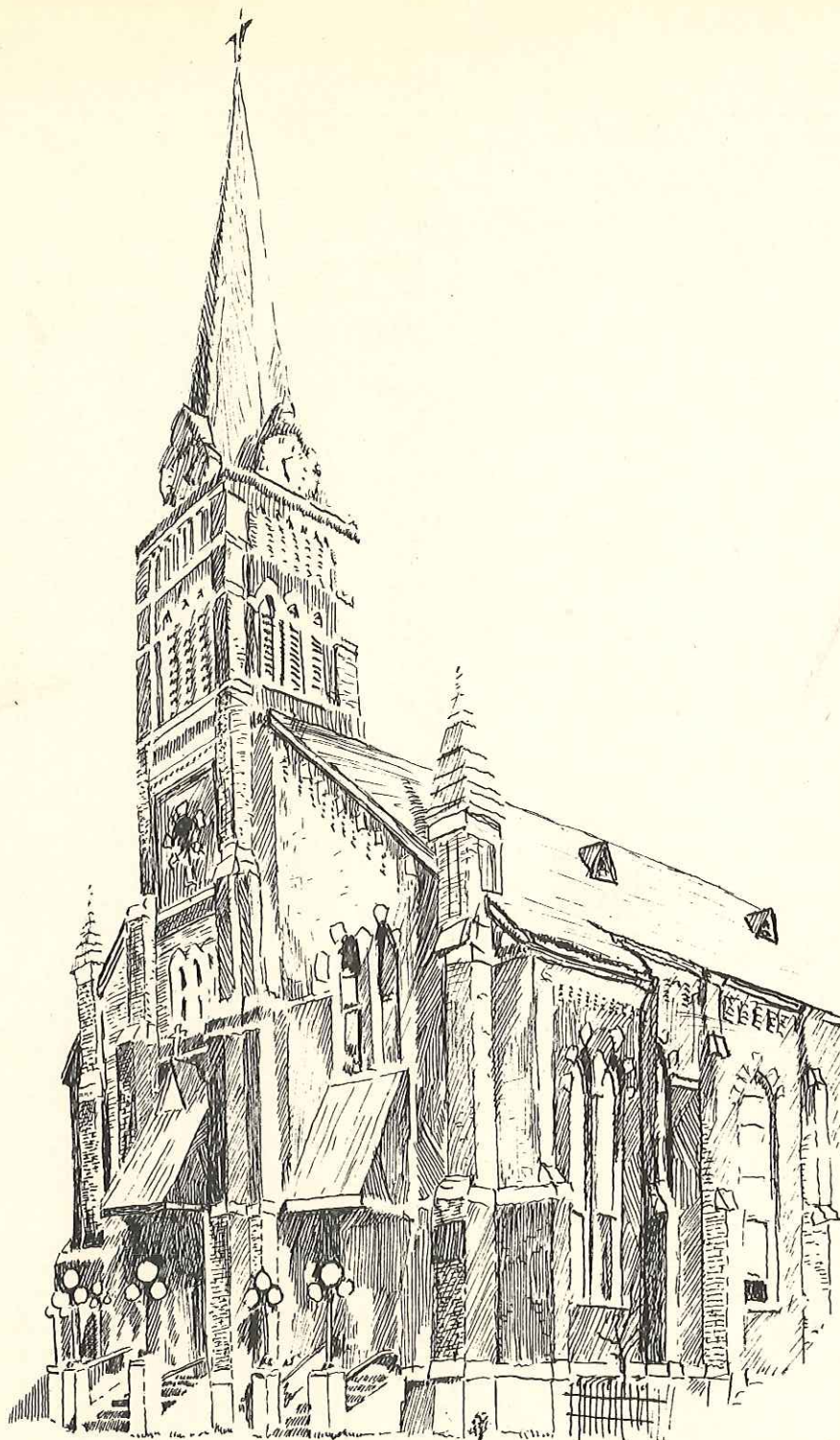


office copy



Michael Chandler
5/24/74

SUMMIT HILL REDEVELOPMENT PLAN

KNOXVILLE, TENNESSEE - JUNE 1974

AMENDED AND APPROVED, OCTOBER, 1974

SUMMIT HILL REDEVELOPMENT PLAN

CITY OF KNOXVILLE, TENNESSEE

CENTER CITY REDEVELOPMENT COMMITTEE

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

OCTOBER 22, 1974

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REDEVELOPMENT COMMITTEE

CHAIRMAN OF KCDC

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October 30, 1974

Mayor Testerman and Members of
City Council
City of Knoxville
City Hall Park
Knoxville, Tennessee

Dear Mayor Testerman and Members of City Council:

As Chairman of the Center City Redevelopment Committee, I am pleased to share in the transmittal of the formally approved Summit Hill redevelopment plan which you adopted October 22, 1974.

On behalf of the entire Center City Task Force, and particularly its Redevelopment Committee, I want to congratulate you on the decision to proceed with the redevelopment in the Center City. Also, I want to express the Committee's appreciation to each of you for the time and effort which you spent in evaluating this plan. I am confident that your personal understanding of the Center City redevelopment process has been broadened and your individual input into this process is certainly appreciated.

The Redevelopment Committee looks forward to the continued planning and development efforts in the Center City, and we will be particularly interested in working with KCDC Board and staff in anyway possible to insure the successful execution of this redevelopment project. Also, we will continue to be very interested and will attempt to give our recommendations to you on the studies which you authorized on both Summit Hill residential development and the feasibility study for structural rehabilitation on Gay Street as a part of the approved redevelopment plan.

Thank you again for your personal commitment to moving Knoxville forward.

Sincerely,



Tom Rentenbach
Chairman
Center City Redevelopment Committee

COMMISSIONERS:

GEORGE D. MONTGOMERY
CHAIRMAN

W. STEWART EVANS
VICE-CHAIRMAN

DR. LEE L. WILLIAMS
TREASURER

HARRY W. ASQUITH

CLAUDE K. ROBERTSON

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

P.O. BOX 3629

KNOXVILLE, TENNESSEE 37917

October 30, 1974



F. RODNEY LAWLER
SECRETARY AND
EXECUTIVE DIRECTOR

Mayor Testerman and Members of
City Council
City of Knoxville
City Hall Park
Knoxville, Tennessee

Dear Mayor Testerman and Members of City Council:

It is my pleasure to transmit to you the Summit Hill redevelopment plan which you formally approved on October 22, 1974. This document is designed to reflect your actions and directions in shaping the Summit Hill redevelopment proposal.

The KCDC Board will look forward to the challenge of executing this project which was recommended by the Center City Redevelopment Committee and on which KCDC staff served in preparing the initial plan and the alternatives which you have considered.

The KCDC Board recognizes the great amount of time and effort which each of you have personally committed to the investigation of this redevelopment program. This organization remains ready to work with you by administering the redevelopment program, and we are looking forward to this particular redevelopment program being extremely meaningful in the redevelopment of our Center City.

Sincerely,

W. S. Evans
Chairman
KCDC Board of Commissioners

GENERAL STATEMENT

GENERAL STATEMENT

The expressed comments and the concerned enthusiasm generated by hundreds of local citizens following the presentation of the Center City Redevelopment Plan points up the active role which an informed and involved public can, must and is willing to play in the outlined goals and objectives of our Central Business District. Throughout a two-year planning effort and numerous work sessions, representatives of the total community--- the private, public, technical, educational and service sectors--- have worked as a TEAM in the interest of Knoxville's future, and have prepared and endorsed both a comprehensive redevelopment plan of action for the entire core area and a redevelopment plan for Summit Hill. The Summit Hill Redevelopment Plan (Center City Redevelopment Project No. 3), dated June, 1974, representing the first step in the implementation of the recommended action plan, and a major effort in renewing the vitality of Knoxville's downtown area, was the subject of a Public Hearing, held on July 29, 1974, and of other public discussions. On October 22, 1974, Knoxville's City Council approved the Summit Hill Redevelopment Plan, subject to certain revisions and amendments which are herein incorporated. This Redevelopment Plan is a

part of and is totally consistent with the comprehensive Center City Redevelopment Plan earlier recognized and adopted by the Center City Redevelopment Committee, MPC, and City Council.

The Summit Hill Redevelopment Project is located in the northern portion of Knoxville's Central Business District. The area offers a substantial redevelopment opportunity, and encompasses several of the requisite re-use elements and needs which have been identified as necessary to supply the stimulus for the successful revitalization of The Center City.

Project action will consist of the required planning, acquisition of property, coordination of relocation activities, demolition and/or removal of structures, and the disposition of land relevant to the construction and development of Summit Hill Drive and the designated commercial development areas. Further study and consideration will be given to the residential area of the hill, and a rehabilitation study for certain properties on the west side of Gay Street will be made.

It is anticipated that the major portion of the public redevelopment effort will be carried out over a three year period by the City of Knoxville, acting through the Center City Redevelopment Committee. Administrative staff and technical assistance will be provided by KCDC.

PROJECT AREA

PROJECT BOUNDARY

The Summit Hill Redevelopment Project will comprise a total area of approximately 45 acres in the extreme northern portion of Knoxville's Central Business District, more particularly described as follows:

BEGINNING at the point of intersection of the northern line of Jackson Ave., and the western line of Broadway thence in an easterly direction crossing Broadway and with the northern line of Jackson Ave., a distance of approx. 1377 feet to the point of intersection of the northern line of Jackson Ave., and the eastern line of Gay Street; thence in a southerly direction, crossing Jackson Ave., and with the eastern line of Gay Street, a distance of approx. 398 feet to the northwestern corner of the F. E. Rebori Estate property; thence in an easterly direction with the northern line of said property a distance of approx. 136 feet to the northeastern corner of said property, said corner being in the western line of an unnamed alleyway which lies approx. 135 feet east of Gay Street; thence in a northerly direction with the western line of said alleyway, a distance of approx. 40 feet to a point; thence in an easterly direction crossing said alleyway and with the northern line of an alleyway which lies approx. 110 feet north of Vine Ave., a distance of approx. 281 feet to the point of intersection of the northern line of said

alleyway and the western line of Charles Street; thence crossing Charles Street in an easterly direction a distance of approx. 40 feet to the point of intersection of the northern line of said alleyway and the eastern line of Charles Street; thence continuing in an easterly direction along the northern line of said alleyway and crossing Central Avenue, a distance of approx. 284 feet, to the point of intersection of the northern line extended, of said alleyway and the eastern line of Central Ave.; thence in a southerly direction with the eastern line of Central Ave., and crossing Vine Ave., a distance of approx. 466 feet, to the point of intersection of the eastern line of Central Avenue, and the southern line extended, of Commerce Ave.; thence in a westerly direction crossing Central Ave., and with the southern line of Commerce Ave., crossing Charles Street and continuing with the southern line of Commerce Avenue, a distance of approx. 327 feet, to the point of intersection of the southern line of Commerce Ave., and the eastern line of State Street; thence in a southerly direction with the eastern line of State Street, a distance of approx. 223 feet; thence in a westerly direction, crossing State Street and with the southern line of the William R. Moore property a distance of approx. 94 feet to the southwestern corner of the William R. Moore property; thence in a northerly direction with the western line of the William R. Moore property to the point of intersection of the western line of the William R. Moore property and the southern line of Commerce Ave.;

thence in a westerly direction, crossing an unnamed alleyway and with the southern line of Commerce Ave., a distance of approx.

95 feet to the western line of the unnamed alleyway; thence in a northerly direction along the western line of the unnamed alleyway for a distance of approx. 15 feet to the point of intersection of the southern line of Commerce Ave.; thence along the southern line of Commerce Ave., a distance of approx. 135 feet to the eastern line of Gay Street, thence in a southerly direction with the eastern line of Gay Street., a distance of approx. 360 feet to the point of

intersection of the eastern line of Gay Street and the southern line of Wall Ave., extended; thence crossing Gay Street and with the southern line of Wall Ave., a distance of approx. 325 feet, to a point of intersection of the southern line of Wall Ave., and the eastern line of Market Mall; thence in a southerly direction with the eastern line of Market Mall, a distance of approx.

20 feet to a point; thence in a westerly direction with the northern line of the Market Mall a distance of approx. 72 feet, to a point in the western line of the Market Mall, thence in a northerly direction with the western line of the Market Mall a distance of approx.

20 feet to a point of intersection of the western line of the Market Mall and the southern line of Wall Ave.; thence in a westerly direction with the southern line of Wall Ave., a distance of approx. 263 feet, to the point of intersection of the southern line of Wall Ave., and the eastern line of Walnut Street; thence in a southerly direction with the eastern line of Walnut Street, a

distance of approx. 120 feet, to the point of intersection of the eastern line of Walnut Street and the southern line of Western Ave., extended; thence in a westerly direction crossing Walnut Street; and with the southern line of Western Ave. and crossing Locust Street, a distance of approx. 388 feet, to the point of intersection of the southern line of Western Avenue, and the western line of Locust Street; thence continuing in a westerly direction, with the southern line of Western Ave., and crossing Henley Street (Broadway) a distance of approx. 652 feet to the point of intersection of the southern line of Western Ave., and the western line of Henley Street (Broadway); thence crossing Western Ave. and with the western line of Broadway, crossing Huff Ave., and Vine Ave., and Jackson Ave., a distance of approx. 852 feet to the point of BEGINNING.

PROPERTIES NOT TO BE ACQUIRED
AND
PROPERTIES REQUIRING FURTHER STUDY

PROPERTIES NOT TO BE ACQUIRED (NTBA):

Within the project boundary are certain properties which are not presently deemed necessary for acquisition. Special care has been taken in project planning to minimize property acquisition while realizing that it is not always possible to determine exact acquisition parcels in the early redevelopment process. Every effort will be made to accomplish the goals of this project without acquiring additional parcels. The disruption and/or relocation of active business operations will be minimized.

The following properties, more specifically outlined on the Project Area and Land Acquisition Maps, are presently designated as NTBA (Not To Be Acquired):

1. A section on the South side of Jackson Avenue and certain properties fronting on the west side of Gay Street, near the corner of Gay and Jackson- The area along Jackson Avenue at the northern edge of the boundary is devoted to wholesale commercial and service-type activity. The physical facade continues around the southwest corner of Jackson and Gay Street. While these structures are old, they have generally

been well maintained and are all in active use. The extreme topography to the rear of a number of these buildings restricts the feasibility of re-use and developmental coordination into the proposed residential area immediately south of the buildings;

2. Properties on the North side of Vine Avenue, between Gay Street and Charles Street (also called Short State Street)- This area, which is not required for the development of Summit Hill Drive may be allowed the opportunity to expand and improve existing operations by utilizing those small disposition parcels which will remain after construction of the new street.
3. Block bounded by Vine Avenue, Central, Commerce Avenue and Charles Street- These properties are included in the project boundary only in order that total planning objectives may be accomplished, and that a study of inadequate service accesses in the area which may be existing, or may be affected by the new street development, can be considered. Every effort will be made to improve access and service to these businesses;
4. Block bounded by Commerce, Gay Street, Wall Avenue and Walnut Street- The TVA Complex is presently under construction; therefore, no further action within the scope of this plan is contemplated. The City's efforts in this two-block area were completed in December, 1973, when the site was transferred to private ownership. Total public cost of the project was \$200,000, that total amount funded by a grant from the Department of Housing and Urban Development.

Construction of the TVA Complex began in March, 1974, and is scheduled for completion in March, 1976, at an estimated total private investment of \$20,000,000. Two businesses adjacent to the Complex (W. T. Grant's and United General Products) are presently excluded from acquisition by this project.

5. Immaculate Conception Catholic Church- The Immaculate Conception Catholic Church, a stately brick structure, dating back to 1886, will remain in the area, serving as a strong focal point in the new development, and will further encourage a developmental design which will be compatible with the desired character of the hill.
6. A portion of City Hall Park on which the original structure is located- The exact description of this parcel will be designated following detailed street design and further study and consultation with Knoxville Heritage, Inc. and the Tennessee Historical Commission. The main City Hall building, described in a study commissioned by Knoxville Heritage, Inc. as "one of the earliest and most unusual Greek Revival buildings in the area" will be retained and restored. The restoration action and adaptive use will be determined at a later date, and will be subject to further approval by Council.

PROPERTIES DESIGNATED FOR FURTHER STUDY:

RESIDENTIAL AREA- While the residential concept remains a major goal for Summit Hill, it is in the best interest of the Community and the future

character of "The Hill" that further study and consideration be undertaken prior to any action in this special area; therefore, no acquisition will take place in the residential area, except for those parcels required for the construction of Summit Hill Drive, without specific consent of Council. KCDC will be instructed to work with the Eagles Club and the Carpenter's Union to secure formal acquisition appraisals and develop the best possible purchase plan for these two properties. Further KCDC will continue the development of a plan which will safeguard the future of the Immaculate Conception Catholic Church and the re-establishment of a suitable Rectory and other facilities necessary to the Church.

The results of these studies and efforts will be transmitted to Council within six months so that Council can determine further action within this area. The existing street pattern in the residential area will be undisturbed unless or until Council so directs, except such alterations required to tie into Summit Hill Drive.

REHABILITATION AREA- Due to the concern and interest in the preservation of those buildings and facades which might present an interesting and valuable accent to Knoxville's heritage and growth, as well as an example of possible significant architectural accomplishments, a thorough study will be conducted on the west side of Gay Street from the proposed Summit Hill Drive right-of-way north toward Jackson Avenue. The study will include structural, architectural and economic feasibility

detail. KCDC and professional consultants will work closely with the property and business owners to determine the desired treatment and the feasibility of rehabilitation action. The results of this joint effort will be presented to Council for review and further direction.

EXISTING CONDITIONS

The area within the boundaries of the Summit Hill Redevelopment Project is one of the oldest areas remaining in Knoxville. Due to the structural age of many of the existing structures, the mix of incompatible land uses, and the inadequate traffic circulation, this area has been in a stage of continuing deterioration for a number of years. Almost all of the structures in the area are quite old. Only a few have been renovated or adequately maintained over the past twenty years.

A recent field survey of all residential units within the project area, made by KCDC relocation staff members, and also survey data compiled by students of the University of Tennessee, Graduate School of Planning, records the following listing of residents and statistics:

<u>ADDRESS</u>	<u>NUMBER OF RESIDENTS</u>
518-520 Oxford Place	31
210 Locust	5
212 Walnut	4
303 Walnut	3
520 W. Vine	5
525 W. Vine	6
515 W. Vine	8
412 W. Vine	VACANT
406 W. Vine	58
117-1/2 S. Gay	6
127-1/2 Vine	4
107 Vine	6
224 State Street	66
TOTAL NUMBER OF RESIDENTS	202

The above total number of persons within the project area represents:

120 Individuals

41 Families

161 Households

192 Persons are white

10 Persons are non-white

Income Ranges: \$2,000-\$3,000

Ages of Occupants: 2% under 18 Years

46% over 62 Years

NO Owner-occupants

70% have no access to automobile

Rent ranges from \$39-65/month for 1-2 room apartment

Rent average for shelter (without utilities)= \$50/month.

KCDC staff members will be available to assist all residential displacees in locating housing resources. These well trained and experienced residential relocation specialists will concentrate their efforts on the specific needs of each resident as they relate to social, economic and physical circumstances.

Commercial uses occupy most of the eastern portion of the project area. In addition to several vacant buildings, existing commercial activity is devoted primarily to pawn shops, taverns, discount jewelry and clothing stores, and transient type activities. The major business is retail furniture. (It is anticipated that special phasing of the project execution and relocation activities and the possible availability of certain commercial property east of Gay Street may enable some of the displaced businesses to be re-established in the immediate proximity of their present location, hopefully with little interruptions to their current operations.)

In addition to the publicly owned rights-of-way, the City of Knoxville presently owns approximately 7-1/2 acres of land within the project area: City Hall Park, the triangle used for parking at Western and Wall, the vacant Lawson McGhee Library, and the Fire Hall on Commerce Avenue. The Immaculate Conception Catholic Church, the Apostolic Faith Church, Eagles Club, VFW and Carpenter's Union are located within the project boundary.

KCDC staff members, representatives of the Building Inspection and Fire Prevention Departments of the City conducted a physical inspection of buildings in the project area, using "age of building, structural soundness, electrical wiring, type of heating, and adequate facilities for

egress" as criteria for the following ratings:

IN TOTAL AREA:

Structures Clearly Substandard (Rehabilitation not economically feasible)	59
Structure Fair to Substandard	1
Structures Fair to Standard	16
Structures Standard	17

TOTAL STRUCTURES INSPECTED (Inspection Report attached)	93
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NOTE: Of the above "substandard" structures (representing 63% of the total), 12 are residential structures, or are commercial structures which include occupied residential units in their upper-stories.

CITY OF KNOXVILLE
KNOXVILLE FIRE DEPARTMENT

DATE: May 10, 1974

TO: K.C.D.C. - Mrs. Betty Cheatwood

FROM: Fire Prevention Bureau - Captain D. W. Frye and Inspector C. R. Jones

SUBJECT: Urban Renewal Area

In evaluating the buildings in the proposed urban renewal area, we used the following criteria to determine the classification of each building. The age of the building, structural soundness, electrical wiring, type of heating, and adequate facilities for egress. Using this criteria we rated the buildings as standard, fair to standard, and substandard.

GAY STREET - WEST SIDE

315 S. Gay Street	W. T. Grants	Standard
301 S. Gay Street	United General Products	Standard
219 S. Gay Street	Jewelry by T. Lynn	Fair to Standard
217A S. Gay Street	Dr. Atchley	Substandard
217 S. Gay Street	Barber Shop	Substandard
215 S. Gay Street	Gay Street Cinema	Fair to Standard
213 S. Gay Street	Gay Street Clothing	Substandard
211 S. Gay Street	Knoxville Book Mart	Substandard
209-209½ Gay Street	Soul Boutique	Substandard
207 S. Gay Street	Hidaway Lounge	Fair to Standard
205 S. Gay Street	205 Club	Substandard
203A S. Gay Street	Vacant	Fair to Standard
203 S. Gay Street	C. M. Dukes Jewelry	Substandard
201 S. Gay Street	Prissy's Lounge	Substandard
143-145 S. Gay	Vacant	Substandard
141 S. Gay Street	Norris Loan Company	Substandard
137 S. Gay Street	Knox Jewelry & Loan Co.	Substandard
135 S. Gay Street	Mom's Place	Substandard
133½ S. Gay Street	Nicko's Bridal	Substandard
133A S. Gay Street	Peoples Studio	Substandard
133 S. Gay Street	East Tennessee Jewelers	Substandard
131 S. Gay Street	Harolds Kosher Style Food	Substandard
121-129 S. Gay Street	Mill Agent Store	Substandard
119 S. Gay Street	Bonus Good Foods	Substandard
117 S. Gay Street	Apts. and Hollywood Studio	Substandard
115 S. Gay Street	Sunshine Ramage Sale	Substandard
113 S. Gay Street	Doyle Dukes Jewelers	Substandard
111 S. Gay Street	Bill's Restaurant	Substandard
109 S. Gay Street	Club Cigar Store	Substandard
101 - 107 S. Gay	Gene Monday (being remodeled)	Substandard

GAY STREET - EAST SIDE

200-200½ Gay Street	Vacant	Substandard
202 S. Gay Street	Dixie Loan	Substandard
204 S. Gay Street	Busch Jewelry & Loan Co.	Substandard
206 S. Gay Street	United Loan Jewelers, Inc.	Substandard
208-210 S. Gay Street	Roberts Office Equipment	Fair to Standard
216-218 S. Gay Street	Fieldens Furniture	Fair to Standard

STATE STREET

* 224 State Street	State Street Apts.	Substandard
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COMMERCE AVENUE

201 Commerce	Fire Station	Substandard
209-211 Commerce	Kennedy-Shea-Chandler	Fair to Standard
303 Commerce	Gay Beauty Salon	Substandard
313 Commerce	Vacant	Standard
307-309 Commerce	General Products Warehouse	Fair to Standard
413 Commerce	Rectory for Catholic Church	Standard
200-202 Commerce	Wm. R. Moore Co., Inc.	Fair to Standard
204-206 Commerce	Deen & Co.	Fair to Standard

MARKET STREET

203 Market	Vacant	Fair to Standard
204-208 Market	Vacant	Substandard

LOCUST STREET

* 210 Locust	Apts.	Substandard (very poor)
316 Locust	Gene Monday	Standard

WALNUT STREET

* 203 Walnut	Eagles	Standard
* 212 Walnut	Apts.	Substandard
217 Walnut	Beretta Tile Co.	Substandard
* 303 Walnut	Apostolic Faith Church	Standard

BROADWAY

100 S. Broadway	Floyds Gulf	Standard
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JACKSON AVENUE

304-306 Jackson	Vacant (being remodeled)	Substandard
308 Jackson	Tennessee Arm. & Elec. Co.	Standard
312 Jackson	Assoc. Elect. Cont.	Substandard
316 Jackson	Siegals Sanitary Supply Co.	Substandard
402-404 Jackson	Vacant	Substandard
408 Jackson	Vacant	Substandard
410 Jackson	Assoc. Elect. Cont.	Standard

412-416 Jackson	Wilson Glass	Standard
510 Jackson	Consumer Wholesale	Standard
516 Jackson	Consumer Wholesale	Standard
520 Jackson	Vacant	Substandard

VINE AVENUE

101 W. Vine	Harris Drugs	Substandard
103 W. Vine	Blue Lounge Cafe	Substandard
105 W. Vine	Vacant (Bldg. falling down)	Very Poor
* 107 W. Vine	Barber Shop & Apts.	Substandard
109-111 W. Vine	Career Apparel	Fair to Standard
113 W. Vine	Vacant	Substandard
115 W. Vine	Vine Avenue Cleaners	Substandard
116-126 W. Vine	Vine Avenue Furniture Co.	Fair to Standard
119 W. Vine	Hoffner Furniture Co.	Fair to Standard
125 W. Vine	Rochat Shoe Shop	Substandard
* 127 W. Vine	Brock's Clothing & Apts.	Substandard
200 W. Vine	Dodd & Jones Furniture Co.	Fair to Standard
202 W. Vine	Economy Furniture Co.	Fair to Standard
202-210 W. Vine	American Home Furniture	Fair to Standard
212 W. Vine	Grand Tavern	Substandard
214 W. Vine	Vacant	Substandard (poor)
216 W. Vine	Vacant	Substandard (poor)
218 W. Vine	Vacant	Substandard (poor)
312 W. Vine	Spinlab	Standard
* 406 W. Vine	Summitt Apts.	Substandard
* 412 W. Vine	Vacant	Substandard
418-420 W. Vine	Catholic Church	Standard
516 W. Vine	Carpenters Union # 50	Standard
* 520 W. Vine	Genoa Apts.	Substandard
* 515 W. Vine	Apts.	Substandard
* 525 W. Vine	Apts.	Substandard

OXFORD PLACE

* 518-520 Oxford	Margaret Apts.	Substandard
514 Oxford	The Little Chef	Standard

SUMMER PLACE

509 Summer Place	VFW Post # 1733	Fair to Substandard
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Approved Lester W. Bradley Fire Marshal

D. W. FRYE LB Captain
Fire Prevention Bureau

C. R. Jones Inspector
Fire Prevention Bureau

* Residential structures or multi-use including residences

LAND RE-USE AND REDEVELOPMENT

LAND RE-USE AND REDEVELOPMENT PLAN

Land which is acquired in the Summit Hill Redevelopment Project will be redeveloped as follows:

SUMMIT HILL DRIVE

PURPOSE: To provide quick and easy access as part of the regional transportation system to the north end of the Central Business District, and to improve traffic circulation to the core area.

SCOPE AND REDEVELOPMENT

PLAN: A four lane arterial, with an additional turning lane of about 1/2 mile in length, running generally from northeast to southwest across the northern portion of the Central Business District, including re-design connections to Western Avenue, Summit Hill, Gay Street, State Street and Vine Avenue.

WALL AVENUE MALL

PURPOSE:

To provide an attractive pedestrian-oriented space from Gay to Walnut Streets which will complement the development of the TVA Complex, and enhance Market Square Mall; to complete the total north-south pedestrian system reaching from the Summit Hill residential area southwardly to the City-County Complex and the riverfront park.

SCOPE AND

REDEVELOPMENT

PLAN:

Encompassing the Wall Avenue right-of-way, extending north and south into the TVA Complex, and Market Square Mall. Redevelopment treatment and future vehicular use will be determined following further study.

NOTE: A petition endorsing the Wall Avenue concept and plan, executed by members of the Market Square Mall Association, is attached and will be considered in the study of the Mall treatment.

CITY HALL RESTORATION

PURPOSE: To preserve a historically significant structure, and to provide for its continued beneficial use.

SCOPE AND

REDEVELOPMENT

PLAN: The original structure which presently serves as offices for the City Administrative Personnel, and adequate land to allow for the proper treatment and restorative actions necessary to regain historic authenticity of the main building. After further study, and prior to any commitment to actual construction, review and comments will be requested from Knoxville Heritage, Inc. and Tennessee Historical Commission and City Council relevant to the road location and grade, the future use and treatment of the structure and park.

COMMERCIAL REDEVELOPMENT

PURPOSE: To provide additional Class A office and commercial space and much needed parking in the City core area.

SCOPE AND

REDEVELOPMENT

PLAN: An area, approximately 2 acres, generally west of the TVA Complex and east of City Hall Park.

The redevelopment parcel located west of the TVA buildings will be assembled for private commercial reuse. This will include the acquisition of the parcels from Summit Hill Drive to Western Avenue between Walnut and Locust; the closing of the portions of Summer, Oxford Place and Wall Avenue between Walnut and Locust; and the sale of the City-owned triangle bounded by Wall, Western and Walnut. It is understood that KCDC will only act to assemble this major parcel if it is determined that it cannot be assembled privately. Maximum public funds required for assembling and disposing of this parcel will be returned through the disposition of the parcel to the private developer.

RESIDENTIAL REDEVELOPMENT

Since the redevelopment of Summit Hill as a major residential area is vital to the revitalization of the Center City, study and planning will continue in order to determine the feasibility and the best possible use and development for the area. KCDC will work with the Eagles and the Carpenter's

Union to secure formal acquisition appraisals and develop the best possible purchase and relocation plan for these two properties.

Special consideration for the needs of the Immaculate Conception Catholic Church in the re-establishment of the Rectory and Church offices will also be continued. The results of these efforts will be submitted to Council for determinations and further direction in the treatment of the hill.

No property will be acquired on the hill, except for those parcels required for the construction of Summit Hill Drive, until Council specifically instructs KCDC to proceed to do so. The existing street pattern in this area will be undisturbed such as the closing of Vine Avenue until Council approves this action, except for such alterations which may be required to tie into Summit Hill Drive.

We, the members of the Market Square Mall Association, endorse the Wall Avenue Mall Plan as presented on March 12, 1974 at the Mall Association Meeting, which includes, but is not limited to the following developments:

- 1) parking spaces on the northwest end of the Mall
- 2) open access to alleys on both sides of the Mall
- 3) a taxi stand and short term parking on the south end of the Mall
- 4) conversion of Wall Avenue to a pedestrian mall for one block on the North end of the Mall

Hopes Florist - Thomas Hope, Pres.
Acme Loan - William C. Jatum

Babe's Boutique - David Bebergal

Martin Shoes - Roy Jones

Buddy Stang - Eagle Store Co. - Ingram
Marvin H. Hutton - Lucretia's Record Shop Inc.

The Hang-up - Kenneth A. Jones

Weeks Allan Ambrose - Wm J. Ambrose III

The Gold Shop - James J. Peroulas

The Star Bar - James J. Peroulas

BARGAIN BOX
(WOMEN'S LEAGUE OF Knoxville) - Mrs. Dorothy Xernoulas
M. JR.

WOODYS MKT. - Kathleen Dwellings

COFFEE SHOP - Betty Davis

85% majority of the association

This endorsement will not be
honored in the event any of the
four special conditions are not met.

We collectively endorse this
with these four developments &
respectfully request their readers
when the "notion of mail" with
package is presented to city
council

Market Sq. Mall Association
Thomas O'Foy, President

REHABILITATION STUDY

REHABILITATION STUDY

As part of the initial implementation of the Summit Hill Redevelopment Plan, a study will be made to determine which commercial buildings fronting on the west side of Gay Street in the project area are economically feasible to be rehabilitated. This study may also pertain to the preservation of architecturally interesting facades, as well as to the buildings which extend behind these facades. It should be clearly understood at the outset that, given enough money, there is no building in existence that cannot be restored or rehabilitated. A balance must be drawn between the improvements which are necessary to significantly extend the economic life of a building and the willingness of the owner of that building to finance those improvements. In short, the rehabilitation must be determined to be economically feasible. A generally accepted rule of thumb holds that if the cost of repairs and improvements to a structure exceeds 50 percent of the building's market value, then rehabilitation is not economically feasible. KCDC does not intend to apply this rule inflexibly, but rather to work with the owners of the various properties to determine whether or not they are willing to afford the necessary repairs and improvements once they are determined.

To assist the various property owners in determining what repairs and improvements must be made to bring their properties up to an acceptable standard, a study will be conducted by KCDC with the assistance of the City of Knoxville Inspection Department, the Fire Department, a structural engineer, an architect, a cost estimator, and other needed consultants. This study will determine the scope of work necessary to bring individual properties up to an acceptable standard and the approximate costs of such work. In consultation with the various property owners, a decision can be made regarding the economic feasibility of rehabilitating individual properties.

It should be emphasized that the rehabilitation of commercial properties fronting on Gay Street but abutting the Summit Hill residential area must be carefully handled so that total rehabilitation is accomplished. In analyzing the Summit Hill area's potential for residential development, the nationally recognized Real Estate Research Corporation was careful to point out the residential development in Summit Hill was threatened by the existence of the very shabby commercial area fronting on the west side of Gay Street and the south side of Jackson Avenue. Real Estate Research Corporation emphasized that in order for the future residential development of the Summit Hill area to be economically feasible, definite drastic action must be taken to improve the conditions presently existing in this commercial area. Accordingly, it should be emphasized that the rehabilitation of all structures must be a total renovation and significant extension of the economic life of the various

structures. Thus, once the scope and extent of rehabilitation work is established, the owners of individual buildings cannot be permitted to pick and choose from among the necessary work which will bring the building up to an acceptable standard; rather, all of the work must be accomplished as specified by the inspection team.

As previously outlined, careful attention must be given to the entire area. Conditions may arise because of party walls or the unwillingness of adjoining property owners to rehabilitate their properties. Spot rehabilitation among a group of sub-standard structures usually makes little economic sense. The objective of this Study, therefore, is to determine the feasibility and the desirability of achieving total improvement of these Gay Street commercial frontages.

PROJECT BUDGET

PROJECT BUDGET STATEMENT

The total redevelopment project will be financed by the City of Knoxville. There are to be several sources of funding combined to make up the revenues for the total project financing plan. The major sources of funding will be general obligation bonds of the City of Knoxville and general revenue sharing funds.

Following is a proposed budget for each element of the Summit Hill Redevelopment Plan, including a breakdown of administrative cost for the projected three year public action period, and also a financial impact statement which outlines the potential projected increase in real property tax revenue which would result from the total investment in Summit Hill Redevelopment Project area. The Budget has been revised and refined as to actual cost requirements for project execution, and other financial information which has become available since the time the General Center City Redevelopment Plan was presented in May, 1974, and since certain revisions to the Plan were incorporated pursuant to the Public Hearing held on July 29, 1974, and numerous work sessions.

This redevelopment budget reflects the best estimates available at this time. The project cost, particularly for property acquisition and

construction, can only be determined at the time this activity takes place at the market price which prevails at that time. Although extreme care has been taken in budget projections, there can be no assurance of exact project costs at this time.

BUDGET NARRATIVE

TOTAL COST

LAND ACQUISITION AND/OR DEMOLITION

\$2,674,662.

The land acquisition amount includes the most recent Cole, Layer and Trumble appraisals of all taxable properties, and an estimated fair market value of tax-exempt properties (based on comparable square footage values in the area) which are anticipated to be acquired within the project. The total figure also reflects recent real estate sales in the general area, and a reasonable contingency and assemblage factor.

Demolition cost is estimated by using recent experience in demolition contracts for comparable structures, improvements and conditions (particularly the TVA Complex and the East-West Mall sites). The scheduling of phased activity, and the existence of a number of common-wall conditions between certain of the acquired structures to be demolished and buildings which will remain, has also been considered.

DEVELOPMENT AND CONSTRUCTION

\$1,600,000.

Public investments for construction and/or development will be required for three elements of the redevelopment: Summit Hill Drive, City Hall Restoration and Wall Avenue Mall. The budget estimates are based on current prices (adjusted to anticipated construction dates) relevant to the proposed improvements as described in this plan.

MANAGEMENT

523,700.

The following breakdown of estimated cost for the total management and execution of the Summit Hill Redevelopment Project is projected over a three year period, and reflects experience in similar activities and numerous comparable projects:

Staff Salaries	\$176,200.
Non-Expendable Equipment	5,000.
Supplies & Publications	1,500.
Sundry (drafting, advertisements, surveys, etc.)	2,500.
Other Expense (phone, utilities, equipment repair, etc.)	12,500.
Travel	3,000.
Trailer (Office) Relocation	2,000.
Title Search & Insurance	5,000.
Appraisals (2)	45,000.
Legal Fees	17,500.
Property Management	25,000.
Interest Expense	208,500.
TOTAL	<u>\$503,700.</u>
Contingency	<u>20,000.</u>
	\$523,700.

TOTAL GROSS COST

\$4,833,362.

Total of public cost for the execution of the
Summit Hill Redevelopment Project.

DISPOSITION PROCEEDS

220,780.

If it becomes necessary for KCDC to assemble and prepare the commercial re-use parcel west of the TVA Complex, the cost will be returned through the disposition of the parcel to a private developer. Also, if the budget figure indicated here proves to be inaccurate, the disposition price will be adjusted to more accurately reflect the actual value for resale. By closing the streets between the private parcels a considerable number of square feet will be added to the disposal parcel at no cost to the City.

NET PROJECT COST

\$4,612,582.

This figure represents the TOTAL NET COST to the City of Knoxville.

SUMMIT HILL REDEVELOPMENT PROJECT

POTENTIAL

FINANCIAL IMPACT STATEMENT

PROJECT ELEMENT	<u>PROPERTY TAX REVENUE *</u>		
	EXISTING	PROJECTED	NET
RESIDENTIAL	\$ 7,504.	\$150,000	\$142,496. INCREASE
COMMERCIAL	5,835.	172,500.	166,665. INCREASE
SUMMIT HILL DRIVE	18,140.	--	18,140. DECREASE
CITY HALL RESTORATION	--	--	--
WALL AVENUE MALL	--	--	--
TVA COMPLEX	12,100.	300,000.	287,900. INCREASE
TOTALS	\$43,579.	\$622,500.	\$578,921. INCREASE

* Taxes computed on CLT Appraisals, using current \$3.75/hundred rate.

NOTE: No attempt has been made in this outline to point up the total positive impact in terms of additional and related revenues to the City which the new developments and facilities would effect and influence.

RELOCATION

RELOCATION PLAN AND FEASIBILITY

Since this project will be carried out by KCDC for the City of Knoxville, KCDC will follow the policy of the City in providing the businesses and residents to be relocated with staff assistance. It should be made clear that there are no direct federal grants involved in this redevelopment effort and the City, through KCDC, will not offer relocation payments as is the case in federally funded projects. Normal periods of notice to vacate and fair treatment will be extended to all parties who must relocate consistent with those time periods established and practiced in private owner-tenant relationships. Efforts will be made to minimize hardship for all persons and businesses displaced. The redevelopment schedule will be made known to the occupants of the property to be acquired as early as possible so that they can make plans accordingly. The scheduled activity may require some occupants of properties to be relocated within the minimum legal period of time in order to accomplish the redevelopment goals of the project.

The KCDC staff will be available to offer relocation staff services, including listings of available resources for both rental and sales. The same staff of KCDC which has relocated some 700 families, individuals, and businesses in the past three years will be available to assist in the relocation of displaced businesses and residents.

The preliminary survey of all those persons, businesses and organizations who will be displaced by this project has been made, as well as preliminary survey of the availability of relocation resources. Due to rental turnover in both residential and business/commercial space, a specific listing of resources will be prepared immediately prior to relocation activity in the project, and will be kept current. A regular check will be made on available units and spaces in order to update feasibility and relocation planning for all areas of the project involving relocation activity. The following is recent information concerning the anticipated workload and represents a sampling survey of local real estate market. It is anticipated that the supply of residential and business/commercial space will be more than adequate to meet the needs of those persons and business concerns to be relocated from the Summit Hill Redevelopment Area.

APPROXIMATED RELOCATION WORKLOAD

105 Residential Households (18 families, 87 individuals)

33 Business/other

POSSIBLE RESOURCES

The following resource study was conducted and assembled in May-June, 1974. A recent check with three local rental agents and Realtors verifies that the present listings and availabilities continue to be ample to adequately relocate all displaced businesses and persons. No further updating is anticipated until the actual relocation caseload becomes active.

RESIDENTIAL (PRIVATE SOURCES)

	RENT RATE *
Hotel Farragut	\$30/week
Park Hotel	\$75/month
Hotel Lakeview	\$85 & \$110/month
Locust Street Apts.	\$25/week
Norris Hotel	\$25/week
Magnolia Motel	\$20-25/week
Hotel William Blount	\$75/month
Hotel Elliott	\$13-16/week
5th Avenue Motel	\$76-\$135/month

* The above resources are within the same downtown area or in close proximity. The variable rent rates indicate the diverse arrangements in room/apts., furnishings and services included.

A regular check of local newspaper ads and contacts with local rental agents reveal a stable supply of housing units which would serve the physical and economic needs of the displacees within the Summit Hill Area. One rental agent reports his total annual turnover rate to be about 40%, or 350-400 units, but indicates that most of those rentals will be slightly higher than many

of the area displacees (mostly elderly residents) are presently paying. It is anticipated, therefore, that the major residential resource will be low-rent public housing.

RESIDENTIAL (PUBLIC HOUSING SOURCES)

KCDC operates a total of 3955 units of public housing, dispersed throughout the community in 11 locations. Of that total, 1310 units accommodate solely elderly residents. Although the occupancy rate for these units is very high, an ample number of units will be available for tenancy within the Summit Hill Redevelopment Project's relocation activity period.

On May 13, 1974, the following units were readied for occupancy:

120 Elderly Units- Circle Towers (This project is presently
in Initial Occupancy or rent-up Period.)

36 Units in the remaining projects.

A number of units in College Homes project will become available in several stages as the modernization of units is completed. Over a 12 month period, a number of units can be expected to become available through routine turnover rate. (Past 12 months: 308 units turned-over in occupancy.) Displaced persons who are eligible for Public Housing will be considered with priority on a first come, first serve basis.

BUSINESS AND COMMERCIAL RESOURCES

New construction now available or to be available by displacement date includes:

Miller's Building on Gay Street

City Center on Gay and Main

East-West Mall

Knoxville Office Complex (Mountain View Urban Renewal Area)

Presently vacant, or to be vacant, existing business locations:

413 South Gay Street

Several vacant locations scattered on Gay Street

32 Market Square

1 location on Church Street, 2 on Clinch, 1 on Gay Street will become available, since present small businesses desire to locate in East-West Mall

530 Gay Street

415 Church Avenue

500 Clinch Avenue

Miller's Annex Building on Market Square Mall

Several properties in the Central, Jackson, Vine area: owners have indicated their interest in making available several locations in this area for businesses displaced in Summit Hill Redevelopment Project.

Building on corner Broadway & Lamar

A number of buildings presently occupied by TVA are potential sources.

A number of potential sources for relocation might be provided within the new redevelopment of the area, and a number of desirable spaces are presently available in the fringe area of the CBD. The above listings are located in the immediate vicinity of the anticipated displacement, and is very preliminary. It is not intended to represent all available resources. Several local realtors advise that ample relocation resources can be expected to be available to serve all business, commercial, and club/organization needs.

Planning and study is underway for the development of a new fire hall facility which will replace the fire company headquarters now located in inadequate facility at State and Commerce.

ACTIVITY SCHEDULE

ACTIVITY SCHEDULE

by Jan. 1, 1975

Complete Appraisals for Summit Hill Drive right-of-way West of Gay, and properties to be acquired for Commercial Redevelopment

by March 1, 1975

Offers, title and possession on Summit Hill Drive West of Gay, and Commercial Redevelopment

March 1, 1975

Summit Hill Drive (entire project) advertised for construction bids

April 15, 1975

Award contract Summit Hill Drive

June 1, 1975

Complete Acquisition and Relocation Report on Eagles and Carpenters - Report to Council - Complete Appraisals Summit Hill Drive right-of-way - East side of Gay

December 1, 1975

Complete construction Summit Hill Drive West of Gay

by Jan. 1, 1976

Complete offers, title and possession of Summit Hill Drive, East of Gay

Jan. 1, 1976

Complete Feasibility Study of Structural
Rehabilitation West side of N. Gay -
Report to Council

Jan. 1976

Complete planning alternatives to street
and right-of-way on Wall Avenue between
Gay and Walnut - Report to Council

March 1, 1976

Complete demolition - Summit Hill Drive
right-of-way - East of Gay

March 1, 1976

Begin construction Summit Hill Drive -
East of Gay

December 1, 1976

Complete construction Summit Hill Drive -
East of Gay

ECONOMIC IMPACT AND GENERAL EFFECT

ECONOMIC IMPACT AND GENERAL EFFECT

The Summit Hill Redevelopment Area is a vital link in the efforts to revitalize downtown Knoxville. Contained within the scope of the redevelopment efforts for the Summit Hill Area are a number of key factors which are supportive of the General Development Concept for Knoxville's Center City. These factors are: (1) Residential development on Summit Hill; (2) Improved vehicular access to the CBD; (3) The development of supportive office and commercial space; (4) The preservation and restoration of City Hall and the Immaculate Conception Catholic Church; (5) The provision of additional open space in the Wall Avenue Mall and Vine Avenue Areas. The combination of these key factors will have considerable impact upon the entire downtown area. It should be pointed out, however, that the Summit Hill Redevelopment Area in and of itself cannot and will not provide the stimulus for downtown Knoxville to achieve a quantum jump in economic growth. Rather, the Summit Hill Redevelopment Area, working in combination with other downtown redevelopment projects in a total revitalization effort, will be necessary to achieve the desired goal of economic growth. Understandably, the Summit Hill Redevelopment Area is a vital element in achieving this goal. The re-introduction of residential living units will help to kindle a rebirth of night time activities. Summit Hill Drive will help to solve the difficult problem of vehicular access to the CBD, while the Wall Avenue Mall and pedestrian

link to the Summit Hill residential area will help to facilitate the pedestrian movement within the core area.

The total Summit Hill Redevelopment Concept is estimated to cost approximately \$6.9 million. This investment in the future of the City would generate economic activities beyond the limits of the Summit Hill Redevelopment Area itself. For the purpose of the following analysis, however, the estimates of economic impact are confined to the boundaries of the redevelopment area, assuming redevelopment of the total area. In 1974, the property taxes for the entire Summit Hill Project Area will yield only \$43,579. During the redevelopment process, the tax yield for the area will steadily increase. When the process is completed, the value of the new construction would be significantly greater than the current yield, creating a significantly higher tax base. Upon its completion, the tax yield, based on the current tax rate of \$3.75 per \$100 would be \$622,500. This figure represents an approximate 1500 percent increase over current taxes. It is plain to see, therefore, that the Summit Hill Redevelopment Project would in effect pay for itself within 12-15 years of the project's initiation.

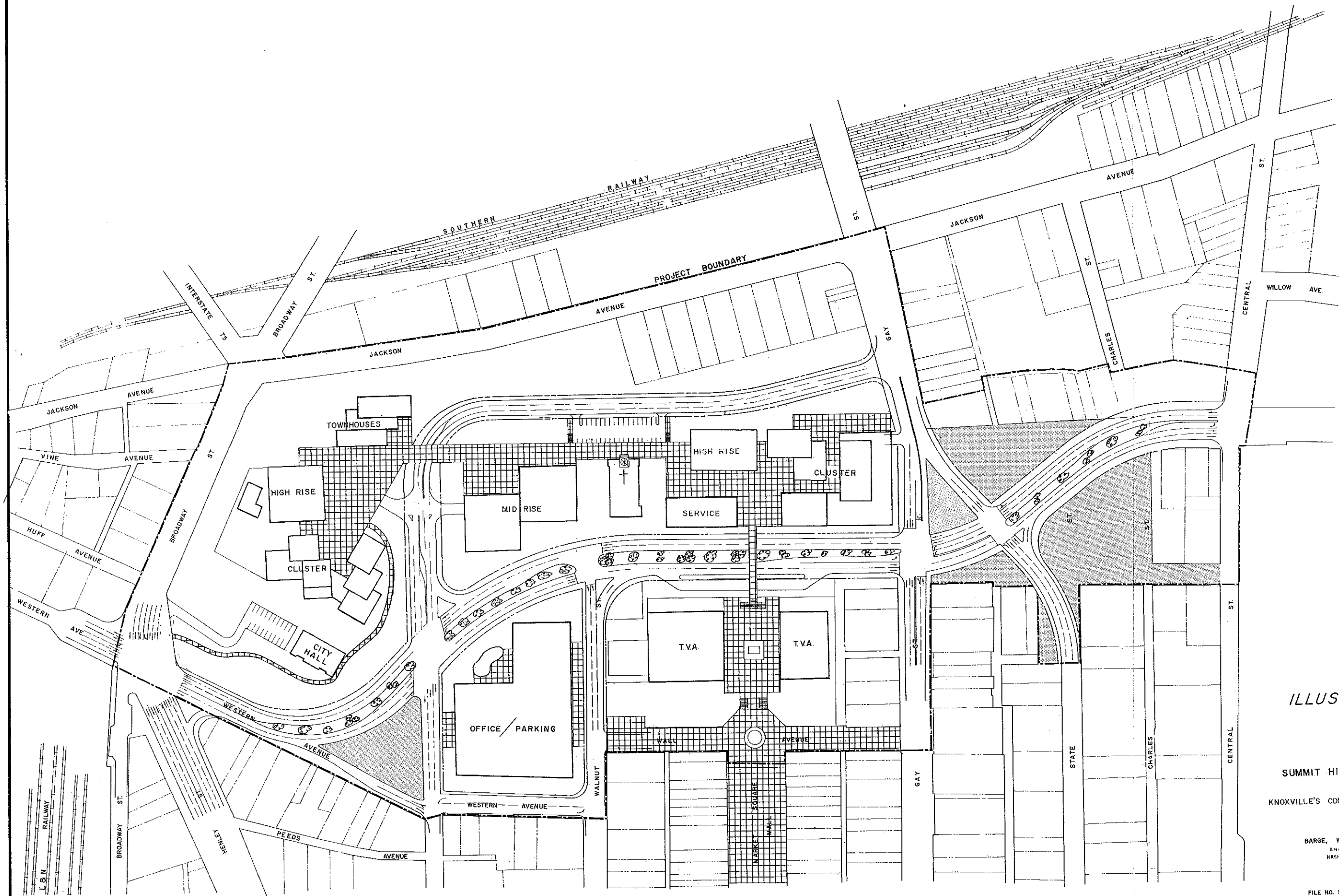
What cannot be measured at this point in time is the effect which this entire process will have in generating other development within the boundaries of the Central Business District, but outside the Summit Hill Area.

Summit Hill Drive represents a significant step forward in achieving some of the major goals of the downtown development concept. As a major

street, it becomes part of the economic infra-structure which is so vital to the efficient functioning of the business community. It provides necessary, easy access to the regional transportation network; while at the same time helping to make significantly greater portions of the core area more readily accessible by way of the one-way loop system.

The introduction of major residential uses into the Downtown area is considered to be a crucial step in the process of revitalization of our CBD. Additional residents living in and near the core area will have considerable positive economic impact which cannot be measured at the present time. A stable residential population will have the effect of extending the operating hours of downtown businesses, making possible the initiation of night time activities which will attract other visitors to the area. This additional business activity, made possible by downtown residential population, will represent a substantial net gain in the Central Business District's economic growth.

Although this Redevelopment Plan deals only with the execution of certain components of the total concept, while other elements of the Plan require further study, it is essential that comprehensive planning of the entire area be considered. Therefore, the following "Illustrative Site Plan" alternates are attached to be regarded as possible schemes for future total redevelopment of the area, and are not intended to represent a redevelopment plan.



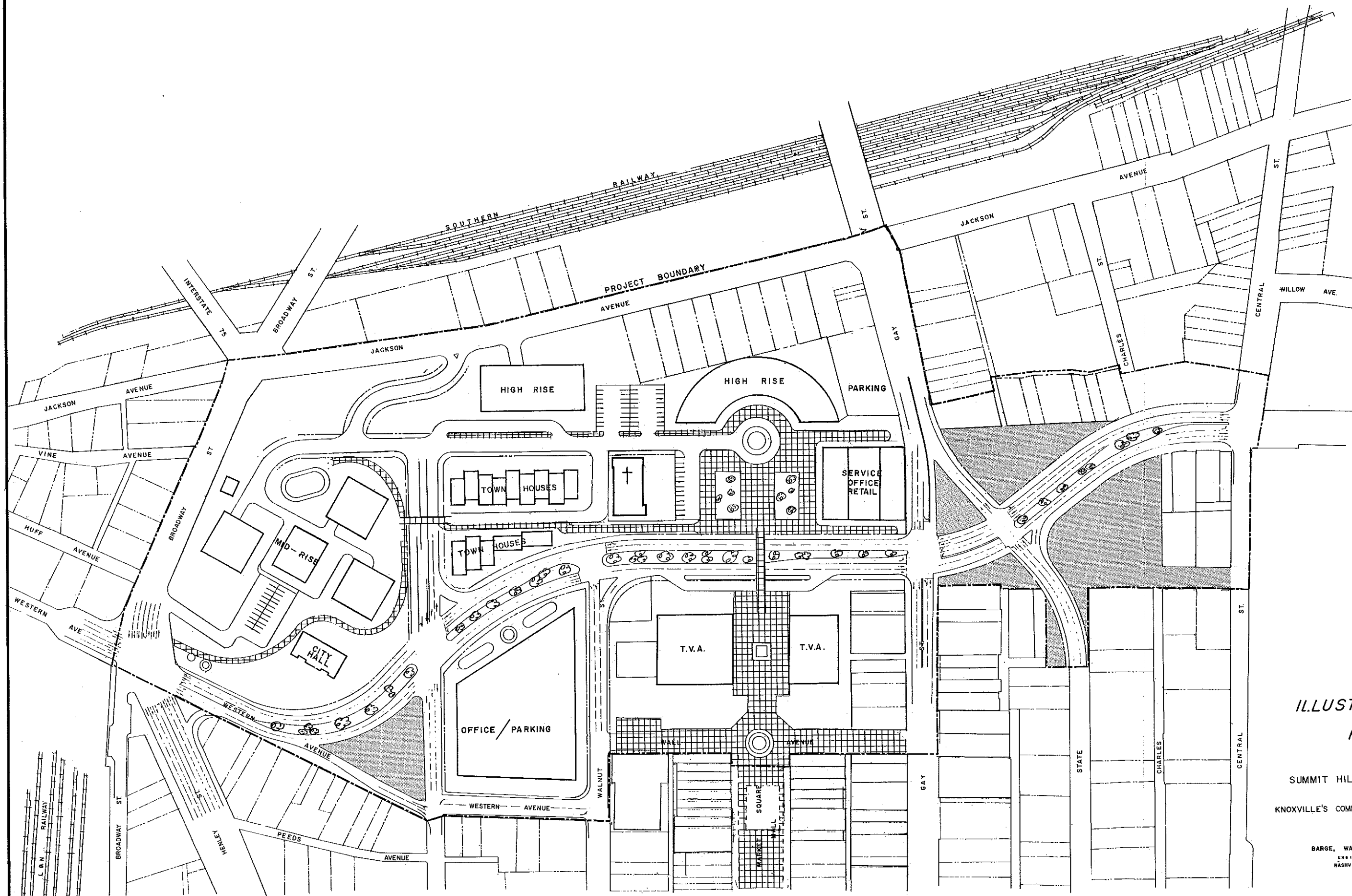
ILLUSTRATIVE SITE PLAN

SUMMIT HILL REDEVELOPMENT AREA

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KNOXVILLE, TENNESSEE

BARGE, WAGGONER, SUMNER AND CANNON
ENGINEERS AND PLANNERS
NASHVILLE KNOXVILLE

FILE NO. 5517



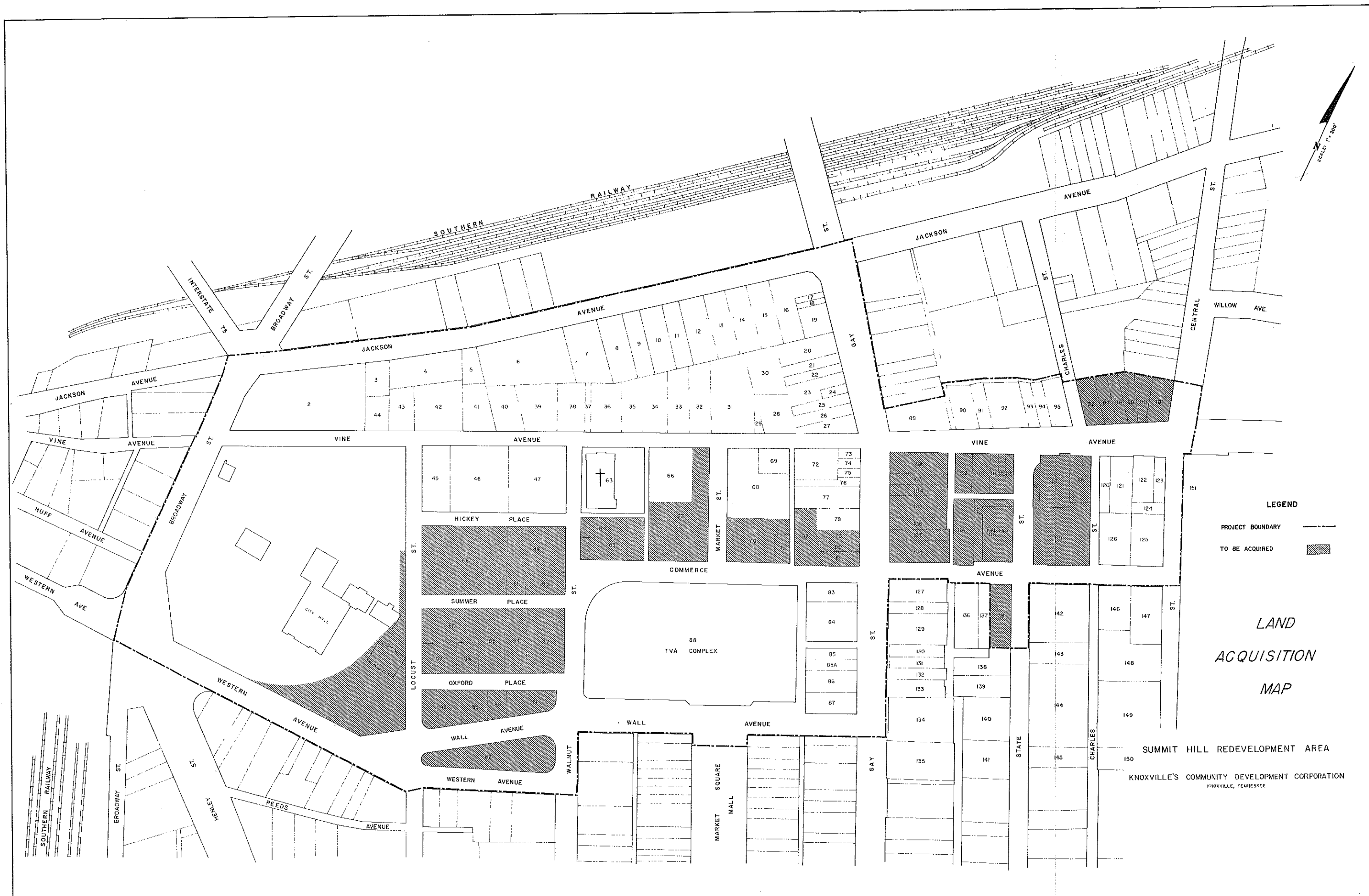
*ILLUSTRATIVE SITE
PLAN*

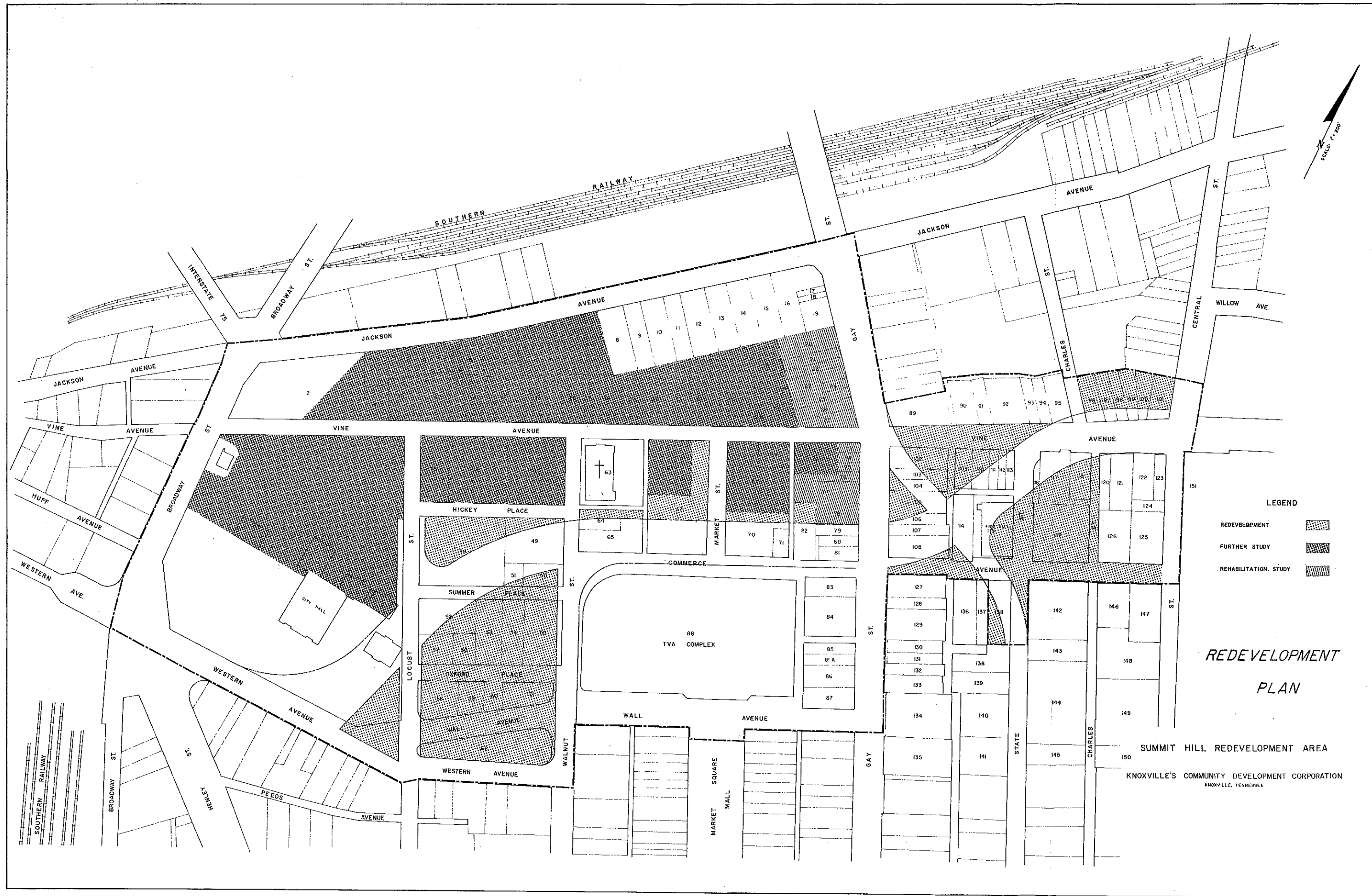
SUMMIT HILL REDEVELOPMENT AREA

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KNOXVILLE, TENNESSEE

BARGE, WAGGONER, SUMNER AND CANNON
ENGINEERS AND PLANNERS
NASHVILLE KNOXVILLE

FILE NO. 5517





LEGEND

- REDEVELOPMENT
- FURTHER STUDY
- REHABILITATION STUDY

REDEVELOPMENT
PLAN

SUMMIT HILL REDEVELOPMENT AREA
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KNOXVILLE, TENNESSEE



LEGEND

- PROJECT BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- PUBLIC
- SEMI-PUBLIC

PROJECT AREA
MAP

SUMMIT HILL REDEVELOPMENT AREA
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
KNOXVILLE, TENNESSEE

BARGE, WAGGONER, SUMNER AND CANNON
ENGINEERS AND PLANNERS
NASHVILLE KNOXVILLE

FILE NO. 5517

SUMMIT HILL REDEVELOPMENT PROJECT

PROJECT BUDGET

PROJECT ELEMENT	LAND ACQ. AND/OR DEMOLITION	DEVELOPMENT/ CONSTRUCTION	TOTAL MGMT.	STUDY	GROSS PROJECT COST	LAND DISP. PROCEEDS	NET PROJECT COST	SOURCE OF FUNDING
RESIDENTIAL	UNDER STUDY		T	T	T	--	T	KCDC MANAGEMENT BUDGET
SUMMIT HILL DRIVE	\$2,353,882.	\$1,000,000.	O	O	O	--	O	BONDS, PLEDGING STATE AID, AND/OR G.O. BONDS
WALL AVENUE MALL	--	350,000.	T	T	T	--	T	GENERAL REVENUE SHARING
CITY HALL RESTORATION	100,000.	250,000.	A	A	A	--	A	GENERAL OBLIGATION BONDS
COMMERCIAL REDEVELOP.	220,780.	PRIVATE	L	L	L	220,780.	L	NO PERMANENT FINANCING
REHABILITATION	--	--		35,000.		--		GENERAL REVENUE SHARING
TVA COMPLEX	--	PRIVATE	--	--	--	--	--	-0-
TOTALS	\$2,674,662.	\$1,600,000.	\$523,700.	\$35,000.	\$4,833,362.	\$220,780.	\$4,612,582.	