

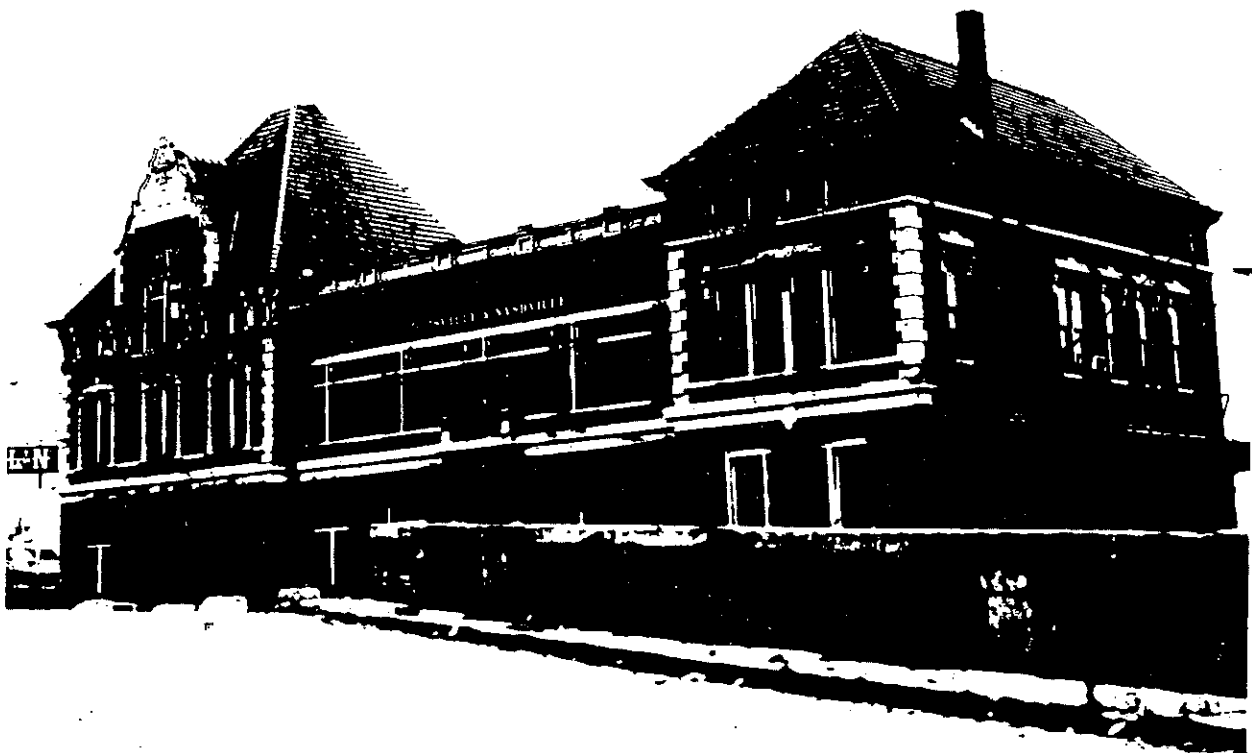
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CENTER CITY REDEVELOPMENT PROJECT NUMBER 4



LOWER SECOND CREEK

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PROJECT NO. 4

KNOXVILLE, TENNESSEE

LOWER SECOND CREEK

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I N T R O D U C T I O N

In the growth of America, city centers have served as the hubs of economic, social, transportation, cultural, entertainment, medical, communications, governmental and financial activity. In regional development, the dominant central city is the focus of the satellite suburban communities which have grown up largely because of the mobility afforded by the automobile.

Thus, regions function like a wheel, with the highway and transportation networks like spokes converging on the center of the city which is the hub. The strength and integrity of this hub is of critical importance to the entire surrounding region.

Urban sprawl and suburbanization have taken place rapidly primarily because of lower land costs and cheap mobility afforded by the automobile. This rapid outward movement and the inability of governments and business to cope with these problems of change have created major problems of central city decay and deterioration. Blight or malfunctioning of the center city is a serious threat to the economic and social well-being of the entire region.

Downtown Knoxville serves as the hub of a metropolitan population of almost a half-million people, and is, in fact, the economic hub of a much larger area extending into several nearby States.

As far back as the 1930's, Knoxville has made serious efforts toward planning and revitalizing its Downtown area. These efforts, however, have been reasonably sporadic and have accomplished limited objectives. After beginning with the widening of Henley Street and the construction of the Henley Street Bridge as a result of the Harland Bartholomew Plan, the Downtown planning efforts remained dormant through the war years and post-war economic recovery period. In the

early 1950's, renewed efforts were directed at Knoxville's Downtown with the undertaking of the Promenade development, Gay/Way Canopy and lighting development, and the Market Square Mall Project. After an initial round of successes, planning for the revitalization in the Downtown lost momentum. The City did not regain its momentum until the late 1960's when a major study was commissioned directed at community-wide planning.

As a part of this community-wide planning effort, which was called "The Community Improvement Program," the needs of the Central Business District and adjoining areas were studied. The Community Improvement Program, plans, and supporting studies are herein incorporated in this Redevelopment Plan by reference. As part of this overall effort toward community planning, the Community Improvement Program directed a portion of its energies toward analyzing and understanding the problems of Knoxville's Center City area with emphasis on the Central Business District and adjoining neighborhoods of the University of Tennessee/Ft. Sanders and Mountain View.

In 1972, a more specific Downtown planning effort was initiated with the creation of the Mayor's Center City Task Force. This planning effort lasted approximately two years until 1974 when the Center City Redevelopment Plan was published. This planning process was characterized by the involvement of a broad base of government and business leaders of the Knoxville community in the planning process. The resulting Center City Redevelopment Plan established specific planning and development goals for Downtown Knoxville, and is herein incorporated by reference.

Government and business leaders of Knoxville have made significant progress toward arresting the blight and decay of the Central City. Urban renewal has cleared some bad slum areas. The City, the University of Tennessee, and the

business community have worked to develop sound plans for renewing Downtown. New activities such as the TVA buildings, the Gay Street revitalization, the new City-County Building and the new Civic Center, the Hyatt Regency Hotel, and new bank buildings built or underway represent significant progress and a good step forward.

However, Downtown Knoxville has serious problems remaining which, if uncorrected, will continue to hurt the City and region and severely limit its ability to reach its economic potential and meet the needs of its people. Despite the progress, the battle is not won. Transportation and circulation improvements are critically needed. Downtown retailing must be expanded and broadened. Close-in quality housing is vital to keeping Downtown alive on a 24-hour basis. The many capital improvements, both public and private, must be tied together to make the Downtown function as a unit rather than as scattered pieces. The business community must be strongly organized and work closely with governments in an effective public/private partnership.

The government and business leaders who were involved in the development of the Center City Redevelopment Plan recognized the high cost and extended timetable of achieving many of the goals and objectives outlined in the Plan. A commitment was made, however to move Knoxville to the point of achieving a "quantum jump" in economic growth and development in the Center City. In that regard, it is important to recognize that the ground work for community growth and development had been carefully laid in a deliberate fashion over a number of years prior to the proposal to host an International Energy Exhibition in Knoxville. In fact, the suggestion that Knoxville host such an Exposition was not made until approximately six months after the completion of the work on the Center City Redevelopment Plan. The idea took root and advanced only because sufficient plan-

ning and groundwork had been laid prior to the suggestion of the idea.

Energy Expo '82 is the catalyst that can unite the leadership of Knoxville and the region to solve many of the problems of the Downtown area and move the area forward in an unprecedented surge of progress. The public interest will be served by clearing out an area of industrial/commercial/residential blight which is a serious impediment to the sound development of the Downtown and University of Tennessee/Ft. Sanders areas, and by replacing this blight with productive uses to strengthen these areas. Energy Expo '82 will provide a momentum which can be harnessed positively for many other community improvements. Through innovative planning, Knoxville can become a national model in downtown revitalization and a leader in energy conservation by making downtown living and working efficient and economical.

LEGAL DESCRIPTION

TRACT I

BEGINNING at the intersection of the westerly margin of Henley Street and the northerly margin of Main Avenue;

THENCE, south 72 deg. west 240 feet, more or less, with the northerly margin of Main Avenue to a point;

THENCE, south 28 deg. east 254 feet, more or less, crossing Main Avenue and continuing with the easterly margin of Broadway to a point;

THENCE, south 63 deg. west 196 ft. more or less, with the southerly margin of Emerson Avenue;

THENCE, south 27 deg. east 190 ft. more or less, to a point in the southerly margin of Hill Avenue;

THENCE, south 64 deg. west 350 feet, more or less, to a point in the easterly property line of Southern Railroad;

THENCE, south 13 deg. east 240 feet, more or less, with the easterly property line of Southern Railroad to a point;

THENCE, south 31 deg. east 125 feet, more or less, with the easterly property line of Southern Railroad to a point;

THENCE, south 42 deg. east 155 feet, more or less, with the easterly property line of Southern Railroad to a point;

THENCE, south 51 deg. east 140 ft., more or less, with the easterly property line of Southern Railroad to a point in the northerly margin of Neyland Drive;

THENCE, south 28 deg. west 270 ft., more or less, with the northerly margin of Neyland Drive to a point;

THENCE, south 30 deg. west 312 feet, more or less, with the northerly margin of Neyland Drive to a point;

THENCE, north 41 deg. west 170 feet, more or less, and leaving Neyland Drive to a point;

THENCE, south 10 deg. west 330 feet, more or less, to a point;

THENCE, north 57 deg. west 143 feet, more or less, to a point;

THENCE, north 38 deg. east 45 feet, more or less, to a point;

THENCE, south 76 deg. east 12 feet, more or less, to a point;

THENCE, north 10 deg. east 42 feet, more or less, to a point;

THENCE, north 26 deg. east 43 feet, more or less, to a point;

THENCE, north 62 deg. west 18 feet, more or less, to a point;

THENCE, north 11 deg. east 160 feet, more or less, to a point in the western property line of Southern Railroad and continuing with said western property line, the following calls and distances;

THENCE, north 16 deg. east 57 feet, more or less, to a point;

THENCE, north 10 deg. east 290 feet, more or less, to a point;

THENCE, north 14 deg. west 186 feet, more or less, to a point;

THENCE, north 82 deg. east 30 feet, more or less, to a point;

THENCE, north 31 deg. west 360 feet, more or less, to a point;

THENCE, north 38 deg. west 107 feet, more or less, to a point;

THENCE, north 32 deg. west 82 feet, more or less, to a point;

THENCE, north 26 deg. west 70 feet, more or less, to a point;

THENCE, north 21 deg. west 250 feet, more or less, and crossing the aforesaid Main Avenue to a point in the northerly margin of Main Avenue;

THENCE, north 71 deg. west 250 feet, more or less, to a point in the northerly margin of Main Avenue;

THENCE, north 25 deg. west 33 feet, more or less, to a point in the southerly margin of Cumberland Avenue;

THENCE, north 60 deg. east 170 feet, more or less, the point of intersection of the southerly margin of Cumberland Avenue and the easterly margin of 11th Street extended;

THENCE, north 27 deg. west 760 feet, more or less, with the easterly margin of 11th Street, to a point in the northerly margin of Clinch Avenue, and continuing with said easterly margin the following calls and distances;

THENCE, north 28 deg. west 342 feet, more or less, to a point;

THENCE, north 25 deg. west, 130 feet, more or less, to a point in the northerly margin of Bridge Avenue;

THENCE, north 27 deg. west 198 feet, more or less, to a point in the northerly margin of Highland Avenue;

THENCE, north 28 deg. west 235 feet, more or less, to a point;

THENCE, north 58 deg. west 88 feet, more or less, to a point;

THENCE, north 46 deg. east 8 feet, more or less, to a point;

THENCE, north 44 deg. 158 feet, more or less, to the point of intersection of the easterly margin of 11th Street and the southerly margin of Forest Avenue;

THENCE, north 48 deg. east 180 feet, more or less, along the southerly margin of Forest Avenue to the point of intersection with the westerly margin of 10th Street;

THENCE, north 33 deg. east 45 feet, more or less, to the point of intersection of the easterly margin of 10th Street and the southerly margin of Forest Avenue;

THENCE, north 44 deg. east 100 feet, more or less, along the southerly margin of Forest Avenue to the point of intersection with the southerly margin of Western Avenue;

THENCE, north 54 deg. east 28 feet, more or less, along the southerly margin of Western Avenue and continuing with said southerly margin the following calls and distances;

THENCE, north 72 deg. east 28 feet, more or less, to a point;

THENCE, north 79 deg. east 155 feet, more or less, to a point;

THENCE, south 79 deg. east 90 feet, more or less, to a point;

THENCE, south 88 deg. east 410 feet, more or less, to the point of intersection of the southerly margin of Western Avenue and the westerly margin of Broadway;

THENCE, south 27 deg. east 143 feet, more or less, along the westerly margin of Broadway to a point;

THENCE, north 63 deg. east 32 feet, more or less, and crossing Broadway to a point in the easterly margin of said Broadway;

THENCE, north 56 deg. east 38 feet, more or less, to a point in the westerly margin of Henley Street;

THENCE, south 49 deg. east 176 feet, more or less, along the westerly margin of Henley Street and continuing with said westerly margin the following calls and distances;

THENCE, south 51 deg. east 392 feet, more or less, to a point in the southerly margin of Union Street;

THENCE, south 28 deg. east 400 feet, more or less, to a point in the northerly margin of Clinch Avenue;

THENCE, south 63 deg. west 10 feet, more or less, with the northerly margin of Clinch Avenue to a point;

THENCE, south 27 deg. east 345 feet, more or less, with the westerly margin of Henley Street to a point in the northerly margin of Church Avenue and continuing with the said westerly margin of Henley Street, the following calls and distances;

THENCE, south 28 deg. east 380 feet, more or less, to a point in the southerly margin of Cumberland Avenue;

THENCE, south 27 deg. east 285 feet, more or less, to the point of BEGINNING.

Containing 67.0 acres, more or less.

LEGAL DESCRIPTION

TRACT 2

BEGINNING at the point of intersection of the northerly margin of Western Avenue and the southerly property line of Southern Railroad, said point being further described as the most westerly corner of the properties of House Hasson Hardware Company;

THENCE, north 50 deg. east 533 feet, more or less, along the southerly property line of Southern Railroad to a point;

THENCE, north 49 deg. east 512 feet, more or less, continuing with the said southerly property line of Southern Railroad to a point;

THENCE, south 38 deg. east 22 feet, more or less, to a point in the northern line of Keener;

THENCE, south 35 deg. west 60 feet, more or less, with Keener's north line to a point;

THENCE, south 14 deg. east 50 feet, more or less, with Keener's west line to a point in the northerly margin of Jackson Avenue;

THENCE, south 23 deg. east 45 feet, more or less, and crossing said Jackson Avenue, to a point in the southerly margin of Jackson Avenue;

THENCE, south 16 deg. east 50 feet, more or less, to a point in the northerly margin of Vine Avenue;

THENCE, south 66 deg. west 35 feet, more or less, to a point in the westerly margin of Brayson Street;

THENCE, due south 140 feet, more or less, along the western margin of Brayson Street to a point in the southerly margin of Huff Avenue;

THENCE, north 89 deg. east 70 feet, more or less, along the southerly margin of Huff Avenue to a point;

THENCE, north 2 deg. east 119 feet, more or less, to a point in the northerly margin of Western Avenue;

THENCE, south 89 deg. west 100 feet, more or less, along the northerly margin of Western Avenue to a point and continuing along said northerly margin the following calls and distances;

THENCE, south 78 deg. west 95 feet, more or less, to a point in the westerly property line of Southern Railroad;

THENCE, south 76 deg. west 102 feet, more or less, to a point;

THENCE, north 46 deg. west 28 feet, more or less, to a point;

THENCE, south 75 deg. west 574 feet, more or less, to the point of BEGINNING.

Containing 4.4 acres, more or less.

LEGAL DESCRIPTION

TRACT 3

BEGINNING at the point of intersection of the northerly margin of Blount Avenue and the easterly property line of Southern Railroad, said point being further described as being southwesterly 335 feet from the westerly margin of Chapman Highway;

THENCE, south 45 deg. east 1030 feet, more or less, along the northerly margin of Blount Avenue to a point in the westerly property line of the Knoxville Glove Company;

THENCE, north 82 deg. west 57 feet, more or less, along the Knoxville Glove Company's westerly line to a point;

THENCE, north 4 deg. west, 130 feet, more or less, and continuing along the Knoxville Glove Company's western line to a point;

THENCE, north 58 deg. west 200 feet, more or less, and continuing along the Knoxville Glove Company's western line to a point on Fort Loudoun Reservoir;

THENCE, north 35 deg. east 510 feet, more or less, and continuing with the Fort Loudoun Reservoir the following calls and distances;

THENCE, north 42 deg. east 380 feet, more or less, to a point in the westerly property line of Southern Railroad;

THENCE, north 49 deg. east 100 feet, more or less, to a point in the easterly property line of Southern Railroad;

THENCE, south 49 deg. east 190 feet, more or less, to a point in the easterly property line of Southern Railroad and continuing with said easterly property line the following calls and distances;

THENCE, north 50 deg. east 50 feet, more or less, to a point;

THENCE, south 44 deg. east 67 feet, more or less, to a point;

THENCE, south 39 deg. east 104 feet, more or less, to a point;

THENCE, south 36 deg. east 75 feet, more or less, to the point of BEGINNING.

Containing 9.4 acres, more or less.

EXISTING CONDITIONS

The site for Center City Redevelopment Project No. 4 has been selected for governmentally assisted redevelopment on the basis that the area is characterized by long-term deleterious land uses, the magnitude of which acts as economic barriers to effective local planning objectives and the effectuation of those objectives through private investment. The area is located in the Second Creek Valley which lies generally between the Knoxville Central Business District and the University of Tennessee/Ft. Sanders area. In addition, approximately 12 acres of the project are located directly across the Ft. Loudon Lake from the main redevelopment site. The Lower Second Creek area was identified as a high priority redevelopment area in the 1974 Center City Redevelopment Plan which is herein incorporated by reference. The project boundaries were delineated in such a manner so as to provide an opportunity to establish a transitional relationship between the Central Business District on the east, and the University of Tennessee/Ft. Sanders residential area on the west.

Present land use within the site boundaries for the project include virtually all major classifications with the exception of agricultural. Land use appears to be well distributed among the classifications of residential, commercial, and industrial uses. Specific land uses on a parcel-by-parcel basis are found in Table 1. All parts of the project area suffer from one or more significant environmental deficiencies as follows:

1. Overcrowding or improper location of structures on the land.
2. Conversions of structures to incompatible uses.
3. Obsolete building types which through lack of use or maintenance have a blighting influence.

4. Detrimental land uses or conditions which produce adverse influences from noise, smoke, or fumes.

5. Unsafe, congested, poorly designed, or otherwise deficient streets.

Additionally, a structural survey was conducted in the Fall of 1976 by members of Knoxville's Community Development Corporation and is herein incorporated by reference. A check list was prepared of all significant factors which could be used to identify the physical condition of each building in the project area. These factors were determined to be: structural quality, appearance, maintenance, and facilities. A final category was added - "overall quality" - to permit a composite rating of the four major foregoing factors. The following rating was then established to express those observed factors:

- A. Sound: intended to denote the highest level of condition, having no visible defects in whatever factor is being rated.
- B. Minor deficiencies: indicates defective conditions which are normally corrected during the course of regular maintenance. This is essentially a good building with deficiencies which are easily remedied and are not too significant.
- C. Major deficiencies: indicates conditions more serious than those corrected by ordinary maintenance, and requiring extensive repair of the structure if it is to function adequately in normal use. A structure awarded this rating is definitely substandard, but one which could be rehabilitated. The defects are serious and detrimental, but could be corrected.
- D. Severe deficiencies: consists of conditions which can be corrected by major repair, but which are present to the extent that correction may be economically feasible. This rating describes a building in such poor condition that rehabilitation would be a poor risk. The indicated treatment of such a

structure is removal.

On the basis of the observed building and environmental deficiencies noted in the various surveys conducted in the project area, the area is determined to be a blighted area within the meaning of Section 13-813, TCA. This finding is supported by the history of the project area, the continuing decline of the Central Business District, and the pervading sociological and psychological negatives influencing the attitudes of the community at large as well as prudent investors toward the area.

T A B L E 1
EXISTING LAND USE AND STRUCTURE SURVEY

<u>PARCEL</u>	<u>OWNER</u>	<u>STRUCTURE CONDITION</u>	<u>LAND USE*</u>
*(Code definition follows)			
** (Vacant land)			
<u>BLOCK 1</u>			
1	Kirk, Edward L.	-**	9900
2	Kirk, Edward L.	-	9900
3	L & N Railroad	-	4110
4	W. J. Savage Company	-	9900
5	Southern Railway	-	4110
6	House Hasson Hardware	-	9900
7	Milnor, Miss Elener	-	9900
8	House Hasson Hardware	-	9900
9	McSpadden, Frank A., Jr.	C	9400
10	McSpadden, Frank A., Jr.	D	1100
11	Maddox, Glen & Lawrence J.	C	1100
12	Smith, Andrew J.	C	1100
13	Hasson, Forde Darden	-	9900
14	House Hasson Hardware	C	5162
15	Farmer, James E., et ux	-	4600
16	Farmer, James E., et ux	C	1100
17	Farmer, James E., et ux	C	1100
18	Thornburgh, John M.	D	1100
19	Thornburgh, John M.	D	1100

<u>PARCEL</u>	<u>OWNER</u>	<u>STRUCTURE CONDITION</u>	<u>LAND USE</u>
20	Thornburgh, John M.	D	1100
21	Walker, C. L., et ux	B	3494
22	Davis, Earle	B	1100
23	Harb, Naim G. & Tamam M.	B	5810
24	Thornburgh, John M.	C	1100
25	Thornburgh, John M.	D	1100
26	Coppenger, Stella	D	1100
27	Smith, Gordon T.	D	1100
28	Allen, Charles E., et ux	D	1100
29	Ensor, Fritz H., et ux	B	5810
30	Farmer, James E., et ux	A	6251
31	Lloyd-Stephens Enterprises	A	5410
32	Samuels, George	D	1100
33	Monday, W. E.	D	1100
34	Curtis, William E.	-	9900
35	Taylor, Arrie & McGuffin, Marie	-	9900
36	Cox, Boyd A., et ux	C	1100
37	Henshaw, James E., et ux	A&C	5220
38	Savage, W. J. Co.	B	4600
39	Proffitt, John & Grace N.	D	1100
40	Maddox, Glen, et al	D	1100
41	Cobble, R. W. & Willie C.	B	1100
42	Carroll, J. A. & Callie B.	D	3424

<u>PARCEL</u>	<u>OWNER</u>	<u>STRUCTURE CONDITION</u>	<u>LAND USE</u>
43	Henshaw, James E. & Jack A.	D	1100
44	University of Tennessee	A	6821
45	Stout, B. R. & Pearl C.	D	1100
46	Testerman, John W.	D	1100
47	Blake, Frederic	D	1100
48	University of Tennessee	A	6831
49	Millers, Inc.	C	6376
50	L & N Railroad	D	4110
51	University of Tennessee	-	4600
52	Jacobs, Ruby Hitch	C	1100
53	Berlin, Elmer J.	D	1100
54	Sharon Enterprises, Inc.	D	1100
55	Monday, William Eugene, Jr.	D	1100/9400
56	Wynn, Herman C. c/o Wynn, Inc.	B	3425
57	Savage, W. J. Co., Inc.	B	3425
58	Savage, W. J. Co., Inc.	B	3425
59	Savage, W. J. Co., Inc.	C	3425
60	Bell, Francis M.	D	3425
61	University of Tennessee	A	6821/6590
62	Atnor Properties, Inc.	A&B	2197
63	University of Tennessee	-	9900
64	Monday, Wm. E. Est.	D	3140

<u>PARCEL</u>	<u>OWNER</u>	<u>STRUCTURE CONDITION</u>	<u>LAND USE</u>
65	Simcox, Burton B.	D	6200
66	Southern Railroad (Murphy Corp.)	A	5530
67	Southern Railroad	-	4110
68	University of Tennessee	-	6821
70	Gilbert, Hoyle B.	A&B	6622
71	Montgomery, Jack L. Tr.	A	6622
72	Church St. Methodist	-	9900
73	Dunn, W. D. & Johnson, Katherine D.	-	9900
74	Church St. Methodist	-	9900
75	Church St. Methodist	-	9900
76	Dunn, W. C. c/o Joe Rogoski	-	9900
77	Dunn, W. C. c/o Joe Rogoski	-	4600
78	Gilbert, Hoyle B.	-	4600
79	L & N Railroad	-	4110
80	William, Weldon W. & Hope G.	A	8221
81	Robinson, Mrs. Mary M.	-	9900
82	Roundtree, Carl E., et al	-	9900
83	City of Knoxville	-	9900
84	Maple, J. P. & Gladys	C	5220
85	Cumberland Avenue Medical Center, Inc.	-	9900
86	Cumberland Avenue Medical Center, Inc.	-	9900
87	Cumberland Avenue Medical Center, Inc.	-	9900
88	Overholt, Robert M. & Bergein F.	-	9900

<u>PARCEL</u>	<u>OWNER</u>	<u>STRUCTURE CONDITION</u>	<u>LAND USE</u>
89	Cumberland Avenue Medical Center, Inc.	-	9900
90	Karnes, William F.	D	1100
91	Karnes, William F. & Koella Houser	D	1100
92	Tinsley Tire Company	-	4600
93	Webb, Lucile E. & Park National Bank	C	1100
94	Peek, Ernest W.	D	2740/9400
95	Karnes, William F. & Koella	C	2730/6593
96	Britton, Sue K.	-	4600
97	Britton, Sue K.	C	3542
98	Greenblatt, C. LeClair et ux	-	4600
99	Knoxville Board of Realtors	A	6152
100	City of Knoxville	B	6991
101	Sprankle, Howard E., et al	-	4600
102	Lowe, Ted H., Trustee	C	5810
103	Sunrise Properties Inc.	C	5810
104	Cumberland Avenue Medical Center	A	6511
105	Overholt, Dr. Bergein M. & Alice	A	6511
106	Overholt, Alice S., Life Estate	-	5113
107	McKamey, Jack B. & J. B. Trustees	D	4600/9400
108	Tinsley Tire Company	-	4600
109	McSpadden, Frank A., Jr.	A	6511
110	Tinsley, Neil Tipton	C	5113

<u>PARCEL</u>	<u>OWNER</u>	<u>STRUCTURE CONDITION</u>	<u>LAND USE</u>
111	Tinsley, Stanley H. Est.	B	5520
112	Licht, Leonard	-	9400
113	Duggan, Warren, et al	-	6411
114	Licht, Leonard	D	9400
115	City of Knoxville	A	4813
116	Millers, Inc.	-	4600
117	Harling, E. L., et al	-	4600
118	Creekmore, Evelyn V.	B	5520
119	Rich, Richard H., et al	-	4600
120	Morton, J. G. & Marks, M. J.	-	4600
121	Dunn, W. C.	-	9900
122	Koella, Angelyn D.	-	9900
123	Firestone Tire & Rubber Co.	A	5520
124	Overholt, Bergain F. & Robert M.	-	9900
125	Vanderbilt University	A	6129
126	Dunn, William C.	-	4600
127	Morton, J. G., et al	A&B	6290
128	Buckley, Jessie D.	B	6360
129	Aqua Star Mfg.	B	5520
130	Black, Jack Co., Inc.	-	4600
131	Black, Jack Co., Inc.	B	4742/5391/6900
132	Hough, A. R. & Jean W.	-	4600

<u>PARCEL</u>	<u>OWNER</u>	<u>STRUCTURE CONDITION</u>	<u>LAND USE</u>
133	Hough, A. R. & Jean W.	B	9400
134	Donaldson, Emily J.	B	6129
135	Brady, Edith R. Life Estate	-	4600
136	Overholt, Bergein F. & Robert M.	-	6511

BLOCK 2

1	House Hasson Hardware Co.	B&C	5170
3	L & N Railroad	-	4110
4	L & N Railroad	C	4110
5	Southern Railroad	-	4110
6	Brock, Omer E.		
18	Ambrose, W. L., Jr.		
33	Harris, Lum S., Daniel M. & Josephine		
34	Kirk, Edward L. & Ruth M.		

BLOCK 3

3	Southern Railroad Company	-	4110
4	Southern Railroad Company	-	4110
5	L & N Railroad	-	9900
6	Townsend Rodman	B	5192
7	American Smelting & Refining Company	C	8543

S I T E O C C U P A N T S

The initial relocation survey of the project area conducted by KCDC staff in February 1977, and herein incorporated by reference, identified all persons, businesses, and non-profit corporations who occupied properties located within the project boundaries. With regard to families and individuals, information was obtained regarding family composition, income, age, shopping habits, current rents, and/or housing expense. With regard to businesses and non-profit corporations, information was obtained concerning business operational factors, number of employees, present occupancy standards, and future replacement requirements, and other data pertinent to formulating a relocation plan to assist in successful relocation. It should be emphasized that because of the nature of the project area and its relationship to the University of Tennessee area, many of the current project area residents are regarded as transitory, and the information contained herein will, of necessity, change from time to time. As project planning and execution progresses, therefore, the KCDC staff will continually update and revise the relocation data.

According to the available information, no insurmountable relocation problems are anticipated; however, continual and close coordination and scheduling will be essential in order to meet the relocation needs of the business sector in particular. Based upon the number of units now available or under construction, or proposed to be available within the Knoxville housing market area, housing resources (both public and private) are considered to be more than sufficient to relocate all site occupants

in compliance with applicable relocation requirements and objectives. It is further anticipated, based upon available replacement resources and locations now recorded and contacts with local realtors and agents, that adequate resources will be available to serve the physical, operational, and economic needs of all businesses and non-profit organizations to be displaced. The method of accomplishing displacement of all persons, businesses, and non-profit corporations located within the project boundaries are outlined in the relocation plan.

EXHIBIT 1

POPULATION CHARACTERISTICS

SITE NUMBER	TOTAL RESIDING AS FAMILIES	TOTAL RESIDING AS INDIVIDUALS	TOTAL ELDERLY*	TOTAL POPULATION
1	91	65	23	156
2	--	--	--	---
3	--	--	--	---
Total	91	65	23	156
Percentage	58%	42%	15%	---

POPULATION BY AGE AND SEX

	BLOCK NO. 1	BLOCK NO. 2	BLOCK NO. 3
Total Population	156	None	None
Males, all ages	87	----	----
Males, 0-4	7	----	----
5-9	2	----	----
10-14	4	----	----
15-19	1	----	----
20-24	15	----	----
25-29	13	----	----
30-34	12	----	----
35-39	4	----	----
40-44	3	----	----
45-49	5	----	----
50-54	7	----	----
55-59	2	----	----
60 and over	12	----	----
Females, all ages	69	----	----
Females, 0-4	5	----	----
5-9	1	----	----
10-14	4	----	----
15-19	7	----	----
20-24	15	----	----
25-29	7	----	----
30-34	3	----	----
35-39	3	----	----
40-44	4	----	----
45-49	2	----	----
50-54	5	----	----
55-59	2	----	----
60 and over	11	----	----

*Elderly defined as age 60 years and over.

E X H I B I T 2

SUMMARY OF BUSINESSES AND EMPLOYEES IN PROJECT AREA

BLOCK 1

Business	Employees
1. March of Dimes	4
2. U. T. Ecology Lab.	2
3. U. T. Food Services, etc.	40
4. U. T. Ceramics	--
5. Henshaw's Heating & A. C. Supply	4
6. Carroll's Machine Shop	2
7. Tinsley Tire Company	36
8. Miller's Inc. (includes garage, tire store & warehouse)	86
9. Allright Parking Lot	--
10. Kagley's Package Store	1
11. T & T Distributing Company	7
12. Convenient Food Mart	4
13. Dirty Bird Wash Center	1
14. Roberts Iron Works	4
15. B & G Deli	2
16. Fritz's Deli	1 (2 part-time)
17. Alpha Industries	330
18. Old Hickory Cleaners	1
19. State Testing & Evaluation	15
20. W. J. Savage, Inc.	65
21. Cumberland Doctors' Offices	40
22. Gastrointestinal Specialists (In Cumberland Doctors)	
23. Bradley's Station	12
24. J. P. Maples Sheet Metal	4
25. Atlantic Ice Company	10
26. Munford Refrigerated Whse.	3
27. Spur Service Station	4
28. Clinch Avenue Mission	--
29. Royal Hearing Aid Center	8
30. Hewgley's Music Company	18
31. Partime, Inc.	3
32. Central Vet. Hospital	10
33. Knox Tourist Bureau	3
34. Knox Board of Realtors	5
35. The Sign Shop	1
36. Cumberland Capitol Corp.	7
37. Firestone Serv. Center	7
38. Glass Unlimited	6
39. American Council of Blind Thrift Store	15
40. Athena Cablevision	42
41. L & N Depot	20
42. Fowler Bros. R. E.	7
43. Credit Bureau of Knoxville	26
44. Snap Vent Co.	5
45. Brooks Photographers	1
46. M. Licht & Son	5

47. Hicks Appliance Service	1
48. Gouffon Transfer Co.	18
49. Portable Tool Service Co. and Power Tool Sales Co.	4
50. U. T. Water Resources Center	5
51. Municipal Technical Advisory Service	18
52. Karnes Parking Lot	1
53. E. W. Peek & Co.	4
54. Montgomery & Co.	5
55. Prosthetic Service Co.	3
56. Wooden Sign Co.	1 (1 part-time)
57. The Pink Poodle	3
58. J. D. Goeltz, CPA	1

Sub-Total	931 (3 part-time)
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BLOCK 2

1. House Hasson	200
-----------------	-----

Sub-Total	200
-----------	-----

BLOCK 3

1. Machinery & Welding	9
2. Knoxville Glove Co.	150
3. American Limestone	47

Sub-Total	206
-----------	-----

Total Businesses	62
------------------	----

1,377 (3 part-time)

Grand Total

E X H I B I T 3

EMPLOYMENT CHARACTERISTICS

CHARACTERISTIC	BLOCK NO. 1	BLOCK NO. 2	BLOCK NO. 3
Total Employed	39	----	----
Total Unemployed*	56	----	----
Seeking Employment	4	----	----
Total Monthly Income			
All Sources			
\$ 0-49	11		
50-99	3		
100-149	5		
150-199	7		
200-249	3		
250-299	4		
300-349	7		
350-399	9		
400-449	4		
450-499	1		
500 and Over	12		
Not Reported	8		
Student-Not Employed	25		

* Includes Students

PROPERTY ACQUISITION PLAN

I. OBJECTIVES

The objectives of the Lower Second Creek Redevelopment Plan relevant to real property acquisition shall be to:

1. Make every reasonable effort to acquire real property expeditiously through negotiated agreements.
2. Pay just compensation for all property interests acquired and conduct acquisition activities in a manner that minimizes hardships to owners and tenants and promotes public confidence in the land acquisition practices.
3. Assure consistent treatment to all owners and tenants.
4. Minimize litigation in the acquisition of real property.

II. PROCEDURES

In carrying out these objectives, the following practices and procedures shall be implemented:

1. KCDC shall provide the owner and each tenant of property to be acquired with an official written notice of its intent to acquire the real property. Such notice shall be given as soon as feasible after the approval to acquire the property, but not more than 90 days prior to the date on which negotiations to acquire the property are to be initiated. The Notice of Intent to Acquire shall include (or be accompanied by) a statement of explanation of the acquisition and information pertinent to acquisition policies and procedures,

including condemnation, and shall explain the principal rights and options of the owner.

2. All property interests to be acquired shall be appraised independently by at least one competent professional appraiser in private practice and those appraisals shall then be reviewed by a competent professional appraiser. No appraiser shall have any interest, financial or otherwise, in the property to be acquired.
3. Each appraiser, including the review appraiser, shall make an on-site inspection of the property to be acquired and shall give the owner or his designated representative an opportunity to accompany him during the inspection of the property. The name(s) of the individual(s) who accompanied the appraiser shall be denoted on each appraisal report.
4. The review appraiser shall determine the acceptability and adequacy of the appraisal reports and shall require any corrections or further documentation as he may deem necessary.
5. After the review appraiser finds the appraisal reports acceptable and proper, he shall present to KCDC his report denoting his opinion of the fair market value for the property to be acquired. Said value shall not be lower than the lowest appraisal or higher than the highest appraisal, if more than one appraisal was obtained. "Fair market value" shall be defined, in general, as "what a willing buyer is willing to pay, but is under no compulsion to do so, and what a willing seller is willing to sell for, but is under no compulsion to sell."

6. Following acceptance of the review appraiser's recommendation, KCDC shall, by resolution, certify that the appraiser(s) and the review appraiser have performed in a competent manner in accordance with the applicable law. Said resolution shall then establish a fair market value (just compensation) for each identified interest in property to be acquired.
7. Initiation of negotiations for the acquisition of property shall be commenced with each owner of a separately held compensable interest as soon as practicable after the fair market value of his interest has been established.
8. The basic negotiation procedures which shall be followed are:
 - a. A written offer to the owner to acquire his property, delivered in person; or if the owner (or his representative) is not available, may be mailed by certified or registered mail.
 - b. The offer shall include the full purchase price and a statement explaining the basis for the amount established as just compensation for all interests in the property. It shall properly identify the property and shall include any other necessary information pertinent to the offer and to the acquisition of the property.
 - c. The owner shall be advised that the normal closing costs, including title search and preparation of the deed, will be paid by KCDC. He shall also be advised that he is not required to pay a sales commission; however, all loans and liens on the property must be satisfied prior to or at the time of settlement.

- d. KCDC shall make every reasonable effort to discuss the offer to purchase with the owner so as to explain the procedures fully and shall give the owner a reasonable length of time to respond to the offer.
 - e. If the owner presents evidence indicating the need for further review or revision in the fair market value as established, KCDC shall require the appraisers to update their appraisal or shall obtain a new review appraisal.
9. Before instituting a condemnation proceeding, KCDC shall make a diligent, conscientious effort to induce the owner to accept the established fair market value for his property. A final offer to acquire the property shall be made in writing to the owner or his representative, and a reasonable time will be allowed for acceptance.
10. No owner-occupant or tenant lawfully occupying real property shall be required to move from a dwelling or business or farm operation without notification in writing from KCDC at least 30 days prior to the date on which possession will be required. The owner-occupant or tenant shall further be advised of all property management policies which relate to their occupancy.
11. Real property acquisition activities shall be coordinated with relocation activities to ensure that those persons displaced shall not suffer disproportionate injuries as a result of programs designed for the benefit of the public as a whole.

III. PROPERTY MAP

All properties to be acquired are indicated on the property acquisition map.

IV. TABULATION OF PROPERTY TO BE ACQUIRED

Tabulation of property to be acquired is indicated in Table 2.

T A B L E 2
STATUS OF PROPERTY

<u>PARCEL</u>	<u>OWNER</u>	<u>TO BE ACQUIRED</u>	<u>NOT TO BE ACQUIRED</u>
<u>BLOCK 1</u>			
1	Kirk, Edward L.	*	
2	Kirk, Edward L.	*	
3	L & N Railroad	*	
4	W. J. Savage Company	*	
5	Southern Railway	*	
6	House Hasson Hardware	*	
7	Milnor, Miss Elener	*	
8	House Hasson Hardware	*	
9	McSpadden, Frank A., Jr.	*	
10	McSpadden, Frank A., Jr.	*	
11	Maddox, Glen & Lawrence J.	*	
12	Smith, Andrew J.	*	
13	Hasson, Forde Darden	*	
14	House Hasson Hardware	*	
15	Farmer, James E., et ux	*	
16	Farmer, James E., et ux	*	
17	Farmer, James E., et ux	*	
18	Thornburgh, John M.	*	
19	Thornburgh, John M.	*	
20	Thornburgh, John M.	*	
21	Walker, C. L., et ux	*	

<u>PARCEL</u>	<u>OWNER</u>	<u>TO BE ACQUIRED</u>	<u>NOT TO BE ACQUIRED</u>
22	Davis, Earle	*	
23	Harb, Naim G. & Tamam M.	*	
24	Thornburgh, John M.	*	
25	Thornburgh, John M.	*	
26	Coppenger, Stella	*	
27	Smith, Gordon T.	*	
28	Allen, Charles E., et ux	*	
29	Ensor, Fritz H., et ux	*	
30	Farmer, James E., et ux	*	
31	Lloyd-Stephens Enterprises	*	
32	Samuels, George	*	
33	Monday, W. E.	*	
34	Curtis, William E.	*	
35	Taylor, Carrie & McGuffin, Marie	*	
36	Cox, Boyd A., et ux	*	
37	Henshaw, James E., et ux	*	
38	Savage, W. J. Co.	*	
39	Proffitt, John & Grace N.	*	
40	Maddox, Glen, et al	*	
41	Cobble, R. W. & Willie C.	*	
42	Carroll, J. A. & Callie B.	*	
43	Henshaw, James E. & Jack A.	*	
44	University of Tennessee	*	

<u>PARCEL</u>	<u>OWNER</u>	<u>TO BE ACQUIRED</u>	<u>NOT TO BE ACQUIRED</u>
45	Stout, B. R. & Pearl C.	*	
46	Testerman, John W.	*	
47	Blake, Frederic	*	
48	University of Tennessee	*	
49	Millers, Inc.	*	
50	L & N Railroad	*	
51	University of Tennessee	*	
52	Jacobs, Ruby Hitch	*	
53	Berlin, Elmer J.	*	
54	Sharon Enterprises, Inc.	*	
55	Monday, William Eugene, Jr.	*	
56	Wynn, Herman C.	*	
57	Savage, W. J. Co., Inc.	*	
58	Savage, W. J. Co., Inc.	*	
59	Savage, W. J. Co., Inc.	*	
60	Bell, Francis M.	*	
61	University of Tennessee	*	
62	Atnor Properties, Inc.	*	
63	University of Tennessee	*	
64	Monday, William E. Estate	*	
65	Simcox, Burton B.	*	
66	Southern Railroad	*	
67	Southern Railroad	*	

<u>PARCEL</u>	<u>OWNER</u>	<u>TO BE ACQUIRED</u>	<u>NOT TO BE ACQUIRED</u>
68	University of Tennessee	*	
70	Gilbert, Hoyle B.	*	
71	Montgomery, Jack L., Trustee	*	
72	Church St. Methodist	*	
73	Dunn, W. D. & Johnson, Katherine D.	*	
74	Church St. Methodist	*	
75	Church St. Methodist	*	
76	Dunn, W. C.	*	
77	Dunn, W. C.	*	
78	Gilbert, Hoyle B.	*	
79	L & N Railroad	*	
80	William, Weldon W. & Hope G.	*	
81	Robinson, Carl E., et al	*	
82	Roundtree, Carl E., et al	*	
83	City of Knoxville	*	
84	Maple, J. P. & Gladys	*	
85	Cumberland Avenue Medical Center, Inc.	*	
86	Cumberland Avenue Medical Center, Inc.	*	
87	Cumberland Avenue Medical Center, Inc.	*	
88	Overholt, Robert M. & Bergein F.	*	
89	Cumberland Avenue Medical Center, Inc.	*	
90	Karnes, William F.	*	
91	Karnes, William F. & Koella Houser	*	

<u>PARCEL</u>	<u>OWNER</u>	<u>TO BE ACQUIRED</u>	<u>NOT TO BE ACQUIRED</u>
92	Tinsley Tire Company	*	
93	Webb, Lucile E. & Park National Bank	*	
94	Peek, Ernest W.	*	
95	Karnes, William F. & Koella	*	
96	Britton, Sue K.	*	
97	Britton, Sue K.	*	
98	Greenblatt, C. LeClair, et ux	*	
99	Knoxville Board of Realtors	*	
100	City of Knoxville	*	
101	Sprankle, Howard E., et al	*	
102	Lowe, Ted H., Trustee	*	
103	Sunrise Properties, Inc.	*	
104	Cumberland Avenue Medical Center	*	
105	Overholt, Dr. Bergein M. & Alice	*	
106	Overholt, Alice S., Life Estate	*	
107	McKamey, Jack B. & J. B.	*	
108	Tinsley Tire Company	*	
109	McSpadden, Frank A., Jr.	*	
110	Tinsley, Neil Tipton	*	
111	Tinsley, Stanley H. Estate	*	
112	Licht, Leonard	*	
113	Duggan, Warren, et al	*	
114	Licht, Leonard	*	

<u>PARCEL</u>	<u>OWNER</u>	<u>TO BE ACQUIRED</u>	<u>NOT TO BE ACQUIRED</u>
115	City of Knoxville (KUB)		*
116	Millers, Inc.	*	
117	Harling, E. L., et al	*	
118	Creekmore, Evelyn V.	*	
119	Rich, Richard H., et al	*	
120	Morton, J. G. & Marks, M. J.	*	
121	Dunn, W. C.	*	
122	Koella, Angelyn D.	*	
123	Firestone Tire & Rubber Company	*	
124	Overholt, Bergein F. & Robert M.	*	
125	Vanderbilt University	*	
126	Dunn, W. C.	*	
127	Morton, J. G., et al	*	
128	Buckley, Jessie D.	*	
129	Aqua Star Mfg.	*	
130	Black, Jack Co., Inc.	*	
131	Black, Jack Co., Inc.	*	
132	Hough, A. R. & Jean W.	*	
133	Hough, A. R. & Jean W.	*	
134	Donaldson, Emily J.	*	
135	Brady, Ediry R., Life Estate	*	
136	Overholt, Bergein F. & Robert M.	*	

<u>PARCEL</u>	<u>OWNER</u>	<u>TO BE ACQUIRED</u>	<u>NOT TO BE ACQUIRED</u>
<u>BLOCK 2</u>			
1	House Hasson Hardware Company	*	
3	L & N Railroad	*	
4	L & N Railroad	*	
5	Southern Railroad	*	
6	Brock, Omer E.	*	
18	Ambrose, W. L., Jr.	*	
33	Harris, Lum S., Daniel M. & Josephine	*	
34	Kirk, Edward L. & Ruth M.	*	
<u>BLOCK 3</u>			
3	Southern Railroad Company	*	
4	Southern Railroad Company	*	
5	L & N Railroad	*	
6	Townsend, Rodman	*	
7	American Smelting & Refining Company	*	

RELOCATION PLAN

I. OBJECTIVES

The objectives of the Lower Second Creek Redevelopment Plan relevant to residential and business relocation shall be:

1. To insure, to the maximum extent possible, the prompt and equitable relocation and reestablishment of persons, businesses, and non-profit organizations who will be displaced as a result of project activities.
2. To provide relocation assistance without regard to race, creed, color, sex, or national origin.
3. To provide relocation assistance in a fair manner so that no person, business, or non-profit organization shall suffer disproportionate injuries as a result of the project.
4. To offer every individual and family displaced an adequate, decent, safe, and sanitary replacement dwelling, affordable within their financial means, before requiring those persons to vacate the dwelling acquired.

In keeping with these objectives, this Relocation Plan has been prepared in accordance with State and local laws, and will serve as a guideline to be followed and implemented throughout the relocation phase of the Lower Second Creek redevelopment project.

II. ORGANIZATION

Knoxville's Community Development Corporation will administer relocation operations with the Executive Director in direct charge of relocation activities. The relocation staff will be supervised by the Project Director. KCDC presently employs a staff trained and skilled in the

policies and techniques of both residential and business relocation. It is anticipated that additional staff will be required to maintain adequate contact with site occupants and to expeditiously process relocation claims. The relocation staff will maintain contact with the site occupants; will refer applicants to the management of both public housing and/or privately owned federally assisted projects; will provide listings of suitable commercial space for displaced businesses; will assist residential displacees in locating suitable standard housing available in the community based on ability to pay; and will extend every assistance within KCDC's power in the relocation of occupants in the project area. The duty to maintain contact with each family, individual, and business in the project area will commence preceding, or at the time of, the purchase of each structure, and will extend throughout the process of permanent and proper relocation. The KCDC staff is thoroughly familiar with local and State laws related to relocation, and has been operating relocation programs since the Agency's creation in the mid-1930's.

III. RELOCATION STANDARDS

1. Physical and Occupancy Standards

KCDC considers a dwelling unit to be "standard housing" and to be decent, safe and sanitary when (a) it is in compliance with the City's Building, Housing, Fire and Sanitary Codes; (b) it is in good repair and is weather-tight, with no leakage or dampness; (c) it has no health, fire, or safety hazards within the structure or in the immediate vicinity; (d) it has safe running water, and for exclusive use of a family a private flush toilet that is sewer connected, and a bathroom with tub or shower and lavatory with running hot and cold

water all within the dwelling unit; (e) it has permanent, reasonably efficient facilities, (for exclusive use of a family) including sink with hot and cold running water, cooking stove connections, shelves and storage space for food and utensils; (f) it has facilities for washing or drying clothes; (g) it is equipped with adequate heating facilities, is adequately ventilated by at least one openable window in every room and is screened or screens are available; (h) it is adequately wired for electricity; (i) it is located in a neighborhood which is free from industrial or other nuisances, is supplied with community transportation, schools, churches, and stores; (j) it is large enough for occupancy by the family without overcrowding. The following occupancy standards will be observed:

Maximum Occupancy Per Bedroom

- a. Infants may be included in bedroom with parents (generally an infant is considered to be a child under 2 years of age).
- b. Children of opposite sex up to school age (usually 6 years of age) may occupy same bedroom.
- c. Two persons of the same sex, may occupy the same bedroom.
- d. Oversize bedrooms may accommodate more than two children under 18 years of age, same sex, if room size and arrangements are adequate.
- e. The following minimum occupancy is permitted, having in mind the qualifications enumerated above:

	<u>Maximum</u>
1 bedroom	3 (infant)
2 bedroom	5
3 bedroom	7
4 bedroom	9
5 bedroom	11
6 bedroom	13

Standard for Non-Housekeeping Units

A non-housekeeping (rooming) unit shall mean a room or group of rooms forming a single habitable unit used or intended to be used for living or sleeping, but not for cooking or eating purposes, which is:

- (a) serviced by at least one flush water closet, lavatory basin, and bathtub or shower, properly connected to a water or sewer system;
- (b) used by not more than 8 persons residing within a rooming house;
- (c) located within the dwelling as to be reasonably accessible from a common hall or passageway to all persons sharing such facilities;
- (d) each lavatory basin, bathtub or shower shall be supplied with hot water at all times; (e) no such facilities shall be located so as to be more than one floor removed from any rooming unit; (f) every room occupied for sleeping purposes by one person shall contain at least 70 square feet of floor space and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of floor space for each occupant thereof; (g) is provided adequately with heating; and, (h) is adequately ventilated by at least one openable window in each room and is screened or screens are available.

2. Ability to pay Standards

No family or individual will be referred to a comparable replacement unit which exceeds the family's or individual's ability to pay.

Ability of family or individual to pay, conforming to actual experience in this community is not over 2-1/2 times actual income for purchases, nor over twenty-five percent (25%) for gross rent; except that in the event a displaced family occupies private housing provided under Section 101 of the Housing Act of 1965, ability to pay shall be con-

strued as twenty-five percent (25%) of annual income for shelter rent.

3. Environmental Standards

Every effort will be made by KCDC to insure that displacees are relocated to areas of more suitable environment, or at minimum, no less desirable than the project area. In all cases, the displacees will be encouraged to seek replacement sites that conform to the standards outlined in Section B above. KCDC will insure that no displacee relocates to a site exhibiting unreasonable adverse environmental conditions: i.e., mudslides, open dumps, undermining, flood plains, air pollution, odors, smoke, dust, major air pollution generators, septic tank back-ups, or sewage hazards (including poorly drained soils or polluted drinking water), rodent or vermin infestations, fire hazards, excessive and/or noisy traffic, and high vibration or impact noises. In addition, relocation sites will be not less desirable than the location of the acquired dwelling or site in relation to public and commercial facilities, public services and utilities, transportation, schools, recreation, churches, and employment.

4. Equal Opportunity Standards

All replacement housing and referrals included in the listing of KCDC will be made available on a non-discriminatory basis without respect to race, color, religion or national origin in a manner consistent with Title VIII of the Civil Rights Act of 1968 and without discrimination based on source of income.

IV. DESCRIPTION OF THE ASSISTANCE TO BE PROVIDED TO FAMILIES AND INDIVIDUALS

KCDC has determined that available residential resources presently exist in the Knoxville housing market which meet requirements of Section III

above.

All necessary action will be taken to insure that residents adjacent to the project will not be adversely affected by the displacement of project residents. KCDC presently operates a rental assistance payment program in addition to conventional public housing programs. Eligible site occupants will be given priority for certification through the rental assistance program, or admission to public housing at their discretion.

1. Description of Procedures for Making Relocation Payments

Relocation payments authorized by City of Knoxville Ordinance Number 6283-77 will be made to all eligible families, individuals, business concerns, and non-profit organizations in accordance with the schedules and procedures established therein.

a. Notification to Persons in Area

KCDC will notify at the earliest possible date, all persons who may be displaced or otherwise affected by project activities, of the availability of relocation payments, the office where detailed information about the payments is located, and the dates governing eligibility for the payments. An "Informational Statement" will be prepared and used for this purpose.

b. Basic Eligibility Requirements

For the purpose of establishing eligibility for any relocation payment, a displaced person shall be defined as a family, individual, business concern, or non-profit organization which moves from real property within the project area or moves his personal property from such real property as a direct result of acquisition of real property in whole or in part which is subject to the provisions

of the redevelopment plan.

c. Processing of Claims

The following procedures will be used by KCDC in handling all claims for relocation payments:

1. Standard claim forms to be furnished by KCDC will be used.
2. Upon request of a claimant, KCDC will provide assistance in the preparation of claims for relocation payments.
3. A claim for relocation payment shall be submitted to KCDC within a period of six months after displacement of the claimant.
4. The KCDC Executive Director will be responsible for determining the eligibility of a claim for, and the amount of, payment in accordance with applicable regulations and procedures. Once the final determination is made, there shall be no adjustment of the amount for any reason unless an error is detected, or KCDC is directed by a Court, to make an adjustment as a result of a claimant's grievance. Ineligible claimants shall be given written notice of the reasons for rejection of a claim. If ineligibility is solely because of a move to substandard housing, a claimant will be so notified and given time (tenants- 30 days, and owners-up to one year) in which to either move to a suitable standard dwelling unit or bring the unit into conformance with the approved relocation standards. KCDC will maintain in its files with complete and proper documentation supporting the determination made with respect to each claim. The determination will be made or approved by either the Executive Director of KCDC or his duly authorized designee.

d. Payment of Claims

A payment will be made by KCDC as promptly as possible after a person's eligibility has been determined. Advance payments will be made in hardship cases if the Relocation Officer determines such advances to be appropriate. KCDC may set-off against a relocation payment claim of an otherwise eligible person for any financial obligations to KCDC arising out of the use of real property from which the claimant is displaced, and which are unpaid by the claimant. Whenever KCDC determines the financial obligation could not be met without undue hardship to the claimant, the obligation shall not be set-off against the claim. Before taking any setoff action, KCDC will notify the displaced person of its intention to set-off the claim and will advise the person that he may, within thirty (30) days, file a statement denying or disputing the claim. If such statement is filed by the person, KCDC will tentatively set-off the claim if it institutes within thirty (30) days and diligently prosecutes a judicial action to obtain a judgement for the claim. Once KCDC obtains a judgement for the claim, the setoff will be deemed final. If judicial proceedings are instituted and KCDC is denied a judgement, the full amount of the claim will be paid, if otherwise eligible. KCDC will document the claimant's file by stating the nature of any financial obligation to KCDC and describing the basis for the final determination that a setoff against the claim was or was not warranted.

e. Moving Expenses - Eligible Expenditures

A relocation payment for moving expenses of individuals, families, business concerns, non-profit organizations, and farm operations may include expenditures for the following:

1. The cost of transporting persons or personal property from the acquired site to a replacement site (including storage). Transportation costs beyond the first fifty (50) miles from the City of Knoxville will not be eligible except when KCDC determines that a move of a longer distance is justified and reasonable, or that such a move fosters the reduction of economic and/or racial concentration and contributes to the elimination of racial and economic barriers. KCDC's records will be documented to explain the basis for making or rejecting an exception to the moving distance limitation.
2. Packing and crating personal property.
3. Obtaining (including advertising for) bids or estimates for transportation, packing and crating.
4. Storage of personal property, for a period generally not to exceed six (6) months, when KCDC determines that storage is necessary.
5. Insurance premiums covering loss and damage of personal property while in storage or transit.
6. Disconnecting, dismantling, removing, reassembling, reconnecting, and reinstalling machinery, equipment, or personal property (including goods and inventory kept for sale) in the case of business concerns, non-profit organizations, or

farm operations; and the disconnection and reconnection of household appliances, in the case of families or individuals.

f. Moving Expenses - Ineligible Expenditures

A relocation payment for moving expenses may not include expenditure for the following:

1. Additional expenses incurred because of living in a new location.
2. Cost of moving structures, improvements, or other real property in which the displaced person reserved ownership.
3. Interest on loans to cover moving expenses.
4. Loss of good will.
5. Loss of profits or business.
6. Loss of trained employees.
7. Personal injury.
8. Cost of preparing the claim for moving and related expenses.
9. Modification of personal property to adapt it to replacement site, except when required by law.

g. Self-Moves

The amount of relocation payment for a self-move will not exceed the estimated cost of accomplishing the move if it were performed by a commercial mover, or contractor, less twenty percent (20%).

h. Payment of Claims for Moving Expenses

A claim for a payment for actual moving expenses shall be supported by a bill or other evidence of expenses incurred. By pre-arrangement between KCDC, the displaced person, and the mover (evidenced in writing), the claimant or the mover may pre-

sent an unpaid moving bill to KCDC, and KCDC may pay the mover directly. KCDC will assure that the contractor or mover has fulfilled all contractual arrangements prior to making the payment directly to the mover.

V. DESCRIPTION OF THE ASSISTANCE TO BE PROVIDED TO BUSINESS CONCERNS, NON-PROFIT ORGANIZATIONS AND OPERATIONS

The relocation assistance advisory program to business concerns and non-profit organizations will be conducted by the relocation staff under the direction of the Executive Director and will provide the necessary services in order to:

1. Consult with the owner or operator to determine the need for relocation assistance. The consultations shall include discussions of such items as space, traffic, traffic patterns, market and other requirements, the total number of employees and the number of minority employees.
2. Provide current and continuing information on the availability cost and square footage of comparable commercial, industrial, or farm locations and make referrals to real estate brokers who may be able to assist in obtaining suitable accommodations. In making referrals and while distributing information, the relocation staff will provide maximum assistance but avoid involvement in or interference with the business operation or the decisions of the business owner or operator.
3. The relocation staff will provide information relative to property values, growth potentials in various areas, zoning ordinance and other general and economic information which may assist in enabling the business to make informed decisions relative to relocation.
4. The relocation staff will refer (when appropriate) business concerns to the Small Business Administration (SBA) for managerial and tech-

nical assistance. In order to further facilitate (SBA) assistance to business concerns, the staff will furnish SBA with a complete listing of all business concerns which may be affected by the project activity. The listing will include the names, addresses, and types of businesses as well as identify the principal owners or responsible representatives.

5. Procedures for making payments to business concerns and non-profit organizations can be found in Section IV above.

VI. SURVEYS TO DETERMINE RELOCATION NEEDS

At the earliest possible time, the relocation staff will interview families, individuals, business concerns and non-profit organizations which will be displaced to obtain information from which planning for housing and other accommodations, as well as counseling needs will be accomplished. Coordination with other agencies who may also be conducting surveys in the area at the same time will be facilitated to avoid duplication and insure that necessary information is available at the appropriate time. Surveys utilized to gather data for social services referrals will be planned in cooperation with social agencies and a referral system established.

The nature and extent of available assistance and payments will be carefully explained and fully discussed with each person. All area residents will be advised and encouraged to visit the relocation office for information and assistance.

The relocation staff will prepare and maintain an accurate relocation record for each project resident to be displaced. The record will contain a description of the pertinent characteristics of those persons displaced and the assistance deemed necessary. A separate record will be prepared for each family even though the family may not be maintaining a separate household; each

individual maintaining a self-contained housekeeping unit, or a non-house-keeping unit, and each business concern and non-profit organization. The record will contain all data relating to relocation of the displaced person, including the nature and dates of services that are provided, the type and amount of relocation payments made and the location to which those displaced are relocated, including a description of the accommodation.

VII. RELOCATION OFFICE

KCDC may at its discretion establish at least one appropriately equipped site office located within the project area which will be accessible to all the project area residents and will be staffed with trained relocation personnel. Additional office hours will be scheduled to accommodate persons unable to visit the office during normal business hours.

VIII. LISTINGS, REFERRALS, AND ASSISTANCE IN OBTAINING HOUSING

Much of the activity in this regard has been described in previous sections. Additionally, the rehabilitation staff of KCDC conducts inspections related to all dwellings utilized by displacees served by KCDC. No displacee will be referred to a resource unless:

1. The dwelling unit is standard related to Section III above.
2. The displacee is able to afford the cost of the dwelling based on ability to pay standards outlined in Section III above.
3. There is reasonable assurance the dwelling unit will not be affected by displacing action in the near future.

The displacees will be relocated with full consideration for wage earner's employment, proximity of transportation to such employment and other factors related to proper and rapid adjustment to the replacement dwelling and location.

All eligible and interested displacees will be referred to low-rent housing selection personnel and will be given priority in low-rent public housing units based on the factor of governmental action. The following eligibility table notes the entrance level incomes presently related to applicants who are displaced by governmental action:

<u>Number of Persons</u>	<u>Limits in Net Income After Exemptions</u>
1	\$6,000
2	6,850
3	7,700
4	8,550
5	9,100
6	9,600
7	10,150
8 or more	10,700

If necessary, the relocation staff will assist with actual completion of application forms for low-rent units related to displacees. KCDC will assist displacees to the fullest extent with any problem related to replacement housing and will maintain information of available rental and sales housing. All possible assistance of a comprehensive nature will be provided to prospective homeowners with respect to loans, mortgages, and financing and in particular as such activity relates to replacement housing for minority groups. KCDC will assist displacees with priority admission to KCDC-owned housing or certification for rental assistance under KCDC's Section 8 existing housing program. The relocation staff receives listings from HUD and VA, and these will be continually made available to displacees.

IX. SOCIAL SERVICES

All residents of projects where displacement is administered by KCDC (whether actually displaced or not) will be provided referrals to local social service agencies where such need is identified. In addition, KCDC has competent

and fully trained Social Workers employed in the various sections of the organization. All relocation staff members are familiar with the various types of agencies serving the locality and are qualified to provide social services spontaneously in most cases.

X. SELF-RELOCATION AND INSPECTIONS

All dwellings utilized as replacement quarters by displacees will be inspected prior to or after displacement. If displacees move without informing KCDC, such displacees will be traced. If traced displacees are found in substandard quarters, they will be offered assistance in relocating to standard units. If after assistance has been offered the displacee chooses not to utilize relocation assistance, KCDC will notify the local code agency and request the code agency to notify KCDC when code corrections have been made. It is the practice of KCDC to notify the code of violations with respect to sales, and rental units.

XI. TEMPORARY MOVES

In every case, temporary moves will only be considered in the event no other feasible solution can be devised related to the progress of the project.

All relocation services will be afforded to displacees prior to and after the duration of the temporary move.

XII. TERMINATION OF RELOCATION ASSISTANCE

All displacements which have been successfully relocated to a new location and who have received all relocation benefits for which they are eligible, will be considered terminated from the relocation workload.

REDEVELOPMENT PLAN

I. STATEMENT OF REDEVELOPMENT OBJECTIVES

The Center City Redevelopment Project No. 4 is a project intended to bridge the gap between the Central Business District and the University of Tennessee/Ft. Sanders area. The concept of the Lower Second Creek Project was addressed in the 1974 Center City Redevelopment Plan as follows:

"The transition area at Second Creek is regarded as a key development area with great opportunity for linking the Center City with the population and activities in the University/Ft. Sanders area. It is envisioned that this prime area can be developed for a number of multiple uses guided simply by the requirement to relate this valuable City site to the population and institutional opportunities to the west."

To advance the implementation of the general development concept of the Center City Redevelopment Plan, the following specific objectives are established for the execution of Center City Redevelopment Project No. 4:

1. Elimination of structurally substandard buildings and/or blighting influences in the project area.
2. Elimination of inadequate lot sizes in certain areas.
3. Provision for the expansion of the supply of decent, safe, and sanitary housing in the Ft. Sanders residential area.
4. Upgrading of streets and utilities serving the project area.
5. Provision of urban open space through the judicious use of the Lower Second Creek Flood Plain.
6. Elimination of incompatible and inappropriate land uses in the project area.

7. Provision of improved traffic and public transportation between the University of Tennessee/Ft. Sanders area, the Central Business District, and the Mountain View redevelopment area.
8. Preservation and restoration of historical or architecturally important structures within the project area.
9. Improving the regional highway and road system.
10. Strengthening the relationship between the University of Tennessee/Ft. Sanders area, the Central Business District, and Mountain View.
11. Beautification and improvement of the riverfront and providing for the upgrading and intensification of commercial development in the Henley Street corridor.
12. Providing land for the development for water-oriented industrial development.
13. Utilizing the vehicle of an international exposition to achieve key and important developmental objectives related to the Center City redevelopment plan.
14. Location of permanent exposition structures in areas that will provide a framework for future growth and development.
15. Provision of land for development and expansion of facilities related to energy research, education, and development.

II. GENERAL LAND USE PLAN

1. The land use map shows:
 - A. Predominant land uses including:
 - (1) Residential uses
 - (2) Commercial uses

- (3) Industrial uses
- (4) Civic and institutional uses
- (5) Public and recreational uses

B. Circulation routes

2. Land use provisions and building requirements.

The Knoxville Zoning Ordinance provides for certain regulation standards and uses of buildings, structures, and land for trade, industry, residences, recreation, public activities and other purposes; such purposes divide the municipality into districts or zones of varying shapes and sizes wherein the erection, construction, re-construction, and alteration and uses of buildings and structures and use of land are regulated.

A. Permitted uses

- (1) Residential uses. Parcels as indicated on the land use plan map are allocated for residential use in recognition of the City's need for the expansion of the supply of standard housing and related uses in the Ft. Sanders/University of Tennessee area, as well as to meet the plan objectives to assemble, clear, and improve this area for redevelopment. The area to be devoted to residential reuse is estimated at 21.5 acres. These residential areas will include, but are not limited to, townhouses, garden apartments, and high-rise multi-family apartments. In recognition of the semi-public use needs for the area, these parcels will also permit the provision of open space and amenities such as landscaping, tennis courts, and swimming pools. Accessory commercial uses may also be permitted in these areas,

(2) Commercial uses

Parcels as indicated on the land use plan map are allocated for commercial reuse. These uses are necessary to upgrade and improve the transitional commercial link between the residential areas to the west and the commercial areas of the Central Business District. Commercial uses in this area are intended to be of sufficient intensity to achieve a transitional marketing influence on the University of Tennessee/Ft. Sanders area and the Downtown. The total area to be redeveloped is estimated at 16.2 acres. The proposed commercial land uses will serve to improve the Central Business District for the performance of its primary functions.

(3) Industrial uses

Parcels as indicated on the land use plan map are allocated for industrial reuse. These uses are necessary to provide for an upgrading of the quality and appearance of industrial development on the Knoxville waterfront and provide land for expansion of water-oriented industrial activities. Permitted industrial reuses take into account the objectives of the project to assemble, clear, and improve land for redevelopment. The total area to be acquired is estimated at 9.4 acres.

(4) Civic and institutional uses

Parcels are indicated on the land use plan to be allocated for civic and/or institutional uses. These uses are necessary to provide for the development of a permanent structure for an energy institute and to provide land for the expansion of related

uses in the energy research, education, and/or development areas. The total area to be acquired is estimated to be 19.4 acres.

(5) Public and recreational uses

Parcels as indicated on the land use plan map are allocated for public and recreational reuse. These uses are necessary to provide for the proper transition between residential and commercial areas, and to provide for appropriate uses for the Lower Second Creek flood plain. Total area to be acquired is estimated at 14.3 acres. Such proposed public and/or recreational land uses will permit the development of open space including landscaping, pedestrian and bicycle trails, Second Creek areas, and esthetically pleasing public open space for the use of the general Knoxville public.

(6) Zoning proposals

Zoning proposals for reuse of project land are indicated on the proposed zoning map. The requirements of the Knoxville Zoning Ordinance in regard to each applicable zone are incorporated by reference.

III. TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

Comprehensive studies and plans have been the dynamics of the continuous efforts of the public and private sectors to accomplish a methodical and systematic implementation of programs and projects for the revitalization of the Central Business District. These efforts are contained in the following documents herein incorporated by reference:

- (1) Initial Program for Community Improvement 1970-1976

- (2) A Prospectus for Central Knoxville
- (3) Lower Second Creek Redevelopment
- (4) Center City Redevelopment Plan of 1974

Subsequent to the efforts contained in these documents a combination of national and local factors and interests resulted in the preparation of a plan for an International Energy Exposition in 1982. The total plan for such an exposition is contained in the following documents herein incorporated by reference:

- (1) Final Environmental Impact Statement
- (2) Knoxville International Energy Exposition and Economic Planning

Study for the Knoxville International Energy Exposition.

The successful and fortuitous marriage of the Knoxville International Energy Exposition for 1982 as an interim use for the redevelopment project area will serve as the catalyst to accomplish key goals and objectives set forth in the Center City Redevelopment Plan of 1974, which could otherwise not be accomplished within the cost and/or time frame made possible by such an event. Accordingly, the techniques to be used to accomplish plan objectives are as follows:

- (1) Restoration and preservation

Several opportunities are presented within the project area which offer the possibility of restoring and extending the economic life of historically and/or architecturally significant structures. It is intended, however, that the structures will be restored and preserved only if economically feasible. Among these are:

- a. The L&N Station - the L&N Train Station represents perhaps the most feasible and important preservation opportunity

within the project area. This property will be acquired from its present owner, and analyzed to determine the specific architectural and/or restoration activities to be achieved on the structure. It is intended that actions will be taken to solicit private development proposals for purchase, preservation, and restoration within the guidelines established under this plan to permit private utilization of the structure concurrently with the International Energy Exposition. In the event a private developer cannot be found to accomplish this objective, KCDC reserves the right to restore and lease the premises to private concessionaries.

- b. The L&N Freight Depot - this architecturally important structure located north of the Western Avenue Viaduct will be investigated for the economic and architectural feasibility of restoring to viable economic use. It is intended that the development process for this structure will follow the same procedure outline established for the L&N Train Station, except that if the structure is found to be unsuitable or uneconomical to preserve, it will be razed.
- c. House-Hasson Hardware Building - because of its size and strategic location as related to the Lower Second Creek redevelopment site, this structure will be retained and restored for utilization as general offices and maintenance facilities for the Knoxville International Energy Exposition. Upon completion of the Exposition, solicitations will be sought from private developers for the conversion of this structure into commercial, retailing,

and tourist activities related to the project area. In the event a private developer cannot be identified within a reasonable time frame, this structure will be razed and the land offered for redevelopment in accordance with the Lower Second Creek redevelopment plan.

- d. Residential structures - there are four residential structures of potential architectural significance in the project area. These structures are located at 414 Eleventh Street, and 1011, 1012, 1016 Laurel Avenue. These structures will be studied from the standpoint of feasibility for use as a demonstration project related to Exposition activities. Specifically, this demonstration will be in the nature of energy conservation in older residential structures through advanced technology. In accomplishing this objective, it may be necessary to move one or more of the structures to a more appropriate location. All of the properties will be acquired by KCDC, but any owner-occupants may retain a life-estate. If the feasibility of using these structures for this purpose is established, the demonstration project will be accomplished at KIEE expense. Matching grants for this purpose may be sought. In the event such a demonstration does not prove feasible, the structures will either be demolished or sold intact to private owners for relocation and private rehabilitation.

(2) Acquisition and clearance

- a. Identification of real property to be acquired is indicated on the property acquisition map. This map identifies the real

property in the project area that is proposed to be acquired to achieve project objectives.

b. Property will be acquired and cleared in order to:

- (a) remove substandard conditions
- (b) remove blighting influences
- (c) provide land for public improvements and/or facilities
- (d) promote historic and/or architectural preservation
- (e) provide land for redevelopment and achieving other plan objectives

(3) Interim reuse for project land

It shall be the purpose of this redevelopment plan to provide for an interim use of project land for the development of an International Energy Exposition to be held during 1982. The interim use of project land for this purpose provides an unique opportunity to achieve key project objectives which otherwise could not be accomplished within the cost and/or time frame made possible by such an event. It is intended that as property is acquired and cleared by KCDC that such lands will be leased to the Knoxville International Energy Exposition, Inc., a private non-profit corporation, created specifically for the purpose of conducting an International Exposition in 1982. After utilization of the land by KIEE for this purpose, the lease will be terminated and land will revert to the control of KCDC after demolition and/or removal of temporary structures by KIEE.

(4) Leasing of property

From time to time, it may become necessary and advisable to obtain temporary leases on properties both inside and outside the project

boundaries. Such leases will be obtained at the discretion of KCDC through arms-length negotiations.

(5) Site development

Site development will be accomplished by two methods. First, permanent improvements such as utilities, access, flood control, and drainage will be accomplished by KCDC. In accomplishing these objectives, KCDC may at its discretion pursue the possibility of obtaining grants from other governmental agencies. Second, temporary improvements necessary for the execution of the International Exposition, and permanent improvements related to the utilization of the site as an International Exposition (such as the United States Pavilion) will be accomplished under the direction and control of KIEE. Additionally, extensive efforts will be made to secure federal financial assistance to provide a permanent mass transportation system linking the redevelopment site with the University area, Downtown, and Mountain View. KCDC site development estimates are shown in Table III. KIEE site development estimates are outlined in the Economic Planning Study for the Knoxville International Energy Exposition and are incorporated into this Plan by reference.

IV. LAND DISPOSITION PLAN

- A. The Use and Zoning Map provides for use classification of parcels to be disposed of and the use for which they are to be developed. The land use designations, standards, controls, and other restrictions indicated above for specific land use categories shall be imposed on all land to be offered for sale or lease.
- B. The Land Use Map indicates all street rights-of-way to be maintained

TABLE III

PRELIMINARY SITE DEVELOPMENT COSTS

	Construction Cost Estimate (thousands)	
	1977	Projected 1977 - 1982
Demolition	333	338
Clearing & grubbing (81 AC); removal of building foundations; subsurface investigation (20 holes/acre)		
Grading	690	766
400,000 c.y. excavation incl. rock; compaction testing, etc.		
Site utilities - mechanical	1,450	1,655
Floodway tunnel (2,200 L.F.); storm drainage (11,000 L.F. w/200 inlets); sanitary sewers (17,000 L.F.); water (13,000 L.F.); sprinkler-landscaping (8,600 L.F.)		
Site utilities - electrical	885	1,117
Site power (underground 15 KV, 3-phase, 4-wire primary; connection to substation; switchgear; underground installations; unit substations); site lighting (pedestrian walkway lighting, 50 AC+; overhead lighting with underground distribution system)		
Lakes and channels	205	269
North parking area - lake & filtration (24,000 c.y. exc., dam & liner); KUB substation area (peripheral retaining wall & liner); Cumberland waterfall & channel; Ft. Loudon recirculation		
Retaining walls, paving & fences	1,017	1,266
Retaining walls (2,000 L.F.); paving & surfacing (274,000 S.Y.; 20,000 L.F. curbs, 137,000 S.Y. marking); fences & gates (18,500 L.F.)		
Landscaping	1,640	2,093
Trees (3,000); plantings, shrubs, ground cover, seeding & sodding; fine grading (81 acres); graphics; landscaping lighting; benches		
Site structures	1,037	1,271
Southern main line bridge; Church St. Viaduct; Ft. Loudon railway bridge; Henley & Cumberland pedestrian overpasses; misc. pedestrian bridges 7 ramps		
TOTAL	7,257	8,825

are to be closed. The Clinch Avenue Viaduct will be temporarily closed during the Exposition, and reopened to the public in 1983.

C. Redeveloper's obligations

The land in the area shall be disposed of by sale or lease to redevelopers for development in accordance with the provisions of this Plan and their contract with KCDC.

KCDC, in disposing of the land in the project area to redevelopers, in its contract and deed or other instruments of conveyance to the redevelopers, shall include such terms and conditions as in the judgement of KCDC shall be necessary or advisable to insure redevelopment of the project area and its use thereafter in accordance with this redevelopment plan, and to prevent recurrence of the condition of blight in this area. Such provisions shall be contained in such contracts, deeds, or other instruments of conveyance irrespective of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other local laws, ordinances, or regulations. In all instances, the improvements to be constructed in the project area shall be constructed in accordance with applicable zoning ordinance provisions and regulations and the building, electrical, plumbing, and other applicable local codes and ordinances, the requirements of this redevelopment plan, and such other requirements as may be set forth in the contracts between KCDC and the redevelopers.

Such contracts, deeds and other instruments of conveyance, in addition to including such terms and conditions as KCDC may find desirable so that the objectives of this plan can be implemented, and shall obligate the purchasers of land in the project area and their successors in

interest to:

- (1) Devote the parcels owned by them only to the uses and controls as specified in this redevelopment plan.
- (2) Prosecute diligently the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in this contract (this obligation shall not be made applicable to mortgagees and their successors in interest).
- (3) Make no changes, additions, or alterations in such improvements that are not in conformity with this plan.
- (4) Effect or execute no agreement, lease, conveyance or other instrument whereby any parcels in the project area owned by them are restricted upon the basis of race, religion, color, or national origin in the sale, lease, or occupancy thereof. (This obligation is to be effective without limitation as to time, regardless of any termination date provided with respect to any provisions of this plan.)
- (5) Reassign no contract rights nor resell, nor otherwise transfer the land (or interest therein) purchased by them prior to the completion of the improvements therein without the approval of KCDC, and except in cases satisfactory with KCDC, and not to speculate in or with respect to such land. Upon the proper completion of improvements, as required in the disposition contract, KCDC will provide certification to the owner that the improvements have been completed in accordance with said contract. It is intended by this plan that KCDC be a beneficiary for all such covenants or obligations and it (in addition to other appropriate public agencies)

shall be entitled to represent the interest, and act on behalf of, the City and community in enforcing these and any other covenants and obligations as to the rebuilding and continued use of the project area in accordance with this plan. It is further intended that KCDC be authorized through the disposition contract to retain such rights and remedies as it shall find necessary or desirable in order to protect its interest and the interest of the City and community, including the right and power to retake or recapture by the revision of title to it or otherwise, the project area or any part thereof. At the same time, for the reasonable protection of the purchasers or owners of any land in the project area and also to prevent undue clogging of or clouds upon title with respect to such land, it is intended that KCDC provide upon proper completion of the improvements in the project area certification to the effect which shall conclusively represent a determination that the covenants with respect to the construction of the improvements have been complied with and that their existence is terminated.

- (6) KCDC review and approval of architectural plans and/or design drawings for all buildings or large-scale development within the project area shall be required before sale of project land can be finalized.
- (7) The restrictions and covenants to be imposed upon project land shall be enforceable injunctively, or by any other legal means, beginning with the adoption of this plan and until January 1, 2002.

V. PROCEDURE FOR CHANGES IN THE REDEVELOPMENT PLAN

A. Changes requiring City approval

KCDC and the City of Knoxville jointly recognize that in the course of executing an approved redevelopment plan, changes in such plan may be warranted. The redevelopment plan, therefore, contains provisions for making such changes. Most of these changes are of such a nature that City review and approval are unnecessary. However, some changes may affect the basis upon which the City originally approved the project, and therefore must be reviewed and approved by the City prior to implementation. Accordingly, City review and approval of redevelopment plan changes are required when the proposed changes affect the categories specified below, except where otherwise provided:

(1) Boundary changes.

A proposed change in the boundaries of the project area must be reviewed and approved by the City Council, except, KCDC will be permitted to acquire additional properties not herein designated for acquisition without City review and approval, where property is to be acquired on a willing buyer/willing seller basis without the threat of eminent domain and adequate funds are available to accomplish the acquisition. Where a critically needed additional property cannot be acquired on a willing buyer/willing seller basis without the use of eminent domain, such additional property acquisition must receive the specific approval of the Knoxville City Council. Such approval will have the effect of incorporating the property into the redevelopment plan to permit its acquisition by KCDC through eminent domain, if necessary, to achieve the goals of the plan.

(2) Budgetary changes

An estimated budget is provided for project execution as outlined in the project Financing Plan. KCDC at its discretion may amend the amounts budgeted for itemized expenditures within the total amount of the budget established for the execution of the plan. In the event an increase in the total project budget authorization is required, such increase must receive the specific approval and authorization of the Knoxville City Council.

(3) Changes in basic project objectives.

It is the City's intent to permit KCDC's maximum flexibility in adjusting the redevelopment plans without seeking prior approval in cases where basic redevelopment project objectives are not affected. However, the proposed addition or deletion of a basic project objective or any proposed change that would substantially affect the degree to which a basic objective would be achieved must be reviewed and approved by the City. This includes:

- a. The addition or deletion of primary land use, i.e., residential, commercial, or industrial.
- b. The substantial increase or decrease in the intensity of development, in the project area as a whole, of a primary land use.
- c. The addition or deletion of a major street in the project, a major public facility which serves the project, or a major public or semi-public facility within the project.
- d. A substantial increase in the amount of clearance proposed.

VI. PROPERTY MANAGEMENT PLAN

It is anticipated by KCDC that a total of 151 properties will be under manage-

ment at various times in the redevelopment project area during the action year.

A minimum amount of money will be expended on improvements and repairs of properties acquired. 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 as efficiently as possible into standard housing in accordance with the relocation plan. Only such maintenance as is required for the health and safety of families remaining on the site will be undertaken; however, KCDC will endeavor to enforce the necessary provision of municipal services of garbage and trash removal, sewage disposal, and water and utility services.

KCDC does not anticipate that it will be necessary to employ any security personnel to assure protection of the site property. The property manager will make a daily tour of the acquired properties in order to keep himself informed on the day-to-day condition of properties. If vandalism or delinquency become a special problem, an effort will be made to obtain special police patrolling of the area.

A rent schedule will be set up in accordance with KCDC policy for all property which is occupied after acquisition. An effort will be made to induce the owner/occupants to vacate their properties as of the date of closing, whenever possible, in accordance with relocation policies.

FINANCING PLAN

I. OBJECTIVES

The objectives of the Lower Second Creek Redevelopment Plan relative to Project finances shall be to:

1. Plan and provide for reasonable and adequate expenditures for proposed Project activities;
2. Utilize tax increment financing, amusement taxes, and land leases and sales as the principal revenue sources; and
3. Fund the Project activities through the sale of revenue bonds and the issuance of bond anticipation notes.

II. METHOD OF FINANCING

KCDC proposes to use tax increment financing and amusement taxes to partially secure revenue bonds to be sold to finance the proposed Project activities. For tax increment financing, Section 13-817, Tennessee Code Annotated, will be utilized; and by its adoption of this Redevelopment Plan, the City of Knoxville is pledging its acceptance of and cooperation to these methods of financing the Redevelopment Project. Additionally, all proceeds from the lease and/or sale of property within the Project Area will be pledged as security for the revenue bonds to be sold. Revenue bond authorization shall be limited to \$46,000,000. It is intended that a bond prospectus will be prepared as soon as practicable after approval of this Plan detailing such information as is necessary to secure the successful sale of the revenue bonds. The proposed bonds will be issued

in the name of Knoxville's Community Development Corporation and not the City of Knoxville, and approval by the Board of Commissioners of KCDC of the bond prospectus will be required.

III. ESTIMATED PROJECT EXPENDITURES

Estimated Project expenditures are outlined in Table 4.

IV. ESTIMATED PROJECT REVENUES

Estimated Project revenues are outlined in Table 5.

V. OTHER REVENUES

This Financing Plan does not include nor is it intended to preclude the possibility of securing grants, gifts, or other revenues from public or private sources not included herein.

VI. ACCOUNTABILITY

KCDC shall be accountable for the expenditure of bond proceeds. KCDC shall be responsible for securing fair and independent audits of Project activities carried out by it under this Plan. Additionally, KCDC shall require KIEE to be responsible for securing fair and independent audits of its activities in the execution of the interim use plan. KIEE shall further be responsible for providing KCDC with appropriate copies of said audits. Additionally, any profits that KIEE should realize from the Exposition shall be pledged to KCDC to reduce Project cost.

VII. APPROVALS

KCDC shall be responsible for the appropriateness of expenditures of Project funds. In the execution of this obligation, KCDC shall have

the discretion to amend the Project expenditures budget from time to time; provided, however, such amendments shall require the affirmative consent of the Board of Commissioners of KCDC. In the event funds in excess of the bond authorization limit for this Project are required, consent of the City Council shall be required before additional funds can be secured where such funds are to be secured as provided for in Section II above.

T A B L E 4

ESTIMATED PROJECT EXPENDITURES

	Amount (in thousands)
Property acquisition and relocation ✓	\$ 11,250
Site improvements ✓	8,825
Architectural and engineering ✓	1,588
Administration ✓	487
Demolition and property management ✓	375
Acquisition expense	<u>200</u>
SUBTOTAL - Land Acquisition and development	\$ 22,725
Advance funding - Knoxville International Energy Exposition	18,742
SUBTOTAL - Project development cost	<u>\$ 41,467</u>
Interest expense	<u>29,076</u>
TOTAL	<u>\$ 70,543</u>

T A B L E 5

ESTIMATED PROJECT REVENUES

	<u>Amount</u> (in thousands)
Assignment of proceeds of Expo ticket sales (\$2.20/ticket)	\$ 28,534
Proceeds of land sales	10,300
Amusement taxes	3,700
Operating profit - KIEE	2,500
Interest income	2,518
Tax increment - 1984 - 1987	2,700
1988 - 2004	<u>20,400</u>
TOTAL	\$ 70,652

A P P E N D I X

RESOLUTION NO. 6356-77

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE
CALLING FOR A PUBLIC HEARING ON
A REDEVELOPMENT PLAN FOR
CENTER CITY REDEVELOPMENT PROJECT NO. 4

WHEREAS Knoxville's Community Development Corporation (herein called "KCDC") proposes to prepare and execute a redevelopment plan to be identified as Center City Redevelopment Project No. 4 and encompassing a portion of the land lying generally north of Neyland Drive, west of Henley Street, south of Interstate 40, east of 11th Street; also, a portion of land lying generally south of Fort Loudon Lake bounded on the east by Henley Street and the south by Blount Avenue and the west by an extended Hawthorne Street, said area containing approximately 80 acres in the City of Knoxville, Tennessee, and hereinafter referred to as the Project Area; and

WHEREAS the City of Knoxville has previously caused to be prepared a General Redevelopment Plan known as Center City General Redevelopment Plan, which Plan was adopted by the City Council by Resolution No. 4897 on the 2nd day of July, 1974; and

WHEREAS the stated goal of said Center City General Redevelopment Plan is to eliminate and prevent blight and deterioration in land adjacent to and within commercial areas and to stimulate and encourage the maximum use and benefit of land within the Central Business District; and

WHEREAS the City of Knoxville and KCDC have made or caused to be made detailed studies of the location, physical conditions of structures, land use, environmental influences, social culture, and economic conditions of the Project Area and have determined that the Project Area is a blighted area as defined by Sections 13-801 et seq., Tennessee Code Annotated, and is detrimental to the safety, health, morals, or welfare of the community because the land use is deleterious; and

WHEREAS the members of this City Council have been fully apprised of and are aware of these facts and conditions; and

WHEREAS there is being prepared for referral to the City Council for review and approval a Redevelopment Plan for the Project Area; and

WHEREAS it is necessary that a public hearing be held pursuant to Section 13-815, Tennessee Code Annotated, before City Council can approve the Plan;

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

SECTION 1: A public hearing be held on July 11, 1977, at 7:00 P. M. in the Ballroom of the Civic Coliseum to determine the necessity for the adoption of the Redevelopment Plan known as Center City Redevelopment Project No. 4, and that notice of the public hearing be given as prescribed by Section 13-815 of the Tennessee Code Annotated.

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

This 31st day of May, 1977.

sgd. Randy Tyree
Presiding Officer of the Council

sgd. Sharon K. Riley

Recorder

RESOLUTION NO. 77-27

A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
CALLING FOR A PUBLIC HEARING ON A REDEVELOPMENT PLAN
FOR CENTER CITY REDEVELOPMENT PROJECT NO. 4

WHEREAS Knoxville's Community Development Corporation (herein called KCDC) proposes to prepare and execute a redevelopment plan to be identified as Center City Redevelopment Project No. 4 and encompassing a portion of the land lying generally north of Neyland Drive, west of Henley Street, south of Interstate 40, east of 11th Street; also, a portion of land lying generally south of Fort Loudon Lake bounded on the east by Henley Street and the south by Blount Avenue and the west by an extended Hawthorne Street, said area containing approximately 80 acres in the City of Knoxville, Tennessee, and hereinafter referred to as the Project Area; and

WHEREAS the City of Knoxville has previously caused to be prepared a General Redevelopment Plan known as Center City General Redevelopment Plan, which Plan was adopted by the City Council by Resolution No. 4897 on the 2nd day of July, 1974; and

WHEREAS the stated goal of said Center City General Redevelopment Plan is to eliminate and prevent blight and deterioration in land adjacent to and within commercial areas and to stimulate and encourage the maximum use and benefit of land within the Central Business District; and

WHEREAS the City of Knoxville and KCDC have made or caused to be made detailed studies of the location, physical conditions of structures, land use, environmental influences, social culture, and economic conditions of the Project Area and have determined that the Project Area is a blighted area as defined by Sections 13-801 et seq., Tennessee Code Annotated, and is detrimental to the safety, health, morals, or welfare of the community because the land use is deleterious; and

WHEREAS the Commissioners have been fully apprised of and are aware of these facts and conditions; and

WHEREAS there is being prepared for referral to the City Council for review and approval a Redevelopment Plan for the Project Area; and

WHEREAS it is necessary that a public hearing be held pursuant to Section 13-815, Tennessee Code Annotated, before City Council can approve the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

THAT a public hearing be held on July 11, 1977, at 7:00 P. M. in the Ballroom of the Civic Coliseum to determine the necessity for the adoption of the Redevelopment Plan known as Center City Redevelopment Project No. 4 and that notice of the public hearing be given as prescribed by Section 13-815 of the Tennessee Code Annotated.

AMENDMENT NO. 1
TO THE
REDEVELOPMENT PLAN FOR
CENTER CITY REDEVELOPMENT PROJECT NO. 4
(LOWER SECOND CREEK)

AMENDMENT TO THE REDEVELOPMENT PLAN FOR
CENTER CITY REDEVELOPMENT PROJECT NO. 4
(LOWER SECOND CREEK)

INTRODUCTION

On July 12, 1977, Knoxville City Council, by adoption of Resolution No. 6374-77, titled "A Resolution of the City of Knoxville Approving the Redevelopment Plan and Method of Financing of Center City Redevelopment Project No. 4 (Lower Second Creek)", resolved, in part:

1. That the Project Area was a blighted area, thereby qualifying as an eligible Project Area under state law, Sections 13-801, et seq. (now Sections 13-20-201 et seq.) of Tennessee Code Annotated (TCA);
2. That the Plan for the Project Area had been reviewed and considered and was thereby approved;
3. That the Redevelopment Plan for the Project Area conformed to the 1974 Center City General Redevelopment Plan of the City of Knoxville, and would afford maximum opportunity for the renewal of the Project Area by private enterprise.

The Redevelopment Plan for Center City Redevelopment Project No. 4 was subsequently approved by the Board of Commissioners of Knoxville's Community Development Corporation, by adoption of Resolution 77-28, on July 28, 1977.

As approved, the Redevelopment Plan for Center City Redevelopment Project No. 4, generally known as the Lower Second Creek Project, provided for the total redevelopment of three blocks of land, encompassing approximately 80.8 total acres:

- BLOCK 1- 67 acres, more or less, lying generally between Henley Street and the University of Tennessee/Ft. Sanders residential area;
- BLOCK 2- 4.4 acres, more or less, lying immediately north of Western Avenue; and
- BLOCK 3- 9.4 acres, more or less, lying on the south side of Ft. Loudon Lake.

The concept of the Lower Second Creek Project, as addressed in the 1974 Center City General Redevelopment Plan, was restated:

"The transition area at Second Creek is regarded as a key development area with great opportunity for linking the Center City with the population and activities in the University/Ft. Sanders area. It is envisioned that this prime area can be developed for a number of multiple uses guided simply by the requirement to relate this valuable City site to the population and institutional opportunities to the west."

Recognizing the need for a strong catalyst which would provide Knoxville with the opportunity to achieve the "quantum jump" in economic growth and development, as recommended in the 1974 Plan, the Lower Second Creek Project Area was selected as the site for the 1982 World's Fair; thus, the Redevelopment Plan for Lower Second Creek provided for interim use of project lands for the Fair. Necessary lands were then acquired and cleared by KCDC, and were leased to the Knoxville International Energy Exposition, Inc., for development and use during the Fair. At the conclusion of the Fair, further

demolition and clearance was completed, and KCDC regained control of the site. In 1984, KCDC delegated its statutory redevelopment authority and transferred title to lands owned to the City of Knoxville. Numerous studies and evaluations have been conducted which have served as a means for exploring new and different ideas and concepts; various proposals for potential uses of residual structures, and plans for completion of permanent redevelopment of the site have been offered and considered.

The many changes and developments which have occurred since the adoption of the Redevelopment Plan for Lower Second Creek require that certain revisions to the Plan be made in order to generally update its contents, and to provide a viable framework for development opportunities which will ensure the achievement of the City's overall revitalization/preservation objectives. Those revisions to the Plan, as set forth herein, represent an Amendment to the Original Plan.

AMENDMENT NO. 1

TO THE REDEVELOPMENT PLAN FOR
CENTER CITY REDEVELOPMENT PROJECT NO. 4

The Redevelopment Plan for Center City Redevelopment Project No. 4
(Lower Second Creek) is hereby amended as follows:

- A. Project Boundary: Certain properties are being deleted from the Project Area which are not necessary to achievement of project objectives. (See attached Exhibit A, Amended Project Boundary and Map.) The Amended Project Boundary Map further updates the original map to indicate re-platting, street closings and improvements, completed development, etc. which have taken place since adoption of the Original Redevelopment Plan.
- B. Project Objectives: While many of the established objectives have been met, others remain to be accomplished through the orderly redevelopment of the site. It continues to be the objective of this Plan to provide for the development of the Lower Second Creek area in a manner which is compatible with the Central Business District and the University/Ft. Sanders Communities, and which is also consistent with the Center City General Redevelopment Plan, and the City's overall planning objectives.

- C. Land Use: The zoning designations are being changed to conform with present and recommended zones and permitted uses. (See attached Exhibit B, Amended Reuse Plan and Land Use Map.)
- D. Redevelopment Authority and Obligations: In 1984, KCDC, the City's Redevelopment Agency, delegated its legal authority, and simultaneously transferred title to all lands then held by KCDC, to the City of Knoxville. The City of Knoxville, therefore, is empowered to manage and to dispose of land and to generally administer the Plan, in accordance with provisions of the "Housing Authorities Law" (TCA 13-20), and other applicable requirements and regulations.

AMENDED PROJECT BOUNDARY AND MAP

EXHIBIT A

In accordance with Resolution No. R-76-83, adopted by Knoxville City Council on February 1, 1983, which excluded from the project boundaries "certain properties owned by the Church Street Methodist Church and by the Estate of William Dunn located within the project area, designated as Parcels 72, 73, 74, 75, 76 and 77 on the project area map..." the amended project area now totals approximately 78 acres.

AMENDED REUSE PLAN

AND LAND USE MAP

EXHIBIT B

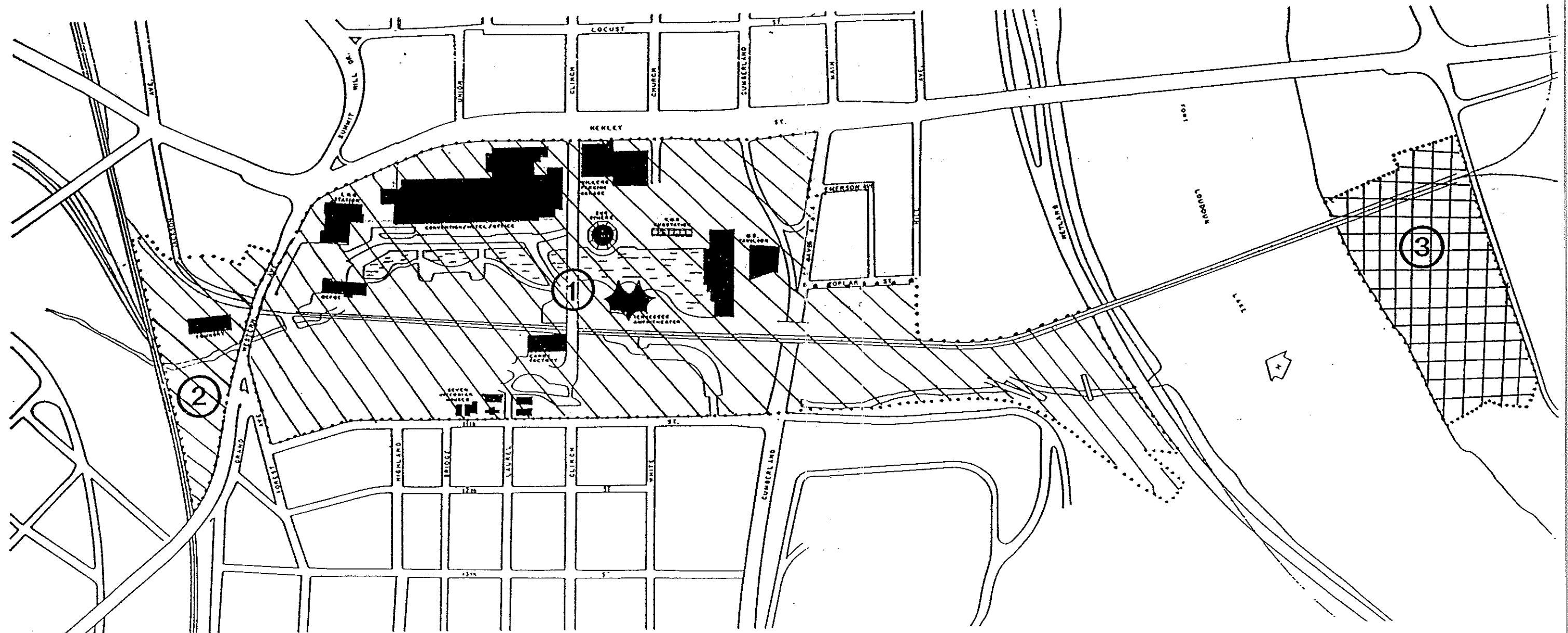
The Central Knoxville Sector Plan, adopted by Knoxville City Council in 1981, represents a guide for general development and orderly redevelopment for that area of Knoxville known as the Central Sector. The Metropolitan Planning Commission has completed an in-depth review of the Sector Plan as it relates to the redevelopment of the Lower Second Creek Project Area. The many issues affecting the future development of the project area and which may impact the neighboring communities have been considered and are reflected in MPC's report. The amended Central Knoxville Sector Plan, together with supplemental recommendations prepared by MPC, have been used as the basis for the amendment addressed in this section, and are incorporated herein by reference.

In order to comply with present and recommended zoning requirements, the land use classifications for the project area are amended as follows:

BLOCK 1: C-2

BLOCK 2: C-2

BLOCK 3: C-6



..... PROJECT AREA BOUNDARY



C-2

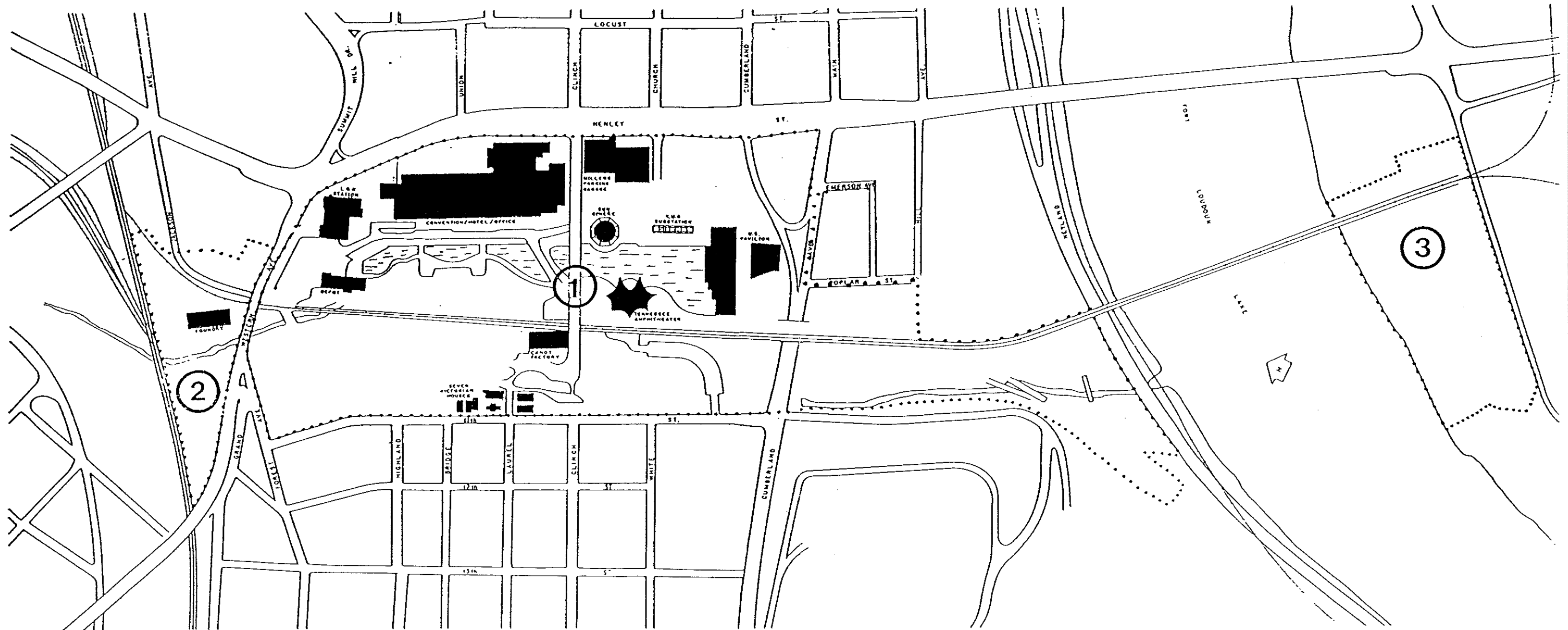


C-6

CENTER CITY REDEVELOPMENT
PROJECT NO. 4
(LOWER SECOND CREEK)

AMENDED LAND USE MAP

EXHIBIT B



..... PROJECT AREA BOUNDARY

CENTER CITY REDEVELOPMENT
PROJECT NO. 4
(LOWER SECOND CREEK)

AMENDED BOUNDARY MAP

EXHIBIT A