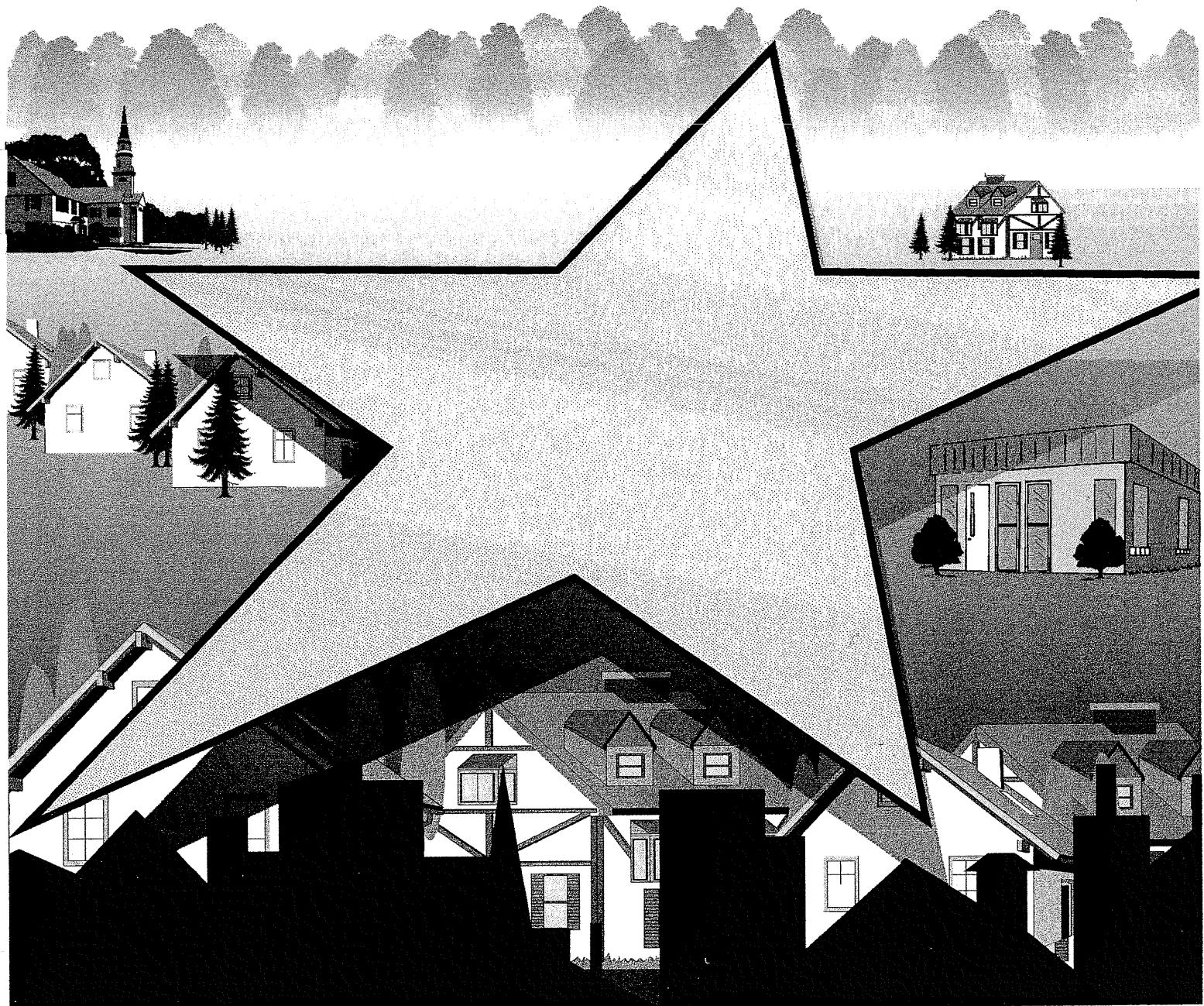


FIVE POINTS

Comprehensive Redevelopment Plan



FIVE POINTS COMPREHENSIVE REDEVELOPMENT PLAN

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MAP and CHART APPENDICES

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INTRODUCTION

The Five Points Community remembers in time past when "Five Points" was a thriving community, with vitality, livelihood and opportunity. Thirty years ago, Five Points had good housing stock, prosperous small businesses, (such as a hardware store, grocery store, and fine dining establishments) and neighborhood service businesses. Churches were the community consensus builders and provided support and leadership in the community. It is evident through dialogue, community input at neighborhood meetings, past neighborhood studies and reports, that residents, merchants, churches, local government, lending institutions, and concerned Knoxvillians, would like to revive the vitality the Five Points Community experienced and enjoyed years ago.

Although there is a monumental amount of work to be done in Five Points, there has been a great deal of positive things accomplished over the past 5-10 years. Since 1990, over 60 homes have been rehabilitated or newly constructed. Approximately \$850,000 dollars have been spent on the various housing programs previously and currently being implemented in Five Points, including owner occupied rehab, rental rehab, first time home buyer programs, down payment assistance, and home ownership counseling. Over two million dollars have been spent on infrastructure improvements such as street, sidewalk, curb and gutter improvements. Several new small businesses have started or expanded in Five Points including Housecall Health Care, Deli-Mart, Love Kitchen expansion, Jimmy Who's Music and Records, and Pagers Ltd., just to name a few.

The challenge to revitalize the Five Points Community remains constant; government residents, merchants and neighborhood churches realize they cannot do it alone. Thus emerges the public-private partnerships and effective utilization of existing resources. Knoxville Neighborhood Housing and Commercial Services, Inc. ("KNHCS"), was formed by the McCalla Avenue Task Force in 1988 to advocate and lead the efforts to revitalize Five Points. KNHCS is a 501(c)(3) non-profit, tax exempt organization, located at 300 Ben Hur Avenue. KNHCS' mission consists of building neighborhood consensus around projects, programs, and activities related to revitalizing the community. KNHCS in concert with the City's Department of Community Development and the Tennessee Housing Development Agency ("THDA"), administers housing programs and facilitates commercial development in Five Points.

Accomplishments to date have been paving the way for more improvements. The challenges and major concerns as identified by residents and merchants in the Five Points Community are drugs, crime, jobs, business development, economic development, housing development, social and professional services, youth and recreation, and transportation. The Five Points Comprehensive Redevelopment Plan provides an overview of the redevelopment process, a detailed summary of information residents and merchants provided at neighborhood meetings, suggestions and recommendations provided by residents and merchants, and a solid plan for revitalizing Five Points Community.

PROJECT BOUNDARY DESCRIPTION

Beginning at the point of intersection of the south right-of-way line of Martin Luther King, Jr. Avenue and the west right-of-way line of South Cherry Street; thence along the west right-of-way line of South Cherry Street in a southeasterly direction to Plymouth Street; thence behind Graves street and Cavalier Avenue to Ulster Avenue; thence along the south right-of-way line of Ulster Avenue in a southwesterly direction to its intersection with Truslow Street and South Olive Street; thence with the east right-of-way line of South Olive Street to its intersection with the north right-of-way line of Martin Luther King, Jr. Avenue; thence along the north right-of-way line of Martin Luther King Jr. Avenue in a southwesterly direction to its intersection with Kyle Street; thence along the right-of-way of Kyle Street to an unnamed alley behind the north right-of-way line of McCalla Avenue; thence with the unnamed alley in a northeasterly direction to its intersection with North Olive Street; thence continuing with the unnamed alley behind the north right -of-way of Maritn Luther King Jr. Avenue to the alley's intersection wtih South Cherry Street; thence with the right-of-way of South Cherry Street to the POINT OF BEGINNING

NEIGHBORHOOD ASSESSMENT AND CHARACTERISTICS

Over the last two decades, study after study and report after report have been completed relative to revitalizing Five Points. For example, in 1986 "A Market Feasibility Study of the Five Points Area in East Knoxville"; a mid eighties, draft report called "The Development of a Commercial Revitalization Program", by the Greater Knoxville Minority Business Bureau; in 1989 "A Redevelopment Strategy" completed by Art Campbell; and in 1990, a "Five Points Revitalization Report" by the East Tennessee Community Design Center.

Each study and report on the subject of Five Points has one thing in common, they all document the need for crime prevention, jobs, housing, essential services, accessible transportation, commercial and economic development. Each study also expresses concern as to whether or not there is sufficient population to support and sustain certain types of development, identified as a need, particularly business and commercial development. Despite these very same situations in larger urban cities, inner city communities throughout the country have progressed. Five Points/East Knoxville residents genuinely believe commercial revitalization is needed and can be sustained in their community. The question is when, where, how, and who.

Studies have shown a decrease in quality housing stock and population, vacant lots, little or no private investment in the commercial district, lack of decent jobs within the

neighborhood and no accessibility to numerous jobs outside the neighborhood. Within the last 3-5 years, housing contractors and housing promoters have been working on housing rehabilitation and infill housing. Approximately 23% of the residential lots are vacant, while an additional 26% contain substandard homes. There has been a 25% decrease in population over a ten year period, and there are over 507 residents unemployed in Five Points/East Knoxville.

To continue reversing these trends, substandard houses have to be rehabilitated, new houses must be constructed on the vacant lots, public-private partnerships need to be formed to develop the commercial strip, which will lead to jobs and business development.

PROJECT AREA DATA AND STATISTICS

Five Points is situated within census tract 5, and portions of census tracts 6 and 20. Most inner city residents and concerned Knoxvillians, no matter which census tract or area of town they live, support home ownership, rebuilding and helping sustain Five Points. Census tracts 19 and 20 are adjacent to tracts 5 and 6 and residents beyond tracts 19 and 20 pass through, patronize, visit and socialize with colleagues, relatives and friends throughout East Knoxville, on a daily basis.

The redevelopment plan boundary, represents a smaller, more manageable area, has 315 residential parcels, 63 commercial parcels, and 129 vacant lots. More detailed information about the ownership status, and general condition of homes, lots, and businesses can be found on the attached maps, and charts.

Total combined population in census tracts 5, 6, and 20, is 9,501; the combined poverty is 36.9 percent; and the combined unemployment rate is 14.6 percent.

The redevelopment plan boundary consist of:

Number of parcels	387
Number of Residential	315
Number of Commercial	63

Number of Other(s)

(Churches, public bldgs.) 8

Parks 1

Number of Vacant Lots 129 (Residential & Commercial Combined)

Conditions

Good 193

Fair 37 (Needs rehab)

Poor 50 (Rehab if feasible, demolish if not)

NEIGHBORHOOD INPUT, SUGGESTIONS AND RECOMMENDATIONS

Between 1992 and 1994 six community input meetings related to Five Points revitalization have been held; August 27, 1992 at Mt. Olive Baptist Church, November 17, 1992 at Tabernacle Baptist Church, March 1993 at St. Luke's Episcopal Church, March 29, 1994, at Mt. Olive Baptist Church, and April 18, 1994 at Payne Avenue Baptist Church and April 21, 1994 at Tabernacle Baptist Church. All of the above-noted community input meetings were extremely productive and informative. Residents, merchants, and concerned citizens expressed a great deal of optimism and some skepticism. Participants pointed out the fact that discussions, studies, and reports on revitalizing Five Points had been on-going for more than 20 years, with very little substantive results. When asked to share their concerns, needs, and desires; residents and merchants had very good ideas and suggestions. It was obvious that there was genuine commitment to improving the image and livability of the Five Points/East Knoxville community. General comments as well as specific suggestions and recommendations centered around the following topics:

- i. Neighborhood Crime and Safety
- ii. Commercial Development on MLK (Five Points and Burlington)
- iii. Jobs and Job Training
- iv. Housing
- v. Social Services

- vi. Recreation
- vii. Transportation

Other Community Input

- 1) Develop one-for-one replacement policy and commit to build on each lot where a structure is demolished.
- 2) Redirect flow of traffic at the intersection of Ulster and Ben Hur and Truslow and Bethel, as it feeds into Walter P. Taylor housing development (e.g. cul-de-sac, one-way directed traffic on ulster, or other viable options). Residents on Truslow and Ben Hur expressed concern of the traffic volume, littering, and inability to redevelop homes on Ben Hur on the west side of the street. This needs to be done in conjunction with an aesthetically pleasing buffer between Walter P. Taylor and the alley behind Ben Hur Avenue.
- 3) Develop lease-purchase program for rehabilitated homes and newly constructed homes in the redevelopment area, for residents that are not ready for Home ownership (e.g. credit problems, insufficient income for purchase, etc.)

COMPREHENSIVE REDEVELOPMENT PLAN

The intent of the redevelopment plan is to reemphasize and address the primary concerns and needs of Five Points/Park City residents, merchants, community groups and civic organizations. For the past 20 years, residents and merchants have been challenged to express their concerns, identify their needs, and work with neighbors, business owners, churches, lending institutions, local government and other local resources to affect neighborhood change. This redevelopment plan expresses the concerns, needs, and solutions to pertinent issues, as conveyed by the Five Points community.

Previous studies, reports and plans document the need for infill housing and housing rehabilitation as well as commercial revitalization. However, these plans and reports suggest that there is no market support to sustain the commercial strip. Residents and merchants on the other hand are convinced that the need for commercial development is equally as important as housing and believe the commercial strip can and will be viable. Residents and merchants do not want the commercial strip to be ignored under any circumstances. Therefore, as infill housing and housing rehabilitation is going on, creative approaches to reviving the commercial strip need to be developed and implemented.

The implementation of housing and commercial programs and projects will have a direct impact on other issues identified by residents and merchants, particularly jobs, job

training, crime and safety. Issues and concerns related to social services, recreation, and transportation need to be addressed further with specific service providers and appropriate agencies and organizations such as City of Knoxville's Parks and Recreation Department, Knoxville Transit Authority, Department of Human Services, Child and Family Services, Knox County Health Department, Knoxville Area Urban League, Knoxville-Knox County Community Action Committee, Knoxville's Community Development Corporation, and the Knoxville Police Department.

The primary goals and objectives to be achieved in Five Points are:

- 1) Build 75 new homes and rehab 150 homes
- 2) Develop the Cas Walker Site into a commercial property
- 3) Establish a permanent community policing program consisting of: a) police and resident interaction; b) police and merchant interaction; c) police involvement or police sponsored community-wide projects and events to raise awareness about crime prevention and police cooperation
- 4) Create aesthetically pleasing buffering systems between commercial and residential areas within the redevelopment boundary
- 5) Improve infrastructure around all physical development within the redevelopment boundary

- 6) Eliminate inadequate lot sizes and aggregate small lots of land into useable tracts of land to allow for appropriate development
- 7) Eliminate inappropriate land uses in the redevelopment area

PLAN IMPLEMENTATION STRATEGY AND METHODOLOGY

Redevelopment will occur based on a model block concept, replicated block by block throughout the redevelopment plan boundary (see attached maps of each street/block):

- a) Block clubs should be organized on each street in the redevelopment plan area;
- b) Residents in each block should be encouraged to make self-directed improvements and organize block clean-ups, lawn beautification contest, and most improved house contest, to enhance their block as it is being redeveloped;
- c) The Knoxville Police Department will be asked to meet simultaneously with block clubs as a part of an aggressive community policing effort to help property owners develop strategies to prevent crime and help police their blocks. The Knoxville Fire Department will also be asked to assist in this effort with an emphasis on safety and fire prevention;

- d) The Department of Community Development, Public Service, and Engineering will be asked to make needed sidewalk repairs, improve lighting and landscape public right-of-ways as each street/block is being redeveloped.

Property owners will be given the first opportunity to develop and redevelop their property in accordance with the Five Points Comprehensive Redevelopment Plan, as approved by City Council.

- a) Identification of properties targeted for redevelopment are shown on the maps located in the appendix;
- b) Properties not developed or redeveloped may be acquired and cleared to:
 - 1) remove substandard conditions;
 - 2) remove blighting influences;
 - 3) provide land for residential development;
 - 4) achieve other plan objectives.

SITE DEVELOPMENT

Site development will be achieved on vacant land or non-compliance properties by the acquisition and sale of acquired properties to non-profit and/or profit developers,

individuals and other community groups and agencies that will develop the land in strict compliance with the Plan as approved by City Council.

LAND DISPOSITION METHODOLOGY

1. The Land Use Plan provides the use classification of properties to be sold and the use for which they are to be developed.
2. The plan maintains there will be no immediate change in existing rights-of-ways except if determined to be in the best interest of the community in terms of developing housing projects designed to build quality affordable housing and enforcing crime prevention through environmental design.
3. Vacant land and undeveloped sites identified within the redevelopment plan boundaries will be disposed of by sale to redevelopers for development in accordance with the provisions of the Plan and their contract with Knoxville's Community Development Corporation ("KCDC"). In disposing of the land, KCDC in its contract and deed or other instrument of conveyance to the redevelopers shall include such terms, covenants, and conditions which shall be necessary or advisable to insure redevelopment and its use thereafter in accordance with the Plan to prevent recurrence of the condition of blight in this area. Such provisions shall be contained in contracts, deeds, or other instruments of conveyance irrespective of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other local laws, ordinances, or regulations of this

Redevelopment Plan, and such other requirements as may be set forth in the contracts between KCDC, and the redevelopers. Such contracts, deeds, and other instruments of conveyance, in addition to including such terms and conditions as KCDC may find desirable so that the objectives of this Plan can be implemented, shall obligate the purchasers of land in the project area and their successors in interest to:

- A. Devote the parcels owned by them only to the uses and controls as specified in this Redevelopment Plan.
- B. Prosecute diligently the construction of the improvements agreed upon in the disposition land sales contract and to begin and complete such Improvements within a reasonable time as determined in the contract.
- C. Make no changes, additions or alterations such improvements that are not in conformity with this Plan, or the approved land sales contract, without prior approval by KCDC.
- D. Effect or execute no agreement, lease conveyance, or other instruments whereby any parcels in the project area owned by them are restricted upon the basis of race, religion, color, or national origin in the sale, lease, or occupancy thereof. (This obligation is to be effective without limitation as to time, regardless of any termination date provided with respect to any provisions of this Plan).

- E. Take affirmative action to insure that applicants for jobs are employed and that employees are treated without regard to race, color, religion, or national origin. Further, provisions for such affirmative action will be included in every subcontract or lease led by or for him.
- F. Without the prior consent of the Grantor, except to a mortgagee or trustee under a mortgage or deed of trust permitted by a Special Warranty Deed, the redeveloper shall reassign no contract rights nor resell, nor otherwise transfer the land (or interest therein) purchased by them prior to the completion of the improvements therein without the approval of KCDC and except in cases satisfactory with KCDC, not to speculate with respect to such land. Upon the proper completion of improvements, as required in the disposition contract, KCDC will provide certification to the owner that the improvements have been completed in accordance with said contract. It is intended by this Plan that KCDC shall be beneficiary of all such covenants or obligations and KCDC (in addition to other appropriate public agencies) shall be entitled to represent the interest and act on behalf of, the City and community in enforcing these and any other covenants and obligations as to the rebuilding and continued use of the project area in accordance with this Plan. It is further intended that KCDC be authorized through the disposition contract to retain such rights and remedies as it shall find necessary or desirable in order to protect its and the interest of the Five Points community and City, including the right and power to retake or recapture by the reversion of title to KCDC of the land conveyed or any part thereof. KCDC

will issue a Certificate of Completion releasing the covenants of the Special Warranty Deed following completion and inspection of the redevelopment approved for a particular tract or tracts of land.

- G. Approval of architectural plans and/or design drawings for all buildings or large scale development within the project area shall be required before sale of project land can be finalized. An advisory board will recommend approval to the KCDC Board of Commissioners.

Through the cooperative involvement of KCDC, appropriate City of Knoxville Departments, City Council, KNHCS, the redevelopment team, the Five Points neighborhood residents and merchants, interested community groups and agencies, and private enterprise, affordable housing that is harmonious in structure and appearance will provide a valuable resource for many years. Eliminating blighting influences will stabilize this community and create a desirable place to live.

HOUSING REDEVELOPMENT

Five Points/East Knoxville Community consist of census tracts 5, 6, and 20, according to census data located at the Metropolitan Planning Commission. According to neighborhood data, there are 102 vacant lots, 7 deteriorated structures that are beyond repair, and 47 homes that need to be rehabilitated or demolished if rehabilitation is not feasible.

Knoxville Neighborhood Housing and Commercial Services, Inc., located in the Five Points community has developed an infill housing demonstration program to implement. KNHCS is currently working with local lenders and grantors to fund the implementation of the first Infill Housing Project on Louise Street. Since local government cannot resolve the issue of affordable housing alone, KNHCS will need help in comprehensively developing infill housing and rehabilitating houses.

HOUSING STRATEGY:

In the simplest of terms, there must be a basic a process outlined, with time lines and responsible role players identified. The first step necessary to address the issues of developing on vacant lots and rehabilitating deteriorating homes is to identify the number and location of vacant lots and deteriorated houses. A list of vacant lots and deteriorated homes is included in the Plan in the appendix. Construction companies, housing

developers and housing organizations such as KNHCS, Knox Housing Partnership (“KHP”), Affordable Housing Demonstration Fund (East Tennessee Foundation), City's Department of Community Development and Knoxville's Community Development Corporation, hopefully will commit to the development of a specified number of vacant lots and housing rehabilitations.

HOUSING REHABILITATION PROCESS

- | | | |
|---|---|--------------------------------|
| 1. Complete Application | > | Income/Employment Verification |
| 2. Credit Report | > | Eligibility Determination |
| 3. Initial House Inspection | > | Work Write-up & Cost Estimate |
| 4. Competitive Bid Process | > | Selection of Contractor |
| 5. Physical Construction Rehabilitation | > | Final Walk-through |
| 6. Acceptance of Work | | |

Early in the housing rehabilitation process, after applications are submitted and credit reports are pulled, homeowners and prospective home buyers generally will fall into one of the three following scenarios:

A) Cash saved

Good credit

Adequate income/employment to obtain a home mortgage

Adequate debt to income ratio

Ready for Home ownership;

- B) Minimum cash saved
 - Satisfactory credit
 - Satisfactory to adequate income/employment
 - Marginal debt-to-income ratio
 - (Recommending Home buyer education and Home ownership counseling);

- C) No cash saved
 - Poor credit
 - Poor to adequate income/employment
 - Unsatisfactory debt to income ratio
 - (Requiring mandatory Home buyer education, Home ownership counseling, credit and budget counseling);

COMMERCIAL REDEVELOPMENT

Years ago, the Five Points commercial strip was thriving with neighborhood serving businesses. A decrease in housing stock, substandard housing, and a decrease in population contributed to the loss of businesses in Five Points. In order for the Five Points commercial strip to survive, grow and prosper, there must be increased housing, job creation with emphasis on “liveable wages”, and sufficient disposable income to sustain a viable commercial strip. Issues relative to loitering and illegal activity must be effectively dealt with by the community in conjunction with the Knoxville Police Department, as the commercial strip is undergoing revitalization and infusions of public and private investment. Residents, merchants, and customers must insist that businesses provide the appropriate atmosphere to conduct business (safe, clean, and well-lit). Merchants and entrepreneurs must also think of strategies and approaches to develop, manufacture, and produce products and goods that can be sold outside the community. As consumers get more familiar and comfortable with the goods and services available in the commercial strip, merchants and business owners will see an increase in sales and demand.

COMMERCIAL DEVELOPMENT STRATEGY:

To accomplish revitalization in the Five Points commercial district, residents, merchants, and concerned citizens have identified three commercial development concepts:

- 1) Five Points Village
- 2) Storefront/plaza type office and retail development
- 3) Mixed-use retail combined with upper level housing

FIVE POINTS VILLAGE CONCEPT:

Single level development on the Cas Walker Site. This development concept embraces ethnicity of African Americans, Asian Americans, Japanese/Chinese, Americans, Nigerians, and other ethnic cultures. The vision is to create retail booths or space to showcase diverse foods, clothing, jewelry, art, and other ethnic retail products. This development could either be enclosed with mall style entrances and exits, with shared common space for eating, restroom facilities and other amenities or separate enclosed retail spaces with individual entrances under one roof. The overall facility would be owned and leased by one management group or entity and booths and retail space would subleased to vendors and merchants.

STOREFRONT PLAZA CONCEPT:

A single level development with external and internal entrances to each business. Each space would have individual restrooms, and other amenities. Each space would be leased or owned individually. Storefront plazas would consist of small retail specialty shops, service oriented businesses such as barber and beauty shops, small office space and eateries.

MIXED-USE CONCEPT:

Two or three level development with small retail, office, and service oriented businesses are envisioned on the first floor level. Each retail space would have separate entrances and exits, individual restrooms, and other amenities. The second and third floors would consist of contemporary multi-family apartments or townhouse apartments, with separate landscaped entrances and exits for the commercial level facing Martin Luther King, Jr. Boulevard and residential level entrance and exit on Louise Street.

Each concept suggest using the former Cas Walker Site for such a development; the Five Points Village and mixed use retail/housing concepts propose assembling additional parcels of land adjacent to Cas Walker for parking and other passive uses consistent with developing the site. Although residents and merchants have labeled each concept differently "in name"; based on comments and input received, they envision similar types of office and service type businesses as well as small retail shops in each of the three concepts. Specifically mentioned were the following types of shops and businesses:

Small "mom-pop" grocery store

Cleaners

Specialty shops (ladies apparel, gift shop, hair care, etc.)

Insurance

Pharmacy/Drug Store

Barber/Beauty Shop

Medical and Dental Office

Small eatery/restaurant

Real-estate Office

Video store or arcade

In addition to developing the Cas Walker Site and two vacant sites at the major intersection, minor and major facade work needs to occur at other businesses along Martin Luther King, Jr. Blvd. commercial strip from Spruce Street to Chestnut. Extensive landscaping, signage improvements, and increased lighting is also needed in the Commercial District. Other internal needs and technical assistance needs of merchants and business owners can be addressed collectively through an effective merchants association, and involvement by the Urban League, Chamber of Commerce, Small Business Action Council ("SBAC"), Minority Purchasing Council, and the Economic Development Department of the City of Knoxville.

After the Five Points Community determines which development concept or combination development concept is preferred, the generic time line below can be used or modified to facilitate commercial and economic development. Developing the commercial strip will accomplish the neighborhoods' priority to create and expand the neighborhood small business base, create and retain jobs for neighborhood residents and create consumable goods and services for neighborhood residents.

*The intent of the illustration is not to limit or understate the process of commercial redevelopment; it is intended to initiate the process, but can be modified and expanded as necessary and appropriate in accordance with the Plan as approved by City Council.

Developing commercial and housing projects present a tough challenge; however, the task of revitalizing Five Points/East Knoxville can be achieved. In fact, the revitalization process began with activities and projects such as:

KCDC/City joint venture to develop the Dollar General Store/training facility;

KNHCS' revolving loan fund to rehabilitate 30 owner-occupied homes in Five Points, representing an investment of approximately \$1,200,000;

the renovation and reuse of a vacant building located at 2309 Martin Luther King Jr. Boulevard, representing an investment of \$140,000 dollars, which in turn created and expanded 2 new businesses and created 6-7 new jobs;

the Five Points Intersection Improvement Project a public infrastructure investment of \$2,000,000;

extended sidewalk, curb, and gutter improvements on Martin Luther King, Jr. Boulevard from Spruce Street to 1 block east of Chestnut, representing a public infrastructure investment of \$250,000;

KNHCS/Knoxville Habitat for Humanity Linden Place Project which eliminated a blighted old school building (Park Lowry) and constructed 12 new homes, representing an investment of \$566,000;

the expansion of the Love Kitchen in the former Coleman's Printing building at the corner of Parham and Martin Luther King, Jr. Boulevard, representing an investment of \$65,000 plus renovation cost;

individual start-up businesses such as Express Deli, Pagers Ltd., relocation of Jimmy Who's record store.

The combination of existing efforts underway as indicated above, opportunities for future redevelopment and neighborhood commitment to positive change will produce Five Points revitalization.

NEIGHBORHOOD CRIME AND COMMUNITY POLICING

In order to have viable businesses and quality housing, crime and safety must be addressed. Neighborhood residents, merchants, and local law enforcement agencies must work collectively in partnership through "community policing". Positive relationships must be built and maintained. Communication is critical and necessary for each community policing participant and each resident, merchant, and civic leader with interaction, not confrontation. Planned Activities could include:

- 1) Hire and post full-time or part-time officers to walk and bike the neighborhood and interact with residents and merchants;
- 2) Have officer(s) attend neighborhood watch meetings to interact with residents;
- 3) Meet with block clubs to address and educate on the subject of crime prevention;
- 4) Develop youth programs in conjunction with neighborhood groups like the YWCA and YMCS's, Boys and Girls Club, to promote education, abstinence from drugs, physical fitness and exercise and other recreational activities;

- 5) Meet with merchants via Merchants Association to help educate them about securing their property, preventing vandalism and loitering, and other crime prevention tips.
- 6) Quarterly update community merchants, residents and organizations on progress being made through community policing efforts.

JOBS AND JOBS TRAINING

Job can be created by development of the Cas Walker site as it has with the development of the Dollar General Store where 50 public housing residents will be trained each year in retail sales. Further development of the two vacant tracts adjacent to and across the street from the Dollar General Store plus expansion of existing business could potentially provide an additional 20-25 jobs.

Job training programs are available through the Knoxville Area Urban League, Knoxville-Knox County CAC, and Knoxville's Community Development Corporation.

SOCIAL SERVICES AND RECREATION

There are numerous social service organizations and recreational programs available in the Five Points/East Knoxville Community. Effective utilization of existing resources will adequately address the concerns and needs of community residents. The following is a list of some of the existing organizations in the Five Points/East Knoxville community:

Community Action Committee East Area Center
Knoxville Area Urban League
Fair Garden Family Enhancement Center
Crutcher Memorial Youth Enrichment Center
East Side YMCA
Phyllis Wheatley YWCA
Boys and Girls Club
Love Kitchen
Olympic Center, Inc.

The organizations enumerated above, deal with issues such as food, clothing, self sufficiency, family involvement, skills training, youth enrichment, recreation, physical fitness and tutorial programs. With support from the community at-large, these organizations have the capacity, skills, and expertise to address social services issues of residents in the Five Points/East Knoxville community. Instead of creating and duplicating services, each social service and recreational organization within the community must communicate and promote the services they provide. Each organization must meet and challenge each other to work together to address social and recreational concerns and problems in Five Points.

LAND ACQUISITION PLAN

The Land Acquisition Policy of Knoxville's Community Development Corporation, as approved by the Board of Commissioners, sets forth the procedures and objectives to be followed in the acquisition of properties in all projects administered by the Agency. This policy, which is the Department of Community Development and Department of Housing and Urban Development's policy state that Knoxville's Community Development Corporation will "make every reasonable effort to acquire real property expeditiously through negotiated agreements; pay just compensation for all legal property interests acquired, and conduct acquisition activities in a manner which minimizes hardships to owners and tenants and which promotes public confidence in the land acquisition practices; assures fair and consistent treatment to all owners and tenants; and minimizes litigation in the acquisition of real property interests". Knoxville Neighborhood Housing and Commercial Services, Inc. will work with each impacted resident and merchant to gain support and allies in implementing the Five Points Comprehensive Redevelopment Plan as approved by City Council before executing land acquisition.

The inclusion of Federal CDBG funds as a financing tool will require KCDC to implement the Uniform Relocation and Real Property Acquisition Policies Act of 1970 as amended. This Act (Public Law 91-646) requires "just compensation" be paid for all property acquired and outlines the procedures to be followed in property acquisition. A

copy of this Public law will be available at KCDC offices located at 901 Broadway, Knoxville, Tennessee, during normal business hours from 7:30 a.m. to 4:00 p.m., Monday through Friday.

The Property Acquisition Map in the appendix indicates which properties are to be acquired. A "Notice of Intent to Acquire" will be delivered by certified mail to all property owners and tenants within the project area, whose interests will be acquired. Within ninety days after delivery of such notice, at least one appraisal will be made by a local, professional, competent appraiser. The appraisal (or appraisals) will be reviewed, fair market value established and certified, and a formal offer to purchase will be personally delivered to the property owner, unless the property is an out of town resident, in which case an offer will be delivered by certified mail.

The KCDC representative who negotiates the purchases will discuss the offer with the property owner and explain the acquisition policies and procedures followed in establishing the fair market value. The owner will be given a reasonable time to respond to the offer and may present any evidence they wish for further review or revision in the fair market value offered. KCDC may require revision of the offer, or obtain a new appraisal or the owner may provide an appraisal as the basis for further negotiation. Prior to initiating an eminent domain proceeding (condemnation), KCDC shall make every prudent and responsible effort to reach a negotiated settlement. Acquisition and relocation activities shall be closely monitored to assure that displaced persons do not suffer disproportionate injury as a result of this redevelopment project.

RELOCATION PLAN

Relocation is not anticipated in this Plan because most of the acquisitions are vacant lots or vacant lots or vacant structures. Every effort will be made to avoid any displacement of owners or tenants. However, minimal relocation may be necessary as a result of substantial rehabilitation. In order to provide for this contingency, a Relocation Plan is incorporated in this Redevelopment Plan.

In compliance with HUD's Relocation Policy and Public Law 91-646, every reasonable effort will be made to assist any individual or family who is displaced as a result of this redevelopment program. Advisory and functional services will be provided by KCDC to ensure that equal and just treatment is afforded to every displacee.

If relocation becomes necessary, the assigned Relocation Officer will begin immediately to secure relocation resources and will provide whatever assistance necessary to minimize the hardship of relocation. Actual reasonable moving expenses will be paid to each displacee for the relocation of all movable items of personal property, and payments will be made to disconnect and reconnect all machinery and equipment which must be relocated, according to the adopted policy. The Relocation Officer will assist the displacee in obtaining the required documentation, moving bids, and in filling the required claim forms necessary for the payment of claims.

A "Notice to Vacate" will be sent to each displacee following acquisition of the property they occupy. Sufficient time (no less than ninety days) will be given to each displacee if an adequate replacement location is not immediately available, or if other hardships are apparent. KCDC will maintain and update a current resource listing to provide continuous information on a timely basis. Relocation resources are available in the Knoxville area to meet any need.

Eligibility for relocation payments is established if the occupant/business is in possession of the acquired property at the time negotiations begin for the purchase of the property. If the occupant/business begins occupancy after negotiations have begun for its purchase, the occupant is not eligible for relocation payments. All known occupants will be so advised in the "Notice of Intent to Acquire" letter, which will be delivered prior to the initiation of negotiations.

The inclusion of Federal Community Development Block Grant funds as financing for this Plan will require KCDC to implement the Uniform Relocation and Real Property Acquisition Act of 1970, as amended. This Act (Public Law 91-646), requires KCDC "to ensure that persons displaced as a direct result of Federal or Federally assisted projects are treated fairly, consistently, and equitably so that such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole; and to ensure that agencies implement these regulations in a manner that is efficient and cost effective".

Two types of payments may be available to eligible residential and business displacees:

Residential

1. Actual reasonable moving expenses supported by three commercial moving bids; or
2. A Fixed Payment for residential moving expense and dislocation allowance.

(The payment schedule this section.)

Business

1. Actual reasonable moving expenses supported by three commercial moving bids and re-establishment expenses; or
2. A Fixed Payment in lieu of reasonable moving expenses, but not less than \$1,000, nor more than \$20,000. A business must qualify for this payment based on the guidelines contained in Section 24.306 of Public Law 91-646.

Business relocation payments are also applicable to eligible non-profit organizations.

The Housing and Community Development Act of 1974, as amended, requires a unit for unit replacement of any units demolished with Community Development Block Grant funds. Accordingly, the City of Knoxville has adopted a "Residential Anti-Displacement and Relocation Assistance Plan" as required. A copy of this Plan is available for review at Knoxville Neighborhood Housing and Commercial Services, Inc., Knoxville's Community Development Corporation and the City of Knoxville Community Development Department.

PROPERTY MANAGEMENT PLAN

It is anticipated that approximately 75 acquired properties will be under management at various times during the redevelopment project. No funds will be expended for maintenance, improvements, or repairs, of acquired properties unless absolutely required. The primary objective of the property management activity will be to minimize the length of occupancy after acquisition, to relocate occupants as quickly and efficiently as possible into appropriate accommodations, (if relocation is required), and to maximize the sale or reuse of the properties as soon as feasible. Maintenance required for the health and safety of occupants or residents remaining in the area will be undertaken as required.

KCDC does not anticipate the need to employ security personnel to ensure protection of the acquired properties. The properties will be inspected frequently in order to be informed as to the condition of such properties.

A rent schedule will be established in accordance with KCDC policy for all property which is occupied after acquisition. The occupant will be given the balance of the month in which the property is acquired on a rent free basis; however, rent payments must be made on the first day of the following month. Every effort will be made to relocate occupants (if required) prior to the date of closing, whenever possible, in order to avoid

executing temporary leases and collection of rents. However, as previously mentioned, relocation is not anticipated but provisions for this contingency are incorporated throughout the Plan.

If vandalism or destruction of property occurs or becomes a special problem, an effort will be made to obtain special police patrol and aggressive community policing in the project area.

PROCEDURE FOR CHANGES IN THE REDEVELOPMENT PLAN

Changes requiring KCDC Board and Council Approval

The KCDC Board of Commissioners and the City Council of Knoxville acknowledge that changes in the Plan may be warranted during the execution of a redevelopment project. Therefore, the Redevelopment Plan contains provisions for amendment. As a general rule, most changes in the Plan are of such a minor nature that review and approval by the KCDC Board or City Council are unwarranted. However, occasionally some changes may affect the basis upon which the Plan was originally approved. Accordingly, the KCDC Board and City Council, following recommendations by an advisory board, will approve of Redevelopment Plan Amendments as required when the proposed changes affect the categories specified below, except where noted otherwise:

1. **Changes In The Basic Project Objectives:** It is City Council's intent to permit KCDC staff maximum flexibility in administering and adjusting the Redevelopment Plan without requesting approval in situations where basic redevelopment project objectives are not affected or undermined. However, any adjustment or proposed change in the form of an addition or deletion of a basic project objective, must be reviewed and approved by the KCDC Board and City Council.

2. **Budgetary Changes:** The Project Financing Plan outlines an estimated budget for project execution. KCDC, in cooperation with the City Administration, may at their

discretion amend the amounts budgeted for itemized expenditures provided for in the total project budget without formal approval. However, in the event an increase in the total project budget is required, specific approval and authorization must be received from KCDC Board and Knoxville City Council.

3. **Boundary Changes:** Any proposed change in the boundaries for the redevelopment project area must be reviewed and approved by KCDC Board of Commissioners and City Council.
4. **Acquisition Changes:** KCDC staff, through KCDC Board and City CD administration, will be permitted to acquire additional properties not herein designated for acquisition without City Council approval if the property to be acquired can be purchased on a willing buyer/willing seller basis without the threat of eminent domain, and adequate funds are available to accomplish the acquisition. If a critically needed additional property acquisition is necessary and the property cannot be purchased without the use of eminent domain (condemnation), then such additional acquisitions must receive specific approval by KCDC Board of Commissioners and Knoxville City Council. Such approval will have the effect of incorporating the additional property into the Redevelopment Plan to allow KCDC to acquire these properties by eminent domain, if necessary, to achieve the objective of this Plan. However, any property which is deleted from the acquisition schedule by mutual agreement between KCDC staff and the City Administration will not require further approval, but the affected property owners will be notified by certified mail that their property has been deleted from the acquisition schedule.

DISPOSITION PLAN

Disposition of property acquired through the Redevelopment Plan will be carried out as follows:

1. Individual Buildable Lots Not Suitable For Assembly For A Developer:

The City's Community Development Department ("DCD") has been accepting applications from prospective homeowners and non-profit organizations for lots on which to build through the City's Home, Hope 3, Rental Rehabilitation and Owner's Occupied Rehabilitation. DCD will continue to solicit and accept these applications and make recommendations for Home ownership according to the priorities and criteria established for the various housing programs. DCD will work with KNHCS and potential home buyers to obtain the financing needed to construct a home, and to obtain plans and a contractor. DCD will submit recommendations to the KCDC Board for persons or organizations who have fulfilled the program requirements for buying a lot. If approved by the Board, the lot will be sold to the Home buyer for a minimum of One Dollar (\$1.00). DCD will also make recommendations to KCDC on the price of the lot, based on how much of a write down is needed to make the project affordable to the buyer, how much of an incentive is needed to encourage development in the neighborhood, and the projected value of the completed project. If resubdivision or variances are needed, DCD Staff will work with KNHCS and the Metropolitan Planning Commission to accomplish these requirements.

2. Land Assembled For Sale To A Private Developer

KCDC, with support from DCD and KNHCS, will solicit proposals for the development of single-family residential housing affordable to moderate income home buyers. Proposed sale prices may not exceed the sale prices for houses eligible for financing through THDA tax-exempt bond funds. All selected plans will be reviewed by the Metropolitan Planning Commission for neighborhood compatibility. Developers will include in their proposal the price they are offering to pay for the land; however, price is only one factor to be considered in selecting the developer. A write-down will be considered if needed to keep the housing affordable. Developers may present alternative proposals for consideration. Criteria to be considered in selecting proposals will include: affordability, positive impact on the neighborhood, compatible design, marketability of the units, and public cost.

3. Unbuildable Lots

Vacant property acquired which is not feasible for infill housing, or which does not have another designated reuse (i.e. park), will first be offered for sale to adjoining property owners for cost. If the property is between two properties whose owners both wish to buy the land, the lot will be split and resubdivided with the adjoining lots. If neither property owner wishes to buy land, it will be offered to the neighborhood organizations for a community garden. If no neighborhood organization wishes to accept the property, it will be offered free to adjoining property owners.

IMPROVED LAND

1. Vacant Single-family Houses

As with vacant buildable lots, DCD will view applications submitted pursuant to the various housing programs available and make recommendations to the KCDC Board for Home ownership according to the priorities and criteria established for the HOME, Hope 3, Rental Rehabilitation, Owner-occupied Rehabilitation housing programs. Often potential home buyers will qualify for low cost rehabilitation financing through the City's Housing Rehabilitation Programs, making it less likely that a write-down will be needed in the purchase price of the house. The goal will be to sell the houses for cost. A write-down will be allowable if needed to make a feasible project, with the minimum price being One Dollar (\$1.00).

If DCD and KCDC determine that it is not feasible for the house to be purchased and rehabilitated through the various housing programs available, bids will be solicited from private developers who agree to rehabilitate the property for residential use or other use if consistent with the Redevelopment Plan and that necessary financing must be arranged within ninety (90) days of bid acceptance, and that the rehabilitation must be underway within sixty (60) days of property transfer.

2. Occupied Houses

Occupied properties will be sold to persons or organizations willing to offer existing tenants the right to occupy and lease a suitable dwelling in the house after rehabilitation

is complete, unless they are evicted for cause, or unless there is not a unit in the house of suitable size for the family. Tenants will be provided relocation assistance if temporary or permanent displacement is required.

First option to purchase the house will be given to the tenant. If the tenant rejects the opportunity, or is not able to purchase and rehabilitate the house, bids will be solicited from both non-profit and for-profit developers who agree to rehabilitate the property, subject to the stipulations described for vacant houses.

COMMERCIAL AND VACANT MULTI-FAMILY PROPERTIES

KCDC with support from DCD and KNHCS will solicit proposals for the development, improvement, redevelopment, or rehabilitation, of properties designated for commercial use, or multi-family housing. Developers will include in their proposals the price they are offering to pay for the land; however, price is only one factor to be considered in selecting developers. A write-down will be considered if needed to make a project feasible.

Land assembled for sale to a private developer, and sales of commercial and vacant multi-family properties, will require selection by a review committee appointed by the KCDC Board of Commissioners. The review committee's selection will be submitted to the KCDC Board for final approval.

FINANCING PLAN

The Redevelopment Plan can be implemented through a combination of various federal, state, private, and local resources.

The objectives of the Financing Plan for the Five Points Comprehensive Redevelopment Plan 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

Due to the recent changes in federal taxation statutes and the complexity of the overall objectives of this revitalization effort, 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. Revenue/General Obligation Bonds (15 year maturity) could be used for financing public improvements which may be authorized by City Council;
3. Short and/or long-term (not to exceed 15 years), tax exempt, qualified redevelopment instruments of the City of Knoxville or its authorized instrumentalities.

Other Revenues

This Financing Plan does not include, and 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 the 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 informed of redevelopment activities through periodic reports

as progress dictates, or as Council may request. The project financial status and projections shall also be provided.

Potential Funding Sources:

City	Knox County
TVA	Small Business Association 504
Economic Development Administration	LISC Supermarket Initiative
Affordable Housing Demonstration Fund	Local and State Foundations
State	THDA
Neighborhood Reinvestment	Local Bank contributions and loans
HUD	

Potential Resource Partners:

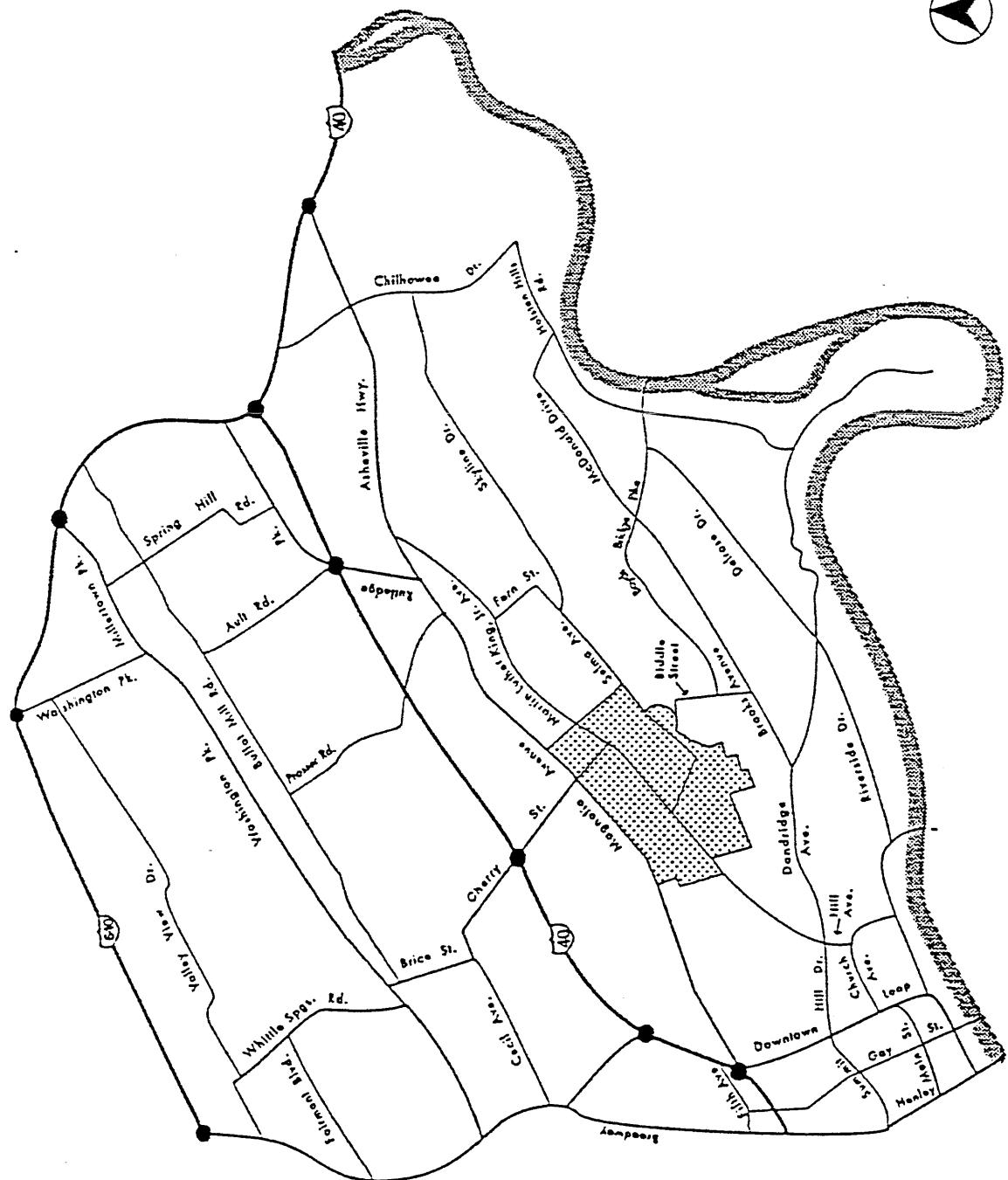
Department of Development	Neighborhood Reinvestment Corporation
Douglass Cherokee Economic Authority	Economic Ventures
Knoxville Area Urban League	Knox Housing Partnership
Knoxville Habitat for Humanity	Private Developers
Knoxville Neighborhood Housing and Commercial Services, Inc	

FIVE POINTS SMALL AREA PLAN

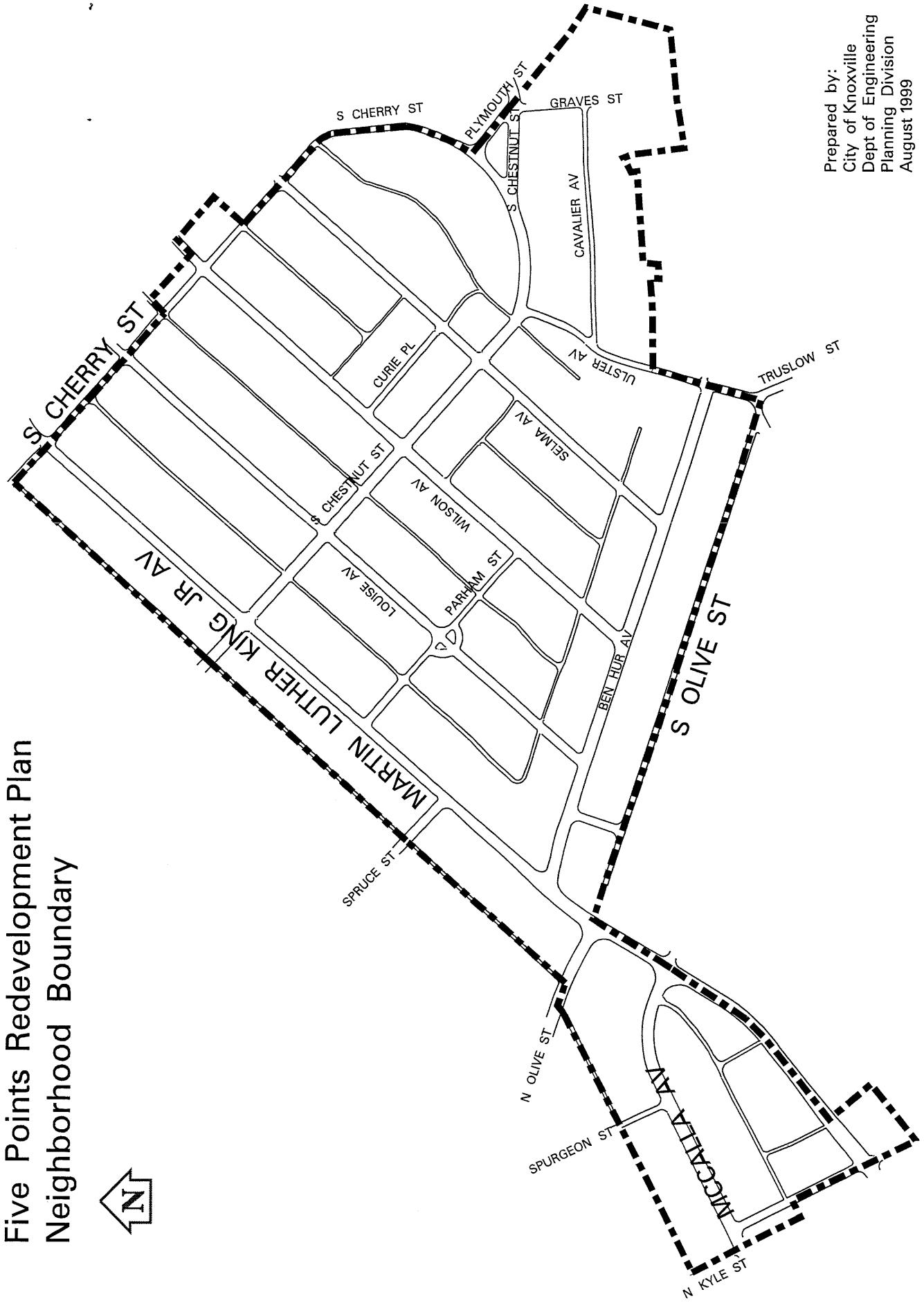
Location Map

MPC
METROPOLITAN
PLANNING
COMMISSION
KNOXVILLE, TENNESSEE

Suite 403 - City County Building
400 Main Street
Knoxville, Tennessee 37901
(423) 521-2500
FAX: 521-2064



Five Points Redevelopment Plan Neighborhood Boundary



Prepared by:
City of Knoxville
Dept of Engineering
Planning Division
August 1999

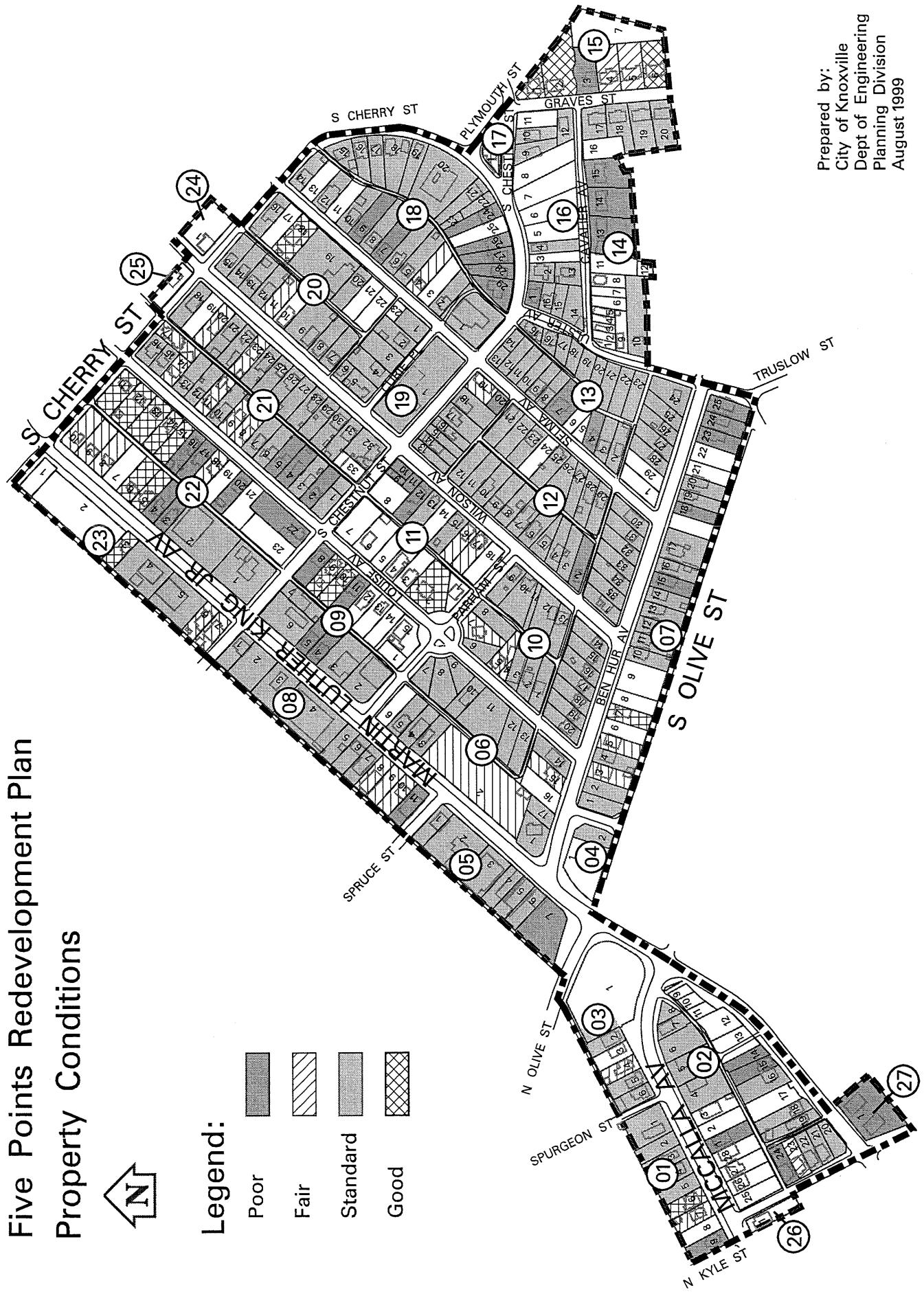
Five Points Redevelopment Plan

Property Conditions



Legend:

- Poor
- Fair
- Standard
- Good



EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
01/01	2235 MCCALLA AV	STANDARD	COMMERCIAL BLDG	COMMERCIAL	REDEVELOP	TBA2
01/02	2227 MCCALLA AV	STANDARD	COMMERCIAL LOT	COMMERCIAL	REDEVELOP	TBA2
01/03	2225 MCCALLA AV	STANDARD	COMMERCIAL BLDG	COMMERCIAL	REDEVELOP	TBA2
01/04	2223 MCCALLA AV	STANDARD	COMMERCIAL BLDG	COMMERCIAL	REDEVELOP	TBA2
01/05	2219 MCCALLA AV	STANDARD	COMMERCIAL LOT	COMMERCIAL/GN SPACE	COMMERCIAL BUFFER	TBA2
01/06	2207 MCCALLA AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
01/07	2205 MCCALLA AV	FAR	RESIDENTIAL	RESIDENTIAL	NONE	
01/08	2203 MCCALLA AV	POOR	RESIDENTIAL	RESIDENTIAL	INFILL/REHAB	TBA
01/09	2201 MCCALLA AV	POOR	RESIDENTIAL	RESIDENTIAL	INFILL/REHAB	TBA
02/01	2220 MCCALLA AV	N/A	RESIDENTIAL	RESIDENTIAL	NONE	TBA
02/02	2222 MCCALLA AV	STANDARD	VACANT LOT	RESIDENTIAL	NONE	
02/03	2228 MCCALLA AV	STANDARD	RESIDENCE	RESIDENTIAL	NONE	
02/04	2230 MCCALLA AV	STANDARD	COMMERCIAL LOT	COMMERCIAL	NONE	
02/05	2236 MCCALLA AV	STANDARD	COMMERCIAL LOT	COMMERCIAL	NONE	
02/06	MCCALLA AV	STANDARD	COMMERCIAL LOT	COMMERCIAL	NONE	
02/07	2248 MCCALLA AV	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
02/08	2252 MCCALLA AV	STANDARD	COMMERCIAL LOT	COMMERCIAL	NONE	
02/09	MARTIN LUTHER KING JR AV	N/A	VACANT LOT	BUFFER	NONE	TBA
02/10	2239 MARTIN LUTHER KING J	N/A	VACANT LOT	BUFFER	NONE	TBA
02/11	MARTIN LUTHER KING JR AV	N/A	VACANT LOT	BUFFER	NONE	TBA
02/12	MARTIN LUTHER KING JR AV	N/A	VACANT LOT	BUFFER	NONE	TBA
02/13	2231 MARTIN LUTHER KING J	N/A	VACANT LOT	BUFFER	NONE	TBA
02/14	2225 MARTIN LUTHER KING	POOR	RESIDENTIAL	RESIDENTIAL	INFILL	TBA
02/15	2223 MARTIN LUTHER KING	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	TBA
02/16	2221 MARTIN LUTHER KING	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
02/17	2219 MARTIN LUTHER KING	N/A	VACANT LOT	RESIDENTIAL	INFILL OR YARD	TBA2
02/18	2217 MARTIN LUTHER KING	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
02/18	2217 MARTIN LUTHER KING	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
02/19	2215 MARTIN LUTHER KING	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
02/20	126 KYLE ST	N/A	VACANT LOT	RESIDENTIAL YARD	NONE	
02/21	124 KYLE ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
02/22	122 KYLE ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
02/23	120 KYLE ST	FAIR	RESIDENTIAL	RESIDENTIAL	REHAB	
02/24	118 KYLE ST	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	
02/25	2200 MCCALLA AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
02/26	2202 MCCALLA AV	STANDARD	RESIDENCE	RESIDENTIAL	NONE	
02/27	2204 MCCALLA AV	STANDARD	RESIDENCE	RESIDENTIAL	NONE	
02/28	2218 MCCALLA AVE	STANDARD	RESIDENCE	RESIDENTIAL	NONE	
03/01	2209 MCCALLA AV	STANDARD	COMMERCIAL BLDG	COMMERCIAL/GN SPACE	NONE	
03/02	2205 MCCALLA AV	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
03/03	2253 MCCALLA AV	N/A	VACANT LOT	COMMERCIAL	INFILL/GN SPACE	
03/04	2251 MCCALLA AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
03/05	2247 MCCALLA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
03/06	2243 MCCALLA AV	N/A	RESIDENTIAL	RESIDENTIAL	NONE	
04/01	2308 MARTIN LUTHER KING J	N/A	VACANT LOT	COMMERCIAL OR BUFFER	COMMERCIAL INFILL	
04/02	111 BEN HUR AV	N/A	VACANT LOT	COMMERCIAL OR BUFFER	COMMERCIAL INFILL	
05/01	2345 MARTIN LUTHER KING J	STANDARD	COMMERCIAL LOT	COMMERCIAL	NONE	
05/02	2315 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
05/03	2327 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
05/04	2313 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
05/05	2311 MCCALLA AV	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
05/06	2309 MARTIN LUTHER KING J	POOR	COMMERCIAL LOT	COMMERCIAL	NONE	
05/07	2307 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	INFILL / PARKING	TBA	
06/01	2314 MARTIN LUTHER KING J					NONE

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
06/02	2332 MARTIN LUTHER KING J	FAIR	COMMERCIAL LOT	COMMERCIAL	COMMERCIAL INFILL	TBA
06/03	2406 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	COMMERCIAL INFILL	TBA
06/04	2408 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	COMMERCIAL INFILL	TBA
06/05	2410 MARTIN LUTHER KING J	STANDARD	COMMERCIAL LOT	COMMERCIAL	COMMERCIAL INFILL	TBA
06/06	2412 MARTIN LUTHER KING J	POOR	COMMERCIAL LOT	COMMERCIAL	COMMERCIAL INFILL	TBA
06/07	NEILSON CR	N/A	VACANT LOT	RESIDENTIAL/COMMERCIAL	REDEVELOP	TBA
06/08	2361 NEILSON CR	N/A	VACANT LOT	RESIDENTIAL/COMMERCIAL	REDEVELOP	TBA
06/09	NEILSON CR	N/A	VACANT LOT	RESIDENTIAL/COMMERCIAL	REDEVELOP	TBA2
06/10	2351 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL/COMMERCIAL	REDEVELOP	TBA2
06/11	LOUISE AV	N/A	VACANT LOT	RESIDENTIAL/COMMERCIAL	REDEVELOP	TBA
06/12	2339 LOUISE AV	N/A	VACANT LOT	RESIDENTIAL/COMMERCIAL	REDEVELOP	TBA
06/13	2335 LOUISE AV	N/A	VACANT LOT	RESIDENTIAL/COMMERCIAL	REDEVELOP	TBA
06/14	122 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
06/15	118 BEN HUR AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	GRN SPCE/YARD/INFIL
06/16	114 BEN HUR AV	N/A	VACANT LOT	BUFFER	COMMERCIAL INFILL	TBA
06/17	110 BEN HUR AV	POOR	COMMERCIAL LOT	COMMERCIAL	INFILL / GN	TBA
07/01	119 BEN HUR AV	N/A	VACANT LOT	INFILL / GN	NONE	TBA
07/02	123 BEN HUR AV	N/A	VACANT LOT	INFILL / GN	NONE	TBA
07/03	127 BEN HUR AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
07/04	301 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
07/05	305 BEN HUR AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
07/06	309 BEN HUR AV	N/A	VACANT LOT	RESIDENTIAL	INFILL/GREEN SPACE	TBA
07/08	311 BEN HUR AV	FAIR	RESIDENTIAL	RESIDENTIAL	INFILL/GREEN SPACE	TBA
07/08	317 BEN HUR AV	POOR	VACANT LOT	RESIDENTIAL	INFILL/GREEN SPACE	TBA
07/09	323 BEN HUR AV	N/A	VACANT LOT	RESIDENTIAL	INFILL/GREEN SPACE	TBA
07/10	329 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
07/11	333 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	TBA

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
07/12	503 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
07/13	507 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
07/14	511 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
07/15	515 BEN HUR AV	POOR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
07/16	519 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
07/17	523 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
07/18	603 BEN HUR AV	POOR	RESIDENTIAL	RESIDENTIAL/GRN	INFILL/GREEN SPACE	
07/19	605 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
07/20	609 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
07/21	BEN HUR AV	N/A	VACANT LOT	RESIDENTIAL/GRN	INFILL/GREEN SPACE	
07/22	617 BEN HUR AV	N/A	VACANT LOT	RESIDENTIAL/GRN	INFILL/GREEN SPACE	TBA
07/23	623 BEN HUR AV	POOR	RESIDENTIAL	RESIDENTIAL/GEN	INFILL/GREEN SPACE	TBA
07/24	627 BEN HUR AV	POOR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
07/25	631 BEN HUR AV	POOR	RESIDENTIAL	RESIDENTIAL	NONE	
08/01	2461 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
08/02	MARTIN LUTHER KING JR AV	STANDARD	COMMERCIAL LOT	COMMERCIAL	NONE	
08/03	2445 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
08/04	2435 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
08/05	2425 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
08/06	2419 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
08/07	2417 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
08/08	2415 MARTIN LUTHER KING J	FAIR	COMMERCIAL LOT	COMMERCIAL	COMMERCIAL INFILL	TBA
08/09	2411 MARTIN LUTHER KING J	FAIR	COMMERCIAL LOT	COMMERCIAL	COMMERCIAL INFILL	TBA
08/10	2405 MARTIN LUTHER KING J	FAIR	COMMERCIAL LOT	COMMERCIAL	COMMERCIAL INFILL	TBA
08/11	2401 MARTIN LUTHER KING J	POOR	COMMERCIAL LOT	COMMERCIAL	COMMERCIAL INFILL	TBA
09/01	PARHAM ST	N/A	VACANT LOT	RESIDENTIAL	DEED TO NEIGHBOR	TBA2
09/02	2418 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
09/03	2440 MARTIN LUTHER KING J	STANDARD	CHURCH	COMMERCIAL OR CHURCH	NONE	
09/04	2444 MARTIN LUTHER KING J	POOR	COMMERCIAL BLDG	COMMERCIAL	DEMO/INFILL	TBA
09/05	2446 MARTIN LUTHER KING J	POOR	COMMERCIAL BLDG	COMMERCIAL	DEMO/INFILL	TBA
09/06	2450 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
09/07	107 S CHESTNUT ST	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
09/08	123 S CHESTNUT ST	POOR	COMMERCIAL BLDG	RESIDENTIAL	INFILL	
09/09	2431 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
09/10	2427 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
09/11	2423 LOUISE AV	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	
09/12	2419 LOUISE AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	
09/13	2415 LOUISE AV	NA	RESIDENTIAL	RESIDENTIAL	NONE	
09/14	2409 LOUISE AV	POOR	VACANT LOT	RESIDENTIAL	INFILL	
09/15	2407 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/01	2334 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/02	2338 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/03	2342 LOUISE AV	STANDARD	CHURCH	CHURCH	NONE	
10/04	LOUISE AV	FAIR	Side Yard	PARKING	NONE	
10/05	2350 LOUISE AV	FAIR	RESIDENTIAL	PARKING	NONE	
10/06	NEILSON CR	N/A	VACANT LOT	RESIDENTIAL	NONE	
10/07	2360 LOUISE AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
10/08	2362 LOUISE AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
10/09	2329 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/10	2325 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/11	WILSON AV	STANDARD	REMNT LOT	REMNT LOT	DEED TO NEIGHBOR	
10/12	2317 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/13	2315 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/14	326 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
10/15	322 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/16	318 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/17	314 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/18	310 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/19	306 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
10/20	300 BEN HUR AV	STANDARD	NHCS	RESIDENTIAL	NONE	
11/01	307 PARHAM ST	N/A	VACANT LOT	RESIDENTIAL	DEED TO NEIGHBOR	TBA2
11/02	2406 LOUISE AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	
11/03	2412 LOUISE AVE	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	
11/04	2416 LOUISE AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	
11/05	2420 LOUISE AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
11/06	2426 LOUISE AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	
11/07	2432 LOUISE AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
11/08	319 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
11/09	321 S CHESTNUT ST	POOR	COMMERCIAL BLDG	RESIDENTIAL	INFILL	
11/10	323 S CHESTNUT ST	POOR	COMMERCIAL LOT	RESIDENTIAL	INFILL	
11/11	2431 WILSON AV	POOR	COMMERCIAL LOT	RESIDENTIAL	REHAB	
11/12	2427 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
11/13	2421 WILSON AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
11/14	2415 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
11/15	2413 WILSON AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
11/16	2411 WILSON AV	FAIR	RESIDENTIAL	RESIDENTIAL	REHAB	
11/17	2409 WILSON AV	N/A	Side Yard	RESIDENTIAL	INFILL	
11/18	PARHAM ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/01	500 BEN HUR AV	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	
12/02	2312 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/03	2316 WILSON AV					

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
12/04	2324 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/05	2328 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/06	2332 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/07	2400 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/08	2406 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/09	2410 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/10	2414 WILSON AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
12/11	2418 WILSON AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
12/12	2422 WILSON AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
12/13	501 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
12/14	503 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/15	507 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/16	509 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/17	515 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/18	517 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/19	521 S CHESTNUT ST	FAIR	COMMERCIAL BLDG	LAUNDROMAT	NONE	
12/20	SELMA AV	POOR	COMMERCIAL LOT	PARKING	ACQ FOR PARKING	
12/21	2445 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/22	2441 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
12/23	2437 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/24	2433 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	INFILL/REHAB	
12/25	2429 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/26	2425 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/27	2421 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/28	2415 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/29	2411 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/30	524 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
12/31	520 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/32	516 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/33	512 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/34	508 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
12/35	504 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/01	2400 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA
13/02	2412 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/03	2418 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/04	2422 SELMA AV	POOR	RESIDENTIAL	RESIDENTIAL	NONE	
13/05	SELMA AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA
13/06	2430 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA
13/07	2436 SELMA AV	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	TBA2
13/08	2440 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/09	2442 SELMA AV	N/A	RESIDENTIAL	RESIDENTIAL	NONE	
13/10	2446 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/11	2450 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/12	2452 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/13	601 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/14	609 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/15	615 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/16	2020 ULMSTER AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/17	ULMSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/18	ULMSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/19	ULMSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/20	ULMSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/21	ULMSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/22	ULMSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
13/23	ULSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
13/24	628 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/25	622 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/26	616 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/27	614 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/28	608 BEN HUR AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
13/29	604 BEN HUR AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
14/01	2400 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
14/02	2402 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
14/03	2404 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
14/04	2406 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
14/05	2408 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
14/06	2410 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
14/07	2412 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
14/08	2416 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
14/09	1922 ULSTER AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
14/10	1920 ULSTER AV	STANDARD	VACANT LOT	RESIDENTIAL	NONE	
14/11	2418 CAVALIER AV	N/A	LAND LOCKED REMNENT	RESIDENTIAL	NONE	
14/12	BEN HUR AV	N/A	SIDE YARD	DEED TO NEIGHBOR		
14/13	2434 CAVALIER AV	POOR	RESIDENTIAL	NONE		
14/14	2428 CAVALIER AV	POOR	RESIDENTIAL	NONE		
14/15	2440 CAVALIER AV	POOR	RESIDENTIAL	NONE		
14/16	3032 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
14/17	801 GRAVES ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
14/18	807 GRAVES ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
14/19	815 GRAVES ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
14/20	821 GRAVES ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
15/01	700 GRAVES ST	N/A	VACANT LOT	RESIDENTIAL	NONE	TBA
15/02	706 GRAVES ST	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
15/03	800 GRAVES ST	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	
15/04	806 GRAVES ST	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	
15/05	814 GRAVES ST	FAIR	RESIDENTIAL	RESIDENTIAL	REHAB	
15/06	818 GRAVES ST	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	
15/07	GRAVES ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
16/01	2028 ULSTER AV	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	
16/02	709 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
16/03	711 S CHESTNUT ST	N/A	Side Yard	SIDE YARD	NONE	
16/04	715 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
16/05	717 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
16/06	721 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
16/07	727 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
16/08	S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
16/09	737 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
16/10	743 S CHESTNUT ST	STANDARD	RESIDENTIAL	INFILL	INFILL OR YARD	
16/11	747 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
16/12	707 GRAVES ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
16/13	2417 CAVALIER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
16/14	2021 ULSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
16/15	2019 ULSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
16/16	2026 ULSTER AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
17/01	740 S CHESTNUT ST	FAIR	COMMERCIAL LOT	GREEN SPACE	DEMO FOR GREEN SPACE	TBA
18/01	600 S CHESTNUT ST	STANDARD	CHURCH	RESIDENTIAL	NONE	
18/02	2512 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/03	2516 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA2

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

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BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
18/04	2520 SELMA AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
18/05	2524 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/06	2528 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/07	2532 SELMA AV	POOR	RESIDENTIAL	RESIDENTIAL	INFILL/REHAB	TBA
18/08	2536 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/09	2542 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA2
18/10	2544 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/11	2548 WILSON AVE	STANDARD	Side Yard	RESIDENTIAL	NONE	
18/12	2552 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
18/13	2556 SELMA AV	NA	RESIDENTIAL	RESIDENTIAL	NONE	
18/14	2560 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/15	617 S CHERRY ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/16	701 S CHERRY ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/17	705 S CHERRY ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/18	715 S CHERRY ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/19	719 S CHERRY ST	STANDARD	Church Parking Lot	RESIDENTIAL	NONE	
18/20	729 S CHERRY ST	STANDARD	CHURCH	RESIDENTIAL	NONE	
18/21	734 S CHESTNUT ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
18/22	S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
18/23	S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	
18/24	730 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	INFILL	
18/25	722 S CHESTNUT ST	POOR	RESIDENTIAL	RESIDENTIAL	NONE	
18/26	718 S CHESTNUT ST	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	TBA
18/27	714 S CHESTNUT ST	POOR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
18/28	710 S CHESTNUT ST	GOOD	RESIDENTIAL	RESIDENTIAL	REHAB	TBA
18/29	704 S CHESTNUT ST	FAIR	RESIDENTIAL	RESIDENTIAL	REHAB	
19/01	S CHESTNUT ST	STANDARD	Park	RESIDENTIAL	NONE	

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
20/01	400 CURIE PL	N/A	VACANT LOT	RESIDENTIAL	NONE	TBA2
20/02	106 CURIE PL	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/03	409 CURIE PL	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/04	105 CURIE PL	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/05	100 CURIE PL	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/06	2522 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/07	2526 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/08	2528 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/09	2530 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/10	2542 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/11	2548 WILSON AV	FAIR	Side Yard	RESIDENTIAL	NONE	
20/12	2550 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/13	2554 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/14	2558 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/15	401 S CHERRY ST	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/16	2561 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/17	SELMA AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
20/18	2553 SELMA AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	
20/19	2537 SELMA AV	STANDARD	CHURCH	RESIDENTIAL	NONE	
20/20	2533 SELMA AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
20/21	2529 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
20/22	2525 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
20/23	2523 SELMA AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
21/01	LOUISE AV	N/A	VACANT LOT	RESIDENTIAL	NONE	
21/02	2506 LOUISE AV	POOR	RESIDENTIAL	RESIDENTIAL	NONE	
21/03	2508 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/04	2514 LOUISE AV	POOR	RESIDENTIAL	RESIDENTIAL	NONE	

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
21/05	2516 LOUISE AV	POOR	RESIDENTIAL	RESIDENTIAL	NONE	
21/06	2518 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/07	2526 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/08	2530 LOUISE AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
21/09	2532 LOUISE AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
21/10	2534 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/11	2540 LOUISE AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
21/12	2546 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/13	2552 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/14	2554 LOUISE AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
21/15	2558 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/16	2562 LOUISE AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/17	309 S CHERRY ST	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
21/18	2563 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/19	2559 WILSON AV	FAIR	VACANT LOT	RESIDENTIAL	NONE	
21/20	2553 WILSON AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
21/21	2551 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/22	2547 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/23	2541 WILSON AV	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	
21/24	2539 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/25	2533 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/26	2527 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/27	2525 WILSON AV	Side Yard	RESIDENTIAL	RESIDENTIAL	NONE	
21/28	2523 WILSON AV	STANDARD	RESIDENTIAL	RESIDENTIAL	NONE	
21/29	2515 WILSON AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
21/30	2513 WILSON AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	
21/31	2511 WILSON AV	N/A	VACANT LOT	RESIDENTIAL	TBA2	

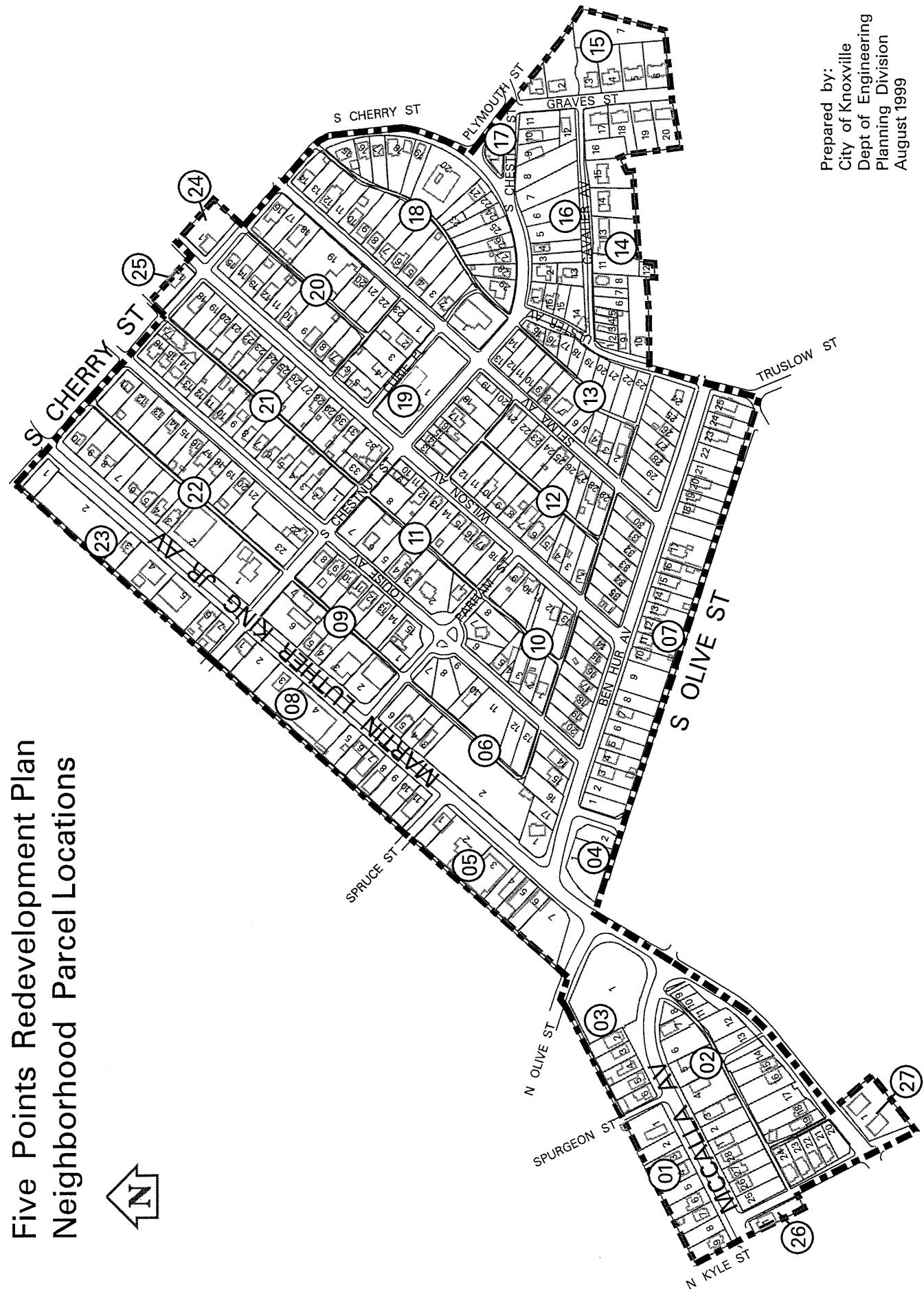
EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
21/32	2501 WILSON AV	POOR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
21/33	314 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	DEED TO NEIGHBOR	TBA2
21/34	310 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	NONE	TBA2
22/01	2510 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	TBA2
22/02	2524 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	TBA2
22/03	2526 MARTIN LUTHER KING J	POOR	CHURCH	RESIDENTIAL	REHAB	TBA
22/04	2528 MARTIN LUTHER KING J	POOR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/05	2530 MARTIN LUTHER KING J	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/06	2540 MARTIN LUTHER KING J	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/07	2546 MARTIN LUTHER KING J	N/A	VACANT LOT	RESIDENTIAL	REHAB	TBA
22/08	2550 MARTIN LUTHER KING J	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/09	2554 MARTIN LUTHER KING J	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/10	2560 MARTIN LUTHER KING J	FAIR	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/11	2561 LOUISE AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/12	2557 LOUISE AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/13	2551 LOUISE AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/14	2547 LOUISE AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/15	2541 LOUISE AV	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	TBA
22/16	2539 LOUISE AV	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	TBA
22/17	2535 LOUISE AV	POOR	RESIDENTIAL	RESIDENTIAL	INFILL/REHAB	TBA
22/18	2531 LOUISE AV	FAIR	VACANT LOT	RESIDENTIAL	NONE	TBA
22/19	2527 LOUISE AV	N/A	RESIDENTIAL	RESIDENTIAL	INFILL	TBA2
22/20	2523 LOUISE AV	POOR	RESIDENTIAL	RESIDENTIAL	REHAB	TBA2
22/21	2517 LOUISE AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA2
22/22	122 S CHESTNUT ST	POOR	RESIDENTIAL	RESIDENTIAL	REHAB/CODES	TBA2
22/23	116 S CHESTNUT ST	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA2
23/01	2563 MARTIN LUTHER KING J	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA2

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	SUGGESTED USE	TREATMENT	ACQ STATUS
23/02	2547 MARTIN LUTHER KING J	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA2
23/03	2533 MARTIN LUTHER KING J	GOOD	RESIDENTIAL	RESIDENTIAL	NONE	
23/04	2525 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
23/05	2519 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL	NONE	
23/06	2503 MARTIN LUTHER KING J	FAIR	RESIDENTIAL	COMMERCIAL	NONE	
23/07	2501 MARTIN LUTHER KING J	FAIR	RESIDENTIAL	COMMERCIAL	NONE	
24/01	2600 WILSON AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA2
25/01	2601 WILSON AV	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA2
26/01	2120 MCCALLA	N/A	VACANT LOT	RESIDENTIAL	INFILL	TBA
27/01	2200, 2202 MARTIN LUTHER	POOR	COMMERCIAL	COMMERCIAL	REHAB	TBA

Five Points Redevelopment Plan Neighborhood Parcel Locations



Prepared by:
City of Knoxville
Dept of Engineering
Planning Division
August 1999

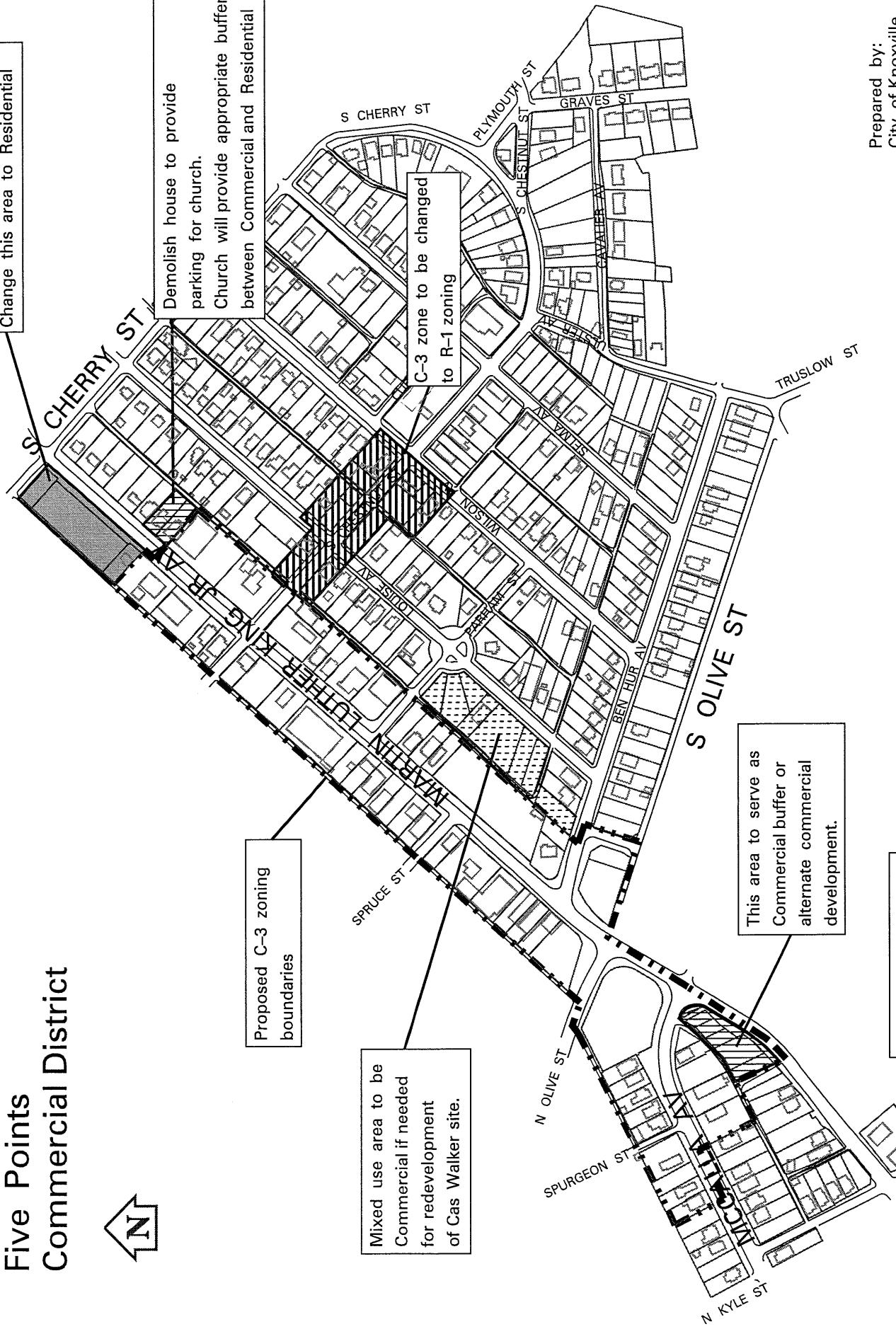
COMMERCIAL TREATMENTS
for Properties Being Acquired

BLK/PRCL	PROPERTY-ADDRESS	CONDITION	EXISTING USE	TREATMENT	ACQ STATUS
01/01	2235 MCCALLA AV	STANDARD	COMMERCIAL BLDG	REDEVELOP	TBA2
01/02	2227 MCCALLA AV	STANDARD	COMMERCIAL LOT	REDEVELOP	TBA2
01/03	2225 MCCALLA AV	STANDARD	COMMERCIAL BLDG	REDEVELOP	TBA2
01/04	2223 MCCALLA AV	STANDARD	COMMERCIAL BLDG	REDEVELOP	TBA2
01/05	2219 MCCALLA AV	STANDARD	COMMERCIAL LOT	COMMERCIAL BUFFER	TBA2
03/03	2253 MCCALLA AV	N/A	VACANT LOT	INFILL/GN SPACE	TBA2
04/01	2308 MARTIN LUTHER KING J	N/A	VACANT LOT	COMMERCIAL INFILL	TBA
04/02	111 BEN HUR AV	N/A	VACANT LOT	COMMERCIAL INFILL	TBA
05/07	2307 MARTIN LUTHER KING J	POOR	COMMERCIAL LOT	INFILL / PARKING	TBA
06/02	2332 MARTIN LUTHER KING J	FAIR	COMMERCIAL LOT	COMMERCIAL INFILL	TBA
06/03	2406 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL INFILL	TBA
06/04	2408 MARTIN LUTHER KING J	STANDARD	COMMERCIAL BLDG	COMMERCIAL INFILL	TBA
06/05	2410 MARTIN LUTHER KING J	STANDARD	COMMERCIAL LOT	COMMERCIAL INFILL	TBA
06/06	2412 MARTIN LUTHER KING J	POOR	COMMERCIAL LOT	COMMERCIAL INFILL	TBA
06/07	NEILSON CR	N/A	VACANT LOT	REDEVELOP	TBA
06/08	2361 NEILSON CR	N/A	VACANT LOT	REDEVELOP	TBA
06/09	NEILSON CR	N/A	VACANT LOT	REDEVELOP	TBA
06/10	2351 LOUISE AV	STANDARD	RESIDENTIAL	REDEVELOP	TBA2
06/11	LOUISE AV	N/A	VACANT LOT	REDEVELOP	TBA2
06/12	2339 LOUISE AV	N/A	VACANT LOT	REDEVELOP	TBA
06/13	2335 LOUISE AV	N/A	VACANT LOT	REDEVELOP	TBA
06/16	114 BEN HUR AV	N/A	VACANT LOT	GRN SPCE/YARD/INFIL	TBA
06/17	110 BEN HUR AV	POOR	COMMERCIAL LOT	COMMERCIAL INFILL	TBA
08/08	2415 MARTIN LUTHER KING J	FAIR	COMMERCIAL LOT	COMMERCIAL INFILL	TBA
08/09	2411 MARTIN LUTHER KING J	FAIR	COMMERCIAL LOT	COMMERCIAL INFILL	TBA
08/10	2405 MARTIN LUTHER KING J	FAIR	COMMERCIAL LOT	COMMERCIAL INFILL	TBA
08/11	2401 MARTIN LUTHER KING J	POOR	COMMERCIAL LOT	COMMERCIAL INFILL	TBA
09/04	2444 MARTIN LUTHER KING J	POOR	COMMERCIAL BLDG	DEMO/INFILL	TBA
09/05	2446 MARTIN LUTHER KING J	POOR	COMMERCIAL BLDG	DEMO/INFILL	TBA
27/01	2200, 2202 MARTIN LUTHER	POOR	COMMERCIAL	REHAB	TBA

Five Points Commercial District



Change this area to Residential



Prepared by:
City of Knoxville
Dept of Engineering
Planning Division
August 1999

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY ADDRESS	OWNER NAME	CARRIER ADDRESS	CITY, STATE, ZIP
01/01	082OM023	2235 MCCALLA AV	PARKS LARRY V& MARGO V	3246 SUNSET AVE	KNOXVILLE TN 37914
01/02	082OM024	2227 MCCALLA AV	KNOXVILLE CITY OF	400 MAIN AV	KNOXVILLE TN 37902
01/03	082OM025	2225 MCCALLA AV	PORTERFIELD MILDRED B	2200 BROOKS ROAD	KNOXVILLE TN 37915
01/04	082OM026	2223 MCCALLA AV	DRAKE CLARENCE E% RICHARD L DRAKE	RT 4 BOX 454	LENOIR CITY TN 37771
01/05	082OM027	2219 MCCALLA AV	HINSHAW CLAYTON	RT 10 DICK FORD LN	KNOXVILLE TN 37920
01/06	082OM028	2207 MCCALLA AV	WALKER WILLIAM & ELEANORD	119 ELMWOOD	KNOXVILLE TN 37914
01/07	082OM029	2205 MCCALLA AV	COCHRAN RUBY P BATTLE	2601 PARKVIEW AVE	KNOXVILLE TN 37914
01/08	082OM030	2203 MCCALLA AV	ENGLISH MARK	3641 TALIJUNA AV C-1	KNOXVILLE TN 37919
01/09	082OM031	2201 MCCALLA AV	BATTLE BENNIE ROW	2327 WOODBINE AVE	KNOXVILLE TN 37917
02/01	082OL005	2220 MCCALLA AV	PORTERFIELD DAD	325 OAK LEAF CIRCLE	KNOXVILLE TN 37914
02/02	082OL006	2222 MCCALLA AV	GRANT JAMES EDWARD& HANNAH JANETT	P O BOX 22758	NEWARK NJ 07101
02/03	082OL007	2228 MCCALLA AV	VANCE JAMES T& PEARL S	2228 MCCALLA AVE	KNOXVILLE TN 37915
02/04	082OL008	2230 MCCALLA AV	HODGE FRANK E & LINDA J	2248 MCCALLA AV	KNOXVILLE TN 37915
02/05	082OL009	2236 MCCALLA AV	HODGE FRANK E & LINDA J	2248 MCCALLA AV	KNOXVILLE TN 37915
02/06	082OL010	MCCALLA AV	HODGE FRANK E & LINDA J	2248 MCCALLA AV	KNOXVILLE TN 37915
02/07	082OL011	2248 MCCALLA AV	HODGE FRANK E &LINDA JO	7321 BEECHLEAF RD	KNOXVILLE TN 37914
02/08	082OL012	2252 MCCALLA AV	HODGE FRANK E& LINDA M	7321 BEACHLEAF RD	KNOXVILLE TN 37924
02/09	082OL017	MARTIN LUTHER KING JR AV	KNOX CITY OF	MAIN ST	KNOXVILLE TN 37902
02/10	082OL018	2239 MARTIN LUTHER KING J	KNOXVILLE CITY OF	2239 VINE AVE	KNOXVILLE TN 37915
02/11	082OL019	MARTIN LUTHER KING JR AV	KNOXVILLE CITY OF	2231 E VINE AVE	KNOXVILLE TN 37915
02/12	082OL020	MARTIN LUTHER KING JR AV	KNOXVILLE CITY OF	3924 KINGS ROAD	CHATTANOOGA TN 37416

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

ELKJ/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
02/12	082OL020	MARTIN LUTHER KING JR AV	KNOXVILLE CITY OF	3924 KINGS ROAD	CHATTANOOGA TN 37416
02/13	082OL021	2231 MARTIN LUTHER KING J	CARMICHAEL JOHN WILLIAM TRUSTEE	5001 SPRING VALLEY DR	KNOXVILLE TN 37917
02/14	082OL022	2225 MARTIN LUTHER KING	WISER DONALD M & TOOKE ROBERT W	RT 2 AILOR GAP	LUTTRELL TN 37779
02/15	082OL023	2223 MARTIN LUTHER KING	WILLIAMS JUANITA	2500 PARKVIEW AVE	KNOXVILLE TN 37914
02/16	082OL024	2221 MARTIN LUTHER KING	WILLIAMS JUANITA	2500 PARKVIEW AVE	KNOXVILLE TN 37914
02/17	082OL025	2219 MARTIN LUTHER KING	FREEMAN MICHAEL J & IRENE G	120 S KELLER ST	KNOXVILLE TN 37915
02/18	082OL026	2217 MARTIN LUTHER KING	REID VALURI ANNICE	2217 MARTIN LUTHER KING	KNOXVILLE TN 37915
02/19	082OL027	2215 MARTIN LUTHER KING	WADE ALEXANDER	2511 BROOKS RD	KNOXVILLE TN 37914
02/20	082OL028	126 KYLE ST	KNOXVILLE CITY OF	400 MAIN AV	KNOXVILLE TN 37902
02/21	082OL029	124 KYLE ST	HILL FRANCES IRVIN & JACK N (LIFE EST) &	2006 DANDRIDGE AVE	KNOXVILLE TN 37915
02/22	082OL030	122 KYLE ST	HODGE FRANK E & LINDA M	7321 BEECHLEAF RD	KNOXVILLE TN 37924
02/23	082OL031	120 KYLE ST	FREEMAN MICHAEL & IRENE	120 SOUTH KELLER ST	KNOXVILLE TN 37915
02/24	082OL032	118 KYLE ST	MCCLEARY J ELLIS	P O BOX 50964	KNOXVILLE TN 37950
02/25	082OL001	2200 MCCALLA AV	NANCE ALFRED L	1500 EXETER AVE	KNOXVILLE TN 37921
02/26	082OL002	2202 MCCALLA AVE	HODGE LINDA M & FRANK E	7321 BEECHLEAF	KNOXVILLE TN 37924
02/27	082OL003	2204 MCCALLA AVE	SHEPPARD BARBARA N	2204 MCCALLA AVE	KNOXVILLE TN 37914
02/28	082OL004	2218 MCCALLA AVE	DEAN CAROLYN DEAN & ABRAMS BERNICE	2818 MCCALLA AVE	KNOXVILLE TN 37915
03/01	082OM017	2209 MCCALLA AV	KNOXVILLE COMMUNITY DEVELOPMENT C	104 WOODMONT BLVD SU 5	NASHVILLE TN 37205
03/02	082OM018	2255 MCCALLA AV	GARNER WILLIAM EDWARD	5700 PLEASANT RIDGE RD APT 11	KNOXVILLE TN 37912
03/03	082OM019	2253 MCCALLA AV	JONES LEROY & ALFREDA	2400 WILSON AVE	KNOXVILLE TN 37914
03/04	082OM020	2251 MCCALLA AV	MCMULLEN THOMAS & OTHELIA	2251 MCCALLA AVE	KNOXVILLE TN 37915

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

<u>BLK/PRCL</u>	<u>CLT</u>	<u>PROPERTY-ADDRESS</u>	<u>OWNER NAME</u>	<u>OWNER ADDRESS</u>	<u>CITY, STATE, ZIP</u>
03/05	0820M021	2247 MCCALLA AV	HODGE FRANK E & LINDA J	7321 BEECH LEAF RD	KNOXVILLE TN 37924
03/06	0820M022	2243 MCCALLA AV	HODGE FRANK E & LINDA J	7321 BEECH LEAF RD	KNOXVILLE TN 37924
04/01	0820K002	2308 MARTIN LUTHER KING J	CRAWFORD DORIS SCOTT ETAL	3101 LINDEN AV	KNOXVILLE TN 37914
04/02	0820K003	111 BEN HUR AV	MCCLURE WILLIAM M& SANDRA J	9325 BRIORWOOD BLVD	KNOXVILLE TN 37923
05/01	0820F027	2345 MARTIN LUTHER KING J	SPRINKLE ANNA RUTH	311 IROQUOIS DR	KNOXVILLE TN 37914
05/02	0820F028	2315 MARTIN LUTHER KING J	SPRINKLE ANNA RUTH	311 IROQUOIS DR	KNOXVILLE TN 37914
05/03	0820F029	2327 MARTIN LUTHER KING J	SPRINKLE ANNA RUTH	311 IROQUOIS DR	KNOXVILLE TN 37914
05/04	0820F030	2313 MARTIN LUTHER KING J	SPRINKLE ANNA RUTH	311 IROQUOIS RD	KNOXVILLE TN 37914
05/05	0820F031	2311 MCCALLA AV	ROWAN JAMES% PARKVIEW CHURCH OF C	2311 MARTIN LUTHER KING	KNOXVILLE TN 37915
05/06	0820F032	2309 MARTIN LUTHER KING J	KNOXVILLE NEIGHBORHOODHOUSING AND	300 BEN HUR AVE	KNOXVILLE TN 37915
05/07	0820F033	2307 MARTIN LUTHER KING J	CRAWFORD DORIS SCOTT ETAL	3101 LINDEN AV	KNOXVILLE TN 37914
06/01	0820J001	2314 MARTIN LUTHER KING J	DAVIS JOHN & PILAR L	3004 BROOKS RD	KNOXVILLE TN 37914
06/02	0820J002	2332 MARTIN LUTHER KING J	KNOXVILLE NEIGHBORHOODHOUSING & C	300 BEN HUR AV	KNOXVILLE TN 37915
06/03	0820J004	2406 MARTIN LUTHER KING J	MOORE TOMMY & LOTT WALTER	9913 BLUE GRASS RD	KNOXVILLE TN 37922
06/04	0820J005	2408 MARTIN LUTHER KING J	WELLS EDDIE% PATRICIA LAWSON	2541 LINDEN AVE	KNOXVILLE TN 37914
06/05	0820J006	2410 MARTIN LUTHER KING J	EDWARDS CHARLES & FRANCILLE FLEMME	3626 SELMA AVE	KNOXVILLE TN 37914
06/06	0820J007	2412 MARTIN LUTHER KING J	BROWN OSCAR	3707 SKYLINE DR	KNOXVILLE TN 37914
06/07	0820J008	NEILSON CR	KNOXVILLE NEIGHBORHOODHOUSING AND	300 BEN HUR AV	KNOXVILLE TN 37915
06/08	0820J009	2361 NEILSON CR	KNOXVILLE NEIGHBORHOODHOUSING AND	300 BEN HUR AV	KNOXVILLE TN 37915
06/09	0820J010	NEILSON CR	STOUT JO	P O BOX 453	POWELL TN 37849
06/10	0820J011	2351 LOUISE AV	DONALDSON WALTER H	2351 LOUISE AV	KNOXVILLE TN 37912

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
06/11	082OJ012	LOUISE AV	FAIN THEODORIC GEAR& ANNA JANE	4314 SKYLINE DR	KNOXVILLE TN 37914
06/12	082OJ013	2339 LOUISE AV	CHURCH ST PAUL BAPTIST	2339 LOUISE AVE	KNOXVILLE TN 37915
06/13	082OJ014	2335 LOUISE AV	KNOXVILLE CITY OF	NA	KNOXVILLE TN 37902
06/14	082OJ034	122 BEN HUR AV	BLAIR JOHN R & DESSA EDITH	1615 SAXTON AVE	KNOXVILLE TN 37915
06/15	082OJ035	118 BEN HUR AV	FINCH LEROY	118 BEN HUR AVE	KNOXVILLE TN 37915
06/16	082OJ036	114 BEN HUR AV	DAVIS JOHN O & PILAR	3004 BROOKS RD	KNOXVILLE TN 37914
06/17	082OJ037	110 BEN HUR AV	DAVIS JOHN O & PILAR	3004 BROOKS RD	KNOXVILLE TN 37914
07/01	082OK005	119 BEN HUR AV	SCOTT MAMIE BRYANT & CHAS R% JACKIE	102 ARTESIA DR	OAK RIDGE TN 37830
07/02	082OK006	123 BEN HUR AV	SCATES W M	341 CHAMBERLAIN BLVD	KNOXVILLE TN 37920
07/03	082OK007	127 BEN HUR AV	BIVINGS DENNIS	3014 WEST 9TH ST	CHESTER PA 19013
07/04	082OK008	301 BEN HUR AV	TEASLEY KENNETH L	301 BEN HUR AVE	KNOXVILLE TN 37915
07/05	082OK009	305 BEN HUR AV	JONES CASEY C & ANNIE E	2212 E VINE AVE	KNOXVILLE TN 37914
07/06	082OK010	309 BEN HUR AV	WILLIAMS NATAYA C & MAKESHA A% PATRI	6312 CADBURY DR	KNOXVILLE TN 37921
07/08	082OK011	311 BEN HUR AV	LITTLE JOHN YOUNG DEAVER & BRABSON H	5611 MARYLAND DR	KNOXVILLE TN 37914
07/08	082OK012	317 BEN HUR AV	DAVIS BEN A	6614 SHERWOOD DR	KNOXVILLE TN 37919
07/09	082OK013	323 BEN HUR AV	JONES JOSEPH B & LULA% KATHRYN W PA	11576 LEADWELL ST	NORTH HOLLYWOOD CA 91605
07/10	082OK014	329 BEN HUR AV	THOMPSON KING JOSEPH& SADIE BELLE	329 BEN HUR AVE SE	KNOXVILLE TN 37915
07/11	082OK015	333 BEN HUR AV	BURKHALTER DAVID A II & JANE W	1111 S CENTRAL AVE	KNOXVILLE TN 37902
07/12	082OK016	503 BEN HUR AV	VANDEBERG RENEE	1420 FRANCIS STATION DR	KNOXVILLE TN 37909
07/13	082OK017	507 BEN HUR AV	SCOTT CARLTON ELTON& ELOUISE	507 BEN HUR AVE	KNOXVILLE TN 37915
07/14	082OK018	511 BEN HUR AV	UNITED COMPANIES LENDINGCORP	P O BOX 15914041 ESSENLN	BATON ROUGE LA 70821

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
07/15	082OK019	515 BEN HUR AV	INTER CITY COMMUNITY DEVELOPMENT INC	3907 MARTIN LUTHER KING	KNOXVILLE TN 37914
07/16	082OK020	519 BEN HUR AV	TERRELL LATANYA D	519 BEN HUR AVE	KNOXVILLE TN 37915
07/17	082OK021	523 BEN HUR AV	BUFORD ERNEST	523 BEN HUR AVE	KNOXVILLE TN 37915
07/18	082OK022	603 BEN HUR AV	MARTIN WALTER A	603 BEN HUR AV	KNOXVILLE TN 37915
07/19	082OK023	605 BEN HUR AV	CHAPPLE ROSE ALMA	605 BEN HUR AVE SE	KNOXVILLE TN 37915
07/20	082OK024	609 BEN HUR AV	JACKSON ANNIE LAURA LIFEESTATE & BRE	609 BEN HUR AVE	KNOXVILLE TN 37915
07/21	082OK025	BEN HUR AV	JACKSON ANNIE LAURA	609 BEN HUR AVE	KNOXVILLE TN 37915
07/22	082OK026	617 BEN HUR AV	JACKSON ANNIE LAURA	609 BEN HUR AVE	KNOXVILLE TN 37915
07/23	082OK027	623 BEN HUR AV	FREEMAN MICHAEL J & IRENE G	120 S KELLAR AVE	KNOXVILLE TN 37915
07/24	082OK028	627 BEN HUR AV	ARNOLD CARRIE & CLARK GRACE M	4115 CATALPA AVE	KNOXVILLE TN 37914
07/25	082OK029	631 BEN HUR AV	ARNOLD CARRIE & CLARK GRACE M	4115 CATALPA AVE	KNOXVILLE TN 37914
08/01	082OH015	2461 MARTIN LUTHER KING J	STAIR HAZEL GRAY ETAL% CECIL MEEK	P O BOX 1108	KNOXVILLE TN 37901
08/02	082OH016	MARTIN LUTHER KING JR AV	CHURCH BETHEL AM E	2460 PARKVIEW AVE	KNOXVILLE TN 37917
08/03	082OH017	2445 MARTIN LUTHER KING J	KLINE HAROLD W	3143 WILDERNESS RD	KNOXVILLE TN 37917
08/04	082OH019	2435 MARTIN LUTHER KING J	SHERROD MRS BETTY A& SHERROD JAME	P O BOX 6026	KNOXVILLE TN 37914
08/05	082OH020	2425 MARTIN LUTHER KING J	SHERROD IRENE S & WILLIAM HARRY TRUST	1000 SMITH SCHOOL RD	KODAK TN 37764
08/06	082OH021	2419 MARTIN LUTHER KING J	MCMILLAN ARTHUR W	3333 SHIELDS AVE	KNOXVILLE TN 37914
08/07	082OH022	2417 MARTIN LUTHER KING J	WELLS EDDIE% PATRICIA LAWSON	2541 LINDEN AVE	KNOXVILLE TN 37914
08/08	082OH023	2415 MARTIN LUTHER KING J	WELLS EDDIE	2541 LINDEN AVE	KNOXVILLE TN 37915
08/09	082OH024	2411 MARTIN LUTHER KING J	CASH CLARENCE A	5225 RENFORD DR APT A-201	KNOXVILLE TN 37919
08/10	082OH025	2405 MARTIN LUTHER KING J	GOSS JOHN R & MINNIE JOHNSON	5901 E SUNSET DR	KNOXVILLE TN 37914

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
08/11	082OH026	2401 MARTIN LUTHER KING J	JOHNSON J J ETAL	805 COLLEGE ST	KNOXVILLE TN 37921
09/01	082NA001	PARHAM ST	THE LOVE KITCHEN INC	PO BOX 6839	KNOXVILLE TN 37914
09/02	082NA002	2418 MARTIN LUTHER KING J	LOVE KITCHEN INC THE	2255 MCCALLA AVE	KNOXVILLE TN 37915
09/03	082NA003	2440 MARTIN LUTHER KING J	EDGEGOOD CHAPEL AME ZIONCHURCH	2440 MCCALLA AVE	KNOXVILLE TN 37915
09/04	082NA004	2444 MARTIN LUTHER KING J	BATTLE ANNIE RUTH	3205 MCCALLA AVE	KNOXVILLE TN 37914
09/05	082NA005	2446 MARTIN LUTHER KING J	COBB JAMES	4008 PORTER AV	KNOXVILLE TN 37914
09/06	082NA006	2450 MARTIN LUTHER KING J	HOUSTON JAMES E	2450 MCCALLA AVE	KNOXVILLE TN 37915
09/07	082NA00601	107 S CHESTNUT ST	SLYMAN JAMES	411 S GAY ST	KNOXVILLE TN 37902
09/08	082NA007	123 S CHESTNUT ST	BROWN WILLIAM& ERNESTINE G	1818 STONEY POINT	KNOXVILLE TN 37914
09/09	082NA008	2431 LOUISE AV	MCCLELLAN LILLIE BELLE	2431 LOUISE AVE SE	KNOXVILLE TN 37915
09/10	082NA009	2427 LOUISE AV	BASSETT ELBERT N &PEARLIE M	2917 WIMPOLE AVE	KNOXVILLE TN 37914
09/11	082NA010	2423 LOUISE AV	FRAZIER ROGER L	3948 PORTER AV	KNOXVILLE TN 37914
09/12	082NA011	2419 LOUISE AV	FRAZIER RODGER	2419 LOUISE AVE	KNOXVILLE TN 37915
09/13	082NA012	2415 LOUISE AV	WILLIS BENNIE MILTON& ETHEL LITTLE	2415 LOUISE AVE SE	KNOXVILLE TN 37915
09/14	082NA013	2409 LOUISE AV	HOWELL ALICE	1106 WEISGARBER RD	KNOXVILLE TN 37909
09/15	082NA014	2407 LOUISE AV	FRAZIER ROGER	3948 PORTER AV	KNOXVILLE TN 37914
10/01	082OJ015	2334 LOUISE AV	GOSS JOHN R & MINNIE J	2334 LOUISE AVE	KNOXVILLE TN 37915
10/02	082OJ01501	2338 LOUISE AV	WYKLE JOHNNY L & OK SON	2338 LOUISE AVE	KNOXVILLE TN 37919
10/03	082OJ016	2342 LOUISE AV	CHURCH ST PAUL BAPTIST	2342 LOUISE AVE	KNOXVILLE TN 37915
10/04	082OJ017	LOUISE AV	CHURCH SHADY GROVE BAPT	2342 LOUISE AVE	KNOXVILLE TN 37915
10/05	082OJ018	2350 LOUISE AV	CHURCH SAINT PAUL BAPTISTTRS	2350 LOUISE AVE	KNOXVILLE TN 37915

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
10/06	082OJ019	NEILSON CR	RENERT SIDNEY	805 SWEETWATER CLUB BV	LONGWOOD FL 32779
10/07	082OJ020	2360 LOUISE AV	STEVENS EMMERT L & MINERVA W	2360 LOUISE AVE	KNOXVILLE TN 37915
10/08	082OJ021	2362 LOUISE AV	CHURCH ST PAUL BAPTIST	2342 LOUISE AVE	KNOXVILLE TN 37915
10/09	082OJ022	2329 WILSON AV	KINCAID SHIRLEY B & WILLIAM H & ANDERSON	505 FOREST RD	HUEYTOWN AL 35023
10/10	082OJ023	2325 WILSON AV	HARRIS PAULINE LANETTA	2325 WILSON AVE	KNOXVILLE TN 37915
10/11	082OJ024	WILSON AV	SALEBY SELMA	% MRS JIM MODEA	KNOXVILLE TN 37915
10/12	082OJ025	2317 WILSON AV	MCCRARY BLENDIA J	2317 WILSON AVE SE	KNOXVILLE TN 37915
10/13	082OJ026	2315 WILSON AV	MATTHES RALPH B	2315 WILSON AVE	KNOXVILLE TN 37915
10/14	082OJ027	326 BEN HUR AV	CHESTNUT ANNIE P	326 BEN HUR AVE	KNOXVILLE TN 37915
10/15	082OJ028	322 BEN HUR AV	MCGALRY DURELL & LENNIE	322 BEN HUR AVE SE	KNOXVILLE TN 37915
10/16	082OJ029	318 BEN HUR AV	DAVIS CARL R & ROELLA M	318 BEN HUR AVE	KNOXVILLE TN 37915
10/17	082OJ030	314 BEN HUR AV	BATTLE JAMES E	314 BEN HUR AVE SE	KNOXVILLE TN 37915
10/18	082OJ031	310 BEN HUR AV	OWENS JEFFERSON P & ADDIA LEROY	310 BEN HUR AVE SE	KNOXVILLE TN 37915
10/19	082OJ032	306 BEN HUR AV	WRIGHT OSCAR W	306 BEN HUR AV	KNOXVILLE TN 37915
10/20	082OJ033	300 BEN HUR AV	KNOXVILLE NEIGHBORHOODHOUSING SEF	300 BEN HUR AVE	KNOXVILLE TN 37915
11/01	082NA015	307 PARHAM ST	WILLIAMS C VIRGINIA	4301 WHITTLE SPRINGS RD APT E	KNOXVILLE TN 37917
11/02	082NA016	2406 LOUISE AV	GURLEY SANDRA M	1737 OHIO AV	KNOXVILLE TN 37921
11/03	082NA017	2412 LOUISE AVE	MANNING REV BENJAMIN F & BERNICE W	1210 CASTLE ST	KNOXVILLE TN 37914
11/04	082NA018	2416 LOUISE AV	CLEMONS JOY ELODIA	2416 LOUISE AVE	KNOXVILLE TN 37915
11/05	082NA019	2420 LOUISE AV	CROWE MARGIE J & HELEN K ARMOUR	2420 LOUISE AV	KNOXVILLE TN 37915
11/06	082NA020	2426 LOUISE AV	LUNDY JOSEPH L & OLLIE ESTELLA	2426 LOUISE AVE	KNOXVILLE TN 37915

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
11/07	082NA021	2432 LOUISE AV	STEPHENS LILLIAN	6312 MILROY LN	KNOXVILLE TN 37918
11/08	082NA022	319 S CHESTNUT ST	WRIGHT ROBERT H & DOROTHY	2101 CECIL AV	KNOXVILLE TN 37917
11/09	082NA023	321 S CHESTNUT ST	ARNOLD CARRIE & CLARK GRACE M	4115 CATALPA AVE	KNOXVILLE TN 37914
11/10	082NA024	323 S CHESTNUT ST	WYKLE TOMMY	1420 MAGNOLIA AVE	KNOXVILLE TN 37917
11/11	082NA025	2431 WILSON AV	WYKLE TOMMY	1420 MAGNOLIA AV	KNOXVILLE TN 37917
11/12	082NA026	2427 WILSON AV	JOHNSON OTHA& ESTELLA	2427 WILSON AVE SE	KNOXVILLE TN 37915
11/13	082NA027	2421 WILSON AV	ANDERSON DAVID	2421 WILSON AVE	KNOXVILLE TN 37915
11/14	082NA028	2415 WILSON AV	WEISSEL WILLIAM J	7220 WISCONSIN AV SU 300	BETHESDA MD 20814
11/15	082NA029	2413 WILSON AV	LOPEZ JUAN L	2413 WILSON AV	KNOXVILLE TN 37914
11/16	082NA030	2411 WILSON AV	JONES LEROY A	2400 WILSON AVE	KNOXVILLE TN 37915
11/17	082NA031	2409 WILSON AV	JOHNSON WALTER R	2409 WILSON AV	KNOXVILLE TN 37915
11/18	082NA032	PARHAM ST	GOSS MINNIE J	5901 E SUNSET RD	KNOXVILLE TN 37914
12/01	082NQ001	500 BEN HUR AV	WEST JAMES T & WILLISTINE T	500 BEN HUR AVE	KNOXVILLE TN 37915
12/02	082NQ002	2312 WILSON AV	HERBIN ANDREW & MATTHES RALPH B	2520 BOYDS BRIDGE PK	KNOXVILLE TN 37914
12/03	082NQ003	2316 WILSON AV	SCOTT DOUGLAS G	P O BOX 6441	MARYVILLE TN 37802
12/04	082NQ004	2324 WILSON AV	SCOTT DOUGLAS G	P O BOX 6441	MARYVILLE TN 37902
12/05	082NQ005	2328 WILSON AV	GLENN RONALD	2328 WILSON AV	KNOXVILLE TN 37915
12/06	082NQ006	2332 WILSON AV	PROGRESSIVE PROPERTIESINC	2332 WILSON AVE	KNOXVILLE TN 37914
12/07	082NQ007	2400 WILSON AV	JONES LEROY	2400 WILSON AVE	KNOXVILLE TN 37915
12/08	082NQ008	2406 WILSON AV	BRAGG CLARENCE N	2406 WILSON	KNOXVILLE TN 37915
12/09	082NQ009	2410 WILSON AV	BAILEY L EDGAR & BETTY	642 BROOME ROAD	KNOXVILLE TN 37909

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
12/10	082NQ010	2414 WILSON AV	DUMAS MARTIN RILEY	P O BOX 4383	KNOXVILLE TN 37921
12/11	082NQ011	2418 WILSON AV	CURRY GERALD M	2418 WILSON AV	KNOXVILLE TN 37917
12/12	082NQ012	2422 WILSON AV	BINGHAM MARIA A	2422 WILSON AV	KNOXVILLE TN 37915
12/13	082NQ013	501 S CHESTNUT ST	GREENE SARAH	501 CHESTNUT ST	KNOXVILLE TN 37915
12/14	082NQ014	503 S CHESTNUT ST	BILLINGSLEY KIMP	4114 IVY ST	KNOXVILLE TN 37914
12/15	082NQ015	507 S CHESTNUT ST	PORTER LOUIS C & LILLIE	509 SOUTH CHESTNUT ST	KNOXVILLE TN 37914
12/16	082NQ016	509 S CHESTNUT ST	PORTER LOUIS C & LILLIE A	509 CHESTNUT ST SE	KNOXVILLE TN 37914
12/17	082NQ017	515 S CHESTNUT ST	WHITTINGTON CHARLES W & CHARLENE S	3220 LAY AVE	KNOXVILLE TN 37914
12/18	082NQ018	517 S CHESTNUT ST	BLANCE JAMES E & ANGELIA	500 HOLLYWOOD DR	KNOXVILLE TN 37919
12/19	082NQ019	521 S CHESTNUT ST	DAVENPORT CLAUDE	413 OAKLEAF CIRCLE	KNOXVILLE TN 37924
12/20	082NQ020	SELMA AV	WASHINGTON GLORIA JEANAPT 4	2300 MERCHANTS DR # 77	KNOXVILLE TN 37912
12/21	082NQ021	2445 SELMA AV	JACKSON JAMES A	3641 LAKESIDE DR	LOUISVILLE TN 37777
12/22	082NQ022	2441 SELMA AV	BOURNE WILLIAM T	2822 MCCALLA AVE	KNOXVILLE TN 37914
12/23	082NQ023	2437 SELMA AV	MATTRESS LOUISE	2437 SELMA AVE SE	KNOXVILLE TN 37915
12/24	082NQ024	2433 SELMA AV	FOSTER JAMES & CHARLENE PARTON	2347 LINDEN AV	KNOXVILLE TN 37917
12/25	082NQ025	2429 SELMA AV	SIMPSON KATHERINE G & EDDIE MAE DICK	608 GAY ST SUITE 200	KNOXVILLE TN 37902
12/26	082NQ026	2425 SELMA AV	CURTIS SUSIE C% EDWARD F CURTIS & WII	5812 MARILYN DR	KNOXVILLE TN 37914
12/27	082NQ027	2421 SELMA AV	LOVE LAWRENCE & IULA	2421 SELMA AVE SE	KNOXVILLE TN 37915
12/28	082NQ028	2415 SELMA AV	GREENLEE RANDALL W SR& CLOWERS JU	2415 SELMA AVE	KNOXVILLE TN 37915
12/29	082NQ029	2411 SELMA AV	LIVSEY TERRY	2411 SELMA AVE	KNOXVILLE TN 37915
12/30	082NQ030	524 BEN HUR AV	CLARK WILLIE JR& CLARISA	524 BEN HUR AVE SE	KNOXVILLE TN 37915

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	C LT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
12/31	082NQ031	520 BEN HUR AV	STAFFNEY GEORGE& RUTH	2512 BROOKS RD	KNOXVILLE TN 37914
12/32	082NQ032	516 BEN HUR AV	PATTON ARNETTA KELLY	516 BEN HUR SE	KNOXVILLE TN 37915
12/33	082NQ033	512 BEN HUR AV	STAFFNEY GEORGE & RUTH	2512 BROOKS RD	KNOXVILLE TN 37914
12/34	082NQ034	508 BEN HUR AV	KING MELVIN R W & MILDRED D	508 BEN HUR AVE	KNOXVILLE TN 37915
12/35	082NQ035	504 BEN HUR AV	ALFORD MARGIE	2451 LINDEN AVE	KNOXVILLE TN 37917
13/01	082NP001	2400 SELMA AV	CHILDRESS BILLIE& WARD JANICE	4000 PLEASANT RIDGE RD APT G	KNOXVILLE TN 37912
13/02	082NP002	2412 SELMA AV	HARPER ERIKA NICOLE &KRISTA DENISE &	2805 BARBEE DR	KNOXVILLE TN 77004
13/03	082NP003	2418 SELMA AV	GOSS RALPH & NENA	2418 SELMA AVE SE	KNOXVILLE TN 37915
13/04	082NP004	2422 SELMA AV	SCOTT DOUGLAS GLENN	P O BOX 6441	MARYVILLE TN 37802
13/05	082NP005	SELMA AV	STRONG B REST% J C STRONG	RT 5 MCMILLAN STA	KNOXVILLE TN 37914
13/06	082NP006	2430 SELMA AV	BURKS CHARLES C &ROBERT W TOOKE & I	P O BOX 5700	KNOXVILLE TN 37928
13/07	082NP007	2436 SELMA AV	CHANDLER JOHN JR	2312 CHESTER AVE	KNOXVILLE TN 37915
13/08	082NP008	2440 SELMA AV	WILLIS NONA BELLE(LIFE ESTATE) &TERRE	2440 SELMA AVE SE	KNOXVILLE TN 37915
13/09	082NP009	2442 SELMA AV	JOHNSON WILLIE MAE LIFEEST & WILLARD	2442 SELMA AVE	KNOXVILLE TN 37915
13/10	082NP010	2446 SELMA AV	BURKS CHARLES C & TOOKE ROBERT W& F	P O BOX 5700	KNOXVILLE TN 37928
13/11	082NP011	2450 SELMA AV	HAYWORTH MARCELLA LEONA& WILLIAM J	2566 BROOKS	KNOXVILLE TN 37914
13/12	082NP012	2452 SELMA AV	FARMER JAMES E & DORIS ANN	8925 WESLEY PL	KNOXVILLE TN 37922
13/13	082NP013	601 S CHESTNUT ST	FRANKLIN WILLIAM E II	RT 4 BOX 454	LENOIR CITY TN 37771
13/14	082NP014	609 S CHESTNUT ST	BATTLE MARIE% MOSE WHEELER	2155 24TH ST	PORT HURON MI 48060
13/15	082NP015	615 S CHESTNUT ST	IRVIN WILLIE& JEANETTE	615 CHESTNUT ST SE	KNOXVILLE TN 37914
13/16	082NP016	2020 ULSTER AV	WALKER TOMMY& INA	2020 ULSTER AVE	KNOXVILLE TN 37915

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
13/17	082NP017	ULSTER AV	DIFTLER HAROLD & JOYCE ROBINSON	SU 108 601 CONCORD ST	KNOXVILLE TN 37919
13/18	082NP018	ULSTER AV	DURHAM JAME EDWARD & MILDRED T	1429 PATRICIA CIR	KNOXVILLE TN 37914
13/19	082NP019	ULSTER AV	STRONG J C & G H EST	MCMILLAN STA RFD 5	KNOXVILLE TN 37914
13/20	082NP020	ULSTER AV	LACY J C	ULSTER AVE	KNOXVILLE TN 37915
13/21	082NP021	ULSTER AV	LACY J C	ULSTER AVE	KNOXVILLE TN 37915
13/22	082NP022	ULSTER AV	LACY J C	ULSTER AVE	KNOXVILLE TN 37915
13/23	082NP023	ULSTER AV	LACY J C	ULSTER AVE	KNOXVILLE TN 37915
13/24	082NP024	628 BEN HUR AV	SECRETARY OF HOUSING & URBAN DEV	710 LOCUST ST	KNOXVILLE TN 37902
13/25	082NP025	622 BEN HUR AV	TOLBERT MAJOR & HELEN L	622 BEN HUR AV	KNOXVILLE TN 37915
13/26	082NP026	616 BEN HUR AV	SHROPSHIRE JUDITH DRICHMOND	4141 MAPLEHILL RD	LOUDON TN 37774
13/27	082NP027	614 BEN HUR AV	CONNELLY LEROY & MARY P	614 BEN HUR AVE	KNOXVILLE TN 37915
13/28	082NP028	608 BEN HUR AV	LOMAX JOHN SR R	P O BOX 1238	PITTSBURGH PA 15230
13/29	082NP029	604 BEN HUR AV	CHILDRESS BILLIE & WARD JANICE	4001 TERRACE VIEW RD	KNOXVILLE TN 37918
14/01	082NM001	2400 CAVALIER AV	HENDERSON JACK A	1837 LINDEN AV APT E 144	KNOXVILLE TN 37917
14/02	082NM002	2402 CAVALIER AV	TAYLOR ANDREW	5776 GOLDENROD CIR	KNOXVILLE TN 37921
14/03	082NM003	2404 CAVALIER AV	LOVELY THOMAS	942 GRONER DR	KNOXVILLE TN 37915
14/04	082NM004	2406 CAVALIER AV	TAYLOR ANDREW	5776 GOLDENROD CIR	KNOXVILLE TN 37921
14/05	082NM005	2408 CAVALIER AV	LOVELY THOMAS	942 GRONER DR	KNOXVILLE TN 37915
14/06	082NM006	2410 CAVALIER AV	LOVELY THOMAS	942 GRONER DR	KNOXVILLE TN 37915
14/07	082NM007	2412 CAVALIER AV	HUNT ALVIN U SR	2412 CAVALIER AVE	KNOXVILLE TN 37915
14/08	082NM008	2416 CAVALIER AV	DAYLIGHT PROPERTIES LLC	P O BOX 371	KNOXVILLE TN 37901

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL.	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
14/09	082NM034	1922 ULSTER AV	FOSTER JESSE LEE	1922 ULSTER AV	KNOXVILLE TN 37915
14/10	082NM033	1920 ULSTER AV	YOUNG EMORY B	1920 ULSTER ST	KNOXVILLE TN 37914
14/11	082NM009	2418 CAVALIER AV	ROGERS HARVE E	1909 SCHOFIELD	KNOXVILLE TN 37921
14/12	082NM024	BEN HUR AV	TAYLOR ROBERT D	BEN HUR	KNOXVILLE TN 37915
14/13	082NM010	2434 CAVALIER AV	ROGERS DEVELOPMENT CO	1909 SCHOFIELD	KNOXVILLE TN 37921
14/14	082NM011	2428 CAVALIER AV	ROGERS HARVE E	1909 SCHOFIELD	KNOXVILLE TN 37921
14/15	082NM012	2440 CAVALIER AV	ROGERS HARVE E	1909 PROCTOR ST	KNOXVILLE TN 37921
14/16	082NM013	3032 CAVALIER AV	MILLER FRED& RUBY KING	1910 PROSPECT PL	KNOXVILLE TN 37915
14/17	082NM014	801 GRAVES ST	CLARK KING JR% FLORENCE KING	810 GRAVES ST	KNOXVILLE TN 37915
14/18	082NM015	807 GRAVES ST	DREW THOMASENA	1904 RIVERSHORE DRIVE	KNOXVILLE TN 37914
14/19	082NM016	815 GRAVES ST	ROGERS DEVELOPMENT CO	1909 SCHOFIELD	KNOXVILLE TN 37921
14/20	082NM017	821 GRAVES ST	WILLIAMS AUSTRALIA & MAMIE% MARY WIL	1324 GOLAY ST	INDIANAPOLIS IN 46302
15/01	082NK001	700 GRAVES ST	ROGERS HARVE E	4717 ROHAR RD	KNOXVILLE TN 37921
15/02	082NK060	706 GRAVES ST	THOMPSON ULYSSES	706 GRAVES ST	KNOXVILLE TN 37915
15/03	082NK059	800 GRAVES ST	SPEARS ROSE N	800 GRAVES ST	KNOXVILLE TN 37915
15/04	082NK058	806 GRAVES ST	WILLIAMS JOHNNY L SR& SHIRLEY A	806 GRAVES ST	KNOXVILLE TN 37915
15/05	082NK057	814 GRAVES ST	HOLMES REAL ESTATECOMPANY INC	P O BOX 23286	KNOXVILLE TN 37933
15/06	082NK055	818 GRAVES ST	PETE ROGERS 1909SCHOFIELD 37921	P O BOX 23286	KNOXVILLE TN 37933
15/07	082NK056	GRAVES ST	ROGERS HARVE E	1909 SCHOFIELD	KNOXVILLE TN 37921
16/01	082NN001	2028 ULSTER AV	LEWIS GRADY L JR	4206 SHANGRI-LA LN	KNOXVILLE TN 37914
16/02	082NN002	709 S CHESTNUT ST	PERSON ANNIE	709 CHESTNUT ST SE	KNOXVILLE TN 37914

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
16/03	082NN003	711 S CHESTNUT ST	CHURCH CANAAN BAPTISTCHURCH OF CH	1117 BEAMAN LAKE RD	KNOXVILLE TN 37914
16/04	082NN004	715 S CHESTNUT ST	BARTRAM DAVID WBARTRAM BRENDA S	224 VANOSDALE RD	KNOXVILLE TN 37909
16/05	082NN005	717 S CHESTNUT ST	PROFFITT JAMES E	2525 MARTIN LUTHER KING	KNOXVILLE TN 37914
16/06	082NN006	721 S CHESTNUT ST	DAVENPORT CLAUDE	413 OAK LEAF CIRCLE	KNOXVILLE TN 37924
16/07	082NN007	727 S CHESTNUT ST	CARMICHAEL JOE	4000 LILAC ST	KNOXVILLE TN 37914
16/08	082NN008	S CHESTNUT ST	MILLER FRED& RUBY KING	1910 PROSPECT PL	KNOXVILLE TN 37915
16/09	082NN010	737 S CHESTNUT ST	MAYFIELD DEXTER W	737 CHESTNUT ST	KNOXVILLE TN 37914
16/10	082NN011	743 S CHESTNUT ST	SETTLES SAMMIE B	743 CHESTNUT ST	KNOXVILLE TN 37914
16/11	082NN012	747 S CHESTNUT ST	BOWDEN JAMES & ROSA	747 CHESTNUT ST	KNOXVILLE TN 37920
16/12	082NN013	707 GRAVES ST	JOHNSON SHERIA M	P O BOX 20673	KNOXVILLE TN 37940
16/13	082NN014	2417 CAVALIER AV	MCGHEE LILLIE P	709 S CHESTNUT	KNOXVILLE TN 37914
16/14	082NN015	2021 ULSTER AV	MCGHEE LILLIE P	709 S CHESTNUT	KNOXVILLE TN 37914
16/15	082NN016	2019 ULSTER AV	MCGHEE LILLI P	709 S CHESTNUT ST	KNOXVILLE TN 37914
16/16	082NN017	2026 ULSTER AV	McMILLAN ARTHUR W & VIRGINIA C	3333 SHIELDS AV	KNOXVILLE TN 37914
17/01	082NN009	740 S CHESTNUT ST	ARMSTRONG JOSEPH E &DAVID D	3700 HARRIS RD	KNOXVILLE TN 37914
18/01	082NE001	600 S CHESTNUT ST	CHURCHTHE CONVENTION OFTHE PROTESTANT	SELMA AVE	KNOXVILLE TN 37914
18/02	082NE002	2512 SELMA AV	MCFAEE EDMOND &JOHNNIE MAE	2512 SELMA AVE	KNOXVILLE TN 37915
18/03	082NE003	2516 SELMA AV	CARPETBAG THEATER INC	2516 SELMA AV	KNOXVILLE TN 37914
18/04	082NE004	2520 SELMA AV	DAVIS SARAH MRS	2520 SELMA AVE SE	KNOXVILLE TN 37914
18/05	082NE005	2524 SELMA AV	WILLIAMS FRANK	2530 LOUISE AVE	KNOXVILLE TN 37914
18/06	082NE006	2528 SELMA AV	GRIFFIN ELMER P &ALMA MAE	2654 SELMA AV	KNOXVILLE TN 37914

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
18/07	082NE007	2532 SELMA AV	SCOTT DOUGLAS GLENN	P O BOX 6441	MARYVILLE TN 37802
18/08	082NE008	2536 SELMA AV	EWING JOHN D	2536 SELMA AVE	KNOXVILLE TN 37914
18/09	082NE009	2542 SELMA AV	SMITH DARYLE & KAREN	2542 SELMA AV	KNOXVILLE TN 37915
18/10	082NE010	2544 SELMA AV	CRAWFORD WILLIAM JR	2036 SEMINOLE AV	KNOXVILLE TN 37915
18/11	082ND011.01	2548 WILSON AVE	CARTER JACOB & PEARL	1008 WEDGEWOOD	KNOXVILLE TN 37914
18/12	082NE011	2552 SELMA AV	FOSTER LEROY	2552 SELMA AV	KNOXVILLE TN 37915
18/13	082NE01102	2556 SELMA AV	HOLLOWAY KIMBERLY J	2556 SELMA AV	KNOXVILLE TN 37915
18/14	082NE014	2560 SELMA AV	PATRICK ROZETTA	2560 SELMA AVE SE	KNOXVILLE TN 37914
18/15	082NE015	6117 S CHERRY ST	HENDERSON BEATRICE C	6117 CHEERY ST	KNOXVILLE TN 37914
18/16	082NE016	701 S CHERRY ST	FLOWERS ALLEN JR & PAULEtte G	701 SO CHERRY ST	KNOXVILLE TN 37914
18/17	082NE017	705 S CHERRY ST	GAITER GENERALCONTRACTORS INC	1924 LAURANS AV	KNOXVILLE TN 37915
18/18	082NE019	715 S CHERRY ST	HODGE GERALDETTE M	715 S CHERRY ST	KNOXVILLE TN 37914
18/19	082NE020	719 S CHERRY ST	CHURCH OF GOD ORSANCTIFIED CHURCH	729 CHERRY ST SE	KNOXVILLE TN 37914
18/20	082NE021	729 S CHERRY ST	CHURCH OF GODCHERRY ST	CHERRY ST	KNOXVILLE TN 37914
18/21	082NE022	734 S CHESTNUT ST	STONE ELTON DR& FRANCES A	734 CHESNUT ST	KNOXVILLE TN 37914
18/22	082NE023	S CHESTNUT ST	ROGERS DEV CO INC	1909 SCHOFIELD	KNOXVILLE TN 37921
18/23	082NE024	S CHESTNUT ST	HOUSEHOLDER EVA	REAR 730 CHESTNUT ST	KNOXVILLE TN 37914
18/24	082NE025	730 S CHESTNUT ST	GLENN EARL A SR% DORIS W GLENN	726 CHESTNUT ST	KNOXVILLE TN 37915
18/25	082NE026	722 S CHESTNUT ST	BURKE.REALTY INC% PATRICIA LAWSON	2541 LINDEN AVE	KNOXVILLE TN 37914
18/26	082NE027	718 S CHESTNUT ST	MOORE SCOTT & JAY WITT & SHERRY	5504 KESTERBROOK DR	KNOXVILLE TN 37918
18/27	082NE028	714 S CHESTNUT ST	MCCLEARY J ELLIS	1921 PLUMB BRANCH RD	KNOXVILLE TN 37932

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
18/28	082NE029	710 S CHESTNUT ST	HILL GRADY JR &FRANCIS K	710 CHESTNUT ST	KNOXVILLE TN 37914
18/29	082NE030	704 S CHESTNUT ST	PIONEER BUILDERS INC	205 ALDER LANE	OAK RIDGE TN 37830
19/01	082ND001	S CHESTNUT ST	KNOXVILLE CITY OFUNION SQUARE PLAYG	CHESTNUT ST	KNOXVILLE TN 37914
20/01	082ND002	400 CURIE PL	JAMES JOSEPH B JR &ROSALIN A	4328 VAN DYKE DR	KNOXVILLE TN 37919
20/02	082ND003	106 CURIE PL	ESSIE ALBERT & WILLIE MAE	106 CURIE PL	KNOXVILLE TN 37914
20/03	082ND004	409 CURIE PL	BOWER CHARLIE	1528 WILDER PLACE	KNOXVILLE TN 37915
20/04	082ND005	105 CURIE PL	ANDREWS DAVID M &RUTHAN	2704 SHROPSHIRE BV	POWELL TN 37849
20/05	082ND006	100 CURIE PL	TOMS ELIZABETH HARRISON	100 CURIE PLACE	KNOXVILLE TN 37914
20/06	082ND007	2522 WILSON AV	BENIN CHARLES	2304 BROOKS RD	KNOXVILLE TN 37915
20/07	082ND008	2526 WILSON AV	MYERS CHAS W& BERTHA M	2526 WILSON AVE	KNOXVILLE TN 37914
20/08	082ND009	2528 WILSON AV	DAVIS ARCELIA	4009 McDONALD RD	KNOXVILLE TN 37914
20/09	082ND010	2530 WILSON AV	BATTLE HORACE& ELOISE A	2530 WILSON ST	KNOXVILLE TN 37914
20/10	082ND012	2542 WILSON AV	HARTSELL MARTHA D	2542 WILSON AV	KNOXVILLE TN 37914
20/11	082ND013	2548 WILSON AV	PRICE JOHN W & IDA M	2550 WILSON AVE	KNOXVILLE TN 37914
20/12	082ND014	2550 WILSON AV	PRICE JOHN W & IDA M	2550 WILSON AVE	KNOXVILLE TN 37914
20/13	082ND015	2554 WILSON AV	MORRISON TINA L	2554 WILSON AV	KNOXVILLE TN 37914
20/14	082ND016	2558 WILSON AV	SPRATLEY DEREK L &DOROTHY J	P O BOX 265	KNOXVILLE TN 37919
20/15	082ND017	401 S CHERRY ST	DAIL JUANITA C	401 CHERRY ST	KNOXVILLE TN 37914
20/16	082ND018	2561 SELMA AV	SPENCER FRANCINE	2561 SELMA AVE	KNOXVILLE TN 37914
20/17	082ND019	SELMA AV	MANLEY JOHNNIE B SR &SUSIE M	507 EAST 1ST AVE	ROSELLE NJ 07203
20/18	082ND020	2553 SELMA AV	AMMONS H BERNARD	12816 PALADIN LN	KNOXVILLE TN 37922

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
20/19	082ND021	2537 SELMA AV	CHURCH MEMORIAL CHRISTIANMATTIE E	SELMA AVE	KNOXVILLE TN 37914
20/20	082ND022	2533 SELMA AV	CRIPPEN BART MICHAEL	2347 LINDEN AV	KNOXVILLE TN 37917
20/21	082ND023	2529 SELMA AV	CHURCH MATTIE E COLEMANMEMORIAL C	2537 SELMA AVE	KNOXVILLE TN 37914
20/22	082ND024	2525 SELMA AV	CHURCH MATTIE E COLEMANMEMORIAL C	2537 SELMA AVE	KNOXVILLE TN 37914
20/23	082ND025	2523 SELMA AV	DARDEN EFFIE M	2523 SELMA AVE SE	KNOXVILLE TN 37914
21/01	082NC001	LOUISE AV	MATHIS HENRY K	2520 BOYDS BRIDGE PK	KNOXVILLE TN 37914
21/02	082NC002	2506 LOUISE AV	CITY OF KNOXVILLE THE	P O BOX 1631	KNOXVILLE TN 37901
21/03	082NC003	2508 LOUISE AV	TILLMAN NATHANIEL & ERNESTINE P	2508 LOUISE AVE	KNOXVILLE TN 37914
21/04	082NC004	2514 LOUISE AV	DUBOSE ANGELIA M	2514 LOUISE AV	KNOXVILLE TN 37914
21/05	082NC005	2516 LOUISE AV	DIXSON WILLIAM & DORIS	4328 SKYLINE DR	KNOXVILLE TN 37914
21/06	082NC006	2518 LOUISE AV	CARTER JOSEPH ARTHUR	2518 LOUISE AVE SE	KNOXVILLE TN 37914
21/07	082NC007	2526 LOUISE AV	MITCHELL, KATE MAE & LETHA MAE	2526 LOUISE AVE	KNOXVILLE TN 37914
21/08	082NC008	2530 LOUISE AV	WILLIAMS FRANK & BETTY JEAN	2530 LOUISE AVE	KNOXVILLE TN 37917
21/09	082NC009	2532 LOUISE AV	MOORE LUTHER W	2532 LOUISE AVE	KNOXVILLE TN 37914
21/10	082NC010	2534 LOUISE AV	HODGE FRANK E & LINDA M	2248 MCCALLA AV	KNOXVILLE TN 37915
21/11	082NC011	2540 LOUISE AV	KOONTZ DENNIS W & ANGELIA	P O BOX 18325	KNOXVILLE TN 37928
21/12	082NC012	2546 LOUISE AV	PATTON MITCHELL & ANN	2546 LOUISE AVE	KNOXVILLE TN 37914
21/13	082NC013	2552 LOUISE AV	MCBEE MAUDE B & WILLIAM H	1304 DARTMOUTH RD	KNOXVILLE TN 37914
21/14	082NC014	2554 LOUISE AV	MANNING BENJAMIN F & BERNICE W	1012 CASTLE ST	KNOXVILLE TN 37914
21/15	082NC015	2558 LOUISE AV	RODGERS YOLANDA	2558 LOUISE AVE	KNOXVILLE TN 37914
21/16	082NC016	2562 LOUISE AV	WHITTINGTON CHARLES	3220 LAY AVE	KNOXVILLE TN 37914

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
21/17	082NC017	309 S CHERRY ST	HUEY GENEVA DONALDSON	309 CHERRY ST	KNOXVILLE TN 37914
21/18	082NC018	2563 WILSON AV	BROWN VANESSA B	2563 WILSON AVE SE	KNOXVILLE TN 37914
21/19	082NC019	2559 WILSON AV	SUMMEY MARY E	4612 W SUNSET ROAD	KNOXVILLE TN 37914
21/20	082NC020	2553 WILSON AV	GILL NANCY D	6614 SHERWOOD DR	KNOXVILLE TN 37919
21/21	082NC021	2551 WILSON AV	HICKEY RHONDA E	2551 WILSON AV	KNOXVILLE TN 37914
21/22	082NC022	2547 WILSON AV	SCRUGGS ROBERT	2547 WILSON AVE	KNOXVILLE TN 37914
21/23	082NC023	2541 WILSON AV	CLARK LENORA R & PATRICIA ANN REECE	P O BOX 14332	KNOXVILLE TN 37914
21/24	082NC024	2539 WILSON AV	STRONG KATHALEEN & LENORA	2539 WILSON AVE	KNOXVILLE TN 37914
21/25	082NC025	2533 WILSON AV	ANDREWS YVONNE	2533 WILSON AV	KNOXVILLE TN 37915
21/26	082NC026	2527 WILSON AV	MORTON WILLIAM & MAMIE	2527 WILSON AVE	KNOXVILLE TN 37914
21/27	082NC027	2525 WILSON AV	STRONG B REST% JOE STRONG	RT 5 MCMILLAN STA	KNOXVILLE TN 37914
21/28	082NC028	2523 WILSON AV	MADISON FLETCHER & NONIE	2020 BRICE NE	KNOXVILLE TN 37917
21/29	082NC029	2515 WILSON AV	MADISON RICKY D	2515 WILSON AVE	KNOXVILLE TN 37914
21/30	082NC030	2513 WILSON AV	HICKEY GWENDOLYN	2513 WILSON AVE	KNOXVILLE TN 37914
21/31	082NC031	2511 WILSON AV	HURD ERNEST	138 SPELLMAN AV	OAK RIDGE TN 37830
21/32	082NC032	2501 WILSON AV	BRANNER ARNOLD C	2501 WILSON AVE	KNOXVILLE TN 37914
21/33	082NC033	314 S CHESTNUT ST	CAMPBELL CLARENCE & HAZEL	2722 SELMA AVE	KNOXVILLE TN 37914
21/34	082NC034	310 S CHESTNUT ST	JONES DOROTHY C	1432 PATRICIA CIRCLE	KNOXVILLE TN 37914
22/01	082NB001	2510 MARTIN LUTHER KING J	GRAYSON ROBERT R & LOIS ANN	2500 MCCALLA AVE	KNOXVILLE TN 37914
22/02	082NB004	2524 MARTIN LUTHER KING J	HOUSTON JAMES	3205 BOYDS BRIDGE PK	KNOXVILLE TN 37915
22/03	082NB006	2526 MARTIN LUTHER KING J	CHURCH GREATERSHILOH OF GOD	2526 MCCALLA AVE	KNOXVILLE TN 37914

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
22/04	082NB007	2528 MARTIN LUTHER KING J	BARTRAM JAMES E	2528 MARTIN LUTHER KING	KNOXVILLE TN 37924
22/05	082NB008	2530 MARTIN LUTHER KING J	PRICE JAMES HENRY& MARY D.	2615 PARKVIEW AVE.	KNOXVILLE TN 37914
22/06	082NB009	2540 MARTIN LUTHER KING J	LEVITT JOSEPH J JR	201 CLINCH AV	KNOXVILLE TN 37902
22/07	082NB010	2546 MARTIN LUTHER KING J	MOREHOUSE FRANK& MARGARET L	3209 WIMPOLE AV	KNOXVILLE TN 37914
22/08	082NB011	2550 MARTIN LUTHER KING J	SCATES WM &ZOE ALICE	341 CHAMBERLAIN BLVD	KNOXVILLE TN 37920
22/09	082NB012	2554 MARTIN LUTHER KING J	MYNATT DOROTHY L	2554 MCCALLA AVE	KNOXVILLE TN 37914
22/10	082NB013	2560 MARTIN LUTHER KING J	SCATES WM &ZOE ALICE	341 CHAMBERLAIN BLVD	KNOXVILLE TN 37920
22/11	082NB014	2561 LOUISE AV	AMOS CLIFF & VICTORIA	5513 CRESTWOOD RD	KNOXVILLE TN 37914
22/12	082NB015	2557 LOUISE AV	INDUSTRY MORTGAGE CO LP	3450 BUSCHWOOD PRK DR	TAMPA FL 33618
22/13	082NB016	2551 LOUISE AV	MYERS CHARLES E &WANDA S	2551 LOUISE AVE	KNOXVILLE TN 37914
22/14	082NB017	2547 LOUISE AV	WILLIAMS KAREN E	2547 LOUISE AV	KNOXVILLE TN 37914
22/15	082NB018	2541 LOUISE AV	KNOXVILLE HABITAT FORHUMANITY INC	1420-A NINTH AV	KNOXVILLE TN 37917
22/16	082NB019	2539 LOUISE AV	HARPER JOSEPH	15609 GLYNN EAST	CLEVELAND OH 44112
22/17	082NB020	2535 LOUISE AV	MOORE SCOTT & JAY WITTSHERRY	5504 KESTERBROOK DR	KNOXVILLE TN 37918
22/18	082NB021	2531 LOUISE AV	PAGE JAMES B & RUBY OPHELIA	2531 LOUISE AVE SE	KNOXVILLE TN 37914
22/19	082NB022	2527 LOUISE AV	FINE ANN	114 FINE LANE	LOUISVILLE TN 37777
22/20	082NB023	2523 LOUISE AV	HOLMES JAMES& WILLIE B% ESTHER H VA	1919 PROSPECT PL	KNOXVILLE TN 37915
22/21	082NB024	2517 LOUISE AV	DONALDSON WALTER H	2351 LOUISE AVE	KNOXVILLE TN 37915
22/22	082NB025	122 S CHESTNUT ST	WHITTINGTON CHARLES W	3220 LAY AVE	KNOXVILLE TN 37914
22/23	082NB026	116 S CHESTNUT ST	KNOXVILLE CITY OF	400 MAIN AV	KNOXVILLE TN 37902
23/01	082KU016	2563 MARTIN LUTHER KING J	STEWART OGUST M DELANEY	1935 DANDRIDGE AV	KNOXVILLE TN 37915

OWNERSHIP OF PROPERTIES IN REDEVELOPMENT AREA

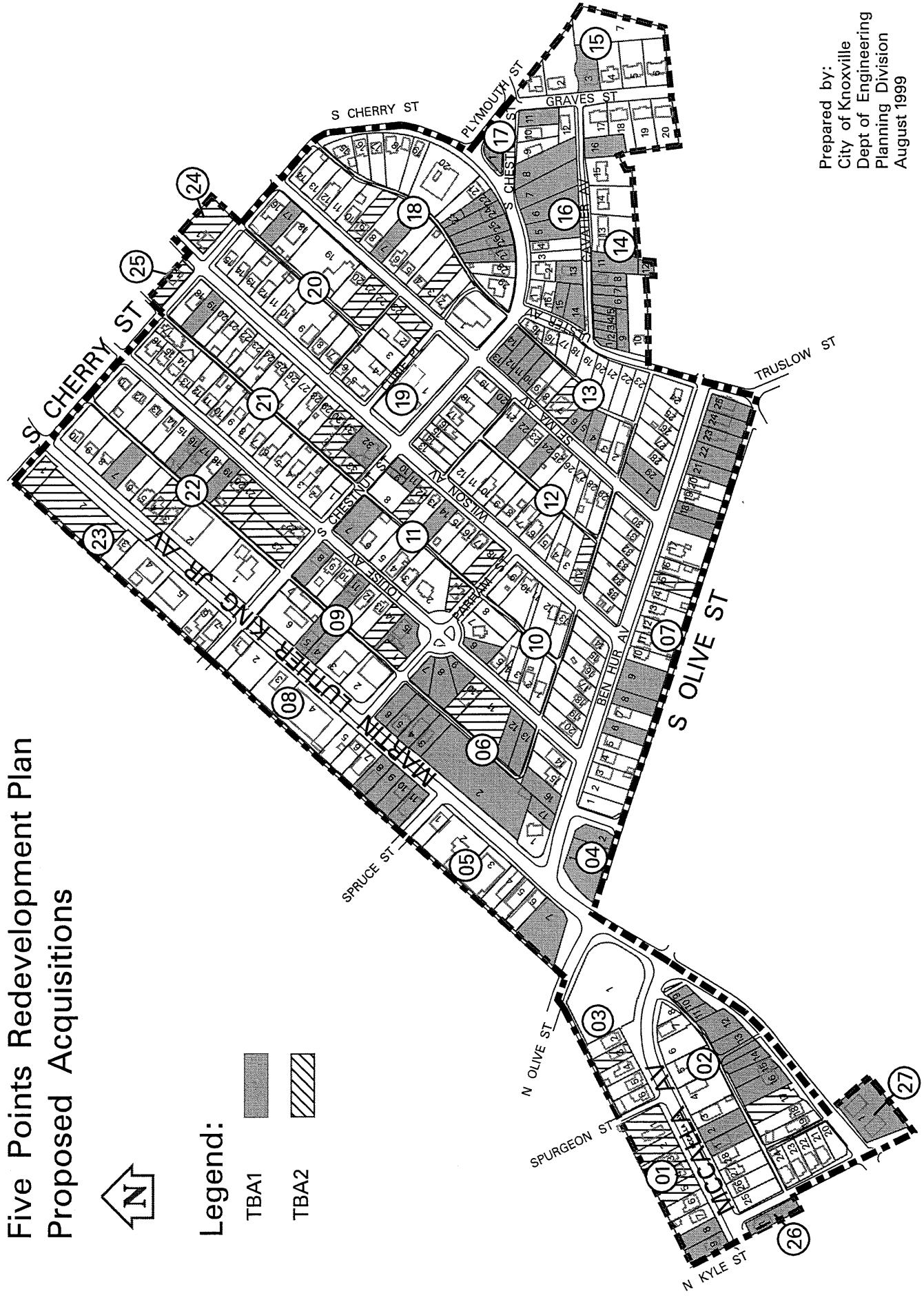
BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
23/02	082KU017	2547 MARTIN LUTHER KING J	SWANN BEN HARRIS & LUCILLE L	217 CARVER ST	KINGSPORT TN 37660
23/03	082KU022	2533 MARTIN LUTHER KING J	LEVITT JOSEPH J JR	205 CLINCH AVE	KNOXVILLE TN 37902
23/04	082KU023	2525 MARTIN LUTHER KING J	HENSLEY JEAN ASTON	P O BOX 10881	KNOXVILLE TN 37939
23/05	082KU024	2519 MARTIN LUTHER KING J	DAVENPORT CLAUDE	413 OAK LEAF CR	KNOXVILLE TN 37914
23/06	082KU025	2503 MARTIN LUTHER KING J	MONDAY JAMES S	208 BUSBEE ROAD	KNOXVILLE TN 37920
23/07	082KU026	2501 MARTIN LUTHER KING J	HARDIN ERMA JEAN	3508 COON RD	KNOXVILLE TN 37931
24/01	082KQ001	2600 WILSON AV	TURMAN ORA JR & MARGIE	4401 SHANGRI LA DR	KNOXVILLE TN 37914
25/01	082KR026	2601 WILSON AV	PAYNE JOHN STEVEN	508 LAKE FOREST DR	KNOXVILLE TN 37920
26/01	095BE006	2120 MCCALLA	HAWKINS LENA M	2120 MCCALLA AVE	KNOXVILLE TN 37915
27/01	095BF02201	2200, 2202 MARTIN LUTHER	HAMDALLAH MOHAMMAD	1117 PARK HILL CR	KNOXVILLE TN 37909

Five Points Redevelopment Plan Proposed Acquisitions



Legend:

- TBA1
- TBA2



Prepared by:
City of Knoxville
Dept of Engineering
Planning Division
August 1999

OWNERSHIP OF PROPERTIES TO BE ACQUIRED IN PHASE 2

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
01/01	0820M023	2235 MCCALLA AV	PARKS LARRY V& MARGO V	3246 SUNSET AVE	KNOXVILLE TN 37914
01/02	0820M024	2227 MCCALLA AV	KNOXVILLE CITY OF	400 MAIN AV	KNOXVILLE TN 37902
01/03	0820M025	2225 MCCALLA AV	PORTERFIELD MILDRED B	2200 BROOKS ROAD	KNOXVILLE TN 37915
01/04	0820M026	2223 MCCALLA AV	DRAKE CLARENCE E% RICHARD L DRAKE	RT 4 BOX 454	LENOIR CITY TN 37771
01/05	0820M027	2219 MCCALLA AV	HINSHAW CLAYTON	RT 10 DICK FORD LN	KNOXVILLE TN 37920
02/17	0820L025	2219 MARTIN LUTHER KING	FREEMAN MICHAEL J &IRENE G	120 S KELLER ST	KNOXVILLE TN 37915
03/03	0820M019	2253 MCCALLA AV	JONES LEROY & ALFREDA	2400 WILSON AVE	KNOXVILLE TN 37914
06/10	0820J011	2351 LOUISE AV	DONALDSON WALTER H	2351 LOUISE AV	KNOXVILLE TN 37912
06/11	0820J012	LOUISE AV	FAN THEODORIC GEAR& ANNA JANE	4314 SKYLINE DR	KNOXVILLE TN 37914
09/01	082NA001	PARHAM ST	THE LOVE KITCHEN INC	PO BOX 6839	KNOXVILLE TN 37914
09/14	082NA013	2409 LOUISE AV	HOWELL ALICE	1106 WEISGARBER RD	KNOXVILLE TN 37909
11/01	082NA015	307 PARHAM ST	WILLIAMS C VIRGINIA	4301 WHITTLE SPRINGS RD APT 5	KNOXVILLE TN 37917
11/12	082NA026	2427 WILSON AV	JOHNSON OTHA& ESTELLA	2427 WILSON AVE SE	KNOXVILLE TN 37915
11/18	082NA032	PARHAM ST	GOSS MINNIE J	5901 E SUNSET RD	KNOXVILLE TN 37914
12/02	082NQ002	2312 WILSON AV	HERBIN ANDREW &MATTHES RALPH B	2520 BOYDS BRIDGE PK	KNOXVILLE TN 37914
13/07	082NP007	2436 SELMA AV	CHANDLER JOHN JR	2312 CHESTER AVE	KNOXVILLE TN 37915
14/12	082NM024	BEN HUR AV	TAYLOR ROBERT D	BEN HUR	KNOXVILLE TN 37915
18/03	082NE003	2516 SELMA AV	CARPETBAG THEATER INC	2516 SELMA AV	KNOXVILLE TN 37914
18/09	082NE009	2542 SELMA AV	SMITH DARYLE & KAREN	2542 SELMA AV	KNOXVILLE TN 37915
20/01	082ND002	400 CURIE PL	JAMES JOSEPH B JR &ROSALIN A	4328 VAN DYKE DR	KNOXVILLE TN 37919
21/30	082NC030	2513 WILSON AV	HICKEY GWENDOLYN	2513 WILSON AVE	KNOXVILLE TN 37914
21/31	082NC031	2511 WILSON AV	HURD ERNEST	138 SPELLMAN AV	OAK RIDGE TN 37830

OWNERSHIP OF PROPERTIES TO BE ACQUIRED IN PHASE 2

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
21/31	082NC031	2511 WILSON AV	HURD ERNEST	138 SPELLMAN AV	OAK RIDGE TN 37830
21/33	082NC033	314 S CHESTNUT ST	CAMPBELL CLARENCE& HAZEL	2722 SELMA AVE	KNOXVILLE TN 37914
22/03	082NB006	2526 MARTIN LUTHER KING J	CHURCH GREATERSHILOH OF GOD	2526 MCCALLA AVE	KNOXVILLE TN 37914
22/04	082NB007	2528 MARTIN LUTHER KING J	BARTRAM JAMES E	2528 MARTIN LUTHER KING	KNOXVILLE TN 37924
22/20	082NB023	2523 LOUISE AV	HOLMES JAMES& WILLIE B% ESTHER H VA	1919 PROSPECT PL	KNOXVILLE TN 37915
22/21	082NB024	2517 LOUISE AV	DONALDSON WALTER H	2351 LOUISE AVE	KNOXVILLE TN 37915
22/22	082NB025	122 S CHESTNUT ST	WHITTINGTON CHARLES W	3220 LAY AVE	KNOXVILLE TN 37914
22/23	082NB026	116 S CHESTNUT ST	KNOXVILLE CITY OF	400 MAIN AV	KNOXVILLE TN 37902
23/01	082KU016	2563 MARTIN LUTHER KING J	STEWART OGUST M DELANEY	1935 DANDRIDGE AV	KNOXVILLE TN 37915
23/02	082KU017	2547 MARTIN LUTHER KING J	SWANN BEN HARRIS& LUCILLE L	217 CARVER ST	KINGSPORT TN 37660
24/01	082KQ001	2600 WILSON AV	TURMAN ORA JR & MARGIE	4401 SHANGRI LA DR	KNOXVILLE TN 37914
25/01	082KR026	2601 WILSON AV	PAYNE JOHN STEVEN	508 LAKE FOREST DR	KNOXVILLE TN 37920

OWNERSHIP OF PROPERTIES TO BE ACQUIRED PHASE ONE

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
01/08	082OM030	2203 MCCALLA AV	ENGLISH MARK	3641 TALLINA AV C-1	KNOXVILLE TN 37919
01/09	082OM031	2201 MCCALLA AV	BATTLE BENNIE ROW	2327 WOODBINE AVE	KNOXVILLE TN 37917
02/01	082OL005	2220 MCCALLA AV	PORTERFIELD AD	325 OAK LEAF CIRCLE	KNOXVILLE TN 37914
02/02	082OL006	2222 MCCALLA AV	GRANT JAMES EDWARD& HANNAH JANETT	P O BOX 22758	NEWARK NJ 07101
02/09	082OL017	MARTIN LUTHER KING JR AV	KNOX CITY OF	MAIN ST	KNOXVILLE TN 37902
02/10	082OL018	2239 MARTIN LUTHER KING J	KNOXVILLE CITY OF	2239 VINE AVE	KNOXVILLE TN 37915
02/11	082OL019	MARTIN LUTHER KING JR AV	KNOXVILLE CITY OF	2231 E VINE AVE	KNOXVILLE TN 37915
02/12	082OL020	MARTIN LUTHER KING JR AV	KNOXVILLE CITY OF	3924 KINGS ROAD	CHATTANOOGA TN 37416
02/13	082OL021	2231 MARTIN LUTHER KING J	CARMICHAEL JOHN WILLIAM TRUSTEE	5001 SPRING VALLEY DR	KNOXVILLE TN 37917
02/14	082OL022	2225 MARTIN LUTHER KING	WISER DONALD M & TOOKE ROBERT W	RT 2 AILOR GAP	LUTTRELL TN 37779
02/15	082OL023	2223 MARTIN LUTHER KING	WILLIAMS JUANITA	2500 PARKVIEW AVE	KNOXVILLE TN 37914
02/16	082OL024	2221 MARTIN LUTHER KING	WILLIAMS JUANITA	2500 PARKVIEW AVE	KNOXVILLE TN 37914
04/01	082OK002	2308 MARTIN LUTHER KING J	CRAWFORD DORIS SCOTT ETAL	3101 LINDEN AV	KNOXVILLE TN 37914
04/02	082OK003	111 BEN HUR AV	MCCLURE WILLIAM M& SANDRA J	9325 BRIORWOOD BLVD	KNOXVILLE TN 37923
05/07	082OF033	2307 MARTIN LUTHER KING J	CRAWFORD DORIS SCOTT ETAL	3101 LINDEN AV	KNOXVILLE TN 37914
06/02	082OJ002	2332 MARTIN LUTHER KING J	KNOXVILLE NEIGHBORHOODHOUSING & C	300 BEN HUR AV	KNOXVILLE TN 37915
06/03	082OJ004	2406 MARTIN LUTHER KING J	MOORE TOMMY &LOTT WALTER	9913 BLUE GRASS RD	KNOXVILLE TN 37922
06/04	082OJ005	2408 MARTIN LUTHER KING J	WELLS EDDIE% PATRICIA LAWSON	2541 LINDEN AVE	KNOXVILLE TN 37914

OWNERSHIP OF PROPERTIES TO BE ACQUIRED PHASE ONE

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
06/05	0820J006	2410 MARTIN LUTHER KING J	EDWARDS CHARLES & FRANCELLIE FLEMMI	3626 SELMA AVE	KNOXVILLE TN 37914
06/06	0820J007	2412 MARTIN LUTHER KING J	BROWN OSCAR	3707 SKYLINE DR	KNOXVILLE TN 37914
06/07	0820J008	NEILSON CR	KNOXVILLE NEIGHBORHOODHOUSING ANC	300 BEN HUR AV	KNOXVILLE TN 37915
06/08	0820J009	2361 NEILSON CR	KNOXVILLE NEIGHBORHOODHOUSING ANC	300 BEN HUR AV	KNOXVILLE TN 37915
06/09	0820J010	NEILSON CR	STOUT JO	P O BOX 453	POWELL TN 37849
06/12	0820J013	2339 LOUISE AV	CHURCH ST PAUL BAPTIST	2339 LOUISE AVE	KNOXVILLE TN 37915
06/13	0820J014	2335 LOUISE AV	KNOXVILLE CITY OF	NA	KNOXVILLE TN 37902
06/16	0820J036	114 BEN HUR AV	DAVIS JOHN O & PILAR	3004 BROOKS RD	KNOXVILLE TN 37914
06/17	0820J037	110 BEN HUR AV	DAVIS JOHN O & PILAR	3004 BROOKS RD	KNOXVILLE TN 37914
07/01	0820K005	119 BEN HUR AV	SCOTT MAMIE BRYANT & CHAS R% JACKIE	102 ARTESIA DR	OAK RIDGE TN 37830
07/02	0820K006	123 BEN HUR AV	SCATES W M	341 CHAMBERLAIN BLVD	KNOXVILLE TN 37920
07/06	0820K010	309 BEN HUR AV	WILLIAMS NATAYA C & MAKESHIA A% PATRI	6312 CADBURY DR	KNOXVILLE TN 37921
07/08	0820K011	311 BEN HUR AV	LITTLEJOHN YOUNG DEAVER & BRABSON H	5611 MARYLAND DR	KNOXVILLE TN 37914
07/08	0820K012	317 BEN HUR AV	DAVIS BEN A	6614 SHERWOOD DR	KNOXVILLE TN 37919
07/09	0820K013	323 BEN HUR AV	JONES JOSEPH B& LULA% KATHRYN W PA	11576 LEADWELL ST	NORTH HOLLYWOOD CA 91605
07/15	0820K019	515 BEN HUR AV	INTER CITY COMMUNITY DEVELOPMENT IN	3907 MARTIN LUTHER KING	KNOXVILLE TN 37914
07/18	0820K022	603 BEN HUR AV	MARTIN WALTER A	603 BEN HUR AV	KNOXVILLE TN 37915
07/21	0820K025	BEN HUR AV	JACKSON ANNIE LAURA	609 BEN HUR AVE	KNOXVILLE TN 37915

OWNERSHIP OF PROPERTIES TO BE ACQUIRED PHASE ONE

BLK/PRCL	C/LT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
07/22	082OK026	617 BEN HUR AV	JACKSON ANNIE LAURA	609 BEN HUR AVE	KNOXVILLE TN 37915
07/23	082OK027	623 BEN HUR AV	FREEMAN MICHAEL J &IRENE G	120 S KELLAR AVE	KNOXVILLE TN 37915
07/24	082OK028	627 BEN HUR AV	ARNOLD CARRIE &CLARK GRACE M	4115 CATALPA AVE	KNOXVILLE TN 37914
07/25	082OK029	631 BEN HUR AV	ARNOLD CARRIE &CLARK GRACE M	4115 CATALPA AVE	KNOXVILLE TN 37914
08/08	082OH023	2415 MARTIN LUTHER KING J	WELLS EDDIE	2541 LINDEN AVE	KNOXVILLE TN 37915
08/09	082OH024	2411 MARTIN LUTHER KING J	CASH CLARENCE A	525 RENFORD DR APT A-201	KNOXVILLE TN 37919
08/10	082OH025	2405 MARTIN LUTHER KING J	GOSS JOHN R & MINNIE JOHNSON	5901 E SUNSET DR	KNOXVILLE TN 37914
08/11	082OH026	2401 MARTIN LUTHER KING J	JOHNSON J J ETAL	805 COLLEGE ST	KNOXVILLE TN 37921
09/04	082NA004	2444 MARTIN LUTHER KING J	BATTLE ANNIE RUTH	3205 MCCALLA AVE	KNOXVILLE TN 37914
09/05	082NA005	2446 MARTIN LUTHER KING J	COBB JAMES	4008 PORTER AV	KNOXVILLE TN 37914
09/08	082NA007	123 S CHESTNUT ST	BROWN WILLIAM& ERNESTINE G	1818 STONEY POINT	KNOXVILLE TN 37914
09/11	082NA010	2423 LOUISE AV	FRAZIER ROGER L	3948 PORTER AV	KNOXVILLE TN 37914
09/15	082NA014	2407 LOUISE AV	FRAZIER ROGER	3948 PORTER AV	KNOXVILLE TN 37914
10/06	082OJ019	NEILSON CR	RENERT SIDNEY	805 SWEETWATER CLUB BV	LONGWOOD FL 32779
11/07	082NA021	2432 LOUISE AV	STEPHENS LILLIAN	6312 MILROY LN	KNOXVILLE TN 37918
11/09	082NA023	321 S CHESTNUT ST	ARNOLD CARRIE &CLARK GRACE M	4115 CATALPA AVE	KNOXVILLE TN 37914
11/10	082NA024	323 S CHESTNUT ST	WYKLE TOMMY	1420 MAGNOLIA AVE	KNOXVILLE TN 37917
11/11	082NA025	2431 WILSON AV	WYKLE TOMMY	1420 MAGNOLIA AV	KNOXVILLE TN 37917

OWNERSHIP OF PROPERTIES TO BE ACQUIRED PHASE ONE

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
11/14	082NA028	2415 WILSON AV	WEISSEL WILLIAM J	7220 WISCONSIN AV SU 300	BETHESDA MD 20814
12/20	082NQ020	SELMA AV	WASHINGTON GLORIA JEANAPT 4	2300 MERCHANTS DR # 77	KNOXVILLE TN 37912
12/22	082NQ022	2441 SELMA AV	BOURNE WILLIAM T	2822 MCCALLA AVE	KNOXVILLE TN 37914
12/24	082NQ024	2433 SELMA AV	FOSTER JAMES & CHARLENE PARTON	2347 LINDEN AV	KNOXVILLE TN 37917
13/01	082NP001	2400 SELMA AV	CHILDRESS BILLIE & WARD JANICE	4000 PLEASANT RIDGE RD APT C	KNOXVILLE TN 37912
13/04	082NP004	2422 SELMA AV	SCOTT DOUGLAS GLENN	P O BOX 6441	MARYVILLE TN 37802
13/05	082NP005	SELMA AV	STRONG B R EST% J C STRONG	RT 5 MCMLIAN STA	KNOXVILLE TN 37914
13/06	082NP006	2430 SELMA AV	BURKS CHARLES C & ROBERT W TOOKE & I	P O BOX 5700	KNOXVILLE TN 37928
13/10	082NP010	2446 SELMA AV	BURKS CHARLES C & TOOKE ROBERT W & F	P O BOX 5700	KNOXVILLE TN 37928
13/11	082NP011	2450 SELMA AV	HAYWORTH MARCELLA LEONA & WILLIAM J	2566 BROOKS	KNOXVILLE TN 37914
13/12	082NP012	2452 SELMA AV	FARMER JAMES E & DORIS ANN	8925 WESLEY PL	KNOXVILLE TN 37922
13/13	082NP013	601 S CHESTNUT ST	FRANKLIN WILLIAM E II	RT 4 BOX 454	LENOIR CITY TN 37771
13/14	082NP014	609 S CHESTNUT ST	BATTLE MARIE % MOSE WHEELER	2155 24TH ST	PORT HURON MI 48060
13/29	082NP029	604 BEN HUR AV	CHILDRESS BILLIE & WARD JANICE	4001 TERRACE VIEW RD	KNOXVILLE TN 37918
14/01	082NM001	2400 CAVALIER AV	HENDERSON JACK A	1837 LINDEN AV APT E 144	KNOXVILLE TN 37917
14/02	082NM002	2402 CAVALIER AV	TAYLOR ANDREW	5776 GOLDENROD CIR	KNOXVILLE TN 37921
14/03	082NM003	2404 CAVALIER AV	LOVELY THOMAS	942 GRONER DR	KNOXVILLE TN 37915
14/04	082NM004	2406 CAVALIER AV	TAYLOR ANDREW	5776 GOLDENROD CIR	KNOXVILLE TN 37921

OWNERSHIP OF PROPERTIES TO BE ACQUIRED PHASE ONE

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
14/05	082NM005	2408 CAVALIER AV	LOVELY THOMAS	942 GRONER DR	KNOXVILLE TN 37915
14/06	082NM006	2410 CAVALIER AV	LOVELY THOMAS	942 GRONER DR	KNOXVILLE TN 37915
14/07	082NM007	2412 CAVALIER AV	HUNT ALVIN J SR	2412 CAVALIER AVE	KNOXVILLE TN 37915
14/08	082NM008	2416 CAVALIER AV	DAYLIGHT PROPERTIES LLC	P O BOX 371	KNOXVILLE TN 37901
14/09	082NM034	1922 ULSTER AV	FOSTER JESSE LEE	1922 ULSTER AV	KNOXVILLE TN 37915
14/11	082NM009	2418 CAVALIER AV	ROGERS HARVE E	1909 SCHOFIELD	KNOXVILLE TN 37921
14/16	082NM013	3032 CAVALIER AV	MILLER FRED& RUBY KING	1910 PROSPECT PL	KNOXVILLE TN 37915
15/01	082NK001	700 GRAVES ST	ROGERS HARVE E	4717 ROHAR RD	KNOXVILLE TN 37921
15/03	082NK059	800 GRAVES ST	SPEARS ROSE N	800 GRAVES ST	KNOXVILLE TN 37915
16/05	082NN005	717 S CHESTNUT ST	PROFFITT JAMES E	2525 MARTIN LUTHER KING	KNOXVILLE TN 37914
16/06	082NN006	721 S CHESTNUT ST	DAVENPORT CLAUDE	413 OAK LEAF CIRCLE	KNOXVILLE TN 37924
16/07	082NN007	727 S CHESTNUT ST	CARMICHAEL JOE	4000 LILAC ST	KNOXVILLE TN 37914
16/08	082NN008	S CHESTNUT ST	MILLER FRED& RUBY KING	1910 PROSPECT PL	KNOXVILLE TN 37915
16/11	082NN012	747 S CHESTNUT ST	BOWDEN JAMES & ROSA	747 CHESTNUT ST	KNOXVILLE TN 37920
16/13	082NN014	2417 CAVALIER AV	MCGHEE LILLIE P	709 S CHESTNUT	KNOXVILLE TN 37914
16/14	082NN015	2021 ULSTER AV	MCGHEE LILLIE P	709 S CHESTNUT	KNOXVILLE TN 37914
16/15	082NN016	2019 ULSTER AV	MCGHEE LILLI P	709 S CHESTNUT ST	KNOXVILLE TN 37914
17/01	082NN009	740 S CHESTNUT ST	ARMSTRONG JOSEPH E &DAVID D	3700 HARRIS RD	KNOXVILLE TN 37914

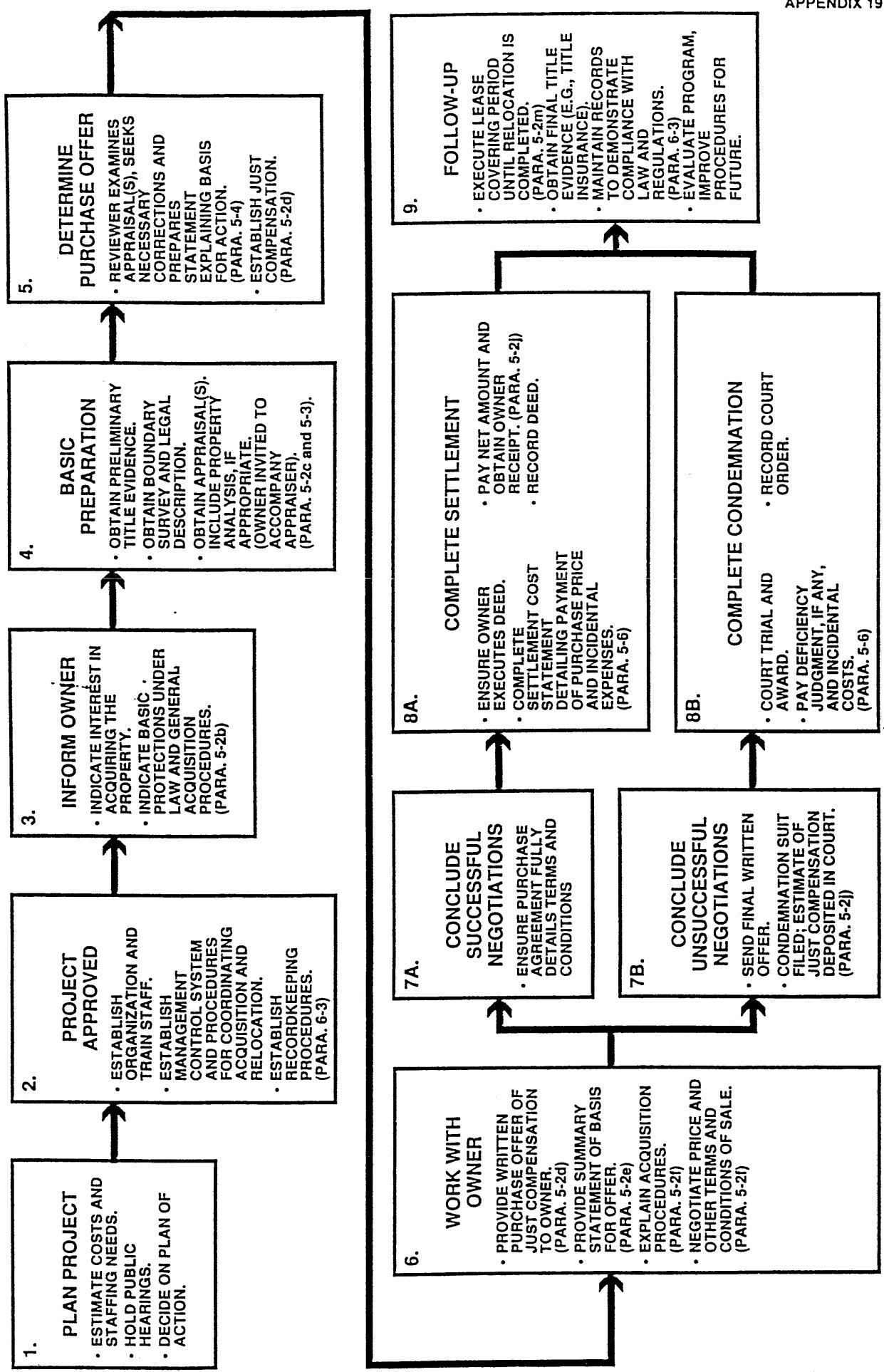
OWNERSHIP OF PROPERTIES TO BE ACQUIRED PHASE ONE

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
18/07	082NE007	2532 SELMA AV	SCOTT DOUGLAS GLENN	P O BOX 6441	MARYVILLE TN 37802
18/22	082NE023	S CHESTNUT ST	ROGERS DEV CO INC	1909 SCHOFIELD	KNOXVILLE TN 37921
18/23	082NE024	S CHESTNUT ST	HOUSEHOLDER EVA	REAR 730 CHESTNUT ST	KNOXVILLE TN 37914
18/24	082NE025	730 S CHESTNUT ST	GLENN EARL A SR% DORIS W GLENN	726 CHESTNUT ST	KNOXVILLE TN 37915
18/25	082NE026	722 S CHESTNUT ST	BURKE REALTY INC% PATRICIA LAWSON	2541 LINDEN AVE	KNOXVILLE TN 37914
18/26	082NE027	718 S CHESTNUT ST	MOORE SCOTT & JAY WITT & SHERRY	5504 KESTERBROOK DR	KNOXVILLE TN 37918
18/27	082NE028	714 S CHESTNUT ST	MCCLEARY J ELLIS	1921 PLUMB BRANCH RD	KNOXVILLE TN 37932
20/17	082ND019	SELMA AV	MANLEY JOHNNIE B SR & SUSIE M	507 EAST 1ST AVE	ROSELLE NJ 07203
20/21	082ND023	2529 SELMA AV	CHURCH MATTIE E COLEMANMEMORIAL CI	2537 SELMA AVE	KNOXVILLE TN 37914
20/22	082ND024	2525 SELMA AV	CHURCH MATTIE E COLEMANMEMORIAL CI	2537 SELMA AVE	KNOXVILLE TN 37914
20/23	082ND025	2523 SELMA AV	DARDEN EFFIE M	2523 SELMA AVE SE	KNOXVILLE TN 37914
21/19	082NC019	2559 WILSON AV	SUMMEY MARY E	4612 W SUNSET ROAD	KNOXVILLE TN 37914
21/32	082NC032	2501 WILSON AV	BRANNER ARNOLD C	2501 WILSON AVE	KNOXVILLE TN 37914
22/07	082NB010	2546 MARTIN LUTHER KING J	MOREHOUSE FRANK& MARGARET L	3209 WIMPOLE AV	KNOXVILLE TN 37914
22/16	082NB019	2539 LOUISE AV	HARPER JOSEPH	15609 GLYN EAST	CLEVELAND OH 44112
22/17	082NB020	2535 LOUISE AV	MOORE SCOTT & JAY WITTSHERRY	5504 KESTERBROOK DR	KNOXVILLE TN 37918
22/19	082NB022	2527 LOUISE AV	FINE ANN	114 FINE LANE	Louisville TN 37777
26/01	095BE006	2120 MCCALLA AV	HAWKINS LENI M	2120 MCCALLA AVE	KNOXVILLE TN 37915

OWNERSHIP OF PROPERTIES TO BE ACQUIRED PHASE ONE

BLK/PRCL	CLT	PROPERTY-ADDRESS	OWNER NAME	OWNER ADDRESS	CITY, STATE, ZIP
27/01	095BF02201	2200, 2202 MARTIN LUTHER	HAMDALLAH MOHAMMAD	1117 PARK HILL CR	KNOXVILLE TN 37909

Acquisition Process Under the URA*



RESOLUTION NO. R-151-96

HC.

RESOLUTION

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE REQUESTING KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION TO STUDY AND PREPARE A PROPOSED COMPREHENSIVE REDEVELOPMENT PLAN FOR THE FIVE POINTS AREA WITHIN THE CITY OF KNOXVILLE.

RESOLUTION NO: R-151-96

REQUESTED BY: Councilmember Powell
PREPARED BY: City Council
APPROVED AS TO FORM AND
CORRECTNESS:

Director of Law
FINANCIAL IMPACT STATEMENT:

Director of Finance

APPROVED ON 1ST 5-7-96
READING: _____
APPROVED ON 2ND _____
READING: _____
APPROVED AS
AN EMERGENCY
MEASURE: _____

MINUTE BOOK 60 PAGE _____

WHEREAS, the Five Points area of East Knoxville has an important history as a vital neighborhood; and,

WHEREAS, in the twenty years preceding 1990, the housing stock and the commercial center deteriorated to the point that the neighborhood was in need of revitalization; and,

WHEREAS, Five Points is situated within census tract 5, and portions of census tracts 6 and 20, and the total combined population in the three census tracts is 9,501, the poverty rate is 36.9%, and the unemployment rate is 14.6%; and,

WHEREAS, since 1990, new investments in the neighborhood include city street and sidewalk improvements; new businesses such

as Housecall Health Care, Deli-Mart, Jimmy Who's Music, Pagers, Ltd., and others; renovation of over 60 homes; the expansion of the Love Kitchen; acquisition and demolition of problem properties; and resources for community organizing and policing; and,

WHEREAS, the Metropolitan Planning Commission has completed a Small Area Plan which defines boundaries for the Five Points Neighborhood, a map of which is attached and incorporated herein by reference; and,

WHEREAS, the Small Area Plan determined that the neighborhood's efforts to further revitalize are severely hampered by the large number of vacant and blighted lots (102 out of 367), many of which are difficult to conventionally acquire because of title or ownership problems; and,

WHEREAS, the most effective way to address the problem of property acquisition and development of vacant and blighted lots is through the establishment of a Comprehensive Redevelopment Plan; and,

WHEREAS, in neighborhood meetings held on March 25, 1996, sponsored by Neighborhood Housing and Commercial Services, to specifically discuss the possibility of a Comprehensive Redevelopment Plan for the neighborhood, there was overwhelming consensus for such a Redevelopment Plan.

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

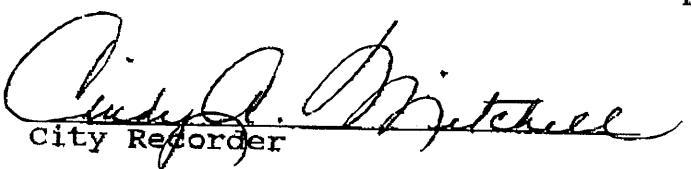
SECTION 1: Consistent with the provisions of Section 13-20 of the Tennessee Code Annotated, as amended, Knoxville's Community Development Corporation is hereby requested and directed

to prepare a Comprehensive Redevelopment Plan for the Five Points neighborhood, generally considering the same boundaries studied in the Metropolitan Planning Commission's Five Points Small Area Plan, and to report back to city council for review and consideration of the Redevelopment Plan when it is complete.

SECTION 2: Upon passage of this Resolution, the City Recorder is requested and directed to forward a true and accurate copy of this Resolution to Mr. Fred DeBruhl, Executive Director of Knoxville Community Development Corporation, advising him of City Council's action on this matter.

SECTION 3: This Resolution shall take effect from and after its passage, the public welfare requiring it.


Presiding Officer of the Council


Cindy D. Mitchell
city Recorder

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Introduction

In 1991, Knoxville Neighborhood Housing and Commercial Services and the City Department of Community Development asked the Metropolitan Planning Commission to conduct a study of the Five Points neighborhood. The purpose was to study the area and provide some guidance for further development.

The study began in June 1992. The study takes a comprehensive look at all of the factors which contribute to the state of the community. The intent of this study is to provide some general direction in the revitalization effort of the area. It is expected that many of the recommendations will require some further coordination and effort in order to complete them. The study process was as follows.

Study Area Definition

The Five Points Study area is located in East Knoxville. It is five minutes east of downtown Knoxville. The general study area is defined by the following boundaries (see map, page 82).

- 1 Cherry Street and Magnolia Ave.
- 2 Magnolia Ave. and Kyle St.
- 3 Kyle St. and McCalla Ave.
- 4 McCalla Ave. and Keller St.
- 5 Keller St and MLK Jr. Ave.
- 6 MLK Jr. Ave. and Kyle St.
- 7 Kyle St. and Bethel Ave.
- 8 Bethel Ave. and McConnell St.
- 9 McConnell St. and Fuller Ave.
- 10 Fuller Ave. and Sanders Ln.
- 11 Sanders Ln. and Cityview Ave.
- 12 Cityview Ave. and Mountway Dr.
- 13 Mountway Dr. and Center Ave.
- 14 Center Ave and Truslow St.
- 15 Truslow St., Chestnut St., and Cherry St.
- 16 Cherry St. and Selma Ave.
- 17 Selma Ave. and Harrison St.
- 18 Harrison St. and Parkview Ave.
- 19 Parkview Ave. and Cherry St.

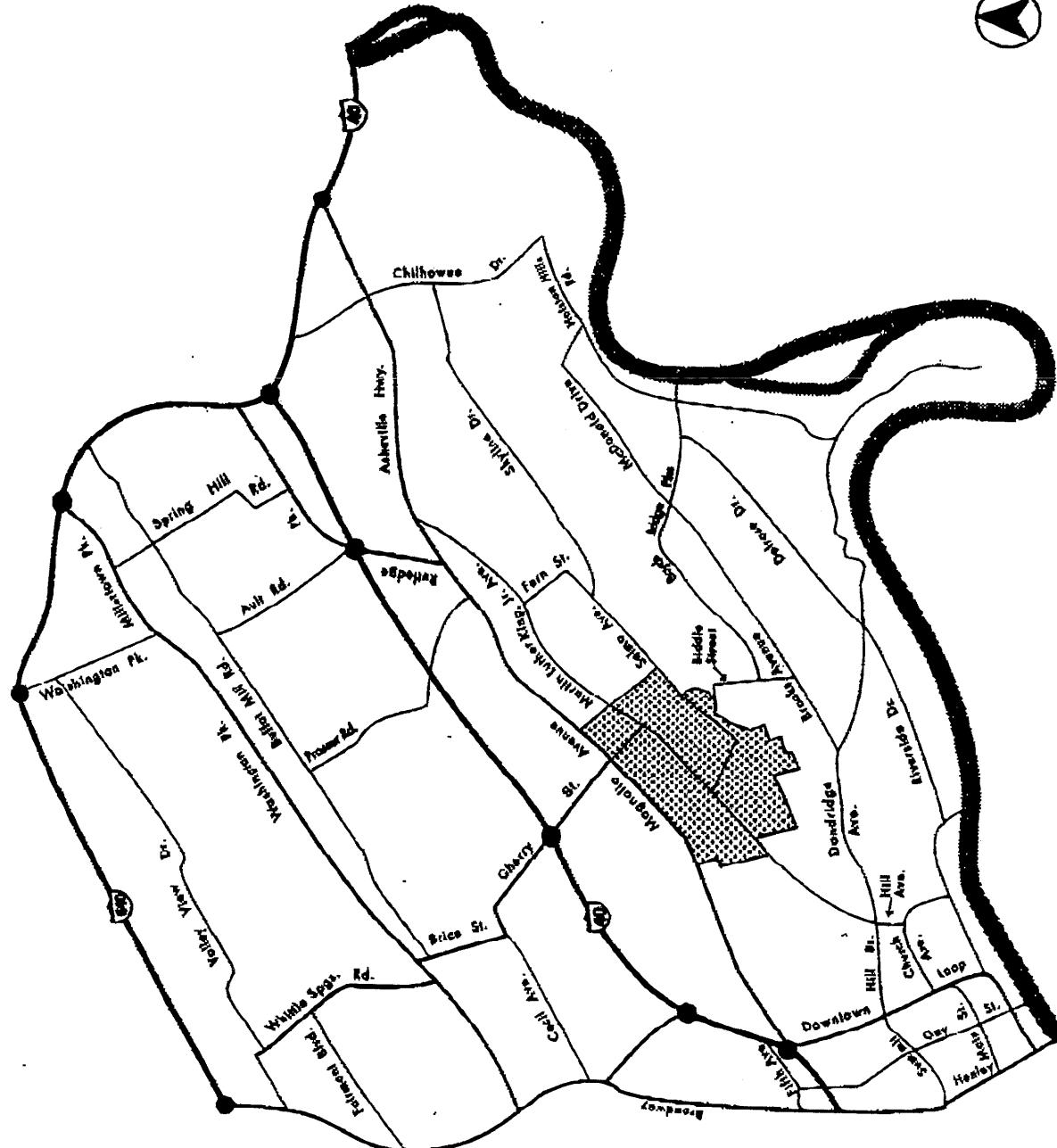
The study area is contained in parts of four 1990 census tracts (5, 6, 19, and 20) and includes 38 census blocks (See Table 1.)

FIVE POINTS SHOULD BE A TOP PRIORITY

Location Map

MPC
METROPOLITAN
PLANNING
COMMISSION

Sub 400 + City County Building
400 Main St. #1-4
Knoxville, Tennessee 37902
415-521-2600
FAX - 415-521-2654



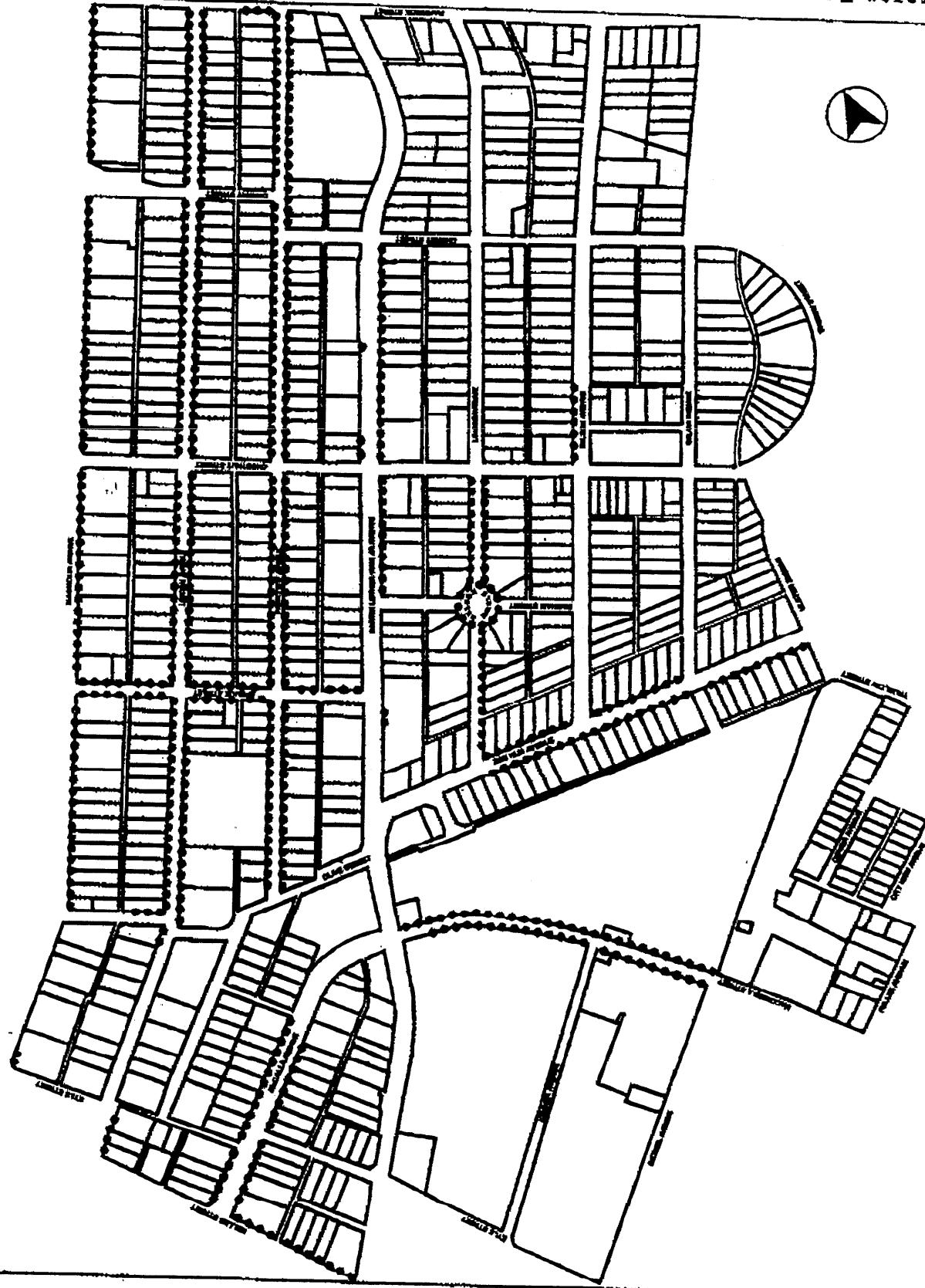
**FIVE POINTS
SMALL AREA PLAN**

Sidewalks

Existing Sidewalks
greater than or equal to
4 feet in width

MPC
METROPOLITAN
PLANNING
COMMISSION

Suite 403 • City Center Building
410 Main Street • Albany, NY 12202
613-521-2509
FAX • 521-2064



RESOLUTION
K-57-99

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND RESOLUTION R-151-96, ENTITLED "A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE REQUESTING KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION TO STUDY AND PREPARE A PROPOSED COMPREHENSIVE REDEVELOPMENT PLAN FOR THE FIVE POINTS AREA WITHIN THE CITY OF KNOXVILLE." SO AS TO REQUIRE KCDC TO HAVE PUBLIC HEARINGS AND RECEIVE PUBLIC INPUT WITH RESPECT TO THE COMPREHENSIVE REDEVELOPMENT PLAN FOR THE FIVE POINTS AREA.

RESOLUTION NO: R-57-99REQUESTED BY: Councilmember Mayfield
PREPARED BY: City Council
APPROVED AS TO FORM AND
CORRECTNESS:Director of Law
FINANCIAL IMPACT STATEMENT:Director of Finance
APPROVED ON 1ST
READING: 2-9-99
APPROVED ON 2ND
READING:
APPROVED AS
AN EMERGENCY
MEASURE:MINUTE BOOK 63 PAGE _____

WHEREAS, on May 7, 1996, City Council adopted Resolution R-151-96 requesting that Knoxville's Community Development Corporation study and prepare a proposed comprehensive redevelopment plan for the Five Points Area within the City of Knoxville; and,

WHEREAS, the aforesaid Resolution did not specifically request that, as a part of the process of preparing the proposed comprehensive redevelopment plan, KCDC hold public hearings and receive public input with respect to the plan; and,

1 WHEREAS, City Council is of the opinion that any proposed
2 comprehensive redevelopment plan for the Five Points Area should
3 take into consideration any available public input relative to the
4 plan in order that the plan best meet the needs and requirements of
5 the community which it is intended to serve.

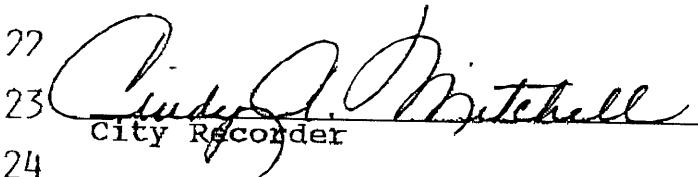
6 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY
7 OF KNOXVILLE:

8 SECTION 1: Resolution R-151-96 entitled "A Resolution of
9 the Council of the City of Knoxville requesting Knoxville's
10 Community Development Corporation to study and prepare a proposed
11 comprehensive redevelopment plan for the Five Points Area within
12 the City of Knoxville." shall be, and hereby is, amended by adding
13 thereto a requirement that, as a part of the process of preparing
14 a comprehensive redevelopment plan for the Five Points Area, KCDC
15 shall conduct public hearings and receive input from the public
16 with respect to such comprehensive redevelopment plan.

17 SECTION 2: This Resolution shall take effect from and
18 after its passage, the public welfare requiring it.

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Jack Harg
Presiding Officer of the Council

22 
23 _____
24 Cindy J. Mitchell
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Cindy J. Mitchell
City Recorder

CITY RECORDER'S OFFICE
P. O. BOX 1631
Knoxville, Tennessee
Telephone Number - (423) 215-2075
Facsimile Number - (423) 215-4269

TO: FACSIMILENUMBER: 594-8791

DATE: January 10 - 2000

PLEASE DELIVER TO:

NAME: Dan Tiller

FROM: Melissa Peters

NUMBER OF PAGES (INCLUDING COVER PAGE) 14

MESSAGES:

Per your request.

NOTE: IF ALL PAGES ARE NOT RECEIVED, PLEASE CONTACT THE CITY RECORDER'S OFFICE

MEMORANDUM

DATE: December 17, 1999

TO: Michael S. Kelley, Law Director

FROM: Doug Berry, Director

SUBJECT: Authorization for KCDC to prepare a CCBN Redevelopment Plan

Please prepare a Resolution whereby City Council authorizes KCDC to prepare a redevelopment plan for a portion of the CenterCity Business Neighborhood.

Attached please find:

1. Copy of a draft resolution.

If you have any questions, you may contact Leslie Henderson at extension 2174.

11f.

RESOLUTION

1 A RESOLUTION OF THE COUNCIL OF
2 THE CITY OF KNOXVILLE APPROVING
3 THE FIVE POINTS COMPREHENSIVE
REDEVELOPMENT PLAN.

RESOLUTION NO: R-12-06

4 REQUESTED BY: Mayor & Dept. of Dev.
5 PREPARED BY: Law
6 APPROVED AS TO FORM AND
CORRECTNESS: Director of Law

7 APPROVED: 1-25-2000
8 APPROVED AS
AN EMERGENCY
MEASURE: _____

9 MINUTE BOOK _____ PAGE _____

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16 WHEREAS, the Council of the City of Knoxville approved Resolution
17 No. R-151-96 on May 7, 1996; and

18
19 WHEREAS, the Council of the City of Knoxville approved Resolution
20 No. R-57-99 on February 9, 1999; and

21
22 WHEREAS, Resolution No. R-151-96 directed Knoxville's Community
23 Development Corporation to prepare the Five Points Comprehensive Redevelopment
24 Plan, and Resolution No. R-57-99 directed Knoxville's Community Development

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1 Corporation to conduct a public hearing to determine the necessity for the adoption of
2 the Plan as provided in T.C.A. § 13-20; and
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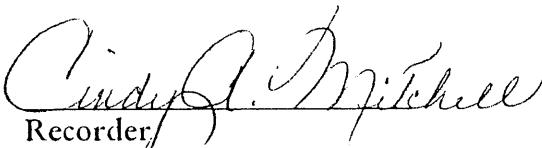
4 WHEREAS, Knoxville's Community Development Corporation
5 conducted a Public Hearing on April 21, 1999, as required by Section 13-20 of the
6 Tennessee Code Annotated, as amended; and
7

8 WHEREAS, there were no negative findings at the public hearing which
9 would warrant revision of the redevelopment plan.

10 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE
11 CITY OF KNOXVILLE:

12 SECTION 1: The Five Points Comprehensive Redevelopment Plan is
13 hereby approved, and the City Recorder is hereby directed to file a copy of said
14 Redevelopment Plan with the minutes of this meeting.

16 SECTION 2: This Resolution shall take effect from and after its passage,
17 the welfare of the City requiring it.
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21 Presiding Officer of the Council
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23 Recorder
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