
5-24	094JC030	2221 WESTVIEW AVE	COOPER C W & LILLIE MAE		2221 W VIEW AVE NW KNOXVILLE TN 37921	1: 1 FAMILY	0 4384	5500	16200	5425
5-25	094JC031	2233 WESTVIEW AVE	WILLIAMS ALFRED JAMES &	BETTY JANE WATTS	2233 WEST VIEW AVE KNOXVILLE TN 37921	1: 1 FAMILY	0 1464	2300	25800	7025
5-26	094JC032	2237 WESTVIEW AVE	WILLIAMS ALFRED JAMES &	KENT ALFRED	2233 WEST VIEW AVE KNOXVILLE TN 37921	91: UNUSED LAND	0 1512	1800	0	450
5-27	094JC033	2241 WESTVIEW AVE	Constance & Curtis Davis McCleary J Ellis	<i>Constance & Curtis Davis</i> McCleary J Ellis	1921 PLUMB BRANCH RD KNOXVILLE TN 37932	1: 1 FAMILY	0 1445	2300	15700	4500
5-28	094JC034	2305 WESTVIEW AVE	TAYLOR STANLEY E		5404 SPRING PLACE KNOXVILLE TN 37914	1: 1 FAMILY	0 288	4600	31000	8900
5-29	094JC035	2311 WESTVIEW AVE	ARMSTONG D EARL JR		7705 WIDECOMB DR POWELL TN 37849	1: 1 FAMILY	0 3001	2300	7400	2425
6-1	094JD001	2360 WESTVIEW AVE	KNOXVILLE CITY OF AND	KNOX COUNTY OF	NA KNOXVILLE TN 37902	103: CITY OF KNOXVILLE	3 5843	0	0	0
6-2	094JD003	2344 WESTVIEW AVE	HAND PARTNERSHIP L P		1155 SCENIC DR KNOXVILLE TN 37919	1: 1 FAMILY	0 1479	700	28300	7250
6-3	094JD005	2330 WESTVIEW AVE	PASCHAL JOHN &	HENRIETTA J	2330 W VIEW AVE NW KNOXVILLE TN 37921	1: 1 FAMILY	0 3127	4700	39500	11050
6-4	094JD006	2328 WESTVIEW AVE	MCGHEE AUDREY ANN		2328 WEST VIEW NW KNOXVILLE TN 37921	1: 1 FAMILY	0 1508	2300	23000	6325
6-5	094JD007	2324 WESTVIEW AVE	WILLIAMS MARY		2324 WEST VIEW NW KNOXVILLE TN 37921	1: 1 FAMILY	0 1611	2300	40600	10725
6-6	094JD009	2318 WESTVIEW AVE	HAND PARTNERSHIP L P		310 RADFORD PL KNOXVILLE TN 37917	91: UNUSED LAND	20 45	245300	0	98120
6-7	094JD026	2134 WESTERN AVE	SHARP ROBERT N		4026 HENSON RD KNOXVILLE TN 37921	91: UNUSED LAND	0 1185	1000	0	250
6-8	094JD027	2130 WESTERN AVE	SHARP LOUIS &	KATHERINE	5429 OSAGE DR KNOXVILLE TN 37921	91: UNUSED LAND	0 2424	2300	0	575
6-9	094JD029	2124 WESTERN AVE	PARTNERSHIP HAND L P		1155 SCENIC DR KNOXVILLE TN 37919	91: UNUSED LAND	0 1254	1200	0	300
6-10	094JD030	2120 WESTERN AVE	HODGE FRANK E &	LINDA M	7321 BEECHLEAF RD KNOXVILLE TN 37924	91: UNUSED LAND	0 2773	2700	0	675
6-11	094JD031	2118 WESTERN AVE	LAUDERBACK KATHERINE EST		1309 BRUCE ST TUSKEGEE AL 36088	91: UNUSED LAND	0 1302	1000	0	250
6-12	094JD032	2114 WESTERN AVE	HAND PARTNERSHIP L P		310 RADFORD PLACE KNOXVILLE TN 37914	91: UNUSED LAND	0 2688	2700	0	675
6-13	094JD033	2110 WESTERN AVE	WARE AMELIA D		2114 WESTERN AV KNOXVILLE TN 37921	91: UNUSED LAND	0 2777	2700	0	675
6-14	094JD034	2104 WESTERN AVE	HARTSELL MARGARET P		4819 SKYLINE DR KNOXVILLE TN 37914	91: UNUSED LAND	0 2117	2000	0	500

Center City Business Park Property Description										
Parcel & Lot #	ID	Street Address	Owner 1	Owner 2	Property Owners' Address	Land Use	Acreage	Appraised Land	Appraised Bldg	Assessed Total
6-15	094JD035	2100 WESTERN AVE	HARTSELL MARGARET P		4819 SKYLINE DR KNOXVILLE TN 37914	91: UNUSED LAND	0.2149	1200	0	300
6-16	094JD040	0 EUBANKS AVE	HARTSELL WILLIAM P &	WILLODYN S	4421 TYNEMOUTH RD KNOXVILLE TN 37914	91: UNUSED LAND	0.0582	900	0	225
6-17	094JD041	106 EUBANKS AVE	HARTSELL WILLIAM P		4421 TYNEMOUTH RD KNOXVILLE TN 37914	91: UNUSED LAND	0.1146	1500	0	375
6-18	094JD044	112 EUBANKS AVE	HAND PARTNERSHIP LP		1155 SCENIC DR KNOXVILLE TN 37991	91: UNUSED LAND	0.3613	3000	0	750
6-19	094JD045	114 EUBANKS AVE	HARDEN L H		0 NA KNOXVILLE TN 37921	91: UNUSED LAND	0.1292	1500	0	375
6-20	094JD046	116 EUBANKS AVE	CROWE DANIEL BRUCE		2265 WESTERN AV KNOXVILLE TN 37921	1: 1 FAMILY	0.1274	2000	6500	2125
6-21	094JD047	118 EUBANKS AVE	HAND PARTNERSHIP LP		118 EUBANKS AV KNOXVILLE TN 37921	1: 1 FAMILY	0.275	3800	42800	11650
7-1	094JK006	2340 CLINBROOK AVE	RODDY MANUFACTURING CO	% COCA COLA ENTERPRISES	P O BOX 723040 ATLANTA GA 31139	46: AUTO PARKING	0.8729	40000	16000	22400
7-2	094JK007	0 CLINBROOK AVE	HAMMOND LUCILE		3204 LINDEN AV KNOXVILLE TN 37914	46: AUTO PARKING	0.0775	11600	1900	5400
7-3	094JD048	901 TELLICO ST	RODDY MANUFACTURING CO	% COCA COLA ENTERPRISES	P O BOX 723040 ATLANTA GA 31139	21: FOOD AND KINDRED	7.4773	244600	2517400	1104800
7-4	094JE041	2129 WEBSTER AVE	RODDY MANUFACTURING CO	% COCA COLA ENTERPRISES	P O BOX 723040 ATLANTA GA 31139	91: UNUSED LAND	1.0493	5100	0	1275
7-5	094JG001	0 WEBSTER AVE	RODDY MANUFACTURING CO	% COCA COLA ENTERPRISES	P O BOX 723040 ATLANTA GA 31139	91: UNUSED LAND	0.4781	4400	0	1760
7-6	094JG002	2120 WEBSTER AVE	RODDY MANUFACTURING CO	% COCA COLA ENTERPRISES	P O BOX 723040 ATLANTA GA 31139	91: UNUSED LAND	0.7662	5000	0	1250
7-7	094JG039	0 LESLIE AVE	RODDY MANUFACTURING CO	% COCA COLA ENTERPRISES	P O BOX 723040 ATLANTA GA 31139	91: UNUSED LAND	0.6589	3500	0	875
7-8	094JH001	2205 LESLIE AVE	RODDY MANUFACTURING CO	% COCA COLA ENTERPRISES	P O BOX 723040 ATLANTA GA 31139	69: MISC SERVICES	0.3727	7800	0	3120
7-9	094JH003	0 N TWENTY FIRST ST	RODDY COCA-COLA	BOTTLING CO INC	P O BOX 723040 ATLANTA GA 31139	46: AUTO PARKING	0.2256	27600	0	11040
7-10	094JH004	0 N TWENTY FIRST ST	RODDY COCA-COLA	BOTTLING CO INC	P O BOX 723040 ATLANTA GA 31139	46: AUTO PARKING	0.0821	10000	0	4000
7-11	094JH005	0 N TWENTY FIRST ST	RODDY COCA-COLA	BOTTLING CO INC	P O BOX 723040 ATLANTA GA 31139	46: AUTO PARKING	0.0807	10000	0	4000
7-12	094JH006	0 N TWENTY FIRST ST	RODDY COCA-COLA	BOTTLING CO INC	P O BOX 723040 ATLANTA GA 31139	46: AUTO PARKING	0.1579	20000	0	8000

Center City Business Park Property Description

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7-13	094JH007	0 N TWENTY FIRST ST	RODDY COCA-COLA	BOTTLING CO INC	P O BOX 723040 ATLANTA GA	46: AUTO PARKING	0.0848	10400	0	4160
7-14	094JH008	0 N TWENTY FIRST ST	RODDY COCA-COLA	BOTTLING CO INC	P O BOX 723040 ATLANTA GA	46: AUTO PARKING	0.0765	10000	0	4000
7-15	094JH00901	0 N TWENTY FIRST ST	RODDY COCA-COLA	BOTTLING CO INC	P O BOX 723040 ATLANTA GA	46: AUTO PARKING	0.1485	15000	0	6000
8-1	094JE001	123 EUBANKS AVE	COOPER CAROLYN FAYE		608 GRINNELL CR KNOXVILLE TN	91: UNUSED LAND	0.0771	1300	0	325
8-2	094JE002	0 EUBANKS AVE	WEBB & HAYES INC		419 W CHURCH AVE KNOXVILLE TN	91: UNUSED LAND	0.0771	1200	0	300
8-3	094JE003	0 EUBANKS AVE	BROWDER FRANK & HETTIE		0 EUBANKS AV KNOXVILLE TN	91: UNUSED LAND	0.0737	1300	0	325
8-4	094JE004	111 EUBANKS AVE	HOWELL EDWARD R	& ORANGIE C	1910 BEAUMONT AV KNOXVILLE TN	1: 1 FAMILY	0.1724	2700	42900	11400
8-5	094JE005	0 EUBANKS AVE	THORNTON J T EST	% MISS GRACE THORNTON	4010 PLEASANT RIDGE RD KNOXVILLE TN	91: UNUSED LAND	0.1428	2000	0	500
8-6	094JE006	107 EUBANKS AVE	SUTTON JESSIE	& JOHN T	1705 WESTERN AV KNOXVILLE TN	91: UNUSED LAND	0.0728	1300	0	325
8-7	094JE007	0 EUBANKS AVE	SUTTON JOHN THOS	& JESSIE	1705 WESTERN AV KNOXVILLE TN	91: UNUSED LAND	0.0753	1300	0	325
8-8	094JE008	105 EUBANKS AVE	BUSSEY ANNIE MAY	& LEOLA	1804 RIVERSHORE DR KNOXVILLE TN	91: UNUSED LAND	0.0736	1300	0	325
8-9	094JE009	103 EUBANKS AVE	BROOM LULA MAE		1818 WOODBINE AVE KNOXVILLE TN	91: UNUSED LAND	0.0641	800	0	200
8-10	094JE010	2032 WESTERN AVE	COSTA MICHAEL TOOLE		7016-B NORTSHORE DR KNOXVILLE TN	91: UNUSED LAND	0.1211	2300	0	575
8-11	094JG001	0 ALPHA AVE	THORNTON J T EST	% MISS GRACE THORNTON	4010 PLEASANT RIDGE RD KNOXVILLE TN	91: UNUSED LAND	0.0703	1200	0	300
8-12	094JG002	2123 ALPHA AVE	ANDERSON DESTER REX		2123 ALPHA AVE KNOXVILLE TN	1: 1 FAMILY	0.0563	12000	15500	6875
8-13	094JE013	0 ALPHA AVE	MOBLEY ROSA LEE		3403 WILSON AVE KNOXVILLE TN	91: UNUSED LAND	0.0536	900	0	225
8-14	094JE014	2141 ALPHA AVE	MCKINNEY ROBERT H	& FANNIE	201 MICHAEL ST KNOXVILLE TN	1: 1 FAMILY	0.078	1600	21200	5700
8-15	094JE015	2145 ALPHA AVE	RODDY COCA COLA BOTTLING	COMPANY INC	P O BOX 723040 ATLANTA GA	91: UNUSED LAND	0.08	1300	0	325
8-16	094JE016	2149 ALPHA AVE	BANKS CHARLES		PO BOX 1120 YOUNGS-TOWN OH	1: 1 FAMILY	0.0838	1600	25800	6850
8-17	094JE018	2144 ALPHA AVE	RODDY COCA COLA BOTTLING	COMPANY INC	P O BOX 723040 ATLANTA GA	91: UNUSED LAND	0.2331	3100	0	775

Center City Business Park Property Description

Parcel & Lot #	ID	Street Address	Owner 1	Owner 2	Property Owners' Address	Land Use	Acreage	Appraised Land	Appraised Bldg	Assessed Total
8-18	094JE019	2140 ALPHA AVE	ROBINSON JIM	& WILLIE MAE	2140 ALPHA AVE KNOXVILLE TN 37921	1: 1 FAMILY	0.1372	2300	33000	8825
8-19	094JE020	2134 ALPHA AVE	BRODIE MAYORA		2134 ALPHA ST KNOXVILLE TN 37921	1: 1 FAMILY	0.1375	2300	23200	6375
8-20	094JE021	2132 ALPHA AVE	CROWE MARGARET ELLEN		1910 BEAUMONT AV KNOXVILLE TN 37921	1: 1 FAMILY	0.1137	2300	29500	7950
8-21	094JE022	2130 ALPHA AVE	DRUMMOND CLEVELAND		4416 PLYMOUTH RD KNOXVILLE TN 37920	3: 5-19 FAMILY	0.1381	2300	56300	23440
8-22	094JE023	2124 ALPHA AVE	WOLFE VALERIE MONROE		1103 TENNESSEE AVE KNOXVILLE TN 37921	1: 1 FAMILY	0.1385	2300	26700	7250
8-23	094JE024	2120 ALPHA AVE	BLOMBACH GERHARD &	EDITH B	2409 SYCAMORE DR KNOXVILLE TN 37921	1: 1 FAMILY	0.1386	2300	20300	5650
8-24	094JE025	2116 ALPHA AVE	HARVEY LAURAEASE		2938 VALLEY VIEW RD KNOXVILLE TN 37917	91 UNUSED LAND	0.0931	400	0	100
8-25	094JE026	2112 ALPHA AVE	HAIRSTON BARBARA ETAL		2112 ALPHA AVE NW KNOXVILLE TN 37921	91 UNUSED LAND	0.1683	1600	0	400
8-26	094JE027	0 ALPHA AVE	KNOXVILLE CITY OF		400 MAIN ST KNOXVILLE TN 37902	103: CITY OF KNOXVILLE	0.0945	0	0	0
9-1	094JE030	2021 WEBSTER AVE	ANDERSON SAMMIE		2017 WEBSTER AVE KNOXVILLE TN 37921	91: UNUSED LAND	0.129	3400	0	850
9-2	094JE029	2000 WEBSTER AVE	ANDERSON SAMMIE		2017 WEBSTER AV KNOXVILLE TN 37921	91: UNUSED LAND	0.1167	900	0	360
9-3	094JE028	0 WEBSTER AVE	HEFNER JOHN L JR	& BEATRICE I	1146 TENNESSEE AV KNOXVILLE TN 37921	91: UNUSED LAND	0.0772	2400	0	950
9-4	094JG017	2010 WEBSTER AVE	RODDY COCA COLA BOTTLING	COMPANY INC	P O BOX 723040 ATLANTA GA 31139	91: UNUSED LAND	0.6622	4800	0	1200
9-5	094JG018	1942 WESTERN AVE	RAY JAMES C & REBA W		605 CITICO ST KNOXVILLE TN 37921	19: OTHER RESIDENTIAL	0.2095	10300	400	4280
9-6	094JG032	0 LESLIE AVE	MEEK ALVIN THOMAS	& AMELIA LOUISE	5505 PALMETTO RD KNOXVILLE TN 37921	91 UNUSED LAND	0.0332	100	0	25
9-7	094JG031	2022 LESLIE AVE	MEEK ALVIN THOMAS	& AMELIA LOUISE	5505 PALMETTO RD KNOXVILLE TN 37921	91: UNUSED LAND	0.1242	1100	0	275
9-8	094JG030	2018 LESLIE AVE	RODDY COCA-COLA BOTTLING	COMPANY INC	P O BOX 723040 ATLANTA GA 31139	91: UNUSED LAND	0.2608	3400	0	850
9-9	094JG028	2008 LESLIE AVE	RODDY COCA-COLA	BOTTLING COMPANY INC	P O BOX 723040 ATLANTA GA 31139	91: UNUSED LAND	0.2744	3600	0	1440
9-10	094JG026	809 CITICO ST	WHITELAW WILLIE		120 MORNINGSIDE KNOXVILLE TN 37915	91: UNUSED LAND	0.1423	1800	0	450
9-11	094JG024	0 LESLIE AVE	TURNER BOYZIE	& MARJORIE	1924 LESLIE KNOXVILLE TN 37921	69: MISC SERVICES	0.2499	22300	9100	12560

Center City Business Park Property Description

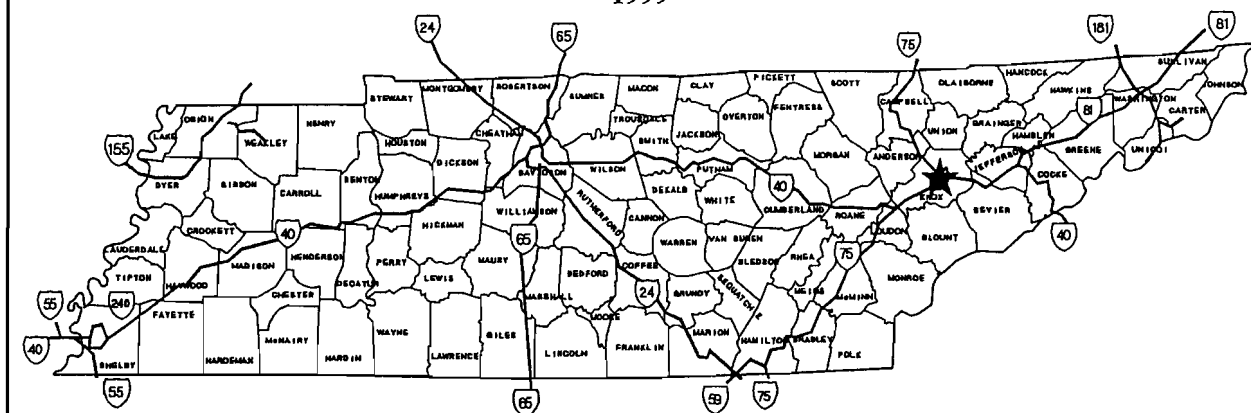
Parcel & Lot #	ID	Street Address	Owner 1	Owner 2	Property Owners' Address	Land Use	Acreage	Appraised Land	Appraised Bldg	Assessed Total
9-12	094JG025	0 LESLIE AVE	TURNER BOYZIE	& MARJORIE	1924 LESLIE KNOXVILLE TN 37921	91: UNUSED LAND	0 0658	1500	0	600
9-13	094JG023	1918 LESLIE AVE	JAMES C MAYNARD	& DUANE K	4628 HOLSTON DR APT 36 KNOXVILLE TN 37914	91: UNUSED LAND	0 1517	1900	0	475
9-14	094JG019	0 LESLIE AVE	TURNER BOYZIE		1924 LESLIE ST KNOXVILLE TN 37921	91: UNUSED LAND	0 061	700	0	175
9-15	094JG022	0 LESLIE AVE	TURNER BOYZIE		1924 LESLIE ST KNOXVILLE TN 37921	91: UNUSED LAND	0 0916	1400	0	350
9-16	094JG020	1904 WESTERN AVE	TOOLE RUTH F &	RICHARD LEE TOOLE	P O BOX 5700 KNOXVILLE TN 37928	91: UNUSED LAND	0 0568	3800	0	1520
9-17	094JH009	0 LESLIE AVE	NEWMAN AND PEMBERTON	CORPORATION	2010 UNIVERSITY AV KNOXVILLE TN 37921	46: AUTO PARKING	1 0203	75000	0	30000
9-18	094JH011	1927 LESLIE AVE	DAVIS REX L & SHIRLEY		1013 VENICE RD KNOXVILLE TN 37923	91: UNUSED LAND	0 104	1600	0	400
9-19	094JH010	714 CITICO ST	DAVIS REX L		1915 LESLIE ST KNOXVILLE TN 37921	1, 1 FAMILY	0 0588	1400	14600	4000
9-20	094JH014	1915 LESLIE AVE	DAVIS REX L & SHIRLEY		1013 VENICE RD KNOXVILLE TN 37923	63: BUSINESS	0 4874	33000	63300	38520
9-21	094JH015	1911 LESLIE AVE	DAVIS REX L		1915 LESLIE ST KNOXVILLE TN 37921	63: BUSINESS	0 158	15500	6600	8840
9-22	094JH024	1825 MIDDLEBROOK PIKE	TAYLOR GEORGE C II	& ARTHUR MITCHELL	1801 WESTERN AVE KNOXVILLE TN 37921	46: AUTO PARKING	0 6743	62700	0	25080
10-1	094JH042	2125 MIDDLEBROOK PIKE	FLYNT JACKSON K	D/B/A FLYNT ENG CO	508 BUSBEE RD KNOXVILLE TN 37920	63: BUSINESS	0 3013	22800	129100	60760
10-2	094JH041	2117 MIDDLEBROOK PIKE	MITCHELL GEORGE L &	JEAN W	2117 UNIVERSITY AVE KNOXVILLE TN 37921	51: WHOLESALE	0 2368	18200	111700	51960
10-3	094JH040	2115 MIDDLEBROOK PIKE	SETTLEMAYER N VON TRS		0 P O BOX 11093 KNOXVILLE TN 37919	63: BUSINESS	0 3207	48500	86300	53920
10-4	094JH035	0 N TWENTY FIRST ST	THOMPSON PHOTO PRODUCTS	INC	2019 UNIVERSITY AVE KNOXVILLE TN 37902	91: UNUSED LAND	0 0499	7100	0	1775
10-5	094JH034	2109 MIDDLEBROOK PIKE	THOMPSON PHOTO PRODUCTS		2019 UNIVERSITY AVE KNOXVILLE TN 37902	69: MISC SERVICES	0 2801	44900	151600	78600
10-6	094JH033	2107 MIDDLEBROOK PIKE	NEWMAN AND PEMBERTON CORP		2012 UNIVERSITY AV KNOXVILLE TN 37921	42: MOTOR VEHICLES	0 6021	87500	314500	160800
10-7	094JH032	2101 MIDDLEBROOK PIKE	CHURCH UNIVERSITY AVENUE	BAPTIST	2001 UNIVERSITY AVE KNOXVILLE TN 37921	120: CHURCH	0 0462	0	0	0
10-8	094JH025	1931 MIDDLEBROOK PIKE	ROBINSON RANDALL FAIN &	AVRON JAN & ANN S PACE	7201 CRESTHILL DR KNOXVILLE TN 37919	51: WHOLESALE	1 761	96800	569400	266480

APPENDIX C
Selected Knoxville Community Data

TENNESSEE COMMUNITY DATA

Knoxville

1999



LOCATION

Region:	East		
County:	Knox	Sq. Miles:	506
Distance From: (City)	Atlanta	Miles:	225
	Nashville	Miles:	177

POPULATION

	City	County
1980	175,045	319,694
1990	165,121	335,749
1998 (estimate)	167,854	366,846
% Nonwhite (1990 Census)	17.9	10.8
Knoxville MSA, 1998 (estimate)	695,074	

TAX STRUCTURE

	Local City	County
Property Tax		
Rate Per \$100 Value...	\$2.58	\$2.77
Ratio of Assessment		
Residential.....	25%	25%
Industrial.....	40%	40%
Personal (Equipment)	30%	30%
(Inventory Tax) Raw Materials Only		
Bonded Debt.....	\$ 128,339,050	\$ 242,190,000
Assessed Valuation.....	\$2,321,019,196	\$4,959,531,094
School Tax	None	None
Sales Tax	2¼%	2¼%
Hotel-Motel Tax		5%

	State
Sales Tax.....	6%
Income Tax	
Personal.....	6% on Interest & Dividends
Corporate (Excise)	6% of Net Earnings
Franchise Tax.....	25¢ per \$100 of Capital Properties
Unemployment Tax	
New Employers	2.7% of First \$7,000

TRANSPORTATION

Railroads

Served by: CSX & Norfolk/Southern

Highways

0 - Miles to Access of Interstate - 40, 75, 81
 U. S. Highways: 11-W, 11-E, 25, 70, 129, 441, 25-W
 State Highways: 1, 2, 9, 33, 62, 71, 73, 34, 131, 162

Common Carriers

Air Freight Companies: 14
 Motor Freight Companies: 64 Terminal Facilities: Yes
 Bus Services - Inter-City: Yes
 Local: Yes
 Carrier Service: Yes

Navigable Waterway

River: Tennessee River Channel Depth: 9'
 Nearest Port Facility: Knoxville Miles: 0

Air Service

General Aviation/Distance: Metropolitan Knoxville, McGhee Tyson
 Runway Lengths (2): 9,000' each Surface: Asphalt
 Lighting: Yes
 Gas: Yes Octane Available: 80/100
 Repair: Major
 Taxi or Car Rental: Both

Nearest Commercial Service: Knoxville Metro
 Airlines Serving: AirTran, American Airlines, Comair/Delta Connection, Continental Express, Delta Airlines, Northwest & Airlink, Trans World Airlines, United Airlines & Express, US Airways & Express

Daily Flights: 100 Arrivals: 50 Departures: 50

COMMUNICATIONS

Post Office Class:	First	
Newspapers	Frequency	Circulation
Knoxville News Sentinel	Daily	134,777
	Sunday	176,557
Radio Stations:	26 AM/FM	
Television Networks:	ABC, CBS, NBC, PBS, FOX, WB	
Cable Companies:	Comcast, E.T. Cable Vision, (Cable Channels 55) Echostar, Tennessee Wireless, Inc.	
Telephone Company:	BellSouth, T.D.S. Telecom, Brooks Fiber	

INDUSTRIAL SUPPORT SERVICES

Service	Town	Distance
Tool & Die.....	Local	
Heat Treating.....	Local	
Foundry	Local	
Heavy Hardware.....	Local	
Sheet Metal.....	Local	
Lubricants.....	Local	
Welding Supplies.....	Local	
Other: Metal finishing, plating, precision machining, injection, blow, and vacuum molding; technology transfer from the Oak Ridge National Laboratories and University of Tennessee		

FINANCE

Banks:	12	
Credit Unions:	19	
Combined (Banks)		\$5,437,089,000
Deposits: (Credit Unions)		\$ 508,682,000

GOVERNMENT

Gov't (type):	City: Mayor & Council County: Co. Exec. & Co. Commission	
Police Officers:	510 (City & County)	
Police Cars:	640 (City & County)	
Planning Commission:	Yes	
Zoning Regulations:	Yes	
Industrial Development Corp.:	Yes	
Fire Defense Equipment:	88 vehicles (City & County)	
Firefighters:	362	
Volunteers:	144	
Insurance Rating:	3 (City)	4-9 (County)

NATURAL RESOURCES

Minerals:	Limestone, Zinc, Marble and Shale
Timber:	Various hardwoods, Pine and Cedar

AGRICULTURAL PRODUCTS

Crops:	Beef and Dairy Cattle, Greenhouse and Nursery
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COMMUNITY FACILITIES**Education**

State Industrial Training Service Available:	Yes
Type of Public School System:	County

Day Care

Day Care Centers	234
Day Care Homes	154

Schools Enrollment

Elementary.....	52	25,560
Middle/Jr. High.....	16	12,150
Senior High.....	16	14,690

Private &/or

Parochial.....	21	5,282
Technology Centers..	3	1,086
Colleges (2 & 4 year)	8	48,641

Libraries:

Knox County Public Library System	17 branches
University of Tennessee Library System	
Tennessee Valley Authority Library	

Health Care

Hospitals:	8 (5 General, 2 Psychiatric, 1 Children's Hospital)	Beds: 3,365
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Clinics:	5 Knox Co. Public Health; 50 Private	Beds:
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Doctors: 930**Dentists:** 450

Nursing Homes:	13	Beds: 2,000
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Churches

Protestant:	400+
Catholic:	7
Jewish:	2
Other:	Greek Orthodox, Muslim

Recreation

Parks.....	117	
Golf Courses.....	11	(public and private)
Swimming Pools...	8	(public and private)
Country Clubs.....	5	
Theaters.....	6	(Movie Screens - 62)
Bowling Alleys.....	5	
Hotels & Motels...	80	Total Rooms: 7,280
National Chains ...	Yes	
Largest Meeting		
Room Capacity.....	7,000	(24,000 arena)
Restaurants.....	561	
Other:	Athletic & Recreation Centers, Tennis Courts, Ballparks, University of TN & Knoxville College, Cultural & Sporting Events, Civic Auditorium & Coliseum, Exhibition Hall & Convention Center, Arts Museums, Public Zoo	

CLIMATE

Annual Average Temperature:	56°
Monthly Average High Temp.	Jan. 46° July 87°
Monthly Average Low Temp.	Jan. 26° July 66°
Annual Average Precipitation:	47.29"
Annual Average Snowfall:	12"
Elevation:	936 above sea level
Prevailing Winds:	Southwest
Mean Length of Freeze Free Period (Days):	214

SELECTED ECONOMIC INDICATORS FOR KNOX COUNTY

Estimated County Available Labor

Date: 1/99
 Total: 6,340 Male: 3,300 Female: 3,040
 Estimated Total In Surrounding Area: 20,520
 High School Graduates 1998 3,167
 % College Bound: 67.6%

Labor Force Estimates

Annual Average Employment 1998
 Civilian Labor Force 196,930
 Unemployment..... 6,180
 % of Labor Force 3.1
 Total Employment..... 190,750

Per Capita Income

Year	Amount
1997	\$24,688

Retail Sales

Year	Amount
1998	\$7,756,829,906

County 10-Year Growth Report

Years: 1989-1998	New Plants	Expansions
Number Projects:	18	421
Total Investments:	\$269,107,000	\$435,403,871

UTILITIES

Treated Water Suppliers

Source: Fort Loudon Lake
 Capacity: 60,000,000 GPD
 Current Consumption: 32,000,000 GPD
 Storage Capacity: 26,500,000 GPD

Water Analysis

Hardness.....	89.0	PPM
Alkalinity.....	68.0	PPM
Iron.....	0.11	PPM
Calcium.....	24.1	PPM
Turbidity.....	0.13	
PH.....	7.7	

Sewage Treatment

Type of Treatment: Advanced Secondary-
 Activated Sludge
 Capacity: 60,000,000 GPD
 Current Usage: 37,000,000 GPD
 % City Sewer Coverage: 99.5
 % Storm Sewer Coverage: 61
 Solid Waste Disposals: Yes

ENERGY

Electricity

Electric Power System: Knoxville Utilities Board
 Source Company: TVA

Gas

Gas Supplier: Knoxville Utilities Board
 Source Company: East Tennessee Natural Gas Co.
 BTU Content per Cubic Foot: 1,030
 Fuel Oil Suppliers: 20
 Suppliers of LP Gas: 7

AVAILABLE INDUSTRIAL PROPERTIES

SITE 1

Site Name: Eastbridge Business Park
 Controlled: Yes
 Acreage: 475 remains available
 Distance to Town: 14 miles
 Direction from Town: Northeast
 Nearest Highway: US 11W/11E Distance: 2.4/2.5 miles
 Nearest Interstate: 40 Distance: 10.5 miles
 Rail Line: Norfolk/Southern
 Electric Lines: On Site Ft. 13.2-69K Volts.
 Gas: Yes Ft. 8 In. Line
 Water: On Site Ft. 12 & 16 In. Line
 Sewer: On Site Ft. 8 In. Line
 Core Drilling: Yes
 Topo Prepared: Yes
 Cost per Acre: \$15,000 - \$20,000
 Cost Including Utilities: Negotiable

SITE 2

Site Name: Westbridge Business Park
 Controlled: Yes
 Acreage: 50 remains available
 Distance to Town: 7 miles
 Direction from Town: West
 Nearest Highway: TN 62 Distance: 1 mile
 Nearest Interstate: 40, 75 Distance: 5 miles
 Rail Line: CSX
 Electric Lines: On Site Ft. Volts.
 Gas: On Site Ft. 8 In. Lin.
 Water: On Site Ft. 12 & 16 In. Lin.
 Sewer: On Site Ft. 10 & 12 In. Lin.
 Core Drilling: Yes
 Topo Prepared: Yes
 Cost per Acre: \$30,000 to \$60,000
 Cost Including Utilities: Negotiable

LOCAL INDUSTRY

Firm Name	Product	Total	Union Affiliation
Alpha Industries, Inc. (2 plants)	Military Apparel	500	None
American Limestone Company	Agricultural Lime, Crushed Stone, Sand	270	None
American Safety Razor	Plastic Razors	190	None
Ameristeel Corporation	Concrete Reinforce Bars, Plain Rounds	350	None
Aqua-Chem, Water-Tech Div.	Metal Fittings, Piping	150	None
BIKE Athletic	Clothing	400	UNITE
Breed Technologies, Inc.	Motor Vehicle Parts/Accessories	350	UNITE
Briggs Industries, Inc.	Steel Bathtubs, sinks	240	ISMW
Clayton Homes, Inc. (area plants)	Manufactured Homes	2,000	None
Cole Vision (3 plants)	Eye Glasses	210	None
Colerich Custom Clothes	Men's Clothing	200	None
Computational Systems, Inc.(CSI)	Electronic Components	350	None
Control Technology, Inc.	Computer Peripherals	85	None
CTI, Inc.	X-Ray Equipment	146	None
Daikin Drive Train Co.	Auto Parts	215	None
DeRoyal (area plants)	Medical Devices	1,600	None
ESC, Inc.	Environmental Monotor Systems	150	None
Earth Grains	Bakery Products	120	None
Fi-Shock	Plastic Injection, Invisible Fencing	150	None
Imperial Wall Covering	Wall Coverings	150	None
International Paper	Converted Paper Products	110	None
JFG Coffee Co.	Pnt. Butter., Coffee, Tea, Mayonnaise	200	None
Lay Packing Co.	Meat Packing	149	None
Matsushita Electronic Corp.	Electronic Components	700	None
Melaleuca, Inc.	Health & Beauty Aids	150	None
Merita Bakeries	Bread	250	None
Modine Mfg. Company	Auto Parts	224	SMW
00ZX, USA	Aluminum Valves	100	None
PBR Automotive	Brake Calipers	400	None
Plasti-Line, Inc.	Plastic Signs	700	SMW
Rohm & Haas TN, Inc.	Chemicals	300	ABGW
Royal Brass and Hose	Brass Fittings	125	None
Screen Art-Division, Engraph, Inc.	Vinyl Decals, Metal Signs	225	None
Sea Ray Boats, Inc.	Fiberglass Boats	700	None
The Knoxville News-Sentinel Co.	Newspaper	545	ANG
Tom's Foods, Inc.	Potato & Corn Chips	280	None
Travis Meats, Inc.	Meat Processing	160	None
Vinylex Corp.	Extruded Plastics	225	None

In addition to the above listings, there are approximately 400 additional manufacturing companies located in Knoxville-Knox County.

For Further Information Contact:

Dept. of Economic and Community Development
Industrial Development Division
8th Floor, 320 6th Avenue North
Nashville, TN 37243-0405
Phone: (615) 741-3282
Inside State: 1-800-342-8470
Inside U.S.: 1-800-251-8594
FAX: (615) 741-5829

Dept. of Economic and Community Development
Industrial Development Office
Middle East Tennessee Office
706 State Office Building
531 Henley St.
Knoxville, TN 37902
Phone: (423) 594-6074
FAX: (423) 594-6352

APPENDIX D
City Council Resolutions

11u.

RESOLUTION

RESOLUTION NO. R-559-99

1 A RESOLUTION OF THE COUNCIL
2 OF THE CITY OF KNOXVILLE
3 AUTHORIZING KNOXVILLE'S
4 COMMUNITY DEVELOPMENT
5 CORPORATION TO PREPARE AN
6 URBAN RENEWAL AND/OR
7 REDEVELOPMENT PLAN FOR A
8 PORTION OF THE CENTERCITY
9 BUSINESS PARK, CONDUCT A
10 PUBLIC HEARING AND PROVIDE
11 FOR FUNDING.

RESOLUTION NO: R-559-99

REQUESTED BY: Development
PREPARED BY: Law
APPROVED AS TO FORM AND
CORRECTNESS: Director of Law

APPROVED: 12-12-99
APPROVED AS
AN EMERGENCY
MEASURE:

MINUTE BOOK 63 PAGE

15 WHEREAS, the City of Knoxville is interested in the economic
16 welfare of its citizens and wishes to provide resources to enhance the
17 City's capabilities for growth and development; and

18 WHEREAS, the City of Knoxville is committed to the redevelopment
19 of the CenterCity Business Neighborhood, the City's EPA Pilot Brownfield
20 Project area; and

22 WHEREAS, studies of the location, physical conditions of the
23 structures, land use, social culture, and economic conditions of the area
24 within the CenterCity Business Neighborhood (CCBN) have been

1 determined to contain significant blight and deleterious land use as
2 defined in Tennessee Code Annotated Sections 13-20-201; and

3 **WHEREAS**, the City of Knoxville would like to begin the process of
4 urban renewal and/or redevelopment in the CenterCity Business
5 Neighborhood by designating a portion of the CCBN a Urban Renewal
6 and/or Redevelopment Area in the area generally bounded by Western
7 Avenue on the north and east, Proctor Street on the west and
8 Middlebrook Pike on the South; and

10 **WHEREAS**, CenterCity Business Neighborhood Urban Renewal
11 and/or Redevelopment Plan would be designed to remove, prevent or
12 reduce the blighted areas and dilapidation of buildings and
13 improvements within and adjacent to the project area and promote
14 economic growth in the area; and

16 **WHEREAS**, the City of Knoxville's Community Development
17 Corporation have had a long-standing relationship of administering
18 urban renewal and/or development programs which are vital to the
19 public interest of the City and its citizens; and

21 **WHEREAS**, the City of Knoxville would like Knoxville's Community
22 Development Corporation to conduct a public hearing on said plan; and

23 **WHEREAS**, the City of Knoxville would pay KCDC the costs
24 necessary to fund the cost of preparation of the plan, advertising, public
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1 notices and conducting the public hearing at a cost of up to ten
2 thousand dollars; and

3 **WHEREAS**, approval of any urban renewal and/or redevelopment
4 plan arising out of a public hearing on the project, every effort will be
5 made to minimize any hardship of relocation to individuals and/or
6 businesses and re-establishment of business such that relocation
7 advisory services, moving expense payments, and claims assistance shall
8 be afforded to any displaced person or business without regard to race,
9 creed, color, sex, or national origin and shall be provided in as fair and
10 consistent manner so that no displacee shall suffer disproportionate
11 injuries as a result of said project.
12

13
14 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF**
15 **THE CITY OF KNOXVILLE:**


16 **SECTION 1:** That Knoxville's Community Development
17 Corporation is hereby authorized to prepare an urban renewal and/or
18 redevelopment plan for the CenterCity Business Neighborhood.
19

20 **SECTION 2:** That Knoxville's Community Development
21 Corporation is hereby authorized to conduct a public hearing on the
22 CenterCity Business Neighborhood Urban Renewal and/or
23 Redevelopment Plan on or before April 1, 2000 to determine the necessity
24 for the adoption of the plan pursuant to Tennessee Code Annotated
25 Section 13-20-203(b)(3).
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SECTION 3: That upon to ten thousand dollars is hereby authorized as payment for expenses associated with plan preparation and conducting the public hearing.

SECTION 4: This Resolution shall take effect from and after its passage, the welfare of the City requiring it.


Recorder


Presiding Officer of the Council

RESOLUTION NO. R-126-00

RESOLUTION

**A RESOLUTION OF THE COUNCIL OF THE
CITY OF KNOXVILLE APPROVING THE
CENTER CITY BUSINESS NEIGHBORHOOD
REDEVELOPMENT PLAN.**

RESOLUTION NO: R-126-00

REQUESTED BY: Dept. of Development

PREPARED BY: Law

APPROVED AS TO FORM AND

CORRECTNESS: Director of Law

APPROVED: 4-4-00

APPROVED AS
AN EMERGENCY
MEASURE:

MINUTE BOOK 64 PAGE

WHEREAS, the Council of the City of Knoxville approved Resolution No.
R-559-99 on December 28, 1999; and

WHEREAS, the aforementioned resolution directed Knoxville's Community
Development Corporation to prepare a Center City Business Neighborhood Redevelopment
Plan, prepare the plan pursuant to an urban renewal plan as well as a redevelopment plan, and to
conduct a public hearing to determine the necessity for the adoption of the Plan as provided in
T.C.A. 13-20; and

WHEREAS, KCDC conducted a Public Hearing on March 16, 2000 as required
by Section 13-20 of the Tennessee Code Annotated, as amended; and

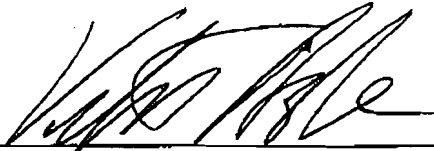
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2 **WHEREAS**, there were no negative findings at the public hearing which would
3 warrant revision of the redevelopment plan; and

4 **WHEREAS**, Knoxville's Community Development Corporation prepared said
5 plan pursuant to the procedure required for both an urban renewal plan and a redevelopment
6 plan.
7

8 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE**
9 **CITY OF KNOXVILLE:**

10 **SECTION 1:** Center City Redevelopment Plan is hereby approved, and that the
11 City Recorder is hereby directed to file a copy of said Redevelopment Plan with the minutes of
12 this meeting.

13 **SECTION 2:** This Resolution shall take effect from and after its passage, the
14 welfare of the City requiring it.
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20 Presiding Officer of the Council

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