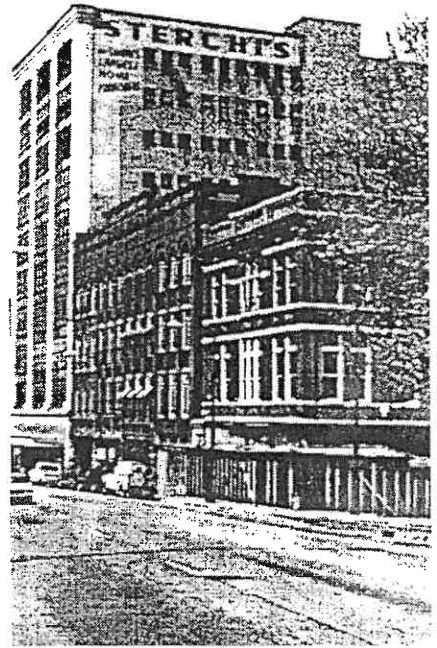


Jackson/ Depot

Redevelopment & Urban Renewal Plan



Center City Redevelopment Project #10

KNOXVILLE CITY GOVERNMENT

MAYOR - HONORABLE VICTOR H. ASHE

Vice-Mayor - Jack C. Sharp

Councilman - Larry G. Cox

Councilman – Mark A. Brown

Councilwoman – Barbara B. Pelot

Councilman - Ed Shouse

Councilman – Steve Hall

Councilman – Rob Frost

Councilman – Joe Hultquist

Councilman - Nick Pavlis

KNOXVILLE'S COMMUNITY DEVELOPMENT
CORPORATION

BOARD OF COMMISSIONERS

CHAIRMAN -Dr. William Lyons

Commissioners:

Bruce Bosse	William Haslam
Juanita Cannon	David Hutchins
Karen Robinson	Lynn Williams

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INTRODUCTION

The area surrounding Jackson and Depot Avenues once constituted a thriving commercial district adjacent to downtown Knoxville. As Knoxville became a significant transportation and warehousing center in the latter part of the nineteenth century, this area once heralded Knoxville's bright future with a busy railroad terminal, large warehouses and industrial buildings. During the twentieth century, however, the area steadily suffered a decline as a commercial district, leaving empty and dilapidated buildings to serve as a blighted entrance to downtown Knoxville.

In recent years, a number of businesses and residents have taken the initiative to renovate a few of the historical buildings in the area, but these businesses and homes remain interspersed among many vacant structures. The area has not been able to achieve its full potential as a unique historic district because of continued blighted conditions, inadequate parking and needed infrastructure improvements. In order to implement the revitalization of the district, the Knoxville City Council adopted a resolution on December 11, 2001, as modified on July 9, 2002, requesting Knoxville's Community Development Corporation ("KCDC") to develop a redevelopment and urban renewal plan for the Jackson Avenue/Depot Redevelopment District. Responding to that request, KCDC has prepared this plan and has submitted it as both a redevelopment plan under Section 13-20-203(B) of the Tennessee Code Annotated and an urban renewal plan under Section 13-20-211 of the Tennessee Code Annotated.

This redevelopment and urban renewal plan should help the City achieve its goal of redeveloping the Jackson Avenue/Depot Street area for several reasons. First, the adoption of the plan will highlight the importance that the City places on the redevelopment of the area and will hopefully encourage both existing and prospective property owners to pursue actively creative approaches to the improvement of properties in the area. Second, the adoption of a redevelopment plan allows the City to utilize the experience of KCDC in connection with the coordination and implementation of redevelopment efforts in the area. Third, the adoption of a redevelopment plan gives KCDC the authority to mitigate blight through the acquisition of blighted properties when necessary. Finally, the adoption of a redevelopment and urban renewal plan gives the City and

KCDC broader authority under state law to make expenditures in the redevelopment and urban renewal area for costs related to the rehabilitation of existing structures.

The ultimate goal of this redevelopment plan is to promote the growth of existing businesses in the redevelopment area while encouraging a broad spectrum of new occupants. Building on the area's existing strengths while facilitating new development is critical to the district's ultimate success. When this plan is fully implemented, the Jackson and Depot Avenue area will hopefully reclaim its past as a vibrant economic force in the Knoxville community.

PROJECT AREA BOUNDARY AND EXISTING CONDITIONS

The proposed redevelopment and urban renewal area encompasses an area that is generally bordered by Magnolia Avenue on the north, North Central Avenue on the east, Broadway on the west and the southern boundaries of the parcels on south side of Jackson Avenue on the south. The area also includes certain parcels on Gay Street north of Summit Hill Drive and parcels on the north side of Vine Avenue to Broadway. A boundary map depicting the redevelopment area is attached to this plan as Exhibit A, and a list of the property owners in the area according to the real estate records of Knox County is attached to this plan as Exhibit B.

The redevelopment area presently consists of mixed uses, including retail, light industrial, restaurants, residential and service businesses. A number of the properties in the area have been redeveloped and/or are occupied by active businesses, but these properties are interspersed among properties that are dilapidated or obsolete. Significant efforts to redevelop properties in the area for residential uses are also being made, but a number of other buildings that could be redeveloped for residential use remain blighted and dilapidated.

The redevelopment area clearly is eligible to be a redevelopment project within the meaning of Section 13-20-202(a) of the Tennessee Code Annotated. Based on physical inspections of the area conducted by KCDC, the redevelopment area is blighted due to dilapidation of a number of the buildings throughout the redevelopment area. Much of the land use in the area is also deleterious because of vacant buildings or inappropriate land uses. The redevelopment area also clearly qualifies as an urban renewal project within the meaning of Section 13-20-212(a) of the Tennessee Code Annotated because the area, based upon physical inspection by KCDC, is blighted, deteriorated and deteriorating.

PLAN OBJECTIVES

The primary objectives of this redevelopment and urban renewal plan are:

- * To facilitate the redevelopment of the area with mixed land uses, including commercial, light manufacturing, office, cultural and residential uses.
- * To protect the unique architectural and historic character of the redevelopment district.
- * To provide adequate parking and promote vehicular and pedestrian circulation within the redevelopment district and between the district and surrounding areas.
- * To eliminate conditions of blight and blighting influences and incompatible and inappropriate land uses.

RELATIONSHIP TO LOCAL OBJECTIVES

Appropriate Land Uses

The appropriate land uses for the redevelopment area are commercial, office, retail, light industrial, arts, and residential uses. Such land uses will complement the existing businesses and residences in the redevelopment district and the uses of surrounding areas, including downtown Knoxville. A major local objective, as evidenced by recent redevelopment efforts in the Market Square area and the implementation of the City's CityLife Initiative, a residential incentive program, is to promote economic development in the downtown area and to encourage residential development to support downtown businesses. The mixed-use redevelopment of Jackson and Depot Avenue area will complement the redevelopment activities in the Market Square area by encouraging the creation of additional housing and by offering downtown visitors additional activities in the downtown area.

The zoning in the area should reflect this mixed use redevelopment. A significant portion of the redevelopment area is presently zoned for industrial use. While light manufacturing should continue to be encouraged, a more appropriate zoning for the entire area is needed, which recognizes and encourages mixed uses. KCDC intends to take steps to secure the proper zoning for the area to encourage redevelopment proposals for the appropriate uses. Mixed-use development is consistent with the most recent one-year plan adopted by the Metropolitan Planning Commission.

Another important local objective as it relates to land use is to preserve historic structures. Knoxville has a large inventory of historic structures that should be preserved to enhance the character of the community. Many of those structures are located in this redevelopment area. The City has strongly emphasized the need to preserve historical structures with its redevelopment efforts in the Market Square area and in other parts of Knoxville. The historic significance of the area makes it appropriate to consider a historic overlay district for at least a portion of the area, and KCDC will actively pursue such zoning in connection with the redevelopment. This classification would not regulate the actual uses of the property but would serve to protect the exterior appearance of the buildings, thus assuring their continuing architectural integrity.

Improved Traffic and Public Transportation

Redevelopment of the proposed redevelopment area will also serve to improve the flow of traffic between the center of downtown Knoxville, the project area and adjoining neighborhoods. Downtown Knoxville is the hub of the area's public transportation network, with trolleys serving the City center and with bus lines connecting the City with other parts of Knoxville. Transit improvements under the redevelopment plan should strive to incorporate the area into downtown Knoxville's transportation network and to improve traffic flow through the area, including pedestrian and cyclist traffic. Public improvements in the area should also facilitate access between the redevelopment area and the newly improved World's Fair Park, thereby providing visitors to the City an additional venue for shopping and sightseeing.

The State of Tennessee has proposed the rebuilding of the Gay Street viaduct, which is a vital link between portions of the redevelopment area and the heart of downtown Knoxville. Attempts should be made to work with the State in determining the design and scope of the viaduct reconstruction, including the height of the bridge, to accommodate the railroad lines without adversely affecting traffic and pedestrians in particular. Every effort should be made for the design of the Gay Street viaduct, as well as the design of any improvements that are eventually made to the Broadway viaduct, to be consistent with the architectural character of the redevelopment area. As improvements are eventually made to the interstate highway that is adjacent to the area, the City and KCDC should also work with the State to develop plans that will not adversely affect the integrity of the redevelopment area.

The redevelopment area is divided by a large railway area. As the City considers the viability of a light rail system to help serve the downtown area, the use of this railway area as part of such a light rail system should be considered. Public improvements in the area should be made that would not impede the development of such a light rail system. Nine Counties One Vision has recently commissioned a task force to evaluate a light rail system, and redevelopment efforts should take into account the recommendations of that task force to the extent feasible. Efforts should also be made to

establish a greenway bike and walking path through the district, increasing alternative access to the district and adjacent neighborhoods.

Adequate parking for the redevelopment area must be created to provide for residents, visitors to the area, and businesses. A primary impediment to development in such areas has been a lack of adequate, safe parking. Potential locations for parking areas, including possible parking structures, include vacant property along both sides of Jackson Avenue and property adjacent to the project area at the northwest corner of Summit and Gay Street. The use of on-street parking should also be maximized.

In the redevelopment process, emphasis will be placed on the creation of streetscapes to provide green spaces along the City streets in the area. Attractive and safe thoroughfares are critical to attracting businesses and visitors to the area. Efforts will be made to work with the owner of the railroad lines that dissect the redevelopment area to provide landscaping that will minimize the visual impact of the railroad lines.

Public Utilities

Public utilities are already available in the redevelopment area. However, utility improvements may be necessary to promote development. Utility lines may also need to be relocated to promote redevelopment. Underground utilities should be utilized to the extent it is economically feasible to do so.

Recreational and Community Facilities

Although it is not anticipated that any public recreational or community buildings will be constructed in the redevelopment area, the redevelopment of the area is critical to the support of other public facilities. Redevelopment of this area will support the recently opened Knoxville Convention Center, which is the largest community facility built in the City. Visitors to the Convention Center will be attracted to both the Market Square area that is already being redevelopment and the redeveloped areas along Jackson and Depot Avenues that are the subject of

this plan. A vibrant and active downtown area should also help in attracting conventions to the Convention Center.

As was discussed above, as part of the redevelopment of this area, every effort should be made to connect the area to the City's greenway system. This would promote recreational opportunities for the City's residents and encourage visits to the area. As the redevelopment proceeds, efforts will also be made to include small park areas as part of the redevelopment.

Other Public Improvements

The City is actively considering the construction an intermodal facility between Gay Street and State Street that may include a cinema. The redevelopment of this area, particularly for residential uses, would complement that intermodal facility.

REDEVELOPMENT PROCESS

Although the redevelopment area as a whole is clearly blighted based upon physical inspections by KCDC, certain buildings in the redevelopment area are already redeveloped and contain active businesses. Therefore, the initial step in the redevelopment process would be for KCDC to compile a list of the properties in the redevelopment area that need to be redeveloped to achieve the goals of this plan and a list of the properties that have already been redeveloped. It is KCDC's intent to foster existing uses of the properties and not to interfere with owners who are already using their properties for productive uses. Therefore, no further development activity will be required of properties that are not blighted and are being utilized. KCDC expects to have a definitive list of the blighted properties in the redevelopment area within 60 days of the approval of this plan by the City, and KCDC intends to make the list of such properties available to the public on KCDC's website at that time.

Blighted properties would include any properties that meet the definition of "blighted areas" within the meaning of Section 13-20-201 of the Tennessee Code Annotated. "Blighted areas" as defined in that statute as areas buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community. Dilapidation, for purposes of this statute, means extreme deterioration and decay due to lack of repairs to and care of the area.

Once KCDC has identified the specific blighted properties, KCDC anticipates requesting redevelopment proposals from existing owners of those properties that are found to be blighted. The request for proposals would be issued within 60 days of when KCDC has identified the specific blighted properties in the area. KCDC will request each existing owner of a blighted property to submit to KCDC a redevelopment proposal specifying the intentions of each owner for redevelopment of that owner's property. Each proposal should include, in detail, descriptions of the intended use of the property, the improvements to be made to the property, a proposed budget for the

cost of improvements, and a timetable for construction. In addition, each owner must demonstrate in its proposal its financial ability to complete any proposed redevelopment project, including evidence of the availability of funds to complete the project. The proposals from property owners must be submitted within 90 days from the date proposals are requested.

KCDC will establish an advisory board to be comprised of persons representing, to the extent practicable, the interests described in Section 13-20-208 of the Tennessee Code Annotated. The advisory board will examine the proposals of owners of blighted properties. The advisory board will advise KCDC in determining whether a proposal is consistent with this plan, whether the proposal is feasible and whether the intended use of the blighted properties are compatible with the land uses of the redevelopment district and with the historic character of the district. The advisory board may discuss a property owner's redevelopment proposal with the property owner in whatever fashion the advisory board deems appropriate, and the property owner may resubmit a redevelopment proposal to KCDC based on such discussions. However, the final action on any redevelopment proposal by a property owner will be by KCDC.

If a property owner whose property has been identified as blighted by KCDC does not agree with such determination, that property owner may ask the advisory board to consider whether the property is blighted. In such a case, the advisory board will be asked to make a recommendation to KCDC's Board of Commissioners as to whether a particular property is blighted. KCDC's Board of Commissioners will then make a final determination as to whether a particular property is blighted, and the property owner will have 90 days from such determination to submit a proposal if such property owner's property is determined to be blighted.

If an owner's proposal to renovate its property is approved by KCDC, KCDC and the owner will enter into a development agreement under which the owner will agree to develop its property as described in its proposal as approved by KCDC. In the event that any such owner fails to renovate its property in accordance with its development agreement, KCDC may elect to acquire such property and make it available for redevelopment.

If an owner submits a redevelopment proposal, and KCDC does not approve the redevelopment proposal, KCDC shall notify the owner in writing, specifying the reason or reasons

why KCDC did not approve the redevelopment proposal. The owner shall have 60 days from receipt of the notification to submit a revised redevelopment proposal responding to the reasons specified in the notification.

If an owner of a blighted property fails to submit a redevelopment proposal, fails to receive approval of its redevelopment proposal or fails to redevelop its property in compliance with its proposal, KCDC intends to solicit proposals to redevelop such owner's property. Responses to such proposals shall also be submitted to the advisory board for its review and will be submitted to KCDC for approval. KCDC will enter into a development agreement with any person whose proposal is approved by KCDC to ensure compliance with the redevelopment proposal.

While KCDC is soliciting proposals to redevelop blighted properties, KCDC will also seek proposals from existing property owners in the area who do not have blighted properties but who want to redevelop their properties. Any such proposals should specifically identify what assistance is requested of KCDC and/or the City to facilitate the redevelopment. If financial assistance is requested, such financial assistance should be consistent with the financing alternatives discussed under the section "FINANCING PLAN." KCDC would encourage existing property owners to submit such proposals.

During the redevelopment process, KCDC will also work with the City to facilitate the infrastructure improvements that will be necessary to support the redevelopment efforts. In particular, KCDC intends to work with the City to identify and construct adequate public parking in the area to support the redeveloped area. KCDC also intends to work with the City to implement needed infrastructure improvements, such as streetscapes and landscaping, to enhance the area and to promote traffic and pedestrian flow.

RELOCATION OF RESIDENCES AND BUSINESSES

It is not anticipated that any residences or businesses will need to be relocated as a result of this redevelopment and urban renewal plan. However, if any residents or businesses need to be temporarily or permanently displaced to permit redevelopment of the district, KCDC will assist such residents with relocation benefits and payments. In any case, KCDC will comply with its own relocation policies and City ordinances with respect to relocation.

In the event that any businesses must be permanently relocated or temporarily displaced during the redevelopment of the area, KCDC will use its best efforts to assist those businesses in identifying suitable replacement space in the area in close proximity to the area they currently occupy. Any such relocations will be conducted in accordance with applicable policies.

LAND ACQUISITION AND DISPOSITION PLAN

The only properties that KCDC anticipates will be acquired under this plan are: (1) blighted properties for which the owners have elected not to submit proposals in accordance with this plan, (2) properties that the owners have elected to convey to KCDC, (3) properties for which proposals were rejected for noncompliance with this plan and (4) such other property as KCDC may need to acquire to reduce blight, blighting factors or the causes of blight, as permitted by Section 13-20-202(a)(2) of the Tennessee Code Annotated. KCDC intends to request funding from the City to acquire such properties.

Properties identified for acquisition will be obtained through negotiation if possible. KCDC will acquire property in the redevelopment area by condemnation only if negotiations to acquire the property are unsuccessful. Any condemnation of properties shall be in compliance with state law and KCDC's acquisition policies, and the owners of any property acquired shall receive fair market value for their properties.

Properties acquired by KCDC will be disposed of in accordance with state law and specifically Tennessee Code Annotated Sections 13-20-204 and 13-20-210. As provided in those statutes, KCDC may dispose of any acquired property at such value as KCDC determines such property should be made available in order that it may be redeveloped for the purposes set forth in the plan. Any such dispositions will be made subject to such restrictions and covenants as KCDC deems necessary to (a) ensure completion of the redevelopment project after the transfer, (b) maintain the quality of the redevelopment area, and (c) ensure the continued maintenance of the properties in the area.

PROCEDURE FOR PLAN AMENDMENTS

In the course of implementing this redevelopment plan, amendments to this plan may be warranted. Any amendments to this plan will only be adopted by City Council after a public hearing is conducted in the same manner as the hearing was conducted prior to the adoption of this plan. Notice of any proposed amendments will be given to all property owners within the project area pursuant to the requirements of state law.

PROPERTY MANAGEMENT

Due to the construction schedules, it is anticipated that certain properties may be under management by KCDC at various times during the redevelopment process in the redevelopment area.

Although the primary objectives of the property management activity will be to minimize the length of occupancy of property after acquisition and to relocate occupants as quickly and efficiently as possible into appropriate accommodations in accordance with this plan, relocation and construction activities will be staged in a manner determined most beneficial to the project. Only such maintenance as may be required for the health and safety of persons lawfully remaining in occupancy will be undertaken with respect to acquired properties. A rent schedule will be established by KCDC for any property which is to be occupied after acquisition.

FINANCING PLAN

Neither KCDC nor the City expect to fund the cost of private redevelopment projects within the redevelopment project. Both property owners and developers of projects within the redevelopment area will be expected to demonstrate the financial ability to undertake and complete any private redevelopment project. Although neither KCDC nor the City expects to pay the direct cost of private redevelopment projects, KCDC and the City can assist property owners and developers in connection with redevelopment projects through various means, and KCDC would encourage property owners and developers who submit proposals to specifically identify what public assistance may be needed in connection with their redevelopment projects.

The assistance provided by KCDC and/or the City can take a number of forms. Specifically, KCDC and/or the City can pay the cost of public improvements, such as utility, street and sidewalk improvements, that may be needed in connection with a redevelopment project. The City may also facilitate in-lieu-of-tax agreements through its industrial development board to provide targeted tax incentives for developments which are deemed essential to the redevelopment and renewal of the area. The City may also assist property owners in realizing the benefits of being located in the City's empowerment zone and in utilizing other tax incentives, such as historic tax credits. Depending on the nature of proposed redevelopment, the City and/or KCDC may also consider the acquisition of facade easements for historical structures for fair compensation.

KCDC also intends to work with the City to promote the redevelopment area as an identifiable district that can be marketed as a destination for both residents and visitors. An appropriate name (for example, "The Depot Loft District") needs to be utilized to develop recognition of the area. Appropriate signage identifying the area should be installed, and the area should be promoted in visitor information materials.

The implementation of the public improvements, particularly the public parking, will also require the support of the City. KCDC intends to work with the City and the Central Business Improvement District to develop a financing plan to permit the construction of such improvements. To the extent the City incurs debt to finance any public improvements, increased property and sales

taxes from the redevelopment area should help pay a portion of the debt service relating to that debt.

KCDC does not anticipate, however, using tax increment financing as part of this redevelopment plan, and no tax increment provision is therefore included in this plan.

RECORDER'S CERTIFICATE

I, Susan Wilson, Assistant City Recorder for the City of Knoxville, Tennessee, do hereby certify that the following is a true and correct copy of

RESOLUTION NO. R-565-01

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE TO
AUTHORIZE KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
TO PREPARE A REDEVELOPMENT PLAN FOR THE JACKSON AVENUE/
DEPOT REDEVELOPMENT DISTRICT.

which was APPROVED by Council at its meeting held on the 12th day of December 2001, and is
of record in my office in Minute Book 65.

Witness my hand and official seal of the City of Knoxville, Knox County, Tennessee, this
the 28th day of August, 2002.


Assistant City Recorder

SEAL

RESOLUTION NO. R-565-01

11 L

R E S O L U T I O N

A RESOLUTION OF THE COUNCIL
OF THE CITY OF KNOXVILLE TO
AUTHORIZE KNOXVILLE'S
COMMUNITY DEVELOPMENT
CORPORATION TO PREPARE A
REDEVELOPMENT PLAN FOR THE
JACKSON AVENUE/DEPOT
REDEVELOPMENT DISTRICT.

RESOLUTION NO: R-565-01
REQUESTED BY: Community Development
PREPARED BY: LAW
APPROVED AS TO FORM AND
CORRECTNESS: Director of Law

APPROVED: 12-11-01
APPROVED AS
AN EMERGENCY
MEASURE: _____

MINUTE BOOK 65 PAGE _____

WHEREAS, the City of Knoxville desires to promote commercial
and residential development in its downtown area; and

WHEREAS, studies of the location, physical conditions of the
structures, land use, social culture, and economic conditions of that portion of the
downtown area described on Exhibit A attached hereto determined that the area
has significant blight and land use deleterious as defined in Tennessee Code
Annotated § 13-20-201; and

WHEREAS, the Council of the City of Knoxville desires that
Knoxville's Community Development Corporation prepare a redevelopment and
urban renewal plan for the area described on Exhibit A to be known as the

1 Jackson Avenue Depot Redevelopment District and conduct a public hearing to
2 determine the necessity for the adoption of such a redevelopment plan.

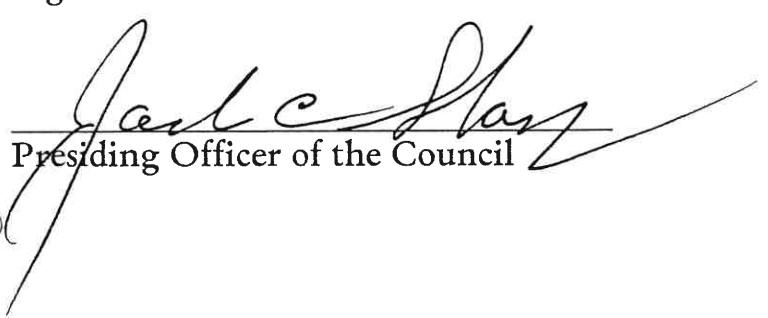
3 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF
4 THE CITY OF KNOXVILLE:
5

6 SECTION 1: That Knoxville's Community Development
7 Corporation be and hereby is authorized and directed to prepare a redevelopment
8 plan for the Jackson Avenue/Depot Redevelopment District.
9

10 SECTION 2: That Knoxville's Community Development
11 Corporation be and hereby is authorized and directed to conduct a public hearing
12 to determine the necessity for the adoption of the redevelopment plan for the
13 Jackson Avenue/Depot Redevelopment District pursuant to Tennessee Code
14 Annotated § 13-20-203(b)(3).
15

16 SECTION 3: This Resolution shall take effect from and after its
17 passage, the welfare of the City requiring it.
18

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22 
23 Recorder
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Presiding Officer of the Council

As Amended
12-11-01

Jackson Avenue / Depot Avenue District

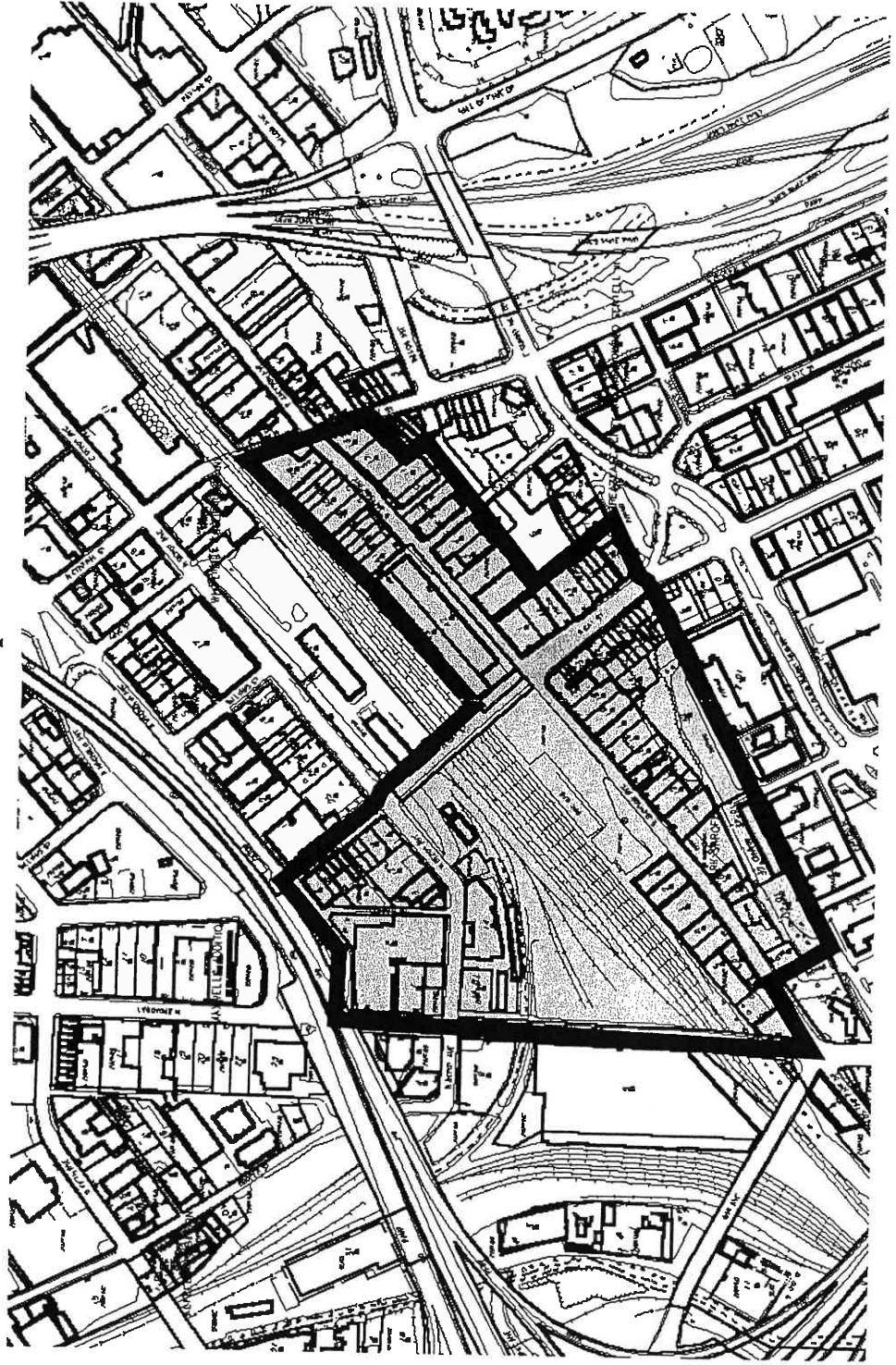
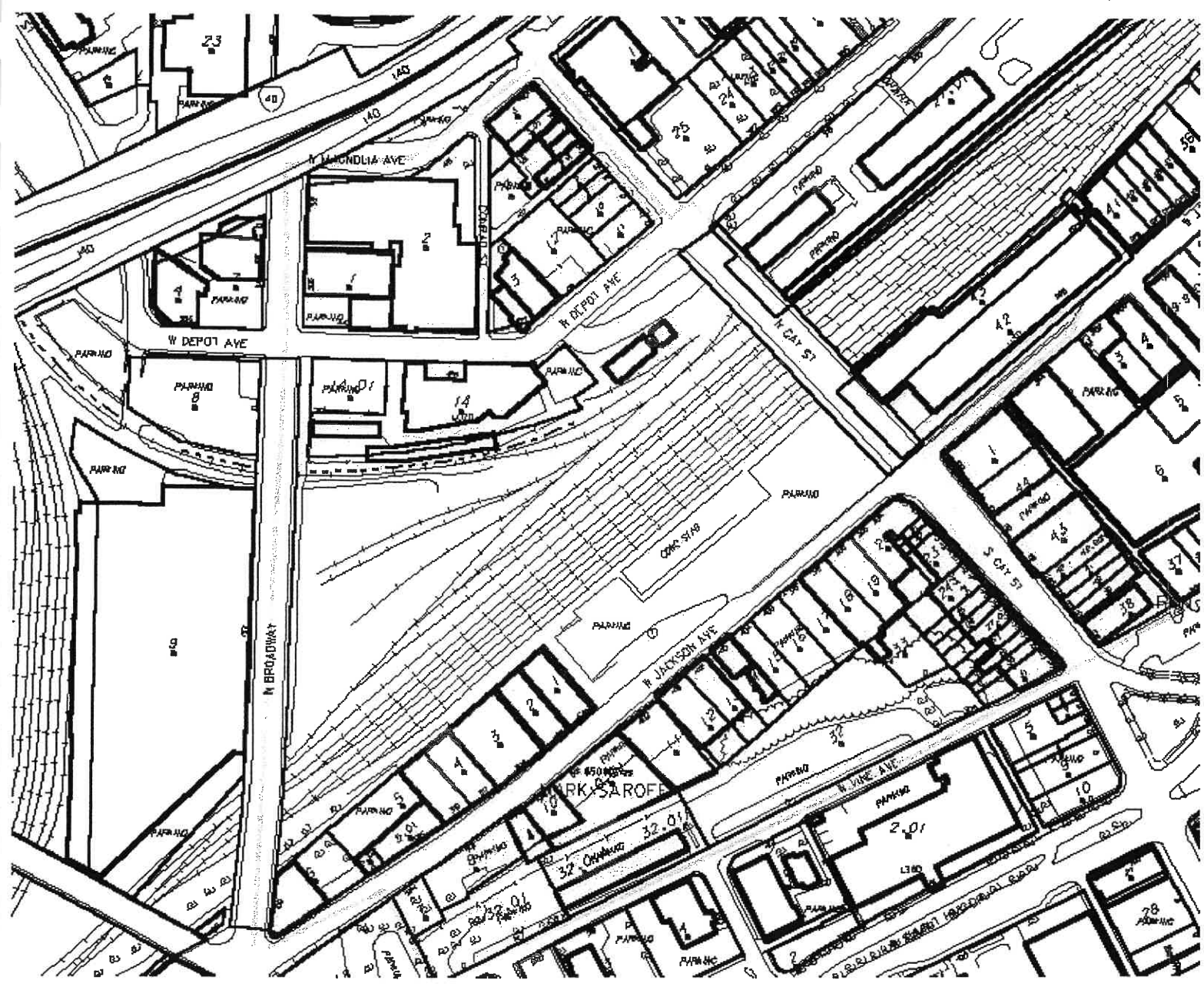


EXHIBIT A

Jackson Avenue/Depot Redevelopment District



RECORDER'S CERTIFICATE

I, Susan Wilson, Assistant City Recorder for the City of Knoxville, Tennessee, do hereby certify that the following is a true and correct copy of

RESOLUTION NO. R-261-02

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE
AMENDING RESOLUTION NO. R-565-01 TO EXPAND THE AREA
COVERED BY THE JACKSON AVENUE/DEPOT REDEVELOPMENT
DISTRICT AND AUTHORIZING KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION TO PREPARE A REDEVELOPMENT
PLAN FOR THIS EXPANDED REDEVELOPMENT DISTRICT

which was APPROVED by Council at its meeting held on the 9th day of July 2002, and is of record in my office in Minute Book 66.

Witness my hand and official seal of the City of Knoxville, Knox County, Tennessee, this
the 28th day of August, 2002.

Susan Wilson
Assistant City Recorder

SEAL

RESOLUTION NO. R-261-02

11e

RESOLUTION

A RESOLUTION OF THE COUNCIL
OF THE CITY OF KNOXVILLE
AMENDING RESOLUTION NO.
R-565-01 TO EXPAND THE AREA
COVERED BY THE JACKSON
AVENUE/DEPOT REDEVELOPMENT
DISTRICT AND AUTHORIZING
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION TO
PREPARE A REDEVELOPMENT PLAN
FOR THIS EXPANDED
REDEVELOPMENT DISTRICT.

RESOLUTION NO: R-261-02
REQUESTED BY: Development
PREPARED BY: Law
APPROVED AS TO FORM AND
CORRECTNESS: Director of Law
APPROVED: 7-9-02
APPROVED AS
AN EMERGENCY
MEASURE: _____
MINUTE BOOK 66 PAGE _____

WHEREAS, the City of Knoxville desires to promote commercial and
residential development in its downtown area; and

WHEREAS, studies of the location, physical conditions of the
structures, land use, social culture, and economic conditions of that portion of the
downtown area in the Jackson Avenue/Depot area have indicated that the area has
significant blight and land use deleterious as defined in Tennessee Code Annotated §
13-20-201; and

1 WHEREAS, on December 11, 2001, the Council of the City of
2
3 Knoxville authorized and directed Knoxville's Community Development Corporation
4 ("KCDC") to prepare a redevelopment and urban renewal plan for this area; and

5 WHEREAS, further studies show that the location, physical conditions
6
7 of the structures, social culture, and economic conditions of a contiguous area bounded
8 by Magnolia Avenue, North Central Street, North Gay Street, and Norfolk Southern
9 Railway, as reflected on Exhibit A, attached hereto, also meets the criteria for
10 inclusion as a redevelopment and urban renewal area within the Jackson
11 Avenue/Depot Avenue Redevelopment District; and

12 WHEREAS, the Council of the City of Knoxville desires to amend and
13
14 expand the Jackson Avenue/Depot Redevelopment District to include the additional
15 parcels reflected on Exhibit A; and

16 WHEREAS, the Council requests and directs KCDC to include this area
17
18 within the redevelopment and urban renewal plan for the area that KCDC is preparing
19 and to conduct any necessary public hearing to determine the necessity for the
20 adoption of such a redevelopment and urban renewal plan.


21
22 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF
23
24 THE CITY OF KNOXVILLE:

1 SECTION 1: That Resolution No. R-565-01 of the Council of the City
2
3 of Knoxville is hereby amended to include the area reflected on Exhibit A, attached
4 hereto, within said redevelopment and urban renewal area;

5 SECTION 2: That Knoxville's Community Development Corporation
6
7 be and hereby is authorized and directed to prepare a redevelopment plan for this
8 expanded area, known as the Jackson Avenue/Depot Redevelopment District.

9 SECTION 3: That Knoxville's Community Development Corporation
10
11 be and hereby is authorized and directed to conduct a public hearing to determine the
12 necessity for the adoption of the redevelopment plan for the Jackson Avenue/Depot
13 Redevelopment District pursuant to Tennessee Code Annotated § 13-20-203(b)(3).
14

15 SECTION 4: This Resolution shall take effect from and after its passage,
16 the welfare of the City requiring it.
17

18
19 
20 _____
21 Presiding Officer of the Council

22
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28

Recorder



 **NEW AREA**

Jackson Avenue
Redevelopment District

RESOLUTION NO. R-458-02

RESOLUTION

1 A RESOLUTION OF THE COUNCIL
2 OF THE CITY OF KNOXVILLE
3 APPROVING THE JACKSON/DEPOT
4 REDEVELOPMENT AND URBAN
5 RENEWAL PLAN, AS AMENDED.

RESOLUTION NO: R-458-02

REQUESTED BY: Development

PREPARED BY: Law

APPROVED AS TO FORM AND

CORRECTNESS: Director of Law

APPROVED: 11-4-02

APPROVED AS

AN EMERGENCY

MEASURE:

MINUTE BOOK 66 PAGE

12 WHEREAS, the Council of the City of Knoxville approved Resolution No. R-
13 565-01 on December 12, 2001 authorizing Knoxville's Community Development
14 Corporation ("KCDC") to prepare a redevelopment plan for the Jackson Avenue/Depot
15 Redevelopment District; and,

18 WHEREAS, the Council of the City of Knoxville approved Resolution No. R-
19 261-02 on July 9, 2002 to expand the area covered by the Jackson Avenue/Depot
20 Redevelopment District; and,

22 WHEREAS, both the aforementioned resolutions directed KCDC to prepare
23 Center City Redevelopment Project Number 10, Jackson/Depot Redevelopment and
24 Urban Renewal Plan, and to conduct a public hearing to determine the necessity for the
25 adoption of the Plan as provided in T.C.A. 13-20-203(b)(3); and,

1 WHEREAS, KCDC conducted two Public Hearings on August 21, 2002 and
2
3 September 10, 2002, as required by Section 13-20-203(b)(3) of the Tennessee Code
4 Annotated, as amended; and,

5 WHEREAS, there were no negative findings at the public hearing which would
6
7 warrant revision of the redevelopment plan; and,

8 WHEREAS, an attorney for one or more of the property owners in the geographic
9 area encompassed by the plan has made certain recommendations for amendments to the
10 plan; and

11
12 WHEREAS, KCDC's staff and legal counsel believe that three of these suggested
13 amendments are helpful clarifications of the intent of the plan; and

14 WHEREAS, these three amendments have been incorporated into the attached
15 plan document; and

16
17 WHEREAS, KCDC prepared said plan pursuant to the procedure required for
18 both an urban renewal plan and a redevelopment plan.


19
20 NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE
21 CITY OF KNOXVILLE:

22 SECTION 1: Center City Redevelopment Project Number 10, Jackson/
23 Depot Redevelopment and Urban Renewal Plan (in the form attached) is hereby
24 approved, and the City Recorder is hereby directed to file a copy of said Redevelopment
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1 Plan with the minutes of this meeting.

2
3 SECTION 2: This Resolution shall take effect from and after its passage, the
4 welfare of the City requiring it.

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Presiding Officer of the Council

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Recorder

[illegible]

Tax ID	Property Address	Unit	Ownership	Owner Address	
094EF028	105 W JACKSON AVE		C3P REAL ESTATE EQUITIES	123 COOK ST STE 200	DENVER CO
094EF028	105 W JACKSON AVE		C3P REAL ESTATE EQUITIES	123 COOK ST STE 200	DENVER CO
094EF028	105 W JACKSON AVE		C3P REAL ESTATE EQUITIES	123 COOK ST STE 200	DENVER CO
094EF028	105 W JACKSON AVE		C3P REAL ESTATE EQUITIES	123 COOK ST STE 200	DENVER CO
094EF028	105 W JACKSON AVE		C3P REAL ESTATE EQUITIES	123 COOK ST STE 200	DENVER CO
094EF033	109 W JACKSON AVE		DANIEL S JOHN H CO	120 W JACKSON AVE	KNOXVILLE TN
094EF034	111 W JACKSON AVE		DANIEL S JOHN H CO	120 W JACKSON AVE	KNOXVILLE TN
094EF035	113 W JACKSON AVE		DANIEL JOHN H COMPANY INC	P O BOX 1189	KNOXVILLE TN
094EF036	117 W JACKSON AVE		TESTERMAN GROUP	P O BOX 1031	KNOXVILLE TN
094EF037	121 W JACKSON AVE		TRAUSCH MARSHA K	5200 WILD CHERRY LN	KNOXVILLE TN
094EF038	123 W JACKSON AVE		TESTERMAN GROUP	P O BOX 1031	KNOXVILLE TN
094EF039	125 W JACKSON AVE		TESTERMAN GROUP	420 BOXWOOD	KNOXVILLE TN
094EF040	127 W JACKSON AVE		TESTERMAN GROUP	420 BOXWOOD	KNOXVILLE TN
094EF041	129 W JACKSON AVE		J F GOODSON	P O BOX 59006	KNOXVILLE TN
094EF042	205 W JACKSON AVE		CHASKIN WELLS CORPORATION	525 W JACKSON AV	KNOXVILLE TN
094EF043	203 W JACKSON AVE		HEURISTIC WORKSHOP INC	203 W JACKSON	KNOXVILLE TN
094EG002	214 W JACKSON AVE		KENDRICK WILLIAM K &	5412 KINGSTON PK	KNOXVILLE TN
094EG003	202 W JACKSON AVE		J F G COFFEE CO	P O BOX 59006	KNOXVILLE TN
094EG004	200 W JACKSON AVE		J F G COFFEE CO INC	P O BOX 59006	KNOXVILLE TN
094EG009	132 W JACKSON AVE		JACKSON ATELIER LLC	PO BOX 2779	KNOXVILLE TN
094EG00900A	130 W JACKSON AVE	401	BROWN ROBERT H &	130 W JACKSON AV	KNOXVILLE TN
094EG00900B	130 W JACKSON AVE	402	VERZOSA MANUELO S &	1309 WALKERS CHURCH RD	BULLS GAP TN
094EG00900C	130 W JACKSON AVE	403	KEANEY J CARL	130 W JACKSON #403 A	KNOXVILLE TN
094EG010	124 W JACKSON AVE		COLERICH CUSTOM	124 W JACKSON AVE	KNOXVILLE TN
094EG011	120 W JACKSON AVE		BRYAN PARTNERSHIP THE	P O BOX 1189	KNOXVILLE TN
094EG012	114 W JACKSON AVE		DANIEL JOHN H	P O BOX 1189	KNOXVILLE TN
094EG012	114 W JACKSON AVE		DANIEL JOHN H	P O BOX 1189	KNOXVILLE TN
094EG013	101 S CENTRAL ST		KENDRICK WILLIAM K &	5412 KINGSTON PK	KNOXVILLE TN
094EG013	101 S CENTRAL ST		KENDRICK WILLIAM K &	5412 KINGSTON PK	KNOXVILLE TN
094EG013	101 S CENTRAL ST		KENDRICK WILLIAM K &	5412 KINGSTON PK	KNOXVILLE TN
094EG013	101 S CENTRAL ST		KENDRICK WILLIAM K &	5412 KINGSTON PK	KNOXVILLE TN
094EG038	128 S GAY ST		MASON JAMES D & GLEND A J	128 GAY ST	KNOXVILLE TN
094EG039	126 S GAY ST		WELKER PHILIP J & BISHOP	302 S GAY ST	KNOXVILLE TN
094EG040	124 S GAY ST		LOEST ROBERT A & JUDY E	124 S GAY ST	KNOXVILLE TN
094EG041	122 S GAY ST		HANNA MICHAEL W	905 WESTMOORLAND BLV	KNOXVILLE TN
094EG042	120 S GAY ST		COMMERCE GROUP THE	2345 BROWN RD	KNOXVILLE TN
094EG04200A	120 S GAY ST	101	GOODWIN BRIAN	P O BOX 11601	KNOXVILLE TN
094EG04200B	120 S GAY ST	102	GWYN CARROLL S	9505 HALLS GAP RD	KNOXVILLE TN

Tax ID	Property Address	Unit	Ownership	Owner Address	
094EG04200C	120 S GAY ST	201	GWYN CARROLL S	9205 HALLS GAP RD	KNOXVILLE TN
094EG04200D	120 S GAY ST	202	GWYN CARROLL S	9205 HALLS GAP RD	KNOXVILLE TN
094EG04200E	120 S GAY ST	301	ATKINS BRYAN S & REBECCA	120 GAY ST	KNOXVILLE TN
094EG04200F	120 S GAY ST	302	GOODMAN WAYNE OR SARA	141 FLAT FORK RD	WARTBURG TN
094EG04200G	120 S GAY ST	401	COMMERCE & ASSOCIATES INC	120 S GAY ST	KNOXVILLE TN
094EG04200H	120 S GAY ST	501	SMITH PATRICIA M	2722 NORTH CENTRAL	KNOXVILLE TN
094EG04200J	120 S GAY ST	502	MCMILLAN MARCIA	635 BLOWS FERRY RD	KNOXVILLE TN
094EG04200K	120 S GAY ST	601	BURDICK BRETT REX	120 GAY ST	KNOXVILLE TN
094EG04200L	120 S GAY ST	602	STREETER ALDEN J	120 S GAY ST STE 602	KNOXVILLE TN
094EG04200M	120 S GAY ST	701	JOHNSON ROBERT W &	2501 BELT RD	KNOXVILLE TN
094EG04200N	120 S GAY ST	702	ATKINS GARY	120 S GAY ST	KNOXVILLE TN
094EG043	116 S GAY ST		STERCHI LOFTS LP	87 PEACHTREE ST SW	ATLANTA GA
094EG044	106 S GAY ST		MAINSTREAM GROUP VII L P	825 SUNSHINE LN	ALTAMONTE SPRINGS FL
094EG044	106 S GAY ST		MAINSTREAM GROUP VII L P	825 SUNSHINE LN	ALTAMONTE SPRINGS FL
094EG044	106 S GAY ST		MAINSTREAM GROUP VII L P	825 SUNSHINE LN	ALTAMONTE SPRINGS FL
094EJ001	501 W JACKSON AVE		SAROFF MARK D	1537 LAUREL AV	KNOXVILLE TN
094EJ002	505 W JACKSON AVE		SAROFF MARK D	1537 LAUREL AV	KNOXVILLE TN
094EJ003	509 W JACKSON AVE		GROSS ERNIE & PAMELA H	515 W JACKSON AVE	KNOXVILLE TN
094EJ004	517 W JACKSON AVE		MILLENNIUM PARTNERS THE	1537 LAUREL AV	KNOXVILLE TN
094EJ005	519 W JACKSON AVE		SAROFF MARK D	525 W JACKSON AV	KNOXVILLE TN
094EJ005	519 W JACKSON AVE		SAROFF MARK D	525 W JACKSON AV	KNOXVILLE TN
094EJ00501	525 W JACKSON AVE		SAROFF MARK D	525 W JACKSON AV	KNOXVILLE TN
094EJ00502	529 W JACKSON AVE		SAROFF MARK D	525 W JACKSON AV	KNOXVILLE TN
094EJ006	100 N BROADWAY		CARPENTER SCOTT &	P O BOX 191	KNOXVILLE TN
094EJ007	524 W JACKSON AVE		CREATIVE BARTER INC	NO ADDRESS	KNOXVILLE TN
094EJ008	518 W JACKSON AVE		GROSS ERNIE & PAMELA H	515 W JACKSON AVE	KNOXVILLE TN
094EJ009	516 W JACKSON AVE		LIVINGSTON PHILIP R	7503 CREST HILL DR	KNOXVILLE TN
094EJ010	514 W JACKSON AVE		SAROFF MARK D	1537 LAUREL AV	KNOXVILLE TN
094EJ01001	512 W JACKSON AVE		SAROFF MARK D	1537 LAUREL AV	KNOXVILLE TN
094EJ011	420 W JACKSON AVE		SAROFF MARK D	1537 LAUREL AV	KNOXVILLE TN
094EJ012	416 W JACKSON AVE		WILSON BROS GLASS CO	416 W JACKSON AVE	KNOXVILLE TN
094EJ013	412 W JACKSON AVE		WILSON BROS GLASS CO	416 JACKSON AVE	KNOXVILLE TN
094EJ014	410 W JACKSON AVE		TENN ARMATURE & ELECTRI	P O BOX 27	KNOXVILLE TN
094EJ015	404 W JACKSON AVE		ASSOCIATED ELECTRICAL	312 JACKSON AVE	KNOXVILLE TN
094EJ016	400 W JACKSON AVE		TENN ARMATURE	312 W JACKSON AVE	KNOXVILLE TN
094EJ016	400 W JACKSON AVE		TENN ARMATURE	312 W JACKSON AVE	KNOXVILLE TN
094EJ017	316 W JACKSON AVE		TENNESSEE ARMATURE	312 JACKSON AVE	KNOXVILLE TN
094EJ018	312 W JACKSON AVE		TENN ARMATURE&ELECTRI	P O BOX 27	KNOXVILLE TN

Tax ID	Property Address	Unit	Ownership	Owner Address	
094EJ019	W JACKSON AVE		TENN ARMATURE &	P O BOX 27	KNOXVILLE TN
094EJ020	W JACKSON AVE	304	VOLUNTEER HELPERS INC	101 GAY ST	KNOXVILLE TN
094EJ020	W JACKSON AVE	304	VOLUNTEER HELPERS INC	101 GAY ST	KNOXVILLE TN
094EJ020	W JACKSON AVE	304	VOLUNTEER HELPERS INC	101 GAY ST	KNOXVILLE TN
094EJ020	W JACKSON AVE	304	VOLUNTEER HELPERS INC	101 GAY ST	KNOXVILLE TN
094EJ021	S GAY ST	109	DUKES DOYLE	111 S GAY ST	KNOXVILLE TN
094EJ022	S GAY ST	111	DUKES DOYLE I	111 S GAY ST	KNOXVILLE TN
094EJ023	S GAY ST	113	DEWHRST DAVID	133 SOUTH GAY ST	KNOXVILLE TN
094EJ023	S GAY ST	113	DEWHRST DAVID	133 SOUTH GAY ST	KNOXVILLE TN
094EJ023	S GAY ST	113	DEWHRST DAVID	133 SOUTH GAY ST	KNOXVILLE TN
094EJ023	S GAY ST	113	DEWHRST DAVID	133 SOUTH GAY ST	KNOXVILLE TN
094EJ024	S GAY ST	121	DEWHRST DAVID	133 SOUTH GAY ST	KNOXVILLE TN
094EJ024	S GAY ST	121	DEWHRST DAVID	133 SOUTH GAY ST	KNOXVILLE TN
094EJ024	S GAY ST	121	DEWHRST DAVID	133 SOUTH GAY ST	KNOXVILLE TN
094EJ024	S GAY ST	121	DEWHRST DAVID	133 SOUTH GAY ST	KNOXVILLE TN
094EJ024	S GAY ST	121	DEWHRST DAVID	133 SOUTH GAY ST	KNOXVILLE TN
094EJ025	S GAY ST	129	HANNA WAHID T & SAMIA R	905 W MORELAND BV	KNOXVILLE TN
094EJ026	S GAY ST	131	TARAS MANUEL	1008 CHEROKEE BLVD	KNOXVILLE TN
094EJ027	S GAY ST	135	GRIMAC KEVIN & MELINDA	7050 ASBERRY DR	NASHVILLE TN
094EJ02701	S GAY ST	133	DEWHRST DAVID W	133-B S GAY ST	KNOXVILLE TN
094EJ029	S GAY ST	137	DEWHRST DAVID W	133 S GAY ST	KNOXVILLE TN
094EJ030	S GAY ST	139	DEWHRST DAVID W	133 S GAY ST	KNOXVILLE TN
094EJ031	S GAY ST	143	STUDIO M INC	145 S GAY ST	KNOXVILLE TN
094EJ031	S GAY ST	143	STUDIO M INC	145 S GAY ST	KNOXVILLE TN
094EJ032	W VINE AVE	305	KNOXVILLES COMMUNITY	400 MAIN AV	KNOXVILLE TN
094EJ03201	W VINE AVE	535	KENDRICK WILLIAM R	5412 KINGSTON PIKE	KNOXVILLE TN
094EJ03201A	W VINE AVE	415	HOLDER JENNIFER L	415 W VINE AVE #1	KNOXVILLE TN
094EJ03201B	W VINE AVE	415	COSENZA-KRELL MARTHA &	415 W VINE AV	KNOXVILLE TN
094EJ03201C	W VINE AVE	415	BROWN SAMUEL W	415 W VINE AV #3	KNOXVILLE TN
094EJ03201D	W VINE AVE	415	ZALESKY MARK D	415 VINE AVE	KNOXVILLE TN
094EJ03201E	W VINE AVE	415	ZEMECK MARK ALAN	415 W VINE AV	KNOXVILLE TN
094EJ03201F	W VINE AVE	415	MATT DANIEL P &	P O BOX 1446	KNOXVILLE TN
094EJ03201G	W VINE AVE	415	LESLIE C VAUGHN JR &	415 WEST VINE ST	KNOXVILLE TN
094EJ03201H	W VINE AVE	415	HENDERLIGHT JIMMY E JR	415 W VINE AV UNIT 8	KNOXVILLE TN
094EJ03201J	W VINE AVE	415	HEALY WILLIAM J &	415 W VINE AV	KNOXVILLE TN
094EJ03201K	W VINE AVE	415	KENDRICK WILLIAM R	5412 KINGSTON PIKE	KNOXVILLE TN

Tax ID	Property Address	Unit	Ownership	Owner Address	
094EJ033	0	W VINE AVE	TENNESSEE ARMATURE	P O BOX 27	KNOXVILLE TN
094EJ048	100	S BROADWAY	BENDER FRANK	100 S BROADWAY	KNOXVILLE TN
094EK001	306	N BROADWAY	WALLACE CAREY D &	306 N BROADWAY	KNOXVILLE TN
094EK001	306	N BROADWAY	WALLACE CAREY D &	306 N BROADWAY	KNOXVILLE TN
094EK002	410	W MAGNOLIA AVE	A T & T COMMUNICATIONS OF	340 MOUNT KEMBLE AVE	MORRISTOWN NJ
094EK003	400	W MAGNOLIA AVE	DEPOT PROPERTIES INC	PO BOX 1984	KNOXVILLE TN
094EK003	400	W MAGNOLIA AVE	DEPOT PROPERTIES INC	PO BOX 1984	KNOXVILLE TN
094EK003	400	W MAGNOLIA AVE	DEPOT PROPERTIES INC	PO BOX 1984	KNOXVILLE TN
094EK003	400	W MAGNOLIA AVE	DEPOT PROPERTIES INC	PO BOX 1984	KNOXVILLE TN
094EK003	400	W MAGNOLIA AVE	DEPOT PROPERTIES INC	PO BOX 1984	KNOXVILLE TN
094EK003	400	W MAGNOLIA AVE	DEPOT PROPERTIES INC	PO BOX 1984	KNOXVILLE TN
094EK00301	319	N GAY ST	SHAGAN BARBARA JEAN	8200 A KINGSTON PK	KNOXVILLE TN
094EK005	415	W DEPOT AVE	OHANLON JACK & MARLENE	415 W DEPOT ST	KNOXVILLE TN
094EK005	415	W DEPOT AVE	OHANLON JACK & MARLENE	415 W DEPOT ST	KNOXVILLE TN
094EK005	415	W DEPOT AVE	OHANLON JACK & MARLENE	415 W DEPOT ST	KNOXVILLE TN
094EK006	313	N GAY ST	BRODY BUILDING THE LLC	2118 SPRING HILL COURT	SMYRNA GA
094EK006	313	N GAY ST	BRODY BUILDING THE LLC	2118 SPRING HILL COURT	SMYRNA GA
094EK006	313	N GAY ST	BRODY BUILDING THE LLC	2118 SPRING HILL COURT	SMYRNA GA
094EK007	417	W DEPOT AVE	DEPOT PROPERTIES INC	P O BOX 1984	KNOXVILLE TN
094EK008	0	N GAY ST	DEPOT PROPERTIES INC	P O BOX 1984	KNOXVILLE TN
094EK009	0	N GAY ST	DEPOT PROPERTIES INC	P O BOX 1984	KNOXVILLE TN
094EK010	0	N GAY ST	DEPOT PROPERTIES INC	P O BOX 1984	KNOXVILLE TN
094EK011	0	N GAY ST	DEPOT PROPERTIES INC	P O BOX 1984	KNOXVILLE TN
094EK012	419	W DEPOT AVE	DEPOT PROPERTIES INC	P O BOX 1984	KNOXVILLE TN
094EK013	423	W DEPOT AVE	DEPOT PROPERTIES INC	P O BOX 1984	KNOXVILLE TN
094EK014	428	W DEPOT AVE	DEPOT PROPERTIES INC	P O BOX 1984	KNOXVILLE TN
094EK01401	0	W DEPOT AVE	DEPOT PROPERTIES INC	P O BOX 1984	KNOXVILLE TN