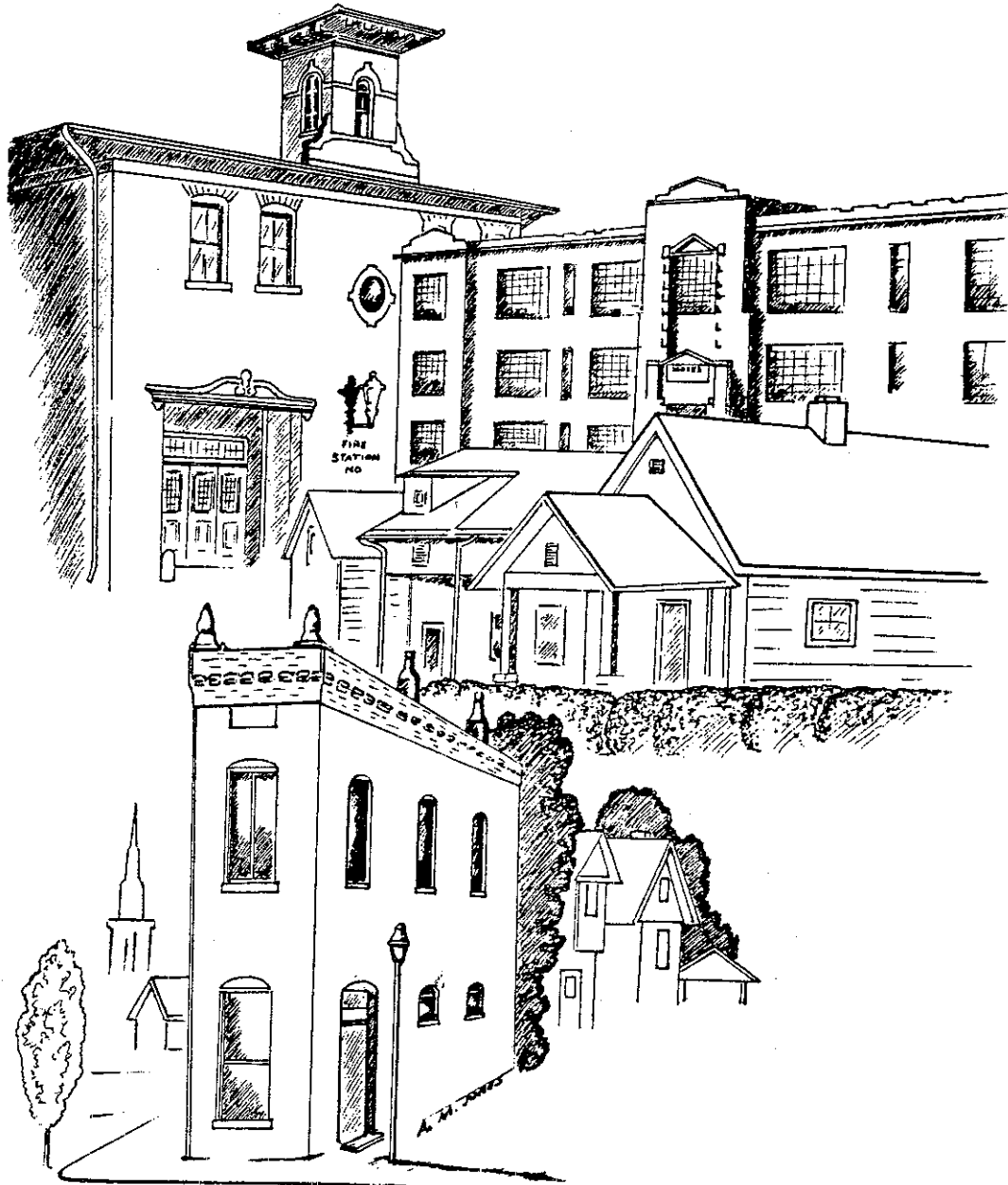


Historic Mechanicsville Redevelopment Plan



Administered by:

Knoxville's Community Development Corporation

August, 1989

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INTRODUCTION

All previous redevelopment projects have been directed toward the revitalization of the Central Business District. The need to continue this process has been reaffirmed by the Downtown Knoxville Plan developed by the Downtown Task Force, dated December 2, 1987. However, the time has come to focus our attention on the peripheral areas which affect the central core. One of these areas which needs immediate attention to avoid continued decay is the Mechanicsville neighborhood. In 1985 the Mechanicsville Task Force appointed by Mayor Testerman, prepared a report on the "Mechanicsville Historic Area" which, among other things, recommended significant revitalization of the neighborhood. A community based program was established by the City Administration and the Task Force. The Mechanicsville Community Development Corporation was established to assist and provide oversight for the implementation of the "Mechanicsville Project Proud" program.

Much has been done in the Mechanicsville neighborhood since 1985. The City of Knoxville Community Development Department has been rehabilitating existing structures and supporting the construction of new homes through their Urban Homesteading Program, CDBG Housing Rehabilitation Program, Rental Rehabilitation, and through other organizations such as the Habitat for Humanity Housing Program and the Wesley House Community Center Housing Program. Moses School and old Firehall No. 5 have been rehabilitated and reoccupied. Additionally, Knoxville's Community Development Corporation has developed twenty-six units of scattered site in-fill housing as a participating partner of "Mechanicsville Project Proud". However, much needs to be done to supplement the activities which have already occurred to stabilize this community.

With reference to an MPC study of this area in 1985, "the Mechanicsville neighborhood is located northwest of Knoxville's Downtown area and near Knoxville

College. Bordered by I-40/275, Western Avenue, Fifth Avenue and University Avenue, it is one of the oldest residential neighborhoods in the city. The age of the area gives rise to its architectural diversity, historic importance and interesting pedestrian-oriented street patterns. It also explains the scarcity or deterioration of such facilities as sidewalks, drainage systems and recreational areas. The historical character of Mechanicsville, combined with the varying sizes of dwellings and its proximity to Downtown Knoxville, enhances the likelihood of its revitalization."

Mechanicsville is replete with vacant lots which have been left unattended by their owners. Many owners of these vacant lots cannot be located and many years of back taxes have not been paid. Liens abound on these properties. Efforts to encourage owners to rehabilitate dilapidated structures have failed, due to absentee ownership and an unwillingness to invest in the neighborhood. All of these deterrents to future stability have taken their toll on this community over the years. Therefore, the purpose of this Plan is to reverse these conditions and improve the liveability and image of the community.

EXISTING CONDITIONS AND PROPOSED LAND USES

Located northwest of Knoxville's Downtown Area, the proposed project area is generally bounded by Western Avenue, Fifth Avenue, University Avenue and I-40/275. Mechanicsville is one of the oldest residential neighborhoods in the City of Knoxville. The age of the area explains the diversity of architectural styles, setbacks, structure sizes and interesting street patterns. The neighborhood is subjected to scores of vacant lots, dilapidated structures, under-utilization of land and poor public infrastructure. It is an area that was ignored for years prior to 1985 when the Mechanicsville Task Force conducted a study at the City Administration's request. Reclaiming this valuable, historic neighborhood will be a long and arduous task, requiring much assistance from interested residents, property owners and community-based organizations.

The existing conditions produce a general blighting influence which discourages reinvestment in the area and severely limits its ability to reach the desired economic potential. Only through public assistance, private investment and rehabilitation can this neighborhood be redeveloped to an acceptable condition.

There are a total of 331 parcels of land within the project boundary, utilized primarily as residences, with minor office, retail, and institutional functions. Several structures are presently vacant and in deteriorating condition.

According to a recent survey of the project area, 218 structures exist in the neighborhood. Of those 218 structures, 30 are in excellent condition, 105 are in good condition, 9 are recommended for demolition (if rehabilitation is infeasible), 29 require extensive rehabilitation and 40 require moderate rehabilitation. There are 115 vacant lots in the neighborhood.

With the exception of a few scattered improvements and recent in-fill housing, the area is characterized by under-utilization and inappropriate lot sizes.

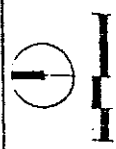
Blighting influences affect a number of historically and architecturally significant structures. Proper development of the neighborhood has been hindered by inadequate lot sizes and layouts, diverse ownership, a high concentration of vacant lots, illegal dumping, overgrown areas and sporadic improvements. These, and other factors, have contributed to the area's decline and severely limit its economic and liveability potential.

On the basis of all of these factors, and other observed deficiencies, the Redevelopment Plan area is determined to be a blighted area within the meaning of Section 13-20-201 et seq, Tennessee Code Annotated. This finding is further supported by data contained in various studies and reports conducted by other agencies and neighborhood-based organizations and by the history of the project area.

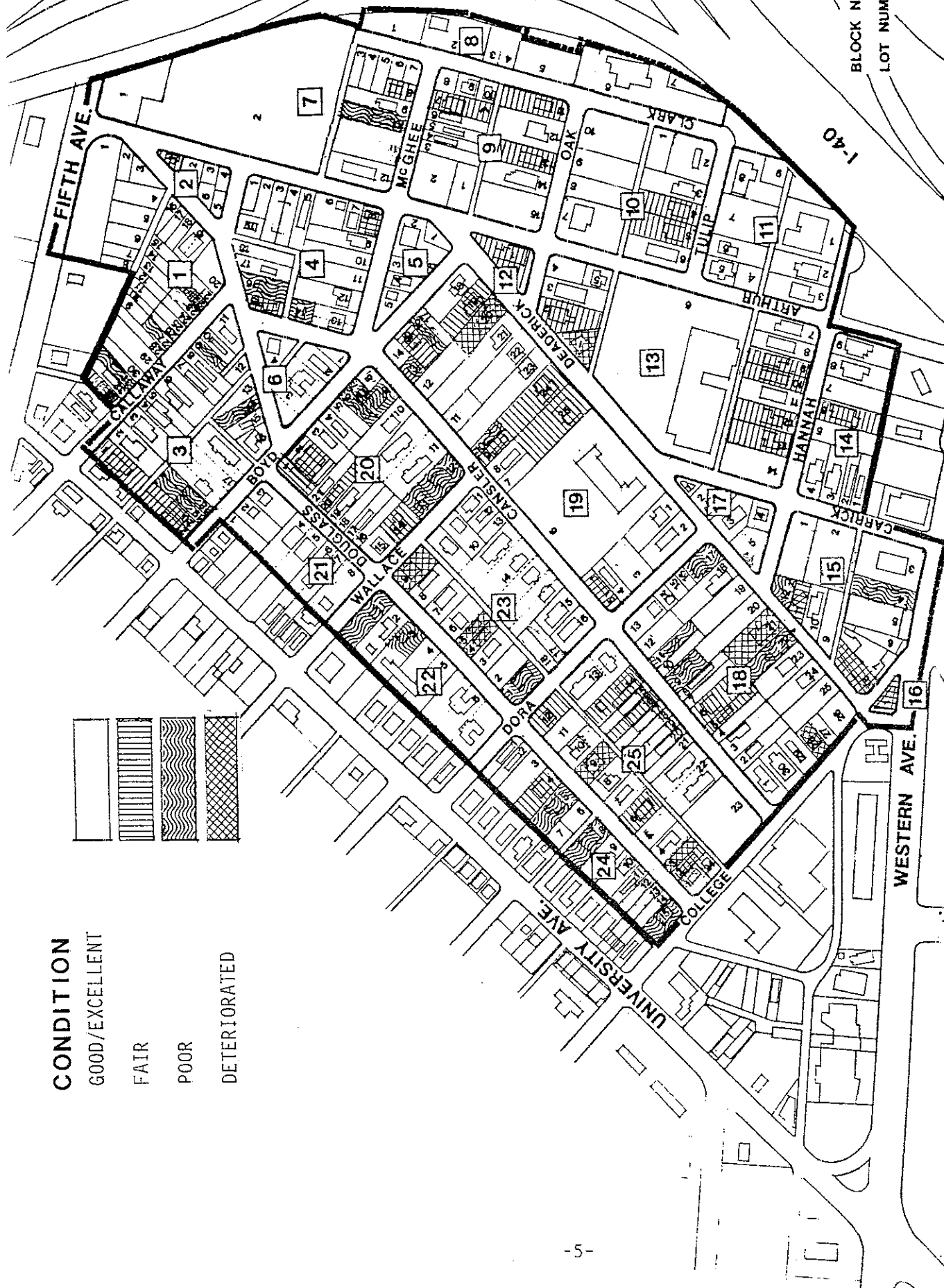
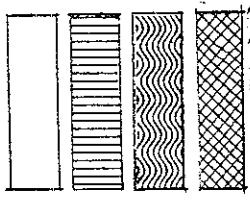
1-275

BLOCK NUMBER 0
LOT NUMBER 10

DATE: SEPT. 4
DESIGN: ELL
DRAWN: ELL
CHECKED: JUNE
APPROVED: JUNE
SCALE: 1"=100'



CONDITION
GOOD/EXCELLENT
FAIR
POOR
DETERIORATED



OLD MECHANICSVILLE

the
first
community
design
center

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

PAGE # 1

BLOCK/LOT	EXISTING CONDITION	PROPOSED TREATMENT	CURRENT USE	SUGGESTED USE
01 / 01	VACANT LOT	INFL	VACANT LOT	RES
01 / 02	VACANT LOT	INFL	VACANT LOT	RES
01 / 03	VACANT LOT	INFL	VACANT LOT	RES
01 / 04	VACANT LOT	INFL	VACANT LOT	RES
01 / 05	VACANT LOT	INFL	VACANT LOT	RES
01 / 06	VACANT LOT	INFL	VACANT LOT	RES
01 / 07	VACANT LOT	INFL	VACANT LOT	RES
01 / 08	VACANT LOT	INFL	VACANT LOT	RES
01 / 09	VACANT LOT	INFL	VACANT LOT	RES
01 / 10	VACANT LOT	INFL	VACANT LOT	RES
01 / 11	VACANT LOT	INFL	VACANT LOT	RES
01 / 12	VACANT LOT	INFL	VACANT LOT	RES
01 / 13	VACANT LOT	INFL	VACANT LOT	RES
01 / 14	VACANT LOT	INFL	VACANT LOT	RES
01 / 15	VACANT LOT	INFL	VACANT LOT	RES
01 / 16	VACANT LOT	INFL	VACANT LOT	RES
01 / 17	VACANT LOT	INFL	VACANT LOT	RES
01 / 18	VACANT LOT	INFL	VACANT LOT	RES
01 / 19	GOOD	NONE	RESIDENTIAL	SAME
01 / 20	VACANT LOT	INFL	VACANT LOT	RES
01 / 21	VACANT LOT	INFL	VACANT LOT	RES
01 / 22	DETERIORAT	DEMO/INFL	RESIDENTIAL	RES
01 / 23	VACANT LOT	INFL	VACANT LOT	RES
01 / 24	VACANT LOT	INFL	VACANT LOT	RES
01 / 25	VACANT LOT	INFL	VACANT LOT	RES
01 / 26	VACANT LOT	INFL	VACANT LOT	RES
01 / 27	POOR	INFL	RESIDENTIAL	RES
01 / 28	VACANT LOT	INFL	VACANT LOT	RES
01 / 29	VACANT LOT	INFL	VACANT LOT	RES
01 / 30	VACANT LOT	INFL	VACANT LOT	RES
01 / 31	POOR	REHAB	RESIDENTIAL	SAME
01 / 32	GOOD	NONE	RESIDENTIAL	RES
01 / 33	FAIR	REHAB	RESIDENTIAL	RES
02 / 01	FAIR	DEMO/LANDSCAPE	INSTITUTION	GNSP/RES
02 / 02	VACANT LOT	LANDSCAPE	VACANT LOT	GNSP/RES
02 / 03	VACANT LOT	LANDSCAPE	VACANT LOT	GNSP/RES
02 / 04	VACANT LOT	LANDSCAPE	VACANT LOT	GNSP/RES
02 / 05	VACANT LOT	LANDSCAPE	VACANT LOT	GNSP/RES
02 / 06	VACANT LOT	LANDSCAPE	VACANT LOT	GNSP/RES
03 / 01	FAIR	NONE	RESIDENTIAL	SAME
03 / 02	GOOD	NONE	RESIDENTIAL	SAME
03 / 03	GOOD	NONE	RESIDENTIAL	SAME
03 / 04	GOOD	NONE	RESIDENTIAL	SAME
03 / 05	GOOD	NONE	RESIDENTIAL	SAME
03 / 06	GOOD	NONE	RESIDENTIAL	SAME
03 / 07	GOOD	NONE	RESIDENTIAL	SAME
03 / 08	GOOD	NONE	RESIDENTIAL	SAME

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

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BLOCK/LOT	EXISTING CONDITION	PROPOSED TREATMENT	CURRENT USE	SUGGESTED USE
03 / 09	POOR	REHAB/DEMO/INFL	RESIDENTIAL	RES
03 / 10	GOOD	NONE	RESIDENTIAL	SAME
03 / 11	EXCELLENT	NONE	RESIDENTIAL	SAME
03 / 12	VACANT LOT	NONE	VACANT LOT	RES
03 / 13	VACANT LOT	SEE STRATEGY	VACANT LOT	RES
03 / 14	POOR	REHAB	RESIDENTIAL	RES
03 / 15	GOOD	NONE	RESIDENTIAL	SAME
03 / 16	GOOD	NONE	RESIDENTIAL	SAME
03 / 17	EXCELLENT	NONE	RESIDENTIAL	SAME
03 / 18	POOR	REHAB	RESIDENTIAL	SAME
03 / 19	POOR	REHAB	RESIDENTIAL	SAME
03 / 20	FAIR	REHAB	RESIDENTIAL	SAME
03 / 21	FAIR	REHAB	RESIDENTIAL	SAME
04 / 01	VACANT LOT	LANDSCAPE	VACANT LOT	GNSP/RES
04 / 02	VACANT LOT	INFL	VACANT LOT	RES
04 / 03	VACANT LOT	INFL	VACANT LOT	RES
04 / 04	VACANT LOT	INFL	VACANT LOT	RES
04 / 05	GOOD	NONE	RESIDENTIAL	SAME
04 / 06	GOOD	NONE	RESIDENTIAL	SAME
04 / 07	GOOD	NONE	RESIDENTIAL	SAME
04 / 08	FAIR	REHAB	MIXED	SAME
04 / 09	GOOD	NONE	RESIDENTIAL	SAME
04 / 10	VACANT LOT	NONE	VACANT LOT	SAME
04 / 11	VACANT LOT	NONE	VACANT LOT	SAME
04 / 12	EXCELLENT	NONE	RESIDENTIAL	SAME
04 / 13	EXCELLENT	NONE	RESIDENTIAL	SAME
04 / 14	POOR	REHAB	RESIDENTIAL	SAME
04 / 15	FAIR	REHAB (MAINT.)	COMMERCIAL	SAME
04 / 16	POOR	REHAB	RESIDENTIAL	SAME
04 / 17	EXCELLENT	NONE	RESIDENTIAL	SAME
04 / 18	VACANT LOT	RESUB TO 33&35	VACANT LOT	RES
04 / 19	EXCELLENT	NONE	RESIDENTIAL	SAME
05 / 01	VACANT LOT	NONE	VACANT LOT	SAME
05 / 02	EXCELLENT	NONE	FIREHALL	SAME
05 / 03	VACANT LOT	NONE	VACANT LOT	SAME
05 / 04	GOOD	NONE	MIXED	SAME
05 / 05	GOOD	NONE	RESIDENTIAL	SAME
05 / 06	VACANT LOT	NONE	PARKING	SAME
06 / 01	VACANT LOT	NONE	VACANT LOT	PUB/RES
06 / 02	EXCELLENT	NONE	RESIDENTIAL	SAME
06 / 03	EXCELLENT	NONE	RESIDENTIAL	SAME
06 / 04	GOOD	NONE	INSTITUTION	SAME
07 / 01	VACANT LOT	NONE	VACANT LOT	OFFICE
07 / 02	VACANT LOT	NONE	VACANT LOT	OFFICE
07 / 03	VACANT LOT	NONE	VACANT LOT	OFFICE/RES
07 / 04	VACANT LOT	NONE	VACANT LOT	OFFICE/RES
07 / 05	VACANT LOT	NONE	VACANT LOT	OFFICE/RES

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

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BLOCK/LOT	EXISTING CONDITION	PROPOSED TREATMENT	CURRENT USE	SUGGESTED USE
07 / 06	VACANT LOT	NONE	VACANT LOT	OFFICE/RES
07 / 07	VACANT LOT	NONE	VACANT LOT	OFFICE/RES
07 / 08	FAIR	REHAB	RESIDENTIAL	SAME
07 / 09	GOOD	NONE	RESIDENTIAL	SAME
07 / 10	POOR	REHAB	RESIDENTIAL	SAME
07 / 11	VACANT LOT	INFL	VACANT LOT	RES
07 / 12	GOOD	NONE	COMMERCIAL	SAME
08 / 01	VACANT LOT	CODES/REDEVELOP	COMMERCIAL	OFFICE
08 / 02	GOOD	NONE	INSTITUTION	SAME
08 / 03	VACANT LOT	NONE	VACANT LOT	OFFICE/RES
08 / 04	VACANT LOT	NONE	VACANT LOT	OFFICE/RES
08 / 05	VACANT LOT	NONE	VACANT LOT	OFFICE/RES
08 / 06	GOOD	NONE	COMMERCIAL	SAME
08 / 07	GOOD	NONE	COMMERCIAL	SAME
09 / 01	VACANT LOT	INFL	VACANT LOT	RES
09 / 02	VACANT LOT	INFL	VACANT LOT	RES
09 / 03	VACANT LOT	NONE	VACANT LOT	SAME
09 / 04	GOOD	NONE	RESIDENTIAL	SAME
09 / 05	GOOD	NONE	RESIDENTIAL	SAME
09 / 06	GOOD	NONE	RESIDENTIAL	SAME
09 / 07	FAIR	REHAB	RESIDENTIAL	SAME
09 / 08	VACANT LOT	NONE	VACANT LOT	RES
09 / 09	EXCELLENT	NONE	RESIDENTIAL	SAME
09 / 10	EXCELLENT	NONE	RESIDENTIAL	SAME
09 / 11	FAIR	REHAB	RESIDENTIAL	SAME
09 / 12	EXCELLENT	NONE	RESIDENTIAL	SAME
09 / 13	FAIR	REHAB	RESIDENTIAL	SAME
09 / 14	GOOD	NONE	RESIDENTIAL	SAME
09 / 15	VACANT LOT	INFL	VACANT LOT	RES
10 / 01	VACANT LOT	NONE	COMMERCIAL	SAME
10 / 02	VACANT LOT	NONE	COMMERCIAL	SAME
10 / 03	GOOD	NONE	RESIDENTIAL	SAME
10 / 04	FAIR	NONE	RESIDENTIAL	SAME
10 / 05	FAIR	REHAB	COMMERCIAL	SAME
10 / 06	GOOD	NONE	RESIDENTIAL	SAME
10 / 07	GOOD	NONE	RESIDENTIAL	SAME
10 / 08	VACANT LOT	INFL	VACANT LOT	RES
10 / 09	VACANT LOT	INFL	VACANT LOT	RES
10 / 10	VACANT LOT	INFL	VACANT LOT	RES
11 / 01	GOOD	NONE	COMMERCIAL	SAME
11 / 02	GOOD	NONE	RESIDENTIAL	SAME
11 / 03	GOOD	NONE	RESIDENTIAL	SAME
11 / 04	VACANT LOT	NONE	VACANT LOT	SAME
11 / 05	EXCELLENT	NONE	RESIDENTIAL	SAME
11 / 06	GOOD	NONE	RESIDENTIAL	SAME
11 / 07	VACANT LOT	NONE	VACANT LOT	SAME
11 / 08	GOOD	NONE	COMMERCIAL	SAME

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

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BLOCK/LOT	EXISTING CONDITION	PROPOSED TREATMENT	CURRENT USE	SUGGESTED USE
11 / 09	VACANT LOT	NONE	COMMERCIAL	SAME
12 / 01	FAIR	REHAB	RESIDENTIAL	SAME
13 / 01	DETERIORAT	REHAB/DEMO/INFL	RESIDENTIAL	SAME
13 / 02	FAIR	REHAB	RESIDENTIAL	SAME
13 / 03	EXCELLENT	NONE	RESIDENTIAL	SAME
13 / 04	VACANT LOT	NONE	VACANT LOT	RES
13 / 05	GOOD	REHAB (U/CONST)	RESIDENTIAL	SAME
13 / 06	GOOD	NONE	COMMERCIAL	SAME
13 / 07	GOOD	NONE	RESIDENTIAL	SAME
13 / 08	GOOD	NONE	RESIDENTIAL	SAME
13 / 09	FAIR	REHAB	RESIDENTIAL	SAME
13 / 10	FAIR	REHAB	RESIDENTIAL	SAME
13 / 11	GOOD	NONE (MAINT.)	RESIDENTIAL	SAME
13 / 12	FAIR	REHAB	RESIDENTIAL	SAME
13 / 13	FAIR	REHAB	RESIDENTIAL	SAME
13 / 14	VACANT LOT	NONE	VACANT LOT	SAME
14 / 01	GOOD	NONE	RESIDENTIAL	SAME
14 / 02	GOOD	MAINTENANCE	RESIDENTIAL	SAME
14 / 03	GOOD	NONE	RESIDENTIAL	SAME
14 / 04	GOOD	REHAB	RESIDENTIAL	SAME
14 / 05	VACANT LOT	INFL	VACANT LOT	RES
14 / 06	FAIR	REHAB	RESIDENTIAL	SAME
14 / 07	VACANT LOT	INFL	VACANT LOT	RES
14 / 08	GOOD	NONE	RESIDENTIAL	SAME
14 / 09	GOOD	CODES	RESIDENTIAL	SAME
15 / 01	VACANT LOT	INFL	VACANT LOT	SAME/RES
15 / 02	VACANT LOT	NONE	VACANT LOT	SAME
15 / 03	GOOD	NONE	COMMERCIAL	SAME
15 / 04	POOR	REHAB	COMMERCIAL	COM
15 / 05	GOOD	NONE	COMMERCIAL	SAME
15 / 06	GOOD	NONE	COMMERCIAL	SAME
15 / 07	GOOD	NONE	COMMERCIAL	SAME
15 / 08	DETERIORAT	REHAB/DEMO	RESIDENTIAL	RES/COM
15 / 09	VACANT LOT	NONE	VACANT LOT	SAME
15 / 10	GOOD	NONE	COMMERCIAL	SAME
15 / 11	FAIR	REHAB (U/CONST)	RESIDENTIAL	SAME
15 / 12	POOR	REHAB	RESIDENTIAL	SAME
16 / 01	FAIR	REHAB/CHNG. USE	MIXED	COM/PUB
17 / 01	GOOD	NONE	RESIDENTIAL	SAME
17 / 02	GOOD	NONE	RESIDENTIAL	SAME
17 / 03	GOOD	NONE	RESIDENTIAL	SAME
17 / 04	GOOD	NONE	RESIDENTIAL	SAME
17 / 05	VACANT LOT	LANDSCAPE	VACANT LOT	SAME
18 / 01	EXCELLENT	NONE	RESIDENTIAL	SAME
18 / 02	GOOD	NONE	RESIDENTIAL	SAME
18 / 03	GOOD	NONE	RESIDENTIAL	SAME
18 / 04	VACANT LOT	NONE	VACANT LOT	SAME

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

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BLOCK/LOT	EXISTING CONDITION	PROPOSED TREATMENT	CURRENT USE	SUGGESTED USE
18 / 05	FAIR	REHAB	RESIDENTIAL	SAME
18 / 06	FAIR	REHAB	RESIDENTIAL	SAME
18 / 07	VACANT LOT	NONE	VACANT LOT	SAME
18 / 08	GOOD	NONE	RESIDENTIAL	SAME
18 / 09	POOR	REHAB	RESIDENTIAL	SAME
18 / 10	VACANT LOT	INFL	VACANT LOT	RES
18 / 11	POOR	REHAB	RESIDENTIAL	SAME
18 / 12	VACANT LOT	INFL	VACANT LOT	RES
18 / 13	GOOD	NONE	RESIDENTIAL	SAME
18 / 14	GOOD	NONE	RESIDENTIAL	SAME
18 / 15	VACANT LOT	RESUB W/18/17	VACANT LOT	RES
18 / 16	VACANT LOT	RESUB W/18/17	VACANT LOT	RES
18 / 17	POOR	DEMO/REHAB	RESIDENTIAL	RES
18 / 18	EXCELLENT	NONE	RESIDENTIAL	SAME
18 / 19	VACANT LOT	INFL	VACANT LOT	RES
18 / 20	VACANT LOT	INFL	VACANT LOT	RES
18 / 21	DETERIORAT	REHAB	RESIDENTIAL	SAME
18 / 22	POOR	REHAB	RESIDENTIAL	SAME
18 / 23	GOOD	NONE	RESIDENTIAL	SAME
18 / 24	GOOD	NONE	RESIDENTIAL	SAME
18 / 25	VACANT LOT	NONE	VACANT LOT	SAME
18 / 26	VACANT LOT	NONE	VACANT LOT	SAME
18 / 27	VACANT LOT	NONE	VACANT LOT	RES
18 / 28	DETERIORAT	REHAB/INFL	RESIDENTIAL	SAME
18 / 29	GOOD	NONE	COMMERCIAL	SAME
18 / 30	GOOD	NONE	COMMERCIAL	SAME
19 / 01	GOOD	NONE	RESIDENTIAL	SAME
19 / 02	GOOD	NONE	RESIDENTIAL	SAME
19 / 03	VACANT LOT	NONE	INSTITUTION	SAME
19 / 04	GOOD	NONE	RESIDENTIAL	SAME
19 / 05	FAIR	REHAB	RESIDENTIAL	SAME
19 / 06	GOOD	NONE	INSTITUTION	SAME
19 / 07	VACANT LOT	NONE	INSTITUTION	SAME
19 / 08	GOOD	NONE	RESIDENTIAL	SAME
19 / 09	FAIR	REHAB	RESIDENTIAL	SAME
19 / 10	POOR	REHAB	RESIDENTIAL	SAME
19 / 11	VACANT LOT	INFL	VACANT LOT	RES
19 / 12	VACANT LOT	INFL	VACANT LOT	RES
19 / 13	POOR	REHAB	RESIDENTIAL	SAME
19 / 14	VACANT LOT	LANDSCAPE	VACANT LOT	PUB/RES
19 / 15	FAIR	REHAB	RESIDENTIAL	SAME
19 / 16	POOR	REHAB/INFL	RESIDENTIAL	SAME
19 / 17	VACANT LOT	REHAB/INFL	VACANT LOT	RES
19 / 18	EXCELLENT	NONE	RESIDENTIAL	SAME
19 / 19	FAIR	REHAB	RESIDENTIAL	SAME
19 / 20	DETERIORAT	REHAB/DEMO/INFL	RESIDENTIAL	RES
19 / 21	GOOD	NONE	RESIDENTIAL	SAME

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

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BLOCK/LOT	EXISTING CONDITION	PROPOSED TREATMENT	CURRENT USE	SUGGESTED USE
19 / 22	GOOD	NONE	RESIDENTIAL	SAME
19 / 23	GOOD	NONE	RESIDENTIAL	SAME
19 / 24	FAIR	REHAB	RESIDENTIAL	SAME
19 / 25	FAIR	REHAB	RESIDENTIAL	SAME
20 / 01	FAIR	REHAB	RESIDENTIAL	SAME
20 / 02	FAIR	REHAB	RESIDENTIAL	SAME
20 / 03	GOOD	NONE	RESIDENTIAL	SAME
20 / 04	GOOD	NONE	RESIDENTIAL	SAME
20 / 05	VACANT LOT	INFL	VACANT LOT	RES
20 / 06	POOR	REHAB/INFL	RESIDENTIAL	RES
20 / 07	POOR	REHAB/INFL	RESIDENTIAL	RES
20 / 08	VACANT LOT	INFL	VACANT LOT	PUB/RES
20 / 09	POOR	REHAB	RESIDENTIAL	SAME
20 / 10	GOOD	NONE	RESIDENTIAL	SAME
20 / 11	EXCELLENT	NONE	RESIDENTIAL	SAME
20 / 12	POOR	REHAB	RESIDENTIAL	SAME
20 / 13	POOR	REHAB	RESIDENTIAL	SAME
20 / 14	FAIR	REHAB	RESIDENTIAL	SAME
20 / 15	GOOD	NONE	RESIDENTIAL	SAME
20 / 16	VACANT LOT	NONE	VACANT LOT	SAME
20 / 17	EXCELLENT	NONE	RESIDENTIAL	SAME
20 / 18	VACANT LOT	NONE	VACANT LOT	SAME
20 / 19	GOOD	NONE	RESIDENTIAL	SAME
20 / 20	FAIR	REHAB	RESIDENTIAL	SAME
20 / 21	EXCELLENT	NONE	RESIDENTIAL	SAME
21 / 01	VACANT LOT	CODES/INFL	VACANT LOT	RES
21 / 02	GOOD	NONE	RESIDENTIAL	SAME
21 / 03	GOOD	NONE	RESIDENTIAL	SAME
21 / 04	EXCELLENT	NONE	RESIDENTIAL	SAME
21 / 05	EXCELLENT	NONE	RESIDENTIAL	SAME
21 / 06	EXCELLENT	NONE	VACANT LOT	RES
21 / 07	EXCELLENT	NONE	VACANT LOT	SAME
21 / 08	GOOD	NONE	RESIDENTIAL	SAME
22 / 01	POOR	REHAB	RESIDENTIAL	SAME
22 / 02	GOOD	NONE	RESIDENTIAL	SAME
22 / 03	POOR	REHAB GARAGE	INSTITUTION	SAME
22 / 04	GOOD	NONE	INSTITUTION	SAME
22 / 05	GOOD	NONE	INSTITUTION	SAME
22 / 06	EXCELLENT	NONE	RESIDENTIAL	SAME
23 / 01	POOR	REHAB	RESIDENTIAL	SAME
23 / 02	VACANT LOT	INFL	VACANT LOT	RES
23 / 03	GOOD	NONE	RESIDENTIAL	SAME
23 / 04	DETERIORAT	DEMO/INFL	RESIDENTIAL	RES
23 / 05	DETERIORAT	DEMO/INFL	RESIDENTIAL	RES
23 / 06	GOOD	NONE	RESIDENTIAL	SAME
23 / 07	GOOD	NONE	RESIDENTIAL	SAME
23 / 08	GOOD	NONE	RESIDENTIAL	SAME

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

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BLOCK/LOT	EXISTING CONDITION	PROPOSED TREATMENT	CURRENT USE	SUGGESTED USE
23 / 09	DETERIORAT	REHAB/DEMO/INFL	RESIDENTIAL	RES
23 / 10	GOOD	NONE	RESIDENTIAL	SAME
23 / 11	GOOD	NONE	RESIDENTIAL	SAME
23 / 12	GOOD	NONE	RESIDENTIAL	SAME
23 / 13	VACANT LOT	NONE	RESIDENTIAL	SAME
23 / 14	EXCELLENT	NONE	RESIDENTIAL	SAME
23 / 15	GOOD	NONE	RESIDENTIAL	SAME
23 / 16	GOOD	NONE	RESIDENTIAL	SAME
23 / 17	VACANT LOT	INFL	VACANT LOT	RES
23 / 18	VACANT LOT	INFL	VACANT LOT	RES
24 / 01	GOOD	NONE	RESIDENTIAL	SAME
24 / 02	GOOD	NONE	RESIDENTIAL	SAME
24 / 03	VACANT LOT	INFL	VACANT LOT	RES
24 / 04	FAIR	REHAB	RESIDENTIAL	SAME
24 / 05	POOR	REHAB	RESIDENTIAL	SAME
24 / 06	VACANT LOT	INFL	VACANT LOT	RES
24 / 07	VACANT LOT	INFL	VACANT LOT	RES
24 / 08	POOR	REHAB/DEMO/INFL	MIXED	RES
24 / 09	VACANT LOT	INFL	VACANT LOT	RES
24 / 10	GOOD	NONE	RESIDENTIAL	SAME
24 / 11	GOOD	NONE	RESIDENTIAL	SAME
24 / 12	VACANT LOT	INFL	VACANT LOT	RES
24 / 13	VACANT LOT	INFL	VACANT LOT	RES
24 / 14	VACANT LOT	NONE	VACANT LOT	RES
24 / 15	POOR	REHAB	RESIDENTIAL	SAME
25 / 01	GOOD	NONE	MIXED	SAME
25 / 02	FAIR	REHAB	RESIDENTIAL	SAME
25 / 03	DETERIORAT	DEMO	RESIDENTIAL	RES
25 / 04	GOOD	NONE	RESIDENTIAL	SAME
25 / 05	GOOD(PARK)	NONE	RECREATION	SAME/RES
25 / 06	FAIR	REHAB	RESIDENTIAL	SAME
25 / 07	GOOD	NONE	RESIDENTIAL	SAME
25 / 08	GOOD	NONE	RESIDENTIAL	SAME
25 / 09	DETERIORAT	REHAB/DEMO/INFL	RESIDENTIAL	RES
25 / 10	GOOD	NONE	RESIDENTIAL	SAME
25 / 11	VACANT LOT	NONE	VACANT LOT	SAME
25 / 12	FAIR	REHAB	RESIDENTIAL	RES
25 / 13	EXCELLENT	NONE	RESIDENTIAL	SAME
25 / 14	FAIR	REHAB	RESIDENTIAL	RES
25 / 15	GOOD	NONE	RESIDENTIAL	SAME
25 / 16	FAIR	REHAB	RESIDENTIAL	SAME
25 / 17	EXCELLENT	NONE	RESIDENTIAL	SAME
25 / 18	VACANT LOT	NONE	VACANT LOT	RES
25 / 19	EXCELLENT	NONE	RESIDENTIAL	SAME
25 / 20	EXCELLENT	NONE	RESIDENTIAL	SAME
25 / 21	VACANT LOT	NONE	VACANT LOT	SAME
25 / 22	GOOD	NONE	RESIDENTIAL	SAME

EXISTING CONDITIONS OF PROPERTIES WITHIN THE REDEVELOPMENT AREA

PAGE # 8

BLOCK/LOT	EXISTING CONDITION	PROPOSED TREATMENT	CURRENT USE	SUGGESTED USE
25 / 23	VACANT LOT	NONE	VACANT LOT	SAME
25 / 24	GOOD	NONE	RESIDENTIAL	SAME

PROJECT AREA DATA

Number of parcels within the Redevelopment Plan boundary: 331

Number of structures: 218

Number of buildings in each current use category:

<u>Current Use</u>	
Commercial	19
Firehall	1
Institutions	9
Mixed	5
Residential	184

Number of residential housing units: 238

Number of rental properties: 76

Number of rental units: 130

Number of buildings in each condition category:

<u>Condition</u>	
Deteriorated	11
Excellent	30
Good	105
Fair	40
Poor	29

Number of vacant parcels: 115

Number of properties in each acquisition phase:

<u>Acquisition Status</u>	
Not to be acquired	244
To be acquired (Phase I)	70
To be acquired (Phase II)	17

REDEVELOPMENT PLAN

The major objectives of the Plan for Mechanicsville are:

1. To eliminate blighting conditions in the project area. The number of vacant lots combined with the structures requiring rehabilitation and/or demolition are the prime concerns for improving and supplementing the existing housing stock in the neighborhood. KCDC will acquire the vacant tracts of land and convey them to individuals, organizations and contractors who are willing to submit plans for the development of housing on those parcels. Structures that are beyond the scope of economic rehabilitation will be demolished and the land sold to private individuals, organizations or contractors for construction of new housing. Owners of structures designated for and requiring rehabilitation will be given an opportunity to comply with local code standards. These structures are shown as "Fair" or "Poor" on the condition map on the preceding page.

All property owners will be notified of the availability of rehabilitation financing and the offer of technical assistance.

The Rehabilitation Office will provide each owner with a work write-up which will detail the recommended work needed to rehabilitate the property.

All owners who do not participate will be referred to the Code Enforcement Office for a code inspection. They will be notified of the code deficiencies and enforcement of correction of these deficiencies will be required through the regular code enforcement process.

On a periodic basis, the Task Force will review progress of houses slated for rehabilitation and will make recommendations for additional houses to be acquired in situations where the owner has not made significant progress toward rehabilitating their property. Following acquisition these properties will be sold to others who are willing to rehabilitate the properties.

2. To create opportunities for cooperative development of new, affordable housing on vacant land. Recovering important resources by utilizing idle residential sites will be an important goal in the project area. Cooperating with private enterprise and community agencies such as Habitat for Humanity and Wesley House Community Center in the development of new housing on vacant lots will be one method of achieving this objective. New construction should be sympathetic to the historical character of the neighborhood.

3. Improving the City infrastructure system. Storm drainage, streets, sidewalks, curbs and gutters are in need of repair, improvement or replacement. If these systems are further neglected, they will continue to be an unwanted impediment to revitalization of this neighborhood. The City Administration is committed to continued improvements in the infrastructure system.

4. The elimination of inadequate lot sizes and the aggregation of land into useable tracts to permit varying degrees of utilization. For example, assemblage of contiguous vacant lots for cluster housing or the resubdivision of substandard lots into standard lots.

5. The elimination of inappropriate land uses in the project area.

6. The preservation and restoration of historic structures and support of the proposed historic zoning overlay areas as shown on the map on page 21.

7. The beautification and improvement of the perimeter of the Center City core.

8. The increase of housing stock for all income levels with priority to low and moderate income persons.

9. The substantial improvement of the property tax yield for the neighborhood.

10. Involving residents and other concerned community groups in the redevelopment process. The Mechanicsville Community Development Corporation,

Habit for Humanity, the Wesley House Community Center, OMNI (Old Mechanicsville Neighborhood Interest), the area churches, and other concerned individuals and groups will all be valuable resources for assisting the redevelopment process. The City of Knoxville Community Development Department will take an active lead in providing funds, resources, programs and expertise in order to facilitate the redevelopment goals. Technical assistance will be provided by Metropolitan Planning Commission and the East Tennessee Community Design Center as required.

Current land uses are predominantly residential, additionally, there are church institutional uses, some office use, and minor retail use. Land uses will not change dramatically. The major goal is to convert the large number of vacant lots to residential use.

The Redevelopment Plan is compatible with the One Year Plan prepared by Metropolitan Planning Commission; however, the following zoning changes will be requested:

- a. the south side of McGhee Street and both sides of Oak Street from Office to R-1A;
- b. two parcels on Buffalo Alley (Block 1-Tracts 7&8) from C-3 to R-1A;
- c. Block 8, Parcel 1 from C-3 to O-1.

PLAN OBJECTIVE METHODOLOGY

1. Acquisition and clearance

- a. Identification of the real property to be acquired is shown on the property acquisition map. This map identifies all of the property to be acquired in Phases I and II in order to achieve project objectives.
- b. Property will be acquired and cleared in order to:
 - (1) remove substandard conditions;
 - (2) remove blighting influences;
 - (3) provide land for residential development;
 - (4) promote historical and architectural preservation;
 - (5) achieve other Plan objectives.

2. Site development

Site development will be accomplished by the sale of acquired properties to private developers, individuals and other community groups and agencies who will develop the land in strict compliance with this Plan as approved by City Council and KCDC Board of Commissioners. Public improvements, such as sidewalk repair, improved lighting and tree planting, will be accomplished by the City Department of Community Development.

LAND DISPOSITION METHODOLOGY

1. The Land Use Plan provides the use classification of properties to be sold and the use for which they are to be developed (See page 6).
2. The Plan maintains there will be no change in existing rights-of-way, except the last block of Clark Street from McGhee to the deadend will be closed.
3. The land in the area shall be disposed of by sale to redevelopers for development in accordance with the provisions of this Plan and their contract with KCDC. In disposing of the land, KCDC, in its contract and deed or other instrument of conveyance to the redevelopers, shall include such terms, covenants and conditions which shall be necessary or advisable to insure redevelopment and its use thereafter in accordance with the Plan to prevent recurrence of the condition of blight in this area. Such provisions shall be contained in contracts, deeds, or other instruments of conveyance, irrespective of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other local laws, ordinances, or regulations. In all instances, the improvements to be constructed in the project area shall be constructed in accordance with applicable zoning 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.

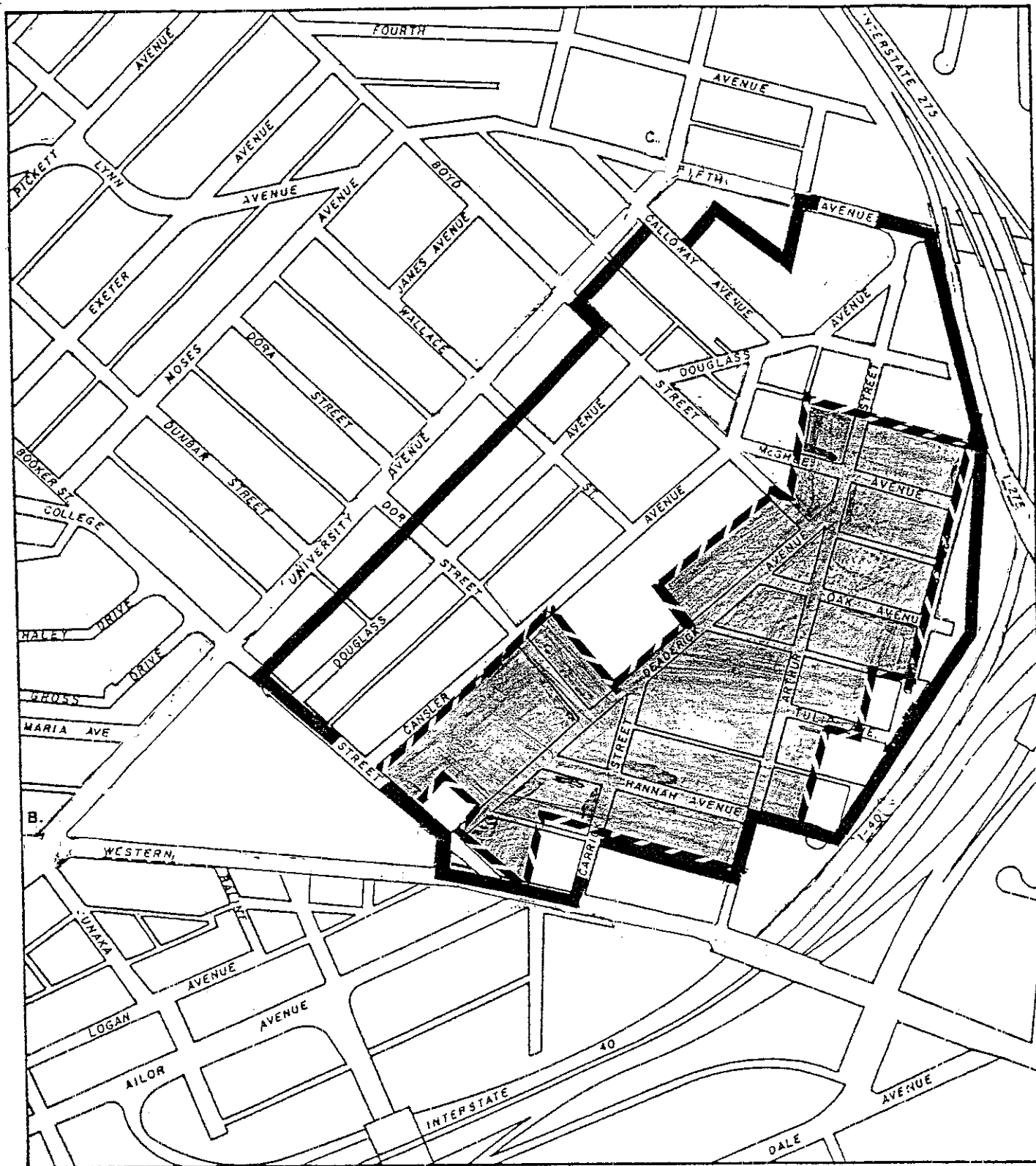
Such contracts, deeds, and other instruments of conveyance, in addition to including such terms and conditions as KCDC may find desirable so that the objectives of this Plan can be implemented, shall obligate the purchasers of land in the project area and their successors in interest to:

- A. Devote the parcels owned by them only to the uses and controls as specified in this Redevelopment Plan.
- B. Prosecute diligently the construction of the improvements agreed upon in the disposition land sales contract and to begin and complete such improvements within a reasonable time as determined in the contract.
- C. Make no changes, additions or alterations in such improvements that are not in conformity with this Plan, or the approved land sales contract, without prior approval by KCDC.
- D. Effect or execute no agreement, lease conveyance, or other 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.)
- E. Take affirmative action to insure that applicants for jobs are employed and that employees are treated without regard to race, color, religion or national origin. Further, provisions for such affirmative action will be included in every subcontract or lease let by or for him.
- F. Without the prior consent of the Grantor, except to a mortgagee or trustee under a mortgage or deed of trust permitted by a Special Warranty Deed, the redeveloper shall reassign no contract rights nor resell, nor otherwise transfer the land (or interest therein) purchased by them prior to the completion of the improvements therein without the approval of KCDC and except in cases


satisfactory with KCDC, not to speculate with respect to such land. Upon the proper completion of improvements, as required in the disposition contract, KCDC will provide certification to the owner that the improvements have been completed in accordance with said contract. It is intended by this Plan that KCDC shall be a beneficiary of all such covenants or obligations and KCDC (in addition to other appropriate public agencies) shall be entitled to represent the interest and act on behalf of, the City and community in enforcing these and any other covenants and obligations as to the rebuilding and continued use of the project area in accordance with this Plan. It is further intended that KCDC be authorized through the disposition contract to retain such rights and remedies as it shall find necessary or desirable in order to protect its interest and the interest of the City and community, including the right and power to retake or recapture by the reversion of title to KCDC of the project land conveyed or any part thereof. KCDC will issue a Certificate of Completion releasing the covenants of the Special Warranty Deed following completion and inspection of the redevelopment approved for a particular tract or tracts of land.

- G. 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.

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



PROPOSED MECHANICSVILLE
HISTORICAL ZONING OVERLAY

PROPOSED HISTORICAL
DISTRICT BOUNDARY 

LAND ACQUISITION PLAN

The Land Acquisition Policy of Knoxville's Community Development Corporation, as approved by the Board of Commissioners, sets forth the procedures and objectives to be followed in the acquisition of properties in all projects administered by the Agency. This policy, which is the Department of Housing and Urban Development's policy, states that Knoxville's Community Development Corporation will "make every reasonable effort to acquire real property expeditiously through negotiated agreements; pay just compensation for all legal property interests acquired, and conduct acquisition activities in a manner which minimizes hardships to owners and tenants and which promotes public confidence in the land acquisition practices; assures fair and consistent treatment to all owners and tenants; and minimizes litigation in the acquisition of real property interests".

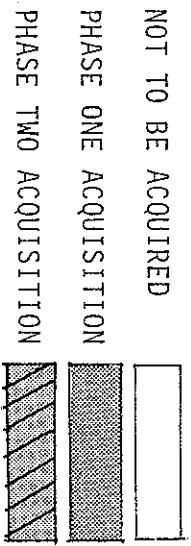
The inclusion of Federal CDBG funds as a financing tool will require KCDC to implement the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended. This Act (Public Law 91-646) requires "just compensation" be paid for all property acquired and outlines the procedures to be followed in property acquisition. A copy of this Public Law will be available at KCDC offices located at 901 North Broadway, Knoxville, Tennessee, during normal business hours from 7:30 A.M. to 4:00 P.M., Monday through Friday.

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

formal offer to purchase will be personally delivered to the property owner, unless the property owner is an out of town resident, in which case an offer will be delivered by certified mail.

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

ACQUISITION STATUS



community
design
center

OLD MECHANICSVILLE

DATE: JAN 1987
DESIGN: GRIFFIN & FLETCHER
DRAWN: J. L. HARRIS
SCALE: 1" = 100'

17th ST.

WESTERN AVE.

AILOR

UNIVERSITY AVE.

COLLEGE

CARRICK

HANNAH

ARTHUR

CLARK

DEADRIK

OAK

MC GEE

WALLACE

DOUGLASS

BOYD

FIFTH AVE.

BLOCK NUMBER
LOT NUMBER

0

10

1-275

PROPERTIES TO BE ACQUIRED PHASE ONE

PAGE # 1

BLOCK/LOT#	PROPERTY ADDRESS	OWNERNAME	OWNER ADDRESS
01/01	FIFTH AVE	TENNESSEE DOT	P.O. BOX 58 KNOXVILLE, TN 37901
01/02	628 DOUGLASS ST	MYERS, ANDREW D.	530 S. GAY ST. KNOXVILLE, TN 37902
01/03	627 DOUGLASS ST	PRICE JOE S.	8323 SHARP ROAD POWELL, TENNESSEE 37849
01/05	1107 MIDDLE ST	BURKS CHARLES C &	418 NORTHSHORE DR. KNOXVILLE, TN 37919
01/07	1111 MIDDLE ST	BURKS CHARLES C & TOOLE R.	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/08	1115 MIDDLE ST	BURKS CHARLES C & TOOLE R.	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/09	MIDDLE ST	BURKS CHARLES C & TOOLE R.	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/10	MIDDLE ST	BURKS CHARLES C & TOOLE R.	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/11	MIDDLE ST	BURKS CHARLES C & TOOLE R.	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/12	MIDDLE ST	BURKS CHARLES C & TOOLE R.	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/13	MIDDLE ST	BURKS CHARLES C & TOOLE R.	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/14	MIDDLE ST	BURKS CHARLES C & TOOLE R.	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/15	1108 MIDDLE ST	BURKS CHARLES C & TOOLE R.	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/17	614 DOUGLASS ST	BURKS CHARLES C & RUTH FE	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/18	DOUGLASS ST	BURKS CHARLES C & RUTH FE	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/20	DOUGLASS ST	BURKS CHARLES C & TOOLE F	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/21	CALLOWAY ST	BURKS CHARLES C & TOOLE F	418 NORTHSHORE DR KNOXVILLE, TN 37919
01/22	CALLOWAY ST	BRABSON THOMAS & ELIZABEH	1205 CALLOWAY ST. KNOXVILLE, TN 37921
01/23	CALLOWAY ST	MCSPADDEN FRANK JR	615.5 MARKET AVE. KNOXVILLE, TN 37902
01/24	CALLOWAY ST	STEELE HENRY WILSON & GE.	44212 GLENSIDE RD CLEVELAND, OH 44110
01/25	CALLOWAY ST	CREEKMORE EVELYN V.	936 WINGATE RD. KNOXVILLE, TN 37919
01/26	CALLOWAY ST	MCMAHAN SAM P & LUCINDA R	1435 ROSALYN DR. KNOXVILLE, TN 37914
01/27	1215 CALLOWAY ST	BURKS AND TOOLE	418 NORTHSHORE KNOXVILLE, TN 37919
01/28	CALLOWAY ST	JAMES MCMILLIN, BLANCHE WILLIAMS	2323 CHEROKEE BLVD KNOXVILLE, TN 37919
01/29	CALLOWAY ST	GREENLEE DAISY & LUCY HAL	2825 LINDEN AVE. KNOXVILLE, TN 37918
01/30	CALLOWAY ST	MCSPADDEN FRANK A. JR.	615 5 MARKET AVE KNOXVILLE, TN 37902
02/01	DOUGLASS ST	CHURCH MT CALVARY HOLY	613 ARTHUR ST KNOXVILLE, TN 37921
02/02	609 ARTHUR ST	BURKS CHARLES C & TOOLE ROBERT & RUTH	P O BOX 5700 KNOXVILLE, TN 37928
03/18	1515 BOYD ST	JOHNSON P MCDONALD	408 JAMES ST KNOXVILLE, TN 37921
03/20	1519 BOYD ST	KERSHAW MAIDEN MILLER	1519 BOYD ST KNOXVILLE, TN 37921
04/01	ARTHUR ST	DOAN J V JR & BETTY	2328 VINCINDA CIRCLE KNOXVILLE, TN 37914
07/01	FIFTH & ARTHUR	TENNESSEE DOT	P.O. BOX 58 KNOXVILLE, TN 37901
08/01	CLARK AVE	HOWARD LEWIS S TR FOR C H	UAB PLAZA SUITE 2136 KNOXVILLE, TN 37929
09/15	OAK ST	TOOLE ROBERT W &	P O BOX 5700 KNOXVILLE, TN 37928
10/08	1016 OAK AVE	FAIR J E & MILDRED	637 ARROWHEAD TRAIL KNOXVILLE, TN 37919
10/09	1014 OAK AVE	RAINES LUCIUS E & CLEO H	1014 OAK AVE KNOXVILLE, TN 37921
10/10	OAK AVE	MARCHAND RICHARD &	503 HAVILAND RD WEST SIMSBURY, CT 06092
13/01	322 DEADERICK AVE	BURKS CHARLES C	P O BOX 5700 KNOXVILLE, TN 37928
14/07	1408 HANNAH AVE	LOVE RUTH LOY	5720 HOLSTON HLS RD KNOXVILLE, TN 37914
15/08	202 DEADERICK AVE	CKRP RENTAL PROPERTIES	4100 CENTRAL AVE PK KNOXVILLE, TN 37912
16/01	1601 WESTERN AVE	TRAVELERS REST INC THE	1607 WESTERN AVE KNOXVILLE, TN 37921
18/09	228 CANSLER ST	NICHOLSON WALTER S, HEIRS OF	1540 OHIO AVE NW KNOXVILLE, TN 37921
18/12	258 CANSLER AVE	MCCOIG ROGER K	258 CANSLER ST KNOXVILLE, TN 37921
18/15	1310 DORA ST	STANDARD SUPPLY CO INC	1500 EXTER AVE KNOXVILLE, TN 37917
18/16	DORA ST	HINGLE DEARDRA	224 DEADRICK ST KNOXVILLE, TN 37921
18/17	237 DEADERICK AVE	OWENS FRANK HUGH &	818 FARRAGUT AVE KNOXVILLE, TN 37917
19/11	CANSLER AVE	VANCE GUY M	DEADRICK AVE KNOXVILLE, TN 37921

PROPERTIES TO BE ACQUIRED PHASE ONE

PAGE # 2

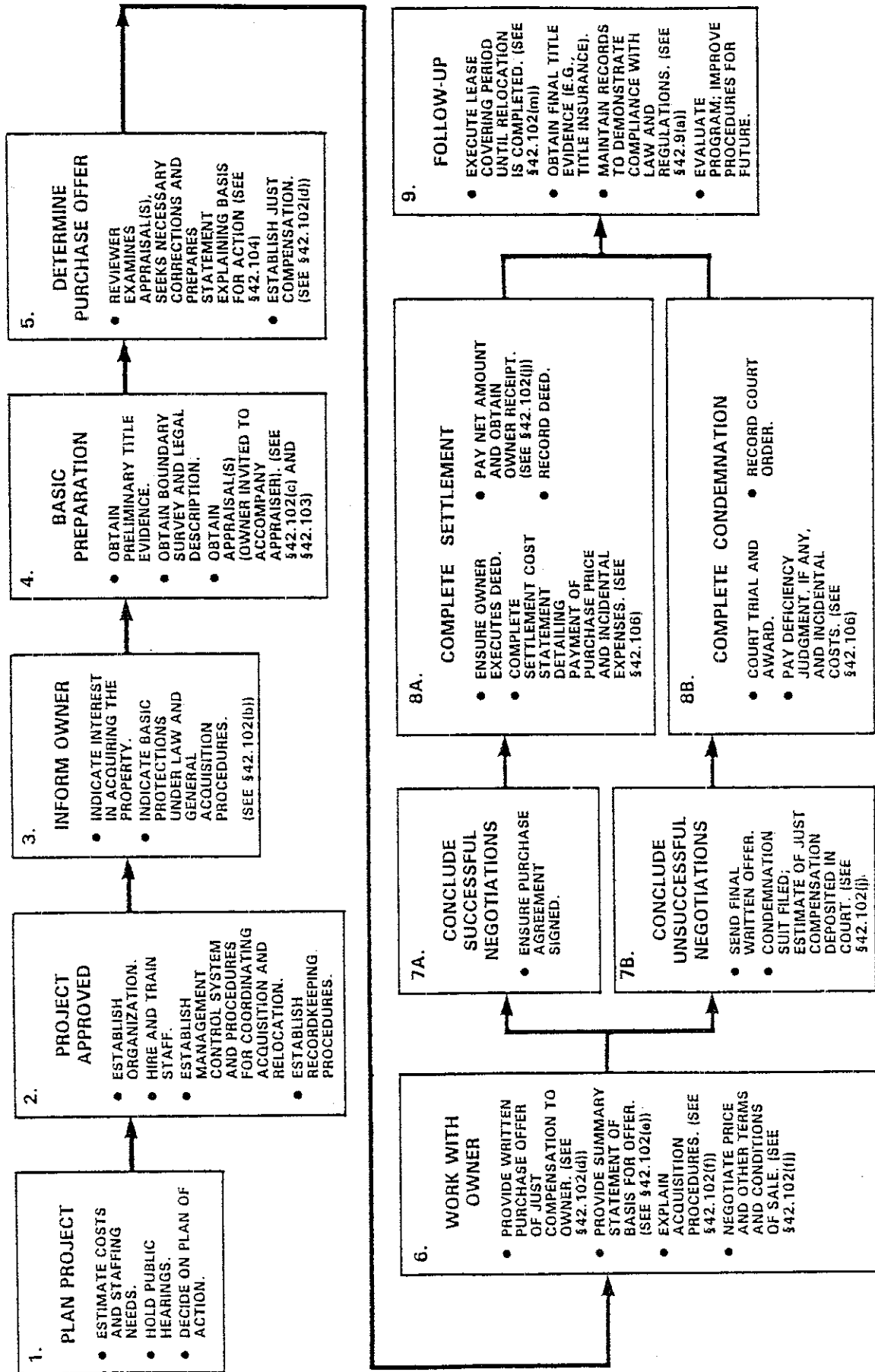
BLOCK/LOT#	PROPERTY ADDRESS	OWNERNAME	OWNER ADDRESS
19/12	CANSLER AVE	MOORE TOMMY	1310 1/2 MCCALLA AVE KNOXVILLE, TN 37915
19/13	420 CANSLER AVE	DELANEY MARY Y	3801 KENILWORTH LANE KNOXVILLE, TN 37914
19/20	401 DEADERICK AVE	WESTON JOHN E & ALICE C	1622 BOYD ST KNOXVILLE, TN 37921
20/05	BOYD ST	BROWN WILLIAM C AND CORA LEE	P O BOX 5700 KNOXVILLE, TN 37921
20/06	1406 BOYD ST	MAJORS VIRGINIA SHOATS	5405 HOLSTON DR KNOXVILLE, TN 37914
20/07	1404 BOYD ST	MAJORS, VIRGINAI S.	5405 HOLSTON DR. APT 1 KNOXVILLE, TENNESSEE
20/09	421 CANSLER ST	A & J BUILDERS	7516 LUSCOMBE DR KNOXVILLE, TN 37919
23/02	DOUGLASS ST	SMITH WILL & PEARL	844 MARIA AVE KNOXVILLE, TN 37921
23/04	310 DOUGLASS ST	FLOWERS MACEO	312 DOUGLAS ST KNOXVILLE, TN 37921
23/05	310 DOUGLASS ST	FLOYD DONALD CRAIG	213 DEADERICK AVE KNOXVILLE, TN 37921
23/09	1420 WALLACE ST	HUNTER EULA JONES, ESTATE OF	1420 WALLACE ST KNOXVILLE, TN 37921
23/17	DORA ST	FAIN GRAYCE V	301 CANSLER ST KNOXVILLE, TN 37921
23/18	DORA ST	HOSS JAMES	10600 HATHWAY CLEVELAND, OH 44108
24/03	DOUGLASS ST	MYERS BROOKSIE HICKS	1722 NORTH AVE NW ATLANTA, GA 30318
24/06	DOUGLASS ST	WHITELAW WILLIE	120 MORNINGSIDE KNOXVILLE, TN 37915
24/07	DOUGLASS ST	MICHAEL JOSEPH M SR	1505 PICKETT AVE KNOXVILLE, TN 37921
24/09	DOUGLASS ST	LEFLORE EDNA E	P O BOX 997 GLOUCESTER, VA 23061
24/12	DOUGLASS ST	GOINS WILLIAM EST	1250 WALES DR FT. MYERS, FL 33901
24/13	DOUGLASS ST	MONDAY WILLIAM E JR	625 N CENTRAL KNOXVILLE, TN 37917
24/15	601 COLLEGE ST	BRADLEY LUTHER W	6324 RIDGEROCK RD KNOXVILLE, TN 37919
25/09	134 DOUGLASS AVE	WYATT, GEORGE L.	2434 WOODBINE AVE. KNOXVILLE, TN 37917
25/10	136 DOUGLASS AVE	YVONNE R. JACKSON	735 RINGGOLD DR. NASHVILLE, TN 37207
25/16	229 CANSLER AVE	CHANDLER SADIE O	3801 MAYBELL #3 OAKLAND, CA 94619

PROPERTIES TO BE ACQUIRED PHASE TWO

PAGE # 1

BLOCK/LOT#	PROPERTY ADDRESS	OWNERNAME	OWNER ADDRESS
01/31	CALLOWAY ST	NORWOOD, KENNETH	1006 UNIVERSITY AVE KNOXVILLE, TN 37921
03/12	513 DOUGLASS ST	CENTRAL STATE K WHOLESALERS	220 NORTON ROAD KNOXVILLE, TN 37915
03/13	511 DOUGLASS ST	RENERT SIDNEY	P O BOX 370 MORRISTOWN, TN 37814
09/08	CLARK ST	THE FLORENCE CRITTENTON	2815 TEXAS AVE KNOXVILLE, TN 37921
09/13	1013 OAK ST	LINKOUS JOHN M &	6131 NEW BEAVER CREEK DR KNOXVILLE, TN 37931
14/05	1416 HANNAH AVE	WARREN SHIRLEY J TR	RT 14 4125 LYONS BEND RD KNOXVILLE, TN 37919
15/01	123 CARRICK ST	BIBEE ENTERPRISES INC	12100 CREEKWOOD TERRACE KNOXVILLE, TN 37922
15/04	1545 WESTERN AVE	SHOFNER MILDRED MARIE G	914 FAGAN SPRINGS DR HUNTSVILLE, AL 35801
18/04	CANSLER ST	SMITH WALTER W	CANSLER ST KNOXVILLE, TN 37921
18/21	223 DEADERICK AVE	BRAD CROISDALE	2105 WOODMERE DRIVE KNOXVILLE, TN 37920
19/10	402 CANSLER AVE	MCAFFEE JACK	402 CANSLER ST KNOXVILLE, TN 37921
19/17	BOYD STREET	FROST ROBERT B	735 BLUFF ST KNOXVILLE, TN 37919
21/01	BOYD ST	GILLESPIE PAUL	1950 SAXTON ST KNOXVILLE, TN 37915
22/01	317 DOUGLASS ST	BROWN KENNETH M	1810 BRANDAU AVE KNOXVILLE, TN 37921
24/05	119 DOUGLASS ST	WHITELAW WILLIE	120 MORNINGSIDES KNOXVILLE, TN 37915
24/08	115 DOUGLASS ST	STEPHENS ALBERTA S	2316 COVE FIELD RD KNOXVILLE, TN 37919
25/18	CANSLER AVE	HOLMES JAMES E MRS	221 CANSLER AVE KNOXVILLE, TN 37921

Typical Acquisition Process Under the Uniform Act*



*UNIFORM ACT REGULATION, EFFECTIVE 4-2-89

RELOCATION PLAN

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

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

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

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

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

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

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

Residential

- 1 Actual reasonable moving expenses supported by three commercial moving bids;
or
2. A Fixed Payment for residential moving expense and dislocation allowance.
(The payment schedule follows this section.)

Business

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

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

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

RESIDENTIAL MOVING EXPENSE AND DISLOCATION ALLOWANCE SCHEDULE
UNDER 49 CFR PART 24

STATE	OCCUPANT OWNS FURNITURE									OCCUPANT DOES NOT OWN FURNITURE	
	NUMBER OF ROOMS OF FURNITURE								EACH ADD. ROOM	FIRST ROOM	EACH ADD. ROOM
	1	2	3	4	5	6	7	8			
ALABAMA	250	350	450	550	625	700	775	850	75	200	25
ALASKA	350	500	650	800	925	1050	1175	1300	100	225	35
ARIZONA	250	400	550	650	750	850	950	1050	100	225	35
ARKANSAS	250	350	450	550	625	700	775	850	75	200	25
CALIFORNIA	250	400	550	650	750	850	950	1050	100	225	35
COLORADO	250	400	550	650	750	850	950	1050	100	225	35
CONNECTICUT	250	400	550	650	750	850	950	1050	100	225	35
DELAWARE	250	350	450	550	625	700	775	850	75	200	25
D. C.	250	400	550	650	750	850	950	1050	100	225	35
FLORIDA	250	350	450	550	625	700	775	850	75	200	25
GEORGIA	250	350	450	550	625	700	775	850	75	200	25
HAWAII	250	400	550	650	750	850	950	1050	100	225	35
IDAHO	250	350	450	550	625	700	775	850	75	200	25
ILLINOIS	250	400	550	650	750	850	950	1050	100	225	35
INDIANA	250	400	550	650	750	850	950	1050	100	225	35
IOWA	250	350	450	550	625	700	775	850	75	200	25
KANSAS	250	350	450	550	625	700	775	850	75	200	25
KENTUCKY	250	400	550	650	750	850	950	1050	100	225	35
LOUISIANA	250	350	450	550	625	700	775	850	75	200	25
MAINE	250	350	450	550	625	700	775	850	75	200	25
MARYLAND	250	400	550	650	750	850	950	1050	100	225	35
MASSACHUSETTS	250	400	550	650	750	850	950	1050	100	225	35
MICHIGAN	250	400	550	650	750	850	950	1050	100	225	35
MINNESOTA	250	400	550	650	750	850	950	1050	100	225	35
MISSISSIPPI	250	350	450	550	625	700	775	850	75	200	25
MISSOURI	250	350	450	550	625	700	775	850	75	200	25
MONTANA	250	350	450	550	625	700	775	850	75	200	25
NEBRASKA	250	350	450	550	625	700	775	850	75	200	25
NEVADA	250	400	550	650	750	850	950	1050	100	225	35
NEW HAMPSHIRE	250	350	450	550	625	700	775	850	75	200	25
NEW JERSEY	250	400	550	650	750	850	950	1050	100	225	35
NEW MEXICO	250	400	550	650	750	850	950	1050	100	225	35
NEW YORK	250	400	550	650	750	850	950	1050	100	225	35
NORTH CAROLINA	250	350	450	550	625	700	775	850	75	200	25
NORTH DAKOTA	250	350	450	550	625	700	775	850	75	200	25
OHIO	250	400	550	650	750	850	950	1050	100	225	35
OKLAHOMA	250	350	450	550	625	700	775	850	75	200	25
OREGON	250	400	550	650	750	850	950	1050	100	225	35
PENNSYLVANIA	250	400	550	650	750	850	950	1050	100	225	35
PUERTO RICO	250	350	450	550	625	700	775	850	75	200	25
RHODE ISLAND	250	350	450	550	625	700	775	850	75	200	25
SOUTH CAROLINA	250	350	450	550	625	700	775	850	75	200	25
SOUTH DAKOTA	250	350	450	550	625	700	775	850	75	200	25
* TENNESSEE	250	350	450	550	625	700	775	850	75	200	25
TEXAS	250	350	450	550	625	700	775	850	75	200	25
UTAH	250	350	450	550	625	700	775	850	75	200	25
VERMONT	250	350	450	550	625	700	775	850	75	200	25
VIRGIN ISLANDS	250	350	450	550	625	700	775	850	75	200	25
VIRGINIA	250	400	550	650	750	850	950	1050	100	225	35
WASHINGTON	250	400	550	650	750	850	950	1050	100	225	35
WEST VIRGINIA	250	400	550	650	750	850	950	1050	100	225	35
WISCONSIN	250	400	550	650	750	850	950	1050	100	225	35
WYOMING	250	350	450	550	625	700	775	850	75	200	25

EFFECTIVE FOR HUD-ASSISTED PROGRAMS: 4/2/89

PROPERTY MANAGEMENT PLAN

It is anticipated that approximately eighty-seven (87) acquired properties will be under management at various times during the redevelopment project. No funds will be expended for maintenance, improvements, or repairs, of acquired properties unless absolutely required. The primary objective of the property management activity will be to minimize the length of occupancy after acquisition, to relocate occupants as quickly and efficiently as possible into appropriate accommodations, (if relocation is required), and to maximize the sale or reuse of the properties as soon as feasible. Maintenance required for the health and safety of occupants or residents remaining in the area will be undertaken as required.

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

A rent schedule will be established in accordance with KCDC policy for all property which is occupied after acquisition. The occupant will be given the balance of the month in which the property is acquired on a rent free basis; however, rent payments must be made on the first day of the following month. Every effort will be made to relocate occupants (if required) prior to the date of closing, whenever possible, in order to avoid executing temporary leases and collection of rents. However, as previously mentioned, relocation is not anticipated, but provisions for this contingency are incorporated throughout the Plan.

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

PROCEDURE FOR CHANGES
IN THE
REDEVELOPMENT PLAN

CHANGES REQUIRING KCDC BOARD AND CITY COUNCIL APPROVAL

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

- (1) Changes In The Basic Project Objectives. It is KCDC and City Council's intent to permit KCDC Staff maximum flexibility in administering and adjusting the Redevelopment Plan without requesting approval in situations where basic redevelopment project objectives are not affected or undermined. However, any adjustment or proposed change in the form of an addition or deletion of a basic project objective, must be reviewed and approved by KCDC Board and City Council.
- (2) Budgetary Changes. The Project Financing Plan outlines an estimated budget for project execution. KCDC, in cooperation with the City Administration, may at their discretion amend the amounts budgeted for itemized expenditures provided for in the total project budget without formal approval. However, in the event an increase in the total project budget is required, specific approval and authorization must be received from KCDC Board and Knoxville City Council.

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

DISPOSITION PLAN

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

VACANT LAND

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

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

2. Land Assembled For Sale To A Private Developer. KCDC, with support from DCD, will solicit proposals for the development of single-family residential housing affordable to moderate income homebuyers. Proposed sale prices may not exceed the sale prices for houses eligible for financing through THDA tax-exempt bond funds. All selected plans will be reviewed by Metropolitan Planning Commission and

and the Tennessee Historical Commission for historic compatibility when the historic district is affected. Developers will include in their proposal the price they are offering to pay for the land; however, price is only one factor to be considered in selecting the developer. A write-down will be considered if needed to keep the housing affordable. Developers may present alternative proposals for consideration. Criteria to be considered in selecting proposals will include: affordability, positive impact on the neighborhood, compatible design, marketability of the units, and public cost.

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

IMPROVED LAND

1. Vacant Single-family Houses. As with vacant buildable lots, DCD will view applications submitted pursuant to the Homemakers Program and make recommendations to the KCDC Board for Homemakers according to the priorities and criteria established for that program. Often potential homemakers will qualify for low cost rehabilitation financing through the City's Housing Rehabilitation Programs, making it less likely that a write-down will be needed in the purchase price of the house. The goal will be to sell the houses for cost. A write-down will be allowable if needed to make a feasible project, with the minimum price being One Dollar (\$1.00).

If DCD and KCDC determine that it is not feasible for the house to be

purchased and rehabilitated through the Homemakers Program, bids will be solicited from private developers who agree to rehabilitate the property for residential use (or other use if consistent with the Redevelopment Plan) with the stipulation that plans are subject to the review and approval of the City and Metropolitan Planning Commission where applicable, and that necessary financing must be arranged within ninety (90) days of bid acceptance, and that the rehabilitation must be underway within sixty (60) days of property transfer.

2. Occupied Houses. Occupied properties will be sold to persons or organizations willing to offer existing tenants the right to occupy and lease a suitable dwelling in the house after rehabilitation is complete, unless they are evicted for cause, or unless there is not a unit in the house of suitable size for the family. Tenants will be provided relocation assistance if temporary or permanent displacement is required.

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

COMMERCIAL AND VACANT MULTI-FAMILY PROPERTIES

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

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

FINANCING PLAN

Implementation of the Redevelopment Plan will be financed with a combination of various federal, state, local, and private sources of funding. More specifically, the different components of the Plan will be financed as follows:

1. Land Acquisition And Related Expenses. These activities will be financed solely by Community Development Block Grant funds which have already been approved. City Council has previously authorized \$95,000 for the 1988-89 program year and \$270,000 for program year 1989-90. The total projected cost for Phase I is \$415,000. Current authorization is \$365,000 (\$95,000 + \$270,000), leaving a shortfall of \$50,000. Proceeds from sales of acquired properties should be sufficient to cover the shortfall.

The project budget for Phase I activities is as follows:

BUDGET

PHASE I ONLY

Property Acquisition.....	\$300,000
Appraisals.....	15,000
Title Opinions.....	6,000
Legal Fees & Expense.....	30,000
Administration.....	50,000
Contingency (includes court costs & relocation).....	<u>14,000</u>
TOTAL EXPENSES:	\$415,000

Phase II and future phases (if required) for land acquisition and related activities will be funded with CDBG funds from future entitlement grants as well as proceeds from sales of acquired properties with City Council approval.

2. Treatment Of Blighted Properties. Treatment of blighted properties will be carried out through cleanup and maintenance activities, code enforcement, demolition, rehabilitation and in-fill housing.

General cleanup, maintenance, and landscaping activities will be carried

out by private property owners with private funds. Code enforcement will be used when needed to encourage private property owners to carry out the required treatments. Code enforcement will be funded by the City with a combination of CDBG and general funds. The City has a full time code enforcement staff. Demolition will be either privately funded or carried out by the City funded demolition crew.

Sources of financing for rehabilitation of structures include: CDBG funds, Section 312 loan funds, Rental Rehabilitation funds, State of Tennessee H.O.U.S.E. Program funds, private funds, and the Historic Preservation Loan fund. The Department of Community Development has budgeted \$160,000 in CDBG funds for housing rehabilitation in the redevelopment area in program year 1989-90. In addition, \$200,000 is targeted for the historic district of the redevelopment area from the Historic Preservation Revolving Loan fund. Other sources of rehabilitation financing do not have specific amounts budgeted for the redevelopment area; however, the City of Knoxville Department of Community Development will give priority to the redevelopment area for applications for Section 312 loans and Rental Rehabilitation funds.

The source of financing for in-fill housing will primarily be private funds, including below-market interest rate loans from Tennessee Housing Development Agency. In limited cases, some new construction assistance for low/moderate income homebuyers will be available through the H.O.U.S.E. Program. Construction financing for new construction will be available through Mechanicsville Community Development Corporation. In addition, some new construction will be financed through contributions and with volunteer labor by Habitat for Humanity.

3. Infrastructure Improvements. The City's Capital Improvement Program for 1989-95 includes a projected \$200,000 for public improvements in the redevelopment area.

RESOLUTION NO. 89-58

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

APPROVING REDEVELOPMENT PLAN FOR

HISTORIC MECHANICSVILLE

WHEREAS, pursuant to provisions of Section 13-20 of the Tennessee Code Annotated, as amended, Knoxville's Community Development Corporation has prepared and referred to the Board of Commissioners of Knoxville's Community Development Corporation and to the City Council of Knoxville for review and consideration a Redevelopment Plan for Historic Mechanicsville; and

WHEREAS the City Council of Knoxville has directed Knoxville's Community Development Corporation to hold a public hearing for the purpose of determining the necessity for the adoption of the Plan, said public hearing was held on October 19, 1989; and

WHEREAS Knoxville's Community Development Corporation is committed to the goal of revitalizing the Mechanicsville Neighborhood of the City of Knoxville by eliminating blight and deterioration, and by stimulating and encouraging maximum development in conformance with the objectives of the City of Knoxville.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Knoxville's Community Development Corporation that the Historic Mechanicsville Redevelopment Plan conforms to the overall goals and objectives of the City of Knoxville and said Plan is hereby in all respects approved;

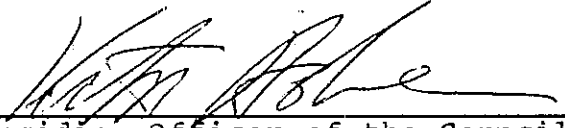
BE IT FURTHER RESOLVED that the Secretary is hereby directed to file a certified copy of said Redevelopment Plan with the minutes of this meeting.

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

3 SECTION 1: It is hereby found and determined that the
4 Project Area heretofore mentioned is a blighted area within the
5 meaning of Section 13-20-201 et seq., of the Tennessee Code
6 Annotated, as amended.

7 SECTION 2: Accordingly, the Redevelopment Plan for
8 Historic Mechanicsville Redevelopment Project is hereby approved,
9 and the Recorder be and is hereby directed to file a copy of said
10 Redevelopment Plan with the Minutes of this meeting.

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

13
14 
15 Presiding Officer of the Council

16 
17 Recorder

18 20 Nov 89
19 845 AM
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RESOLUTION NO. R-243-89

112.

RESOLUTION

A RESOLUTION OF THE COUNCIL
OF THE CITY OF KNOXVILLE
APPROVING REDEVELOPMENT PLAN
FOR HISTORIC MECHANICSVILLE

RESOLUTION NO: R-243-89

REQUESTED BY: KCDC

PREPARED BY: Law

APPROVED AS TO FORM AND
CORRECTNESS:

Director of Law
FINANCIAL IMPACT STATEMENT:

Director of Finance

APPROVED: 11-14-89

APPROVED AS
AN EMERGENCY
MEASURE:

MINUTE BOOK 53 PAGE

WHEREAS, pursuant to provisions of Section 13-20 of the
Tennessee Code Annotated, as amended, Knoxville's Community
Development Corporation proposes to undertake a Redevelopment
project identified as Historic Mechanicsville Redevelopment
Project, which project is generally bounded by Western Avenue,
Fifth Avenue, University Avenue and I-40/275; and

WHEREAS, there has been prepared and referred to the City
Council for review and consideration a Redevelopment Plan for the
project area, which Plan has been the subject of a public hearing
held on October 19, 1989, and has received approval of the Board of
Commissioners of Knoxville's Community Development Corporation.

Amendment No. 1
to the
Historic Mechanicsville Redevelopment Plan

Administered by:
Knoxville's Community Development Corporation
June, 1996

KNOXVILLE CITY GOVERNMENT

MAYOR - HONORABLE VICTOR H. ASHE

Vice-Mayor - Jack C. Sharp

Councilman - Larry G. Cox

Councilman - Nick Pavlis

Councilwoman - Jean Teague

Councilman - Ed Shouse

Councilman - William V. Powell, Jr.

Councilwoman - Carlene Malone

Councilman - Gary Underwood

Councilman - Ivan Harmon

**KNOXVILLE'S COMMUNITY DEVELOPMENT
CORPORATION**

BOARD OF COMMISSIONERS

CHAIRMAN - Alvin Nance

Commissioners:

Gaines Pittenger

Barry Brooke

Juanita Cannon

Janice Munsey

Raja Jubran

R. Culver Schmid

AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE HISTORIC MECHANICSVILLE REDEVELOPMENT PROJECT

INTRODUCTION

The Historic Mechanicsville Redevelopment Plan was approved and recommended to the Knoxville City Council by the Board of Commissioners of Knoxville's Community Development Corporation, by adoption of Resolution No. 89-58, on October 26, 1989.

On November 14, 1989, Knoxville City Council, by adoption of Resolution No. R-243-89, titled "A Resolution of the Council of the City of Knoxville Approving Redevelopment Plan for Historic Mechanicsville," resolved in part:

1. That the Project Area was found and determined to be a blighted area within the meaning of Section 13-20-201 et seq., of the Tennessee Code Annotated, as amended; and,
2. That the Plan for the Project Area had been reviewed and considered and was thereby approved.

Historic Mechanicsville is one of the oldest neighborhoods in the City and contains architectural diversity and historic significance. Prior to initiating the Redevelopment Plan, Mechanicsville was replete with vacant lots and dilapidated structures which were left unattended by their owners. Property taxes were not paid. Investment in the community was nonexistent. Deterrents to future stability had taken their toll. The neighborhood was characterized by under-utilization of land, poor public infrastructure and disinvestment. Of the 331 parcels of land in the five (5) square block target area, 115 were vacant. These conditions produced a general blighting influence which discouraged reinvestment in the area and severely limited the neighborhood's ability to reach its desired economic potential. The approval of the Redevelopment Plan has reversed the destruction of this historic area and improved the liveability and image of the community.

As approved, the major objectives of the Redevelopment Plan for Historic Mechanicsville provided for:

1. The elimination of blighting conditions in the area;
2. The creation of opportunities for cooperative development of new, affordable housing on vacant land;

3. Improvement of the City infrastructure system;
4. Elimination of inadequate lot sizes and the aggregation of land into useable tracts to permit varying degrees of utilization;
5. The elimination of inappropriate land uses in the project area;
6. The preservation and restoration of historic structures and support of a proposed historic zoning overlay area;
7. The beautification and improvement of the perimeter of the Center City core;
8. The increase of housing stock for all income levels with priority to low and moderate income persons;
9. The substantial improvement of the property tax yield for the neighborhood;
10. The involvement of residents and other concerned community groups in the redevelopment process.

The major objectives have been met and will continue to be accomplished with the approval of this amendment. Achievements to date in the Project Area include:

1. Over 70 vacant lots and substandard structures have been acquired and 85% conveyed to private owners and/or developers;
2. Twenty-six (26) units of scattered site public housing has been built;
3. Moses school has been rehabilitated and occupied;
4. Habitat for Humanity has built a dozen new homes on some of the vacant lots;
5. A private developer is presently constructing 19 units of single family housing on 33 vacant lots which were resubdivided;
6. An old historic firehall has been rehabilitated and reoccupied as a neighborhood fire station;
7. About 25 private rehabs of historic structures have been completed with others underway;
8. A juvenile mental health facility has been built and then expanded within the community;

9. A new day care facility has been established in a rehabilitated historic house;
10. A prototype house has been built and occupied by a couple who were raised in the neighborhood and left as adults;
11. Numerous public-aided rehabs have been completed in the area;
12. Sidewalks and other public improvements have been completed;
13. An historic overlay zone has been approved;
14. A new street was built for a new subdivision by closing an alley and a portion of another street;
15. Neighborhood organizations were empowered through involvement in the decision-making process.

While most of the objectives have been met, some additional stabilization work remains to be accomplished. Over time, some other properties in the area have become abandoned which need to be acquired for disposition. Additionally, other proposals which will permit redevelopment on remaining vacant land have been submitted which require an amendment to the Redevelopment Plan. Those revisions to the Plan, as set forth herein, represent an amendment to the original Plan.

AMENDMENT NO. 1

TO THE HISTORIC MECHANICSVILLE REDEVELOPMENT PLAN

The Redevelopment Plan for Historic Mechanicsville is hereby amended as follows:

- A. Properties to be acquired. The following properties designated by a block and parcel number which corresponds to the project area map identified by the attached "Exhibit A" will be added to the acquisition list for the following reasons:

<u>Block</u>	<u>Parcel</u>	<u>Reason for addition to property acquisition list</u>
3	14	Abandoned blighted house with title problems and back taxes
15	09	Vacant lot with defective title - will provide parking for Prince Building
19	07	Infill site
19	08	Infill site
19	25	Acquire and sell for rehab
20	01	Abandoned blighted structure
20	12	Dilapidated structure
21	01	Acquire and combine with 21-2 for infill site
21	02	Acquire and combine with 21-1 for infill site
22	02	Fire-damaged and abandoned structure
24	04	Vacant lot with title problems to be acquired for infill site or side yard

25	01	To be acquired if proposed project in not completed or if eminent domain is required to clear title problems
25	02	Same as 25-1
25	24	Same as 25-1
25	11	Vacant lot with title problems
25	12	Abandoned house with title problems

- B. Amendment to allow alternative use of buildable lots. All buildable lots may have alternative uses such as side yard, public space, or commercial use. Any zoning change must be approved through the Metropolitan Planning Commission. Specific requests approved at this time are:

<u>Block</u>	<u>Parcel</u>	<u>Alternative Use</u>
9	01, 02 & 15	OMNI Neighborhood Park
14	07	Neighbors on either side want to split to enlarge side yard
18	12	Alternative side yard use
18	20	Owner of 18-21 wants this lot to enlarge side yard




- C. Amendment to change reuse options for certain parcels. The following tracts of land may be rezoned to permit commercial, residential, office, health clinic, or mixed use projects.

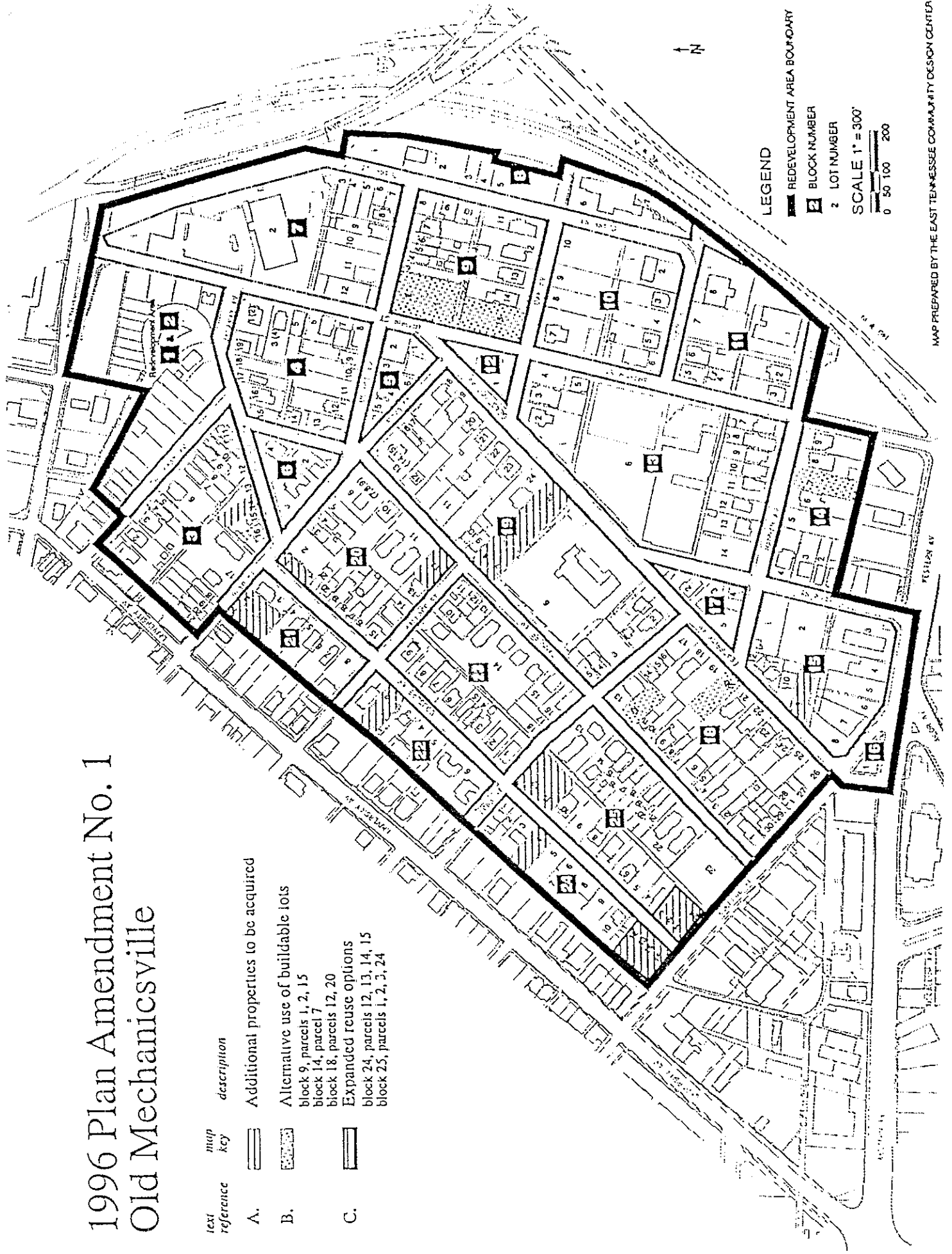
<u>Block</u>	<u>Parcel</u>	<u>Alternative Use</u>
24	12	Commercial, residential, office, health clinic, mixed use
24	13	Commercial, residential, office, health clinic, mixed use

24	14	Commercial, residential, office, health clinic, mixed use
24	15	Commercial, residential, office, health clinic, mixed use
25	01	Commercial, residential, office, health clinic, mixed use
25	02	Commercial, residential, office, health clinic, mixed use
25	03	Commercial, residential, office, health clinic, mixed use
25	24	Commercial, residential, office, health clinic, mixed use

- D. Sunset provision. This redevelopment project plan will terminate on January 1, 1998. After that date, all property held in KCDC's name will be transferred to the City of Knoxville for disposition through the HOME or Homemakers programs and any necessary future acquisitions required to stabilize the community will be handled on an individual basis utilizing the City of Knoxville Blighted Property Ordinance.

1996 Plan Amendment No. 1 Old Mechanicsville


text reference	map key	description
A.		Additional properties to be acquired
B.		Alternative use of buildable lots block 9, parcels 1, 2, 15 block 14, parcel 7 block 18, parcels 12, 20
C.		Expanded reuse options block 24, parcels 12, 13, 14, 15 block 25, parcels 1, 2, 3, 24




LEGEND

 REDEVELOPMENT AREA BOUNDARY

 BLOCK NUMBER

 LOT NUMBER

SCALE 1" = 300'

 0 50 100 200

Letters Supporting
Alternative Uses



KNOXVILLE LEADERSHIP FOUNDATION

"CONNECTING COMMUNITIES OF RESOURCE WITH COMMUNITIES OF NEED"
1427 EXETER AVENUE ■ KNOXVILLE, TENNESSEE 37921 ■ (615) 524 - 2774 637-5894

March 1, 1996

Mr. WM. Rogers Doughty
Construction Management Supervisor
City-County Building
400 Main Street, Room 515
P.O. Box 1631
Knoxville, TN 37901

FAX - 522-1927

Dear Rogers:

The purpose of this letter is to make known to you my desire to have Knoxville's Community Development Corporation deed over to the Knoxville Leadership Foundation three lots on Douglas Avenue. These lots are at the northern corner of the intersection of Douglas Avenue and College Avenue. They are identified on the tax map and on the zoning map as lots 28, 27, and 26.

The intention of the Knoxville Leadership Foundation in acquiring these three lots is to construct a medical clinic to provide primary health care to the Mechanicsville community. The Knoxville Leadership Foundation is a not-for-profit, 501(c)(3) corporation. Its tax identification number is 62-1574495. The foundation will house the development and initial operation of the clinic until an appropriate time when a neighborhood not-for-profit group is identified that can govern the operations of the clinic.

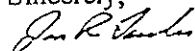
Currently, the Knoxville Leadership Foundation has the commitment of three physicians to give their time to the operation of the clinic on a three-day-a-week basis. The Knoxville Leadership Foundation, in agreement with the doctors, sees the clinic growing to service the neighborhood on a six-day-a-week basis. We have worked in a preliminary manner with Glen Lindsay of Lindsay and Maples architects to design a two phase building which would fulfill the code requirements and operational parameters that a medical clinic on these three lots would require.

The Knoxville Leadership Foundation understands that the three lots that we are seeking to acquire from the city would need to be re-subdivided into a one lot subdivision. We are ready to go to the Metropolitan Planning Commission to begin this process as soon as we secure ownership of the property.

I would appreciate it if you could be kind enough to expedite this process, for I have three doctors that are excited to begin working in Mechanicsville as soon as we can get a building ready for their services.

Please call me if you have any questions.

Sincerely,


Jon R. Lawler



OLD MECHANICSVILLE NEIGHBORHOOD INTEREST

Date: May 17, 1995

From: OLD MECHANICSVILLE NEIGHBORHOOD INTEREST GROUP (OMNI)

To: Rodgers Doughty

This is a proposal for the planning and development of a neighborhood park within the historic district of Old Mechanicsville. The residential and commercial growth in the area during the past five years has created a need for a small park.

The members of OMNI have expressed the need for a green space with a pavilion and an oval walking path around the perimeter of the park. The pavilion will provide a place to hold neighborhood activities, and the path will be beneficial to those who wish to walk for health reasons.

Old Mechanicsville in past years as well as the present has been a neighborhood that consists of older residents. Therefore, the need for a playground would be of little use to the area. Many of the small neighborhood children use the Helen Ross McNabb or the Fort Kidd playgrounds that are close by.

The proposed area for the park is lots 9-1 and 9-2 as listed in the Historic Mechanicsville Redevelopment Plan of August 1989. This area was chosen because it is centrally located and within walking distance of all residences in the area. Furthermore, the area is located across from the Old Mechanicsville Fire hall. The Fire hall is occupied on a twenty four hour bases and would be a deterrent to vandalism of the property.

The maintenance of the park will be provided by OMNI through grant funding and individual interest.

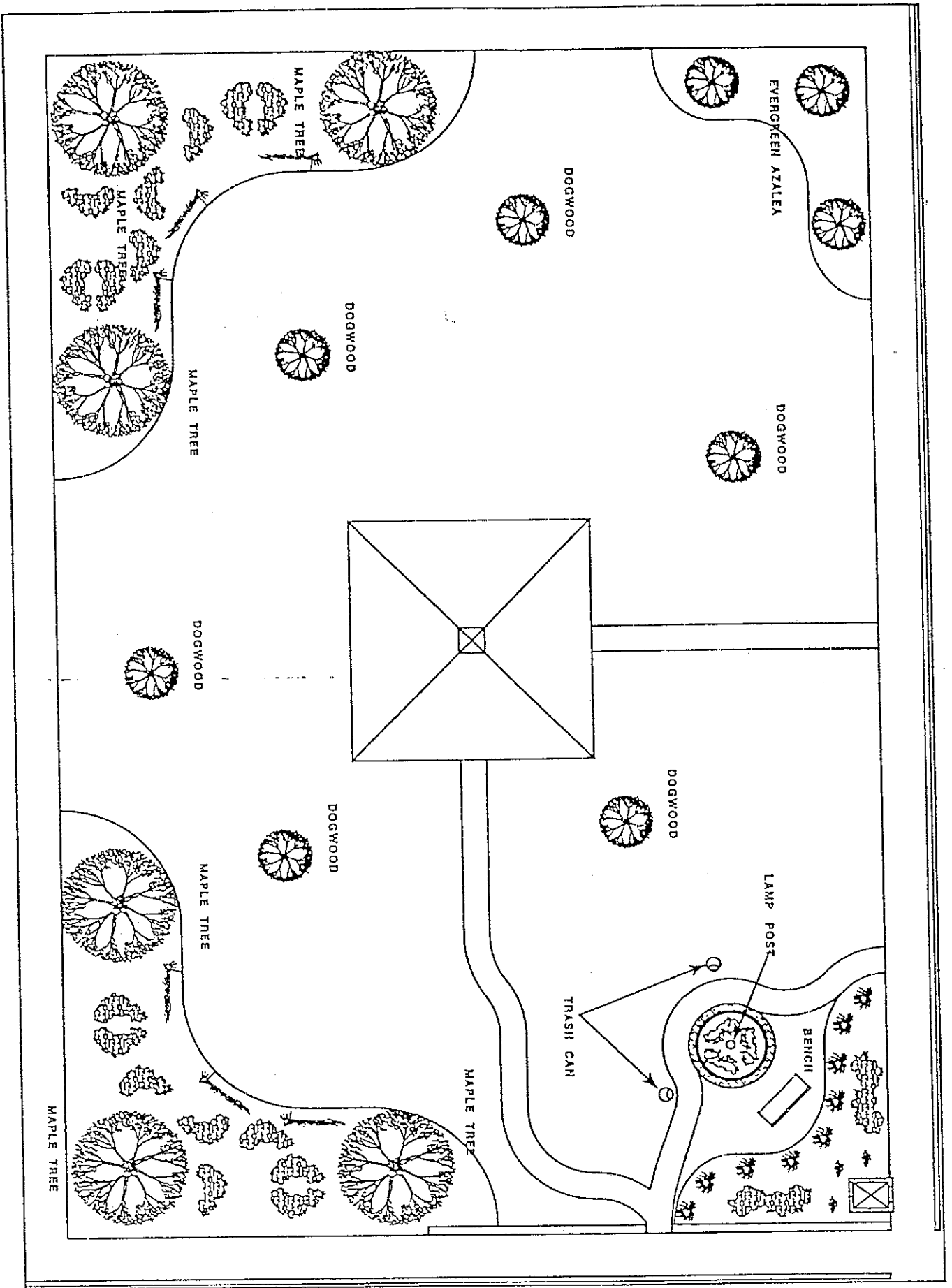
Respectfully yours,

Jackie Morelock

Jackie Morelock
Beautification Chairman
OMNI

Enclosure

ARTHUR STREET



14/07

Rec'd 7-22-94
WBJ

Paul Berney
1412 Hannah Av.
Knoxville, TN 37921
July 20, 1994

Dear Sir,

I truly appreciate your helping Herbert Carter and myself obtain 1408 Hannah Av. As I said earlier, the two of us live adjacent to lot 1408 Hannah, and we intend to divide it in half. Mr. Carter intends to build a drive way on his portion of the lot, and I intend to beautify the rest with shrubs, trees and a small garden.

I realize Mr. Doughty, that your time is important and I personally wish to thank you for the time you have taken to help me. Thank you very much.

Sincerely,

Paul Berney

11e.

RESOLUTION NO. R-279-96

R E S O L U T I O N

1 **A RESOLUTION OF THE COUNCIL OF**
2 **THE CITY OF KNOXVILLE**
3 **APPROVING AMENDMENT NO. 1 TO**
4 **THE HISTORIC MECHANICSVILLE**
5 **REDEVELOPMENT PLAN.**

RESOLUTION NO: R-279-96REQUESTED BY: KCDCPREPARED BY: Law

APPROVED AS TO FORM AND

CORRECTNESS: _____

Director of Law

FINANCIAL IMPACT STATEMENT: _____

Director of FinanceAPPROVED: 8-27-96

APPROVED AS

AN EMERGENCY

MEASURE: _____

MINUTE BOOK 60 PAGE _____

14 **WHEREAS**, on November 14, 1989, by adoption of Resolution No. R-243-89,
15 the Council of the City of Knoxville approved the Historic Mechanicsville Redevelopment
16 Plan; and

17 **WHEREAS**, on October 26, 1989, by adoption of Resolution No. 89-58,
18 Knoxville's Community Development Corporation ("KCDC") approved said
19 Redevelopment Plan; and

21 **WHEREAS**, due to developments which have occurred since its adoption, said
22 Redevelopment Plan has been the subject of numerous reviews and evaluations; and

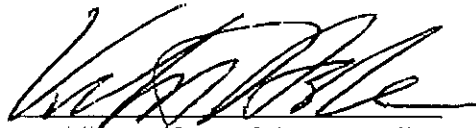
23 **WHEREAS**, the Council of the City of Knoxville directed KCDC to amend the
24 Redevelopment Plan to consider necessary revisions and also to conduct a Public Hearing
25 pursuant thereto, which hearing was held by KCDC on July 15, 1996, as required by
26
27
28

1 Section 13-20 of the Tennessee Code Annotated, as amended.

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

4 **SECTION 1:** Amendment No. 1 to the Historic Mechanicsville Redevelopment
5 Plan be and is hereby approved, and that the Recorder be and is hereby directed to file a
6 copy of Amendment No. 1 to said Redevelopment Plan with the minutes of this meeting.
7

8 **SECTION 2:** This Resolution shall take effect from and after its passage, the
9 welfare of the City requiring it.
10

11
12 
13 Presiding Officer of the Council

14 
15 Recorder
16
17
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28

RESOLUTION NO. R-552-97

R E S O L U T I O N

11pp.

1 A RESOLUTION OF THE COUNCIL OF
 2 THE CITY OF KNOXVILLE
 3 RESCINDING THE SUNSET
 4 PROVISION CONTAINED IN
 5 AMENDMENT NO. 1 OF THE
 6 HISTORIC MECHANICSVILLE
 7 REDEVELOPMENT PLAN AND
 8 AUTHORIZING KCDC TO PREPARE
 9 AMENDMENT NO. 2 TO THE
 10 HISTORIC MECHANICSVILLE
 11 REDEVELOPMENT PLAN.

RESOLUTION NO:

R-552-97REQUESTED BY: DevelopmentPREPARED BY: Law

APPROVED AS TO FORM AND

CORRECTNESS:

Director of Law

APPROVED:

12-16-97

APPROVED AS
 AN EMERGENCY
 MEASURE:

MINUTE BOOK 61 PAGE

15 WHEREAS, on November 14, 1989, by adoption of Resolution No R-243-89,
 16 the Council of the City of Knoxville approved the Historic Mechanicsville Redevelopment
 17 Plan; and

19 WHEREAS, on October 26, 1989, by adoption of Resolution No R-89-58,
 20 Knoxville's Community Development Corporation ("KCDC") approved said
 21 Redevelopment Plan; and

22 WHEREAS, on August 27, 1996, by adoption of Resolution No. R-279-96, the
 23 Council of the City of Knoxville approved Amendment No 1 to the redevelopment plan
 24 which included a Sunset Provision, terminating the plan on January 1, 1998; and
 25

1 **WHEREAS**, KCDC has secured a HOPE VI Grant to revitalize College Homes
2 and the surrounding Mechanicsville Community; and
3

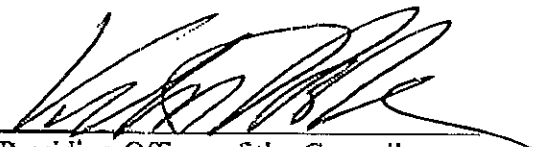
4 **WHEREAS**, the City plans to expand and continue the Mechanicsville
5 Redevelopment Project in order to implement and facilitate the HOPE VI Plan

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

8 **SECTION 1:** The sunset provision is hereby eliminated from Amendment No. 1
9 to Historic Mechanicsville Redevelopment Plan.
10

11 **SECTION 2:** KCDC is hereby authorized and directed to prepare Amendment
12 No. 2 and conduct a public hearing to enlarge the boundaries of the Historic
13 Mechanicsville Redevelopment Plan to incorporate the HOPE VI Revitalization Plan area.

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

17
18 
19 Presiding Officer of the Council

20 
21 Recorder
22
23
24
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Amendment No. 2

to the

HISTORIC MECHANICSVILLE REDEVELOPMENT PLAN

Administered by:

**Knoxville's Community Development Corporation
February, 1998**

Knoxville City Government

Mayor - Honorable Victor H. Ashe

Vice-Mayor - Jack C. Sharp

Councilman - Larry G. Cox

Councilman - Nick Pavlis

Councilwoman - Jean Teague

Councilman - Ed Shouse

Councilman - Danny Mayfield

Councilwoman - Carlene Malone

Councilman - Gary Underwood

Councilman - Ivan Harmon

Knoxville's Community Development Corporation

Board of Commissioners

Chairman - Alvin Nance

Commissioners:

Barry Brooke

Betty Horner

Juanita Cannon

Raja Jubran

Mike Cohen

J. Laurens Tullock

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AMENDMENT NUMBER TWO TO THE REDEVELOPMENT PLAN FOR THE HISTORIC MECHANICSVILLE REDEVELOPMENT PROJECT

INTRODUCTION

The Historic Mechanicsville Redevelopment Plan was approved and recommended to the Knoxville City Council by the Board of Commissioners of Knoxville's Community Development Corporation, by adoption of Resolution No. 89-58, on October 26, 1989

On November 14, 1989, Knoxville City Council, by adoption of Resolution No. R-243-89, titled "A Resolution of the Council of the City of Knoxville Approving Redevelopment Plan for Historic Mechanicsville," resolved in part:

- 1 That the Project Area was found and determined to be a blighted area within the meaning of Section 13-20-201 et seq., of the Tennessee Code Annotated, as amended; and,
- 2 That the Plan for the Project Area had been reviewed and considered and was thereby approved.

Historic Mechanicsville is one of the oldest neighborhoods in the City and contains architectural diversity and historic significance. Prior to initiating the Redevelopment Plan, Mechanicsville was replete with vacant lots and dilapidated structures which were left unattended by their owners. Property taxes were not paid. Investment in the community was nonexistent. Deterrents to future stability had taken their toll. The neighborhood was characterized by under-utilization of land, poor public infrastructure and disinvestment. Of the 331 parcels of land in the five (5) square block target area, 115 were vacant. These conditions produced a general blighting

influence which discouraged reinvestment in the area and severely limited the neighborhood's ability to reach its desired economic potential. The approval of the Redevelopment Plan has reversed the destruction of this historic area and improved the liveability and image of the community.

On August 27, 1996 the Knoxville City Council, by adoption of Resolution No. R-279-96, approved Amendment Number 1 to the Historic Mechanicsville Redevelopment Plan in order to facilitate additional neighborhood stabilization needed to accomplish the objectives of the Plan. Since the adoption of Amendment No. 1, additional abandoned properties in the area have been acquired for disposition. Additionally, redevelopment of vacant land has been facilitated through implementation of Amendment No. 1.

On October 8, 1997, Knoxville's Community Development Corporation was awarded a \$22 million HOPE VI Revitalization Grant for College Homes in the Mechanicsville Neighborhood. The purpose of the grant is to transform obsolete public housing developments and the surrounding neighborhoods into sustainable communities. KCDC solicited community participation and support in preparation of the HOPE VI Plan. In order to accomplish the HOPE VI objectives, the boundaries of the Historic Mechanicsville Redevelopment Plan need to be expanded to include much of the Mechanicsville Neighborhood. The revisions to the Plan, as set forth herein, represent amendment number 2 to the original Plan. A detailed description of the plan follows this section.

AMENDMENT NUMBER 2 TO THE HISTORIC MECHANICSVILLE

REDEVELOPMENT PLAN

DESCRIPTION OF PLAN

The Revitalization Plan for College Homes and Mechanicsville satisfies the objectives established for the HOPE VI Revitalization Grant Program and the existing Historic Mechanicsville Redevelopment Plan. This amendment is necessary to expand the boundaries of the existing redevelopment plan to enable KCDC to implement the HOPE VI Plan. A map of the proposed redevelopment area follows this section.

The new site design of the existing College Homes housing development removes the isolation of low-income residents from the Mechanicsville neighborhood. Concentration of poverty is reduced by demolishing obsolete and increasingly unmanageable buildings and replacing them with single-family detached homes on the existing College Homes site and scattered throughout Mechanicsville. The planned design establishes a traditional street grid that links the revitalized site with the surrounding neighborhood. Newly constructed homes that are sympathetic with the historic nature of the Mechanicsville neighborhood, result in a revitalized mixed-income community with a preponderance of homeowners. This concept also stimulates resident training and employment, and reduces the incidents of crime and resident fear of violence.

Extent of Demolition/Disposition

All 320 obsolete and increasingly unmanageable housing units in the College Homes Project, built in 1938, will be demolished along with all utility infrastructure. Public rights-of-way through the site and Maria Avenue on the southern border will be abandoned. In addition, retaining walls along the northern perimeter of the site will be removed with the site being recontoured to its original profile.

The original 15.1 acre footprint of the College Homes project will be extended by an additional 10.7 acres with the acquisition of four blocks and street rights-of-way south of the project and adjacent to Western Avenue (Block numbers 46 and 47). This acquisition will help the site become a positive element in the Mechanicsville community by eliminating blighted residential and commercial property adjoining the site.

This four block area, with College Homes on the north, Western Avenue on the south, the realigned Shea Street on the West, and University Avenue on the east—currently accommodates 3 church structures, eleven substandard residents and one business. These structures will be demolished to accommodate realignment of utility infrastructure and subsequent construction of new housing units for the elderly and disabled on the expanded College Homes site. In addition, a triangular block and adjoining segment of College Avenue, totaling 1.3 acres, will be acquired on the northern corner of the College Home site. This “expanded footprint” for on-site housing totals 27.1 acres.

The proposed HOPE VI College Homes Revitalization Plan proposes 50 two-bedroom semi-detached units for the elderly and disabled, all of which will be located on the expanded “footprint”. Eighty three-bedroom detached units will be constructed within the “footprint” as **Passport Housing** with occupancy limited to five years for those under contract as part of a self-sufficiency program. Public Housing designed for home ownership under Section 5(h) and rental will be constructed in the Mechanicsville neighborhood.

Narrow winding streets currently existing on the site will be replaced with a block street pattern that closely resembles the Mechanicsville neighborhood to the north of the site. One hundred and forty-nine lots of the total inventory of 332 vacant lots and 70 lots with substandard or abandoned houses will be assembled for Mechanicsville in-fill housing. Fourteen lots used for

in-fill housing are currently owned by KCDC or the City of Knoxville. Thirty-five in-fill lots currently have city tax liens resulting from unpaid taxes or city liens for the unpaid cost of city-ordered demolition and site clearing. An additional 79 in-fill lots are currently vacant and in private ownership. The remaining 21 in-fill lots in this assembly are privately owned properties with substandard or abandoned structures.

Community Alterations, Improvements, Additions

The physical environments of the College Home site will be radically changed by the revitalization plan to lessen the isolation of the site from the Mechanicsville neighborhood and provide a positive asset for the larger community. Narrow winding internal streets on the site will be removed and replaced with the grid street pattern that existed before construction of the project. This neighborhood block pattern will have the same character as the larger Mechanicsville neighborhood, with residential lots of limited frontage and sufficient depths to accommodate ample front and rear yards. Vacant lots and abandoned homes which currently blight the Mechanicsville neighborhood will be removed and replaced with in-fill housing that is sympathetic with the architectural style of the historic Mechanicsville district and the building mass of existing neighborhood streets. A portion of the expanded site may be set aside for institutional and retail activities.

Proposed On-Site Housing

On-site housing will be located on the “expanded footprint” of 27.1 acres. The new structures will provide housing for elderly and disabled residents and families engaged in training and employment. Opportunities for self-sufficiency will be advanced through the implementation of KCDC’s **Passport Housing** concept. The three-bedroom detached public housing rental units will be located on their own lots which range in width from 55 to 60 feet with depths of 100 to 120 feet.

Architectural and landscaping design elements will be used to create a street scape similar to Mechanicsville in its prime. City rights-of-way, including 26-foot-wide streets and sidewalks, will consume an additional 5.4 acres of land on the site. Off-street parking will be accommodated by parking pads adjacent to each housing unit.

Proposed Off-Site Housing

A total of 100 in-fill housing units have been proposed for the Mechanicsville neighborhood. The Mechanicsville neighborhood will receive 100 three-bedroom, single-family, detached, one- and two-story houses suitable for HUD 5 (h) public housing, 50 for home ownership and 50 for rental. These three-bedroom units will average 1,200 square feet in size. The Mechanicsville housing will be designed in Victorian two-story and Bungalow styles to blend with the surrounding homes. Households eligible for ownership of these in-fill 5(h) housing units are expected to earn between 50 and 80 percent of the area's median income (AMI), which is \$33,779 for 80% AMI households.

An analysis of estimated 1996 medium household income and medium value for owner-occupied housing shows that there will be no adverse impact to the neighborhoods from the introduction of this in-fill housing.

1996 CENSUS DATA				
	Census Tract 12 (Includes College Homes)	Census Tract 13	City of Knoxville	Knox County
1996 Median Household Income	\$8,111	\$17,168	\$25,784	\$33,748
1996 Median Value For Owner Occupied House	\$32,292	\$31,103	\$61,464	\$78,548

Only elderly, disabled, and those enrolled in the **Passport Housing** program will be permitted to return. The in-fill 5(h) housing is reserved for graduates of **Passport Housing** who have incomes above 50 percent of the median family income. The in-fill housing will support and maintain the current stable home ownership base in the community.

Site Acquisition

The College Homes public housing project currently occupies 15.1 acres owned by KCDC. The blocks south of the current site on Western Avenue contain an additional 10.7 acres plus another 1.3 acres for a triangular block acquired on the northern corner of the College Homes site. The four blocks along Western Avenue contain 51 parcels, with 19 of the lots occupied by commercial, institutional, and residential structures. The remaining 32 lots are vacant. It is estimated that the acquisition cost of these two blocks will be \$1.5 M, including one-half million dollars for the estimated value of structures located on these lots. Included in this acquisition cost is the triangular block at the northern corner of the site with three lots and two houses.

Acquisition of land in Mechanicsville for in-fill housing will require the assembly of 149 properties, including 10 properties owned by KCDC, 4 properties owned by the city, 30 privately owned vacant lots with city demolition liens, and 5 privately owned lots with substandard housing holding city tax liens. The estimated cost of these 49 Mechanicsville lots is \$142,500. An additional 79 privately owned vacant lots and 21 privately owned lots with substandard houses will also be acquired. These 100 lots have an estimated acquisition cost of \$357,500. The total acquisition cost for all 149 properties in Mechanicsville will be \$500,000. This acquisition cost, based on the condemnation value of these properties, has been included in the estimate for total development cost funding for the HOPE VI Grant.

Non-Housing Structures

Currently there is only 1 non-housing structure included in the proposed revitalization plan. A residential services center containing 2,400 square feet is located in the center of the expanded footprint of the site. The estimated cost of this residential services center will be \$120,000.

Infrastructure and Site Improvements

The revitalization plan requires the total demolition of all structures, roads, and infrastructure in the expanded “footprint”. The new infrastructure will be rebuilt as part of the HOPE VI program.

Physical Anti-Crime Measures and/or Enhancements

The site design for the College Homes revitalization recognizes that proper design and effective use of the building environment can lead to a reduction in the fear and incidence of crime, and improvements in the quality of life for the residents. The following four defensible space design concepts are utilized in the site plan: natural surveillance, natural access control, territorial reinforcement, and density control.

Natural surveillance features included in the College Homes revitalization plan are listed below.

- Provide exterior housing amenities that attract “watcher, and gate keepers”, including front porches and steps, amiable front yards, and street-side planting beds.
- Locate windows on all four sides of single-family detached and duplex homes to eliminate blind spots around the property.
- Equip the house with central air conditioning to eliminate the noise and visual obstruction of window-mounted air conditioning units that hamper audio and visual surveillance.
- Place occupant parking stalls within line of site of the housing unit.

- Delineate lot boundaries by the use of raised concrete curbs between sidewalk and front yard and perimeter fencing along the side and rear lot lines.
- Install transparent metal fencing rather than landscape hedges or wood-slant privacy fences along the side and rear lot lines.
- Moderate, intense, pole-mounted street lighting, and provide home porch and rear yard night lighting activated by motion detectors

Natural access-control features included in the plan are listed below.

- Install entrance monuments at street entrances to the neighborhood to notify non-residents that they are entering semi-public thoroughfares that have surveillance by residents.
- Install four-way stop signs at intersections to slow traffic and improve pedestrian safety
- Designate private driveways serving the housing clusters for the elderly and disabled residents as one-way to discourage and slow traffic flow.
- Segment parking areas for housing units for the elderly and disabled into small groupings of spaces that are adjacent to and within the line of sight of these duplex housing units.

Territorial reinforcement features included in the plan are listed below.

- Reduce the number of housing units facing onto a common yard area by delineating lot boundaries and promoting yard ownership
- Increase the active use of yard space by providing relatively level front and back yards that range in depth from 35 to 45 feet
- Provide an open field of vision of the street and front yard from the front porch and front rooms of the house
- Reduce the number of residents using common parking areas.

Density-reduction features included in the plan are listed below.

- Reduce the on-site density from 24.6 to 4.8 housing units per acre.
- Slightly increase the density of the Mechanicsville neighborhood blocks adjacent to the site from 4.1 to 5.5 housing units per acre, which is still within acceptable limits for Victorian era residential neighborhoods and less than the original density of this area.
- Create a general feel of openness and privacy that will not hamper resident surveillance while not dismissing the massing of existing housing along Mechanicsville neighborhood streets.

Design Objectives and Consideration

The revitalization plan reduces density and isolation, creates defensible space which blends in design with the surrounding neighborhood and establishes mixed income sustainable communities which integrate generations.

The College Homes revitalization project recognizes and promotes the goals and objectives of current redevelopment activities, such as those outlined in *The Heart of Knoxville Empowerment Zone Strategic Plan*. The plan vision proposes to join residents together with the people and resources of community agencies, private sectors, and government to create:

- opportunities for individuals, starting with excellence in education, housing, social service and health care;
- expand high quality, sustainable economic opportunities;
- promote safe, involved, diverse neighborhoods with effective resident leadership; and
- propose a clean, striving, and self-renewing community, beautiful to look at, reflecting pride in respect for its people, environment, culture and heritage.

In addition, the College Homes revitalization project seeks to stimulate training and employment for those in affordable housing units and create home ownership opportunities in the Mechanicsville neighborhood. It is believed that these goals will result in housing sites that are a positive asset to the Mechanicsville neighborhood and the larger community.

Other Revitalization Plans

The community involvement and shared ownership of the revitalization activities in the neighborhood are evident through several economic activities that recently have been completed. Revitalization activities planned for the neighborhood include:

- a new community drug store has been completed on the corner of University and Western avenues, opposite the proposed site;
- a portion of the Mechanicsville neighborhood has been placed on the National Registry for Historic Places as an historic district, and the design guidelines for the historic neighborhood have been developed;
- Western Avenue, which provides a gateway from the project area to the heart of the City of Knoxville, is currently being widened to four lanes;
- planned construction of a medical clinic in the neighborhood one block from the current College Homes site;
- rehabilitation of the historic brick structure for the medical facility on Western Avenue, 3 blocks from the site;
- planned location of an engineering firm office to commercially zoned land on Western Avenue close to the site.

Post Revitalization Site and Neighborhood

The demolition of 320 dwelling units and community buildings will signal the next step for “a new beginning” for College Homes, and the Mechanicsville neighborhood. The footprint of existing development will be expanded to natural boundaries on the south, east, and west. The existing obsolete structures will be replaced with detached single-family homes and duplexes. The new structures will be designed as a part of the larger Mechanicsville urban context. The homes will be compatible in scale, arrangement, materials, and in architectural details with the historic Mechanicsville neighborhood, and the reconstructed grid street pattern will knit this development seamlessly into its surroundings to end the isolation of the current public housing project. Each home will have its own identity: front porch, driveway, and yard. Non-defensible, open space will be replaced with private yards to promote pride and ownership, and resident surveillance. Future residents will be working families of modest income who will have the opportunity through KCDC’s **Passport Housing** Program to move from rental housing to ownership.

Single-family detached homes will be constructed as in-fill housing in the Mechanicsville neighborhood and act as a prototype for rehabilitation and upgrading of adjacent structures. The in-fill housing will be constructed on the least-desirable vacant lots, and allow more desirable tracts of land in the neighborhood to be developed by private-sector and non-profit organizations. Through **Passport Housing** Programs, this in-fill housing will initially include both rental and 5(h) housing designed to move **Passport** graduates to home ownership.

The College Homes revitalization project is critical to the continued redevelopment of the Mechanicsville neighborhood. This project will spark additional reinvestment in the neighborhood through housing revitalization and rehabilitation, creation of new jobs through housing-unit construction and increased property value for all owners in the neighborhood.

Within 4 years:

- ✓ The 320 isolated, deteriorated College Homes project will no longer exist as a drag on the neighborhood;
- ✓ The vacant lots and lots with substandard or abandoned houses in the Mechanicsville neighborhood will be reduced by over one-third;
- ✓ The average value of housing units in the neighborhood will increase by 13.9% without consideration of inflation;
- ✓ The median household income will increase by 13.0% without consideration of inflation; and,
- ✓ The removal of College Homes and the construction of for sale in-fill housing will reduce the incidents of crime in the neighborhood and enhance residents' sense of well being and personal safety.

AMENDMENT NO. 2

TO THE HISTORIC MECHANICSVILLE REDEVELOPMENT PLAN

The Redevelopment Plan for the Historic Mechanicsville is hereby amended as follows:

- A. Expansion of the boundaries of the Redevelopment Plan area The Historic Mechanicsville Redevelopment Plan Area will be bounded by Western Ave. on the south; Reynolds St., College St. and Booker St. on the west; Iredell Ave. and W Fifth Ave. on the north; and I-275 on the east
- B. Properties to be acquired to expand the existing public housing footprint These acquisitions will allow reconfiguration of the site to accommodate the new **Passport** neighborhood, consisting of single family and elderly housing, as described in the plan. The existing structures on Block 45, College Homes, will be demolished.

<u>Block</u>	<u>Parcel</u>
46	ALL
47	ALL
48	ALL

- C. Properties identified as potential sites for in-fill housing and subject to acquisition
Pending acquisition, the following vacant properties could be used for in-fill housing.

PREFERRED ACQUISITION LOTS

<u>Block</u>	<u>Parcel</u>	<u>Block</u>	<u>Parcel</u>	<u>Block</u>	<u>Parcel</u>
20	2	31	7	35	9
25	5	31	8	35	10
29	7	31	9	36	4
29	8	31	10	36	5
29	9	31	11	37	5
29	10	32	1	37	7
29	12	34	8	37	8
29	13	34	9	37	9
30	1	35	1	37	10
30	2	35	2	37	11
30	3	35	3	37	12
31	1	35	4	37	15
31	3	35	5	39	1
31	4	35	6	39	2
31	5	35	7	39	3
31	6	35	8	39	7

<u>Block</u>	<u>Parcel</u>
39	9
39	10
39	13
39	18
40	1
40	15
40	16
40	17
40	18
40	19
40	20
40	21
40	22
41	11
41	12
42	6
42	7
42	8
42	10
42	11
42	12
42	15
42	16
42	22
42	23
42	24
42	25
42	27
43	2
43	15
43	16
43	17
43	18
43	23

<u>Block</u>	<u>Parcel</u>
43	27
43	28
44	5
44	7
44	11
44	12
44	13
44	14
44	15
44	16
44	17
50	5
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50	19
50	20
50	21
50	24
50	25
50	26
51	12
52	2
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52	4
52	5
52	6
52	7
52	8
52	18
52	19
52	20
52	24
52	25
53	12

<u>Block</u>	<u>Parcel</u>
53	17
53	18
53	19
59	10
59	11
60	3
60	4
61	5
61	8
62	1
62	2
62	8
62	9
62	11
62	12
63	1
63	2
63	3
63	4
63	5
63	6
63	8
63	9
63	10
63	11
63	12
64	5
64	6
64	9
64	10
64	11
67	6
67	7

POSSIBLE ACQUISITION LOTS

<u>Block</u>	<u>Parcel</u>
1	3
1	4
1	5
1	6
1	7
1	8
1	9
2	1
2	2

<u>Block</u>	<u>Parcel</u>
2	3
2	4
2	5
2	6
2	7
2	8
2	9
2	10
2	11

<u>Block</u>	<u>Parcel</u>
6	1
6	2
8	3
8	4
8	5
9	13
10	4
18	28
25	1

<u>Block</u>	<u>Parcel</u>	<u>Block</u>	<u>Parcel</u>	<u>Block</u>	<u>Parcel</u>
25	2	41	8	64	4
25	3	51	1	64	13
25	24	52	10	64	14
26	5	52	11	64	15
30	6	52	12	64	16
30	7	52	16	64	17
33	1	52	17	64	18
33	2	53	14	66	2
34	3	53	15	66	3
36	6	54	1	66	4
36	7	54	2	66	5
36	8	54	3	66	14
36	9	54	4	67	1
36	10	54	5	67	18
36	11	54	6	67	19
36	12	57	5	67	20
36	13	57	6	67	21
36	14	57	7	67	22
40	10	57	8	67	23
40	11	58	25	67	27
40	12	62	16	67	28
41	2	62	17	67	29
41	3	64	2	67	30

D. Properties subject to acquisition for commercial, institutional, public space or office use.

<u>Block</u>	<u>Parcel</u>	<u>Block</u>	<u>Parcel</u>	<u>Block</u>	<u>Parcel</u>
26	14	29	4	44	21
All of Block 28		29	5	44	22
29	1	44	18	44	23
29	2	44	19	44	24
29	3	44	20		

- E. Financing Plan Implementation of Amendment No. 2 of the Redevelopment Plan will be financed with a combination of federal, state and local sources of funding. More specifically, the different components of the plan will be financed as follows:

<u>Source</u>	<u>Amount</u>
HOPE VI	\$20,676,000
KCDC	420,000
Comprehensive Grant Funds (KCDC)	2,700,000
Equity Tax Credits	4,629,675
Perm. Mortgage/Sales	2,000,000
City of Knoxville	675,000
Knoxville Utilities Board	500,000
Total	\$31,600,675

<u>Use</u>	<u>Amount</u>
Architectural & Engineering	\$ 1,000,000
Consulting	200,000
Demolition	1,750,000
Infrastructure	2,700,000
Legal & Accounting	275,000
Project Management	1,000,000
Relocation	685,000
Construction	14,700,000
Construction Interest	805,000
Equipment	150,000
Issuance Cost	230,000
Permits & Fees	65,000
Taxes & Insurance	32,500
Case Management	747,500
Resident Training	747,500
Marketing	135,000
Rentup Reserve	102,500
Resident Services Center	150,000
Developer Overhead Allowance	920,250
Development Fee	1,934,425
Land Acquisition	2,000,000
Title/Record	115,000
Development Contingency	576,000
Construction Contingency	580,000
Total	\$31,600,675

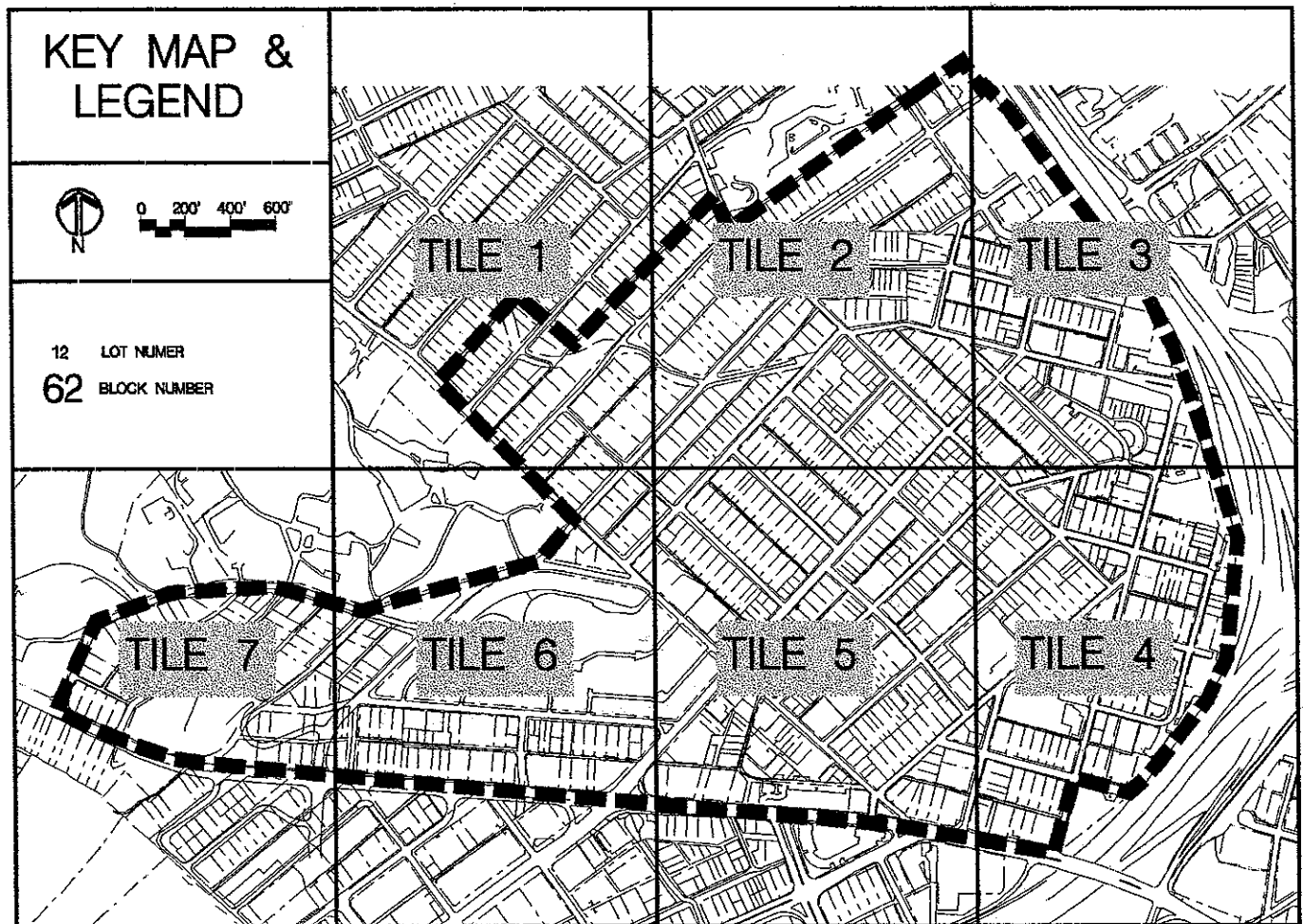
- F. Changes in Land Use. Blocks 46 and 47 will be changed from the current mixed use to single family residential. KCDC will apply for zoning to accommodate this change. Other possible changes in land use may occur in Blocks 28, 29, and 44.

- G. Land Acquisition and Relocation. All land acquisition and relocation activities will be subject to the federal “Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646)” as approved in the original Historic Mechanicsville Redevelopment Plan. Acquisition and relocation activities shall be closely monitored to assure that displaced persons do not suffer disproportionate injury as a result of this redevelopment plan.
- F. Original Plan and Amendment Number One. All of the provisions of the original redevelopment plan and amendment number one shall remain in full force and effect except the sunset provision contained in amendment number one which has been rescinded by City Council.



APPENDIX 1

PROJECT BOUNDARY MAPS

AMENDMENT #2 TO
HISTORIC MECHANICSVILLE REDEVELOPMENT PLAN:
NEIGHBORHOOD PLAN WITH PROJECT BOUNDARY PLUS
PREFERRED AND POSSIBLE ACQUISITION PARCELS



LEGEND

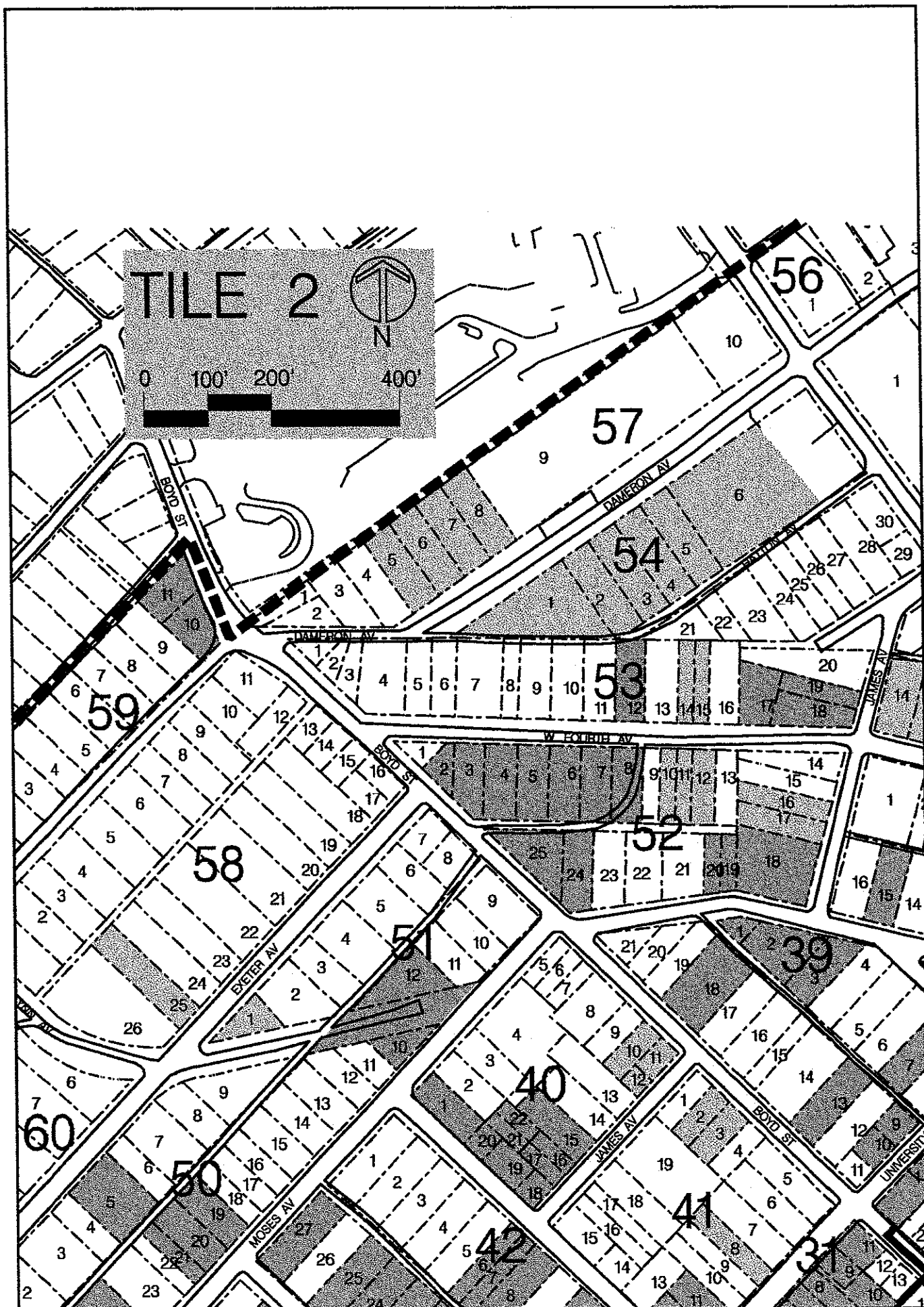
-  PREFERRED ACQUISITION LOTS
-  OTHER POSSIBLE ACQUISITION LOTS

Revision Date: 2-18-98

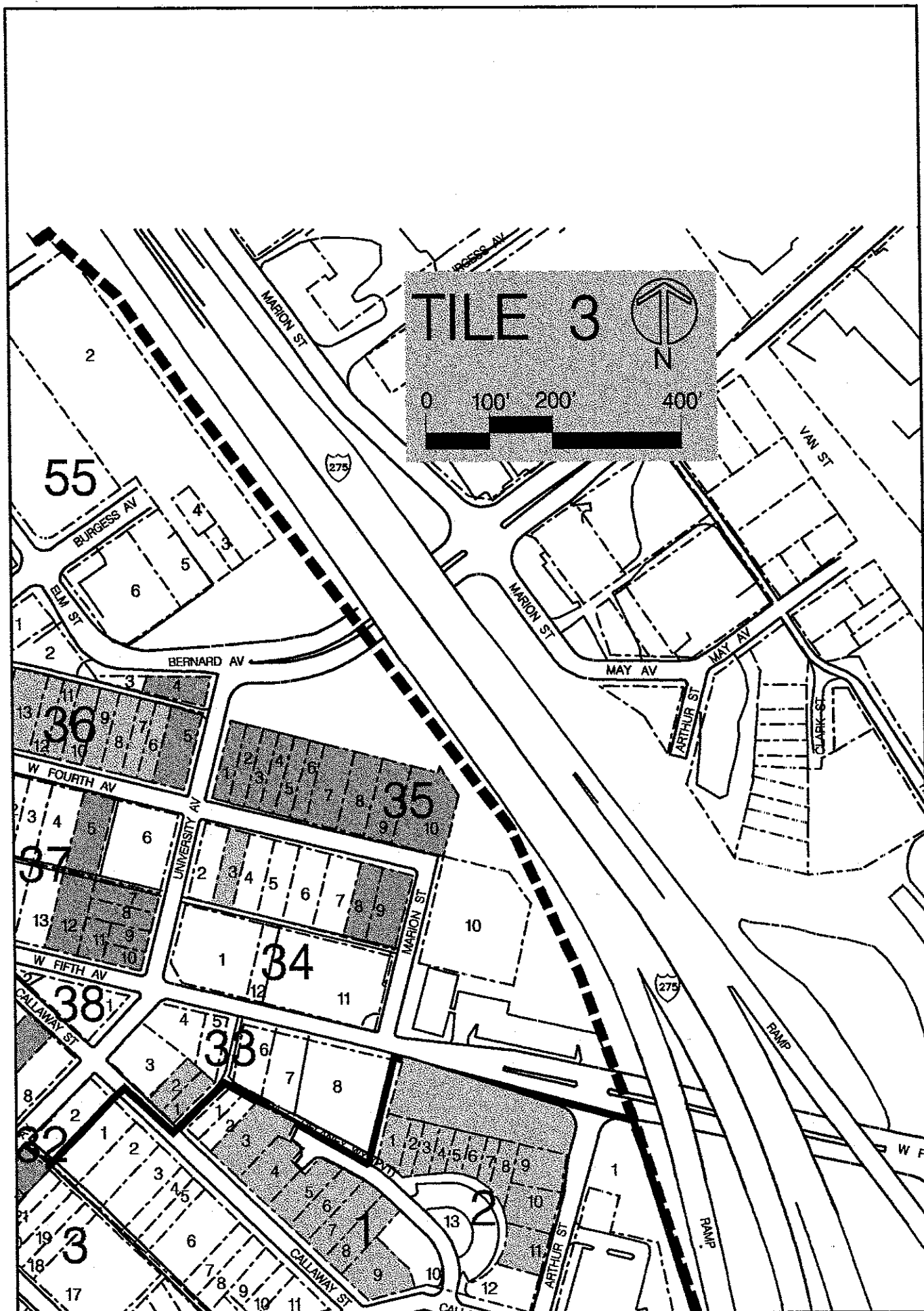
• KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION •



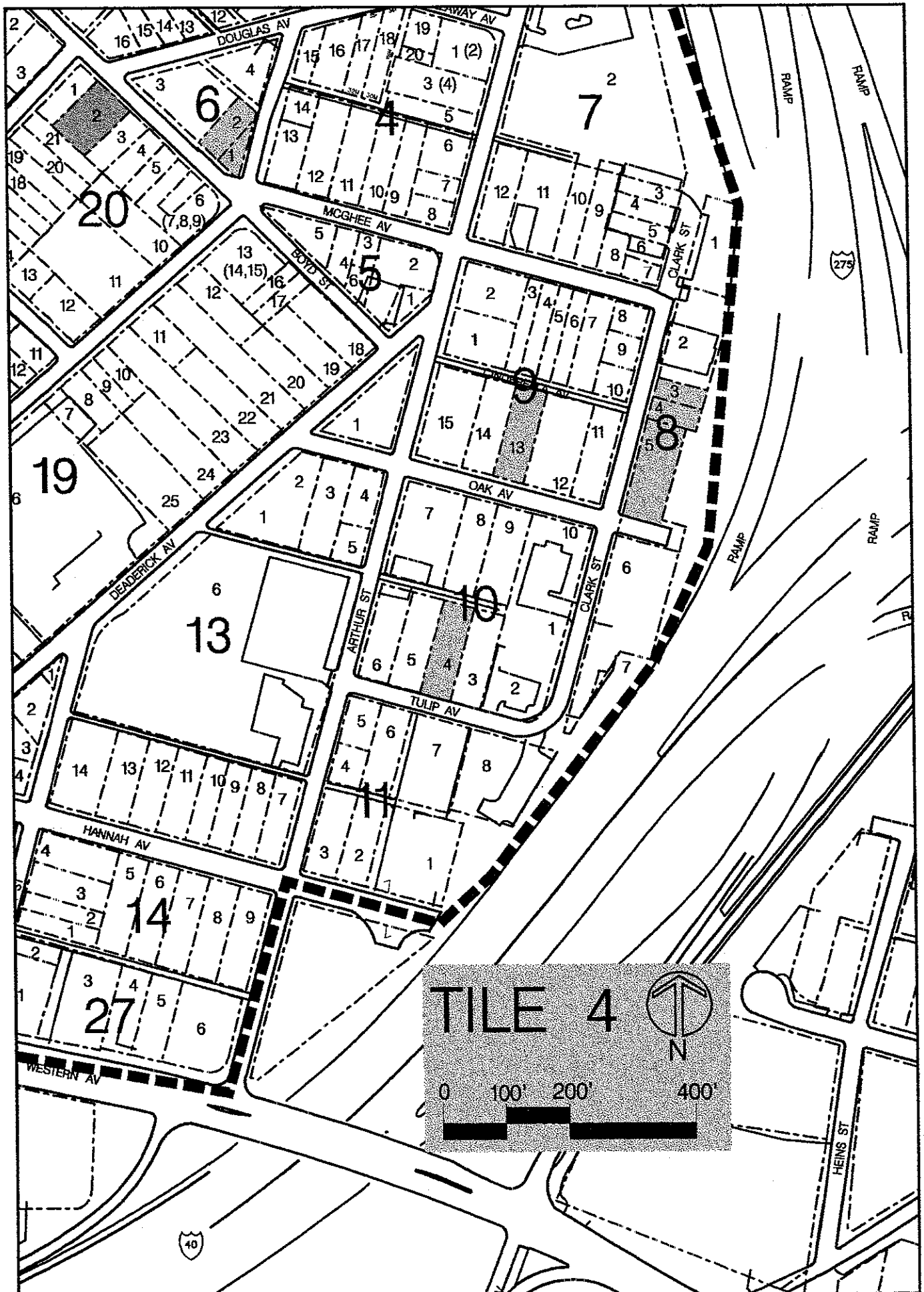
Revision Date: 2-18-98



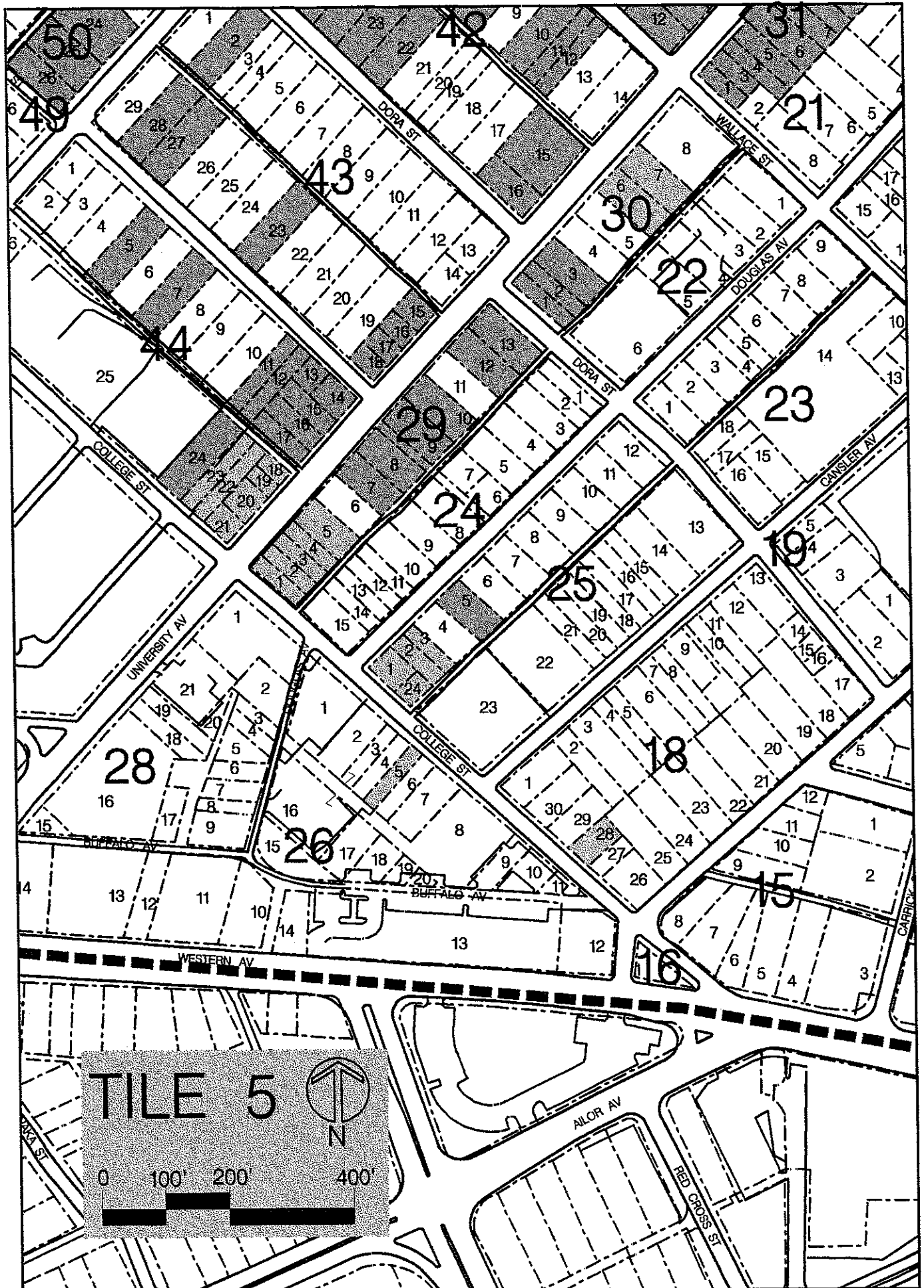
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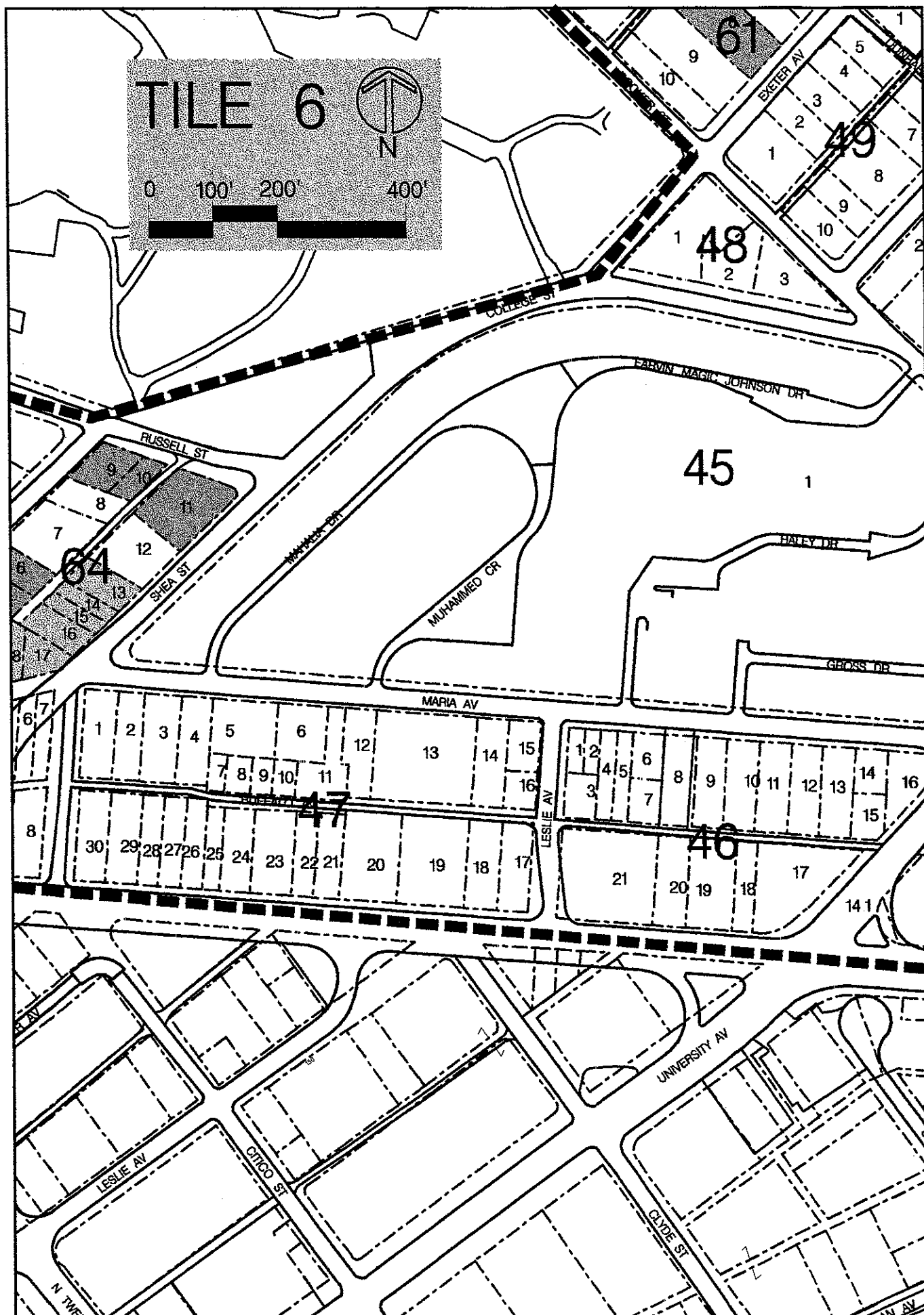
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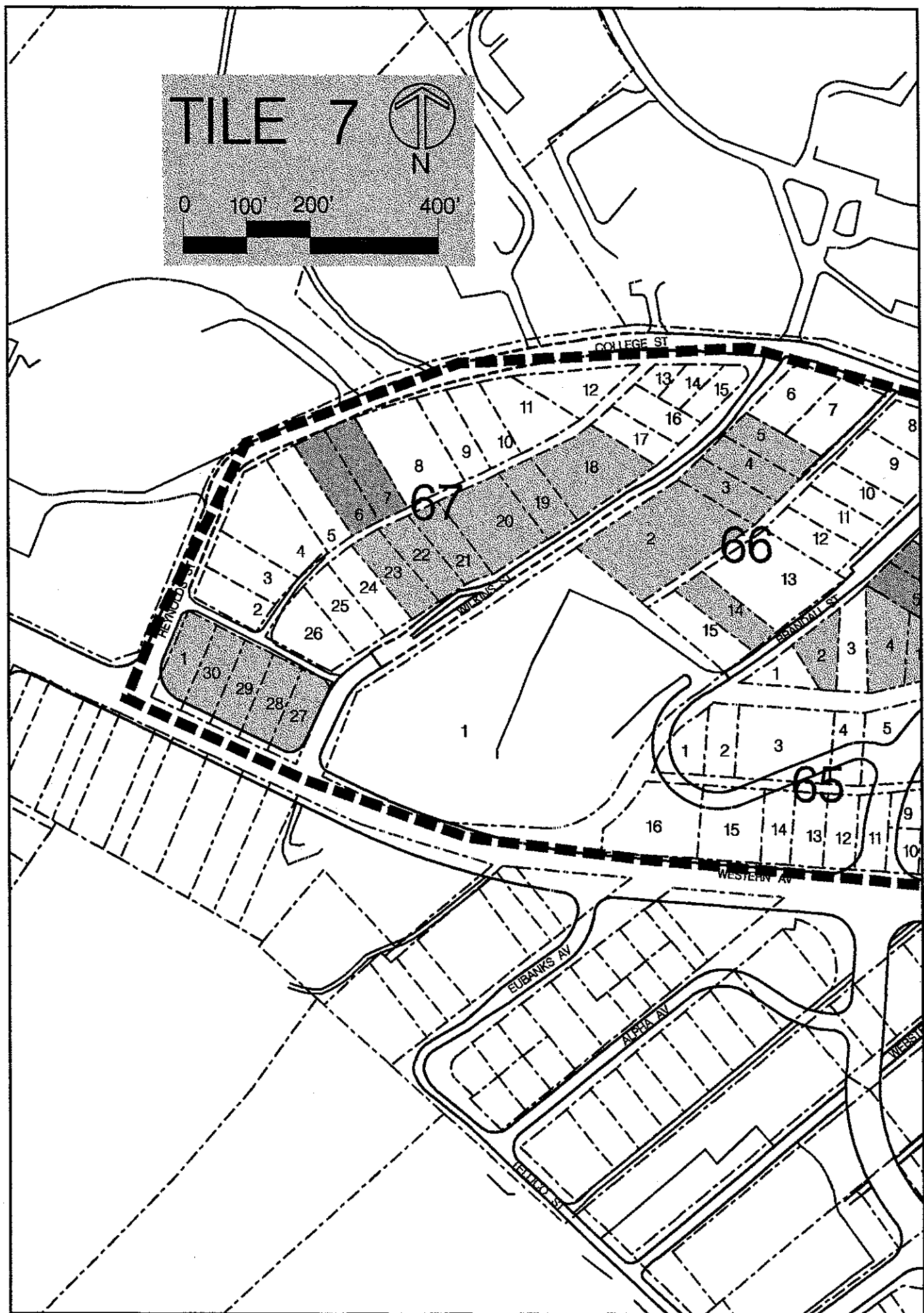


Revision Date: 2-18-98



Revision Date: 2-18-98





Revision Date: 2-18-98

APPENDIX 2

PROPERTY OWNERSHIP INFORMATION

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
55 - 3	094CK003	FAIR MRS MILDRED & J E		637 ARROWHEAD TR		KNOXVILLE TN	37919
55 - 4	094CK004	FAIR MRS MILDRED & J E		637 ARROWHEAD TR		KNOXVILLE TN	37919
55 - 5	094CK006	CHURCH ELM ST BAPTIST		728 BURGESS AVE		KNOXVILLE TN	37921
55 - 6	094CK007	CHURCH ELM STREET BAPTIST		728 BURGESS AVE		KNOXVILLE TN	37921
55 - 2	094CK016	SHAHER ALEX A JR ETAL	DBA TERRADYNE COMMUNICATIONS INC	5600 LYONS VIEW PIKE		KNOXVILLE TN	37919
55 - 1	094CK01601	BELLSOUTH PERSONAL		3355 PEACHTREE RD NE		ATLANTA GA	30326
56 - 3	094CK017	SHAHER ALEX A JR		P O BOX 4307		KNOXVILLE TN	37921
56 - 2	094CK019	SHAHER ALEXANDER	CHRISTIAN	729 DAMERON AV		KNOXVILLE TN	37921
56 - 1	094CK020	SHAHER ALEX A JR ETAL	DBA TERRADYNE	5600 LYONS VIEW PIKE		KNOXVILLE TN	37919
54 - 1	094CK001	WESLEY HOUSE COMMUNITY	CENTER INC	923 DAMERON AVE		KNOXVILLE TN	37921
54 - 2	094CK002	WEBB HELEN	% J W PANGLE	3087 BETHEL RD		MORRISTOWN TN	37813
54 - 3	094CK003	SHAHER ALEX A JR		719 DAMERON AVE		KNOXVILLE TN	37921
54 - 4	094CK004	DEPUER RAY V JR & JOY D		2600 WOODSON DR		KNOXVILLE TN	37920
54 - 5	094CK005	SHAHER ALEX JR		719 DAMERON AVE		KNOXVILLE TN	37921
54 - 6	094CK006	ALL ELEVEN LLC	% SCHAAD MANAGEMENT	2601 WESTERN AVE		KNOXVILLE TN	37921
53 - 30	094CK007	MCNISH LULA		927 ELM ST		KNOXVILLE TN	37921
53 - 29	094CK008	POINTON INEZ G		905 BURGESS		KNOXVILLE TN	37921
53 - 28	094CK009	POINTON WILLIAM F		905 BURGESS AVE NW		KNOXVILLE TN	37921
53 - 27	094CK010	TIPTON LUTHER H & EDNA J		909 BURGESS ST		KNOXVILLE TN	37921
53 - 26	094CK011	SHEPARD LILLIAN		911 BURGESS AVE		KNOXVILLE TN	37917
53 - 25	094CK012	LEE CECIL W		213 RICHMOND AVE		KNOXVILLE TN	37921
53 - 24	094CK013	TINNELL BOYD		917 BURGESS AVE		KNOXVILLE TN	37921
53 - 23	094CK014	LYNCH RALPHE	% SUNYA L	923 BURGESS AVE		KNOXVILLE TN	37921
53 - 22	094CK015	LYNCH RALPH & SUNYON	LUCILLE	223 LYNNVIEW AVE NE		KNOXVILLE TN	37918
53 - 21	094CK016	CANNON F D	% DANIEL HAKKINS	8700 RUSHMORE DR		KNOXVILLE TN	37933
53 - 20	094CK017	DANIEL SAMUEL E		8700 RUSHMORE DR		KNOXVILLE TN	37933
53 - 19	094CK018	ALEXANDER GUY JR		PO BOX 1472		BOLING GREEN FL	32634
53 - 18	094CK019	OBRYNE KATE		NA		KNOXVILLE TN	37921
53 - 17	094CK020	RUSSELL JOE T JR & LEO LA		1415 W FOURTH AVE		KNOXVILLE TN	37921
53 - 16	094CK021	MARSHALL LENTON	% MATTIE BROWN	939 GROVER DR		KNOXVILLE TN	37915
53 - 15	094CK022	MORRIS WH	% VIOLA COX	1451 FOURTH AVE N W		KNOXVILLE TN	37917
53 - 14	094CK023	MONDAY WE JR	% MARY M GARRETT	625 N CENTRAL		KNOXVILLE TN	37917
53 - 13	094CK024	KING SHARON L		2104 FLAGLER STREET		KNOXVILLE TN	37912
53 - 12	094CK025	COZART HUGH & WILLIE		1429 FOURTH AVE NW		KNOXVILLE TN	37921
53 - 11	094CK026	BOYDS DEVELOPMENT CORP		366 E PARKWAY RD		GATLINBURG TN	37738
53 - 10	094CK027	HALL ROSA LEE & HOMER E		1439 W FORTH AV		KNOXVILLE TN	37921
53 - 9	094CK028	CREASEY JERRY		P O BOX 6936		OAK RIDGE TN	37831
53 - 8	094CK029	TOOLE ROBERT W		P O BOX 5700		KNOXVILLE TN	37928
53 - 7	094CK030	COX VIOLA		1451 FOURTH AVE NW		KNOXVILLE TN	37921
53 - 6	094CK031	TAYLOR FANNIE C		1453 W FOURTH AVE		KNOXVILLE TN	37921
53 - 5	094CK032	CHURCH BUSH GROVE BAPTIST		1455 4TH AVE		KNOXVILLE TN	37921
53 - 4	094CK033	CHURCH GREATER BUSH	GROVE BAPTIST	1455 W 4TH ST		KNOXVILLE TN	37921
53 - 3	094CK034	CHURCH GREATER BUSH GROVE	BAPTIST	1455 W 4TH ST		KNOXVILLE TN	37921
53 - 2	094CK035	FROST ROBERT B		735 BLUFF DR		KNOXVILLE TN	37919
53 - 1	094CK036	FOSTER E BRUCE JR TR		P O BOX 4307		KNOXVILLE TN	37921
57 - 10	094CL015	CHURCHWOMANS DIVISION OF	CHRISTIAN SERVICE MISSION	922 DAMERON AVE		KNOXVILLE TN	37921
57 - 9	094CL017	CHILDERS JAMES FRANKLIN		8325 JOY LN		KNOXVILLE TN	37916
57 - 8	094CL018						

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
57 - 7	094CLO19	KNOXVILLE CITY OF		NO ADDRESS		KNOXVILLE TN	37902
57 - 6	094CLO20	KNOXVILLE CITY OF		1023 HAMILTON BK BL		KNOXVILLE TN	37921
57 - 5	094CLO21	WESLEY HOUSE COMMUNITY	CENTER INC	1923 DAMERON AVE		KNOXVILLE TN	37921
57 - 4	094CLO22	LEE CHARLES E		4512 ROBINDALE DR		KNOXVILLE TN	37921
57 - 3	094CLO23	EVANS RUBY MAE JONES		1125 DAMERON AVE NW		KNOXVILLE TN	37921
57 - 2	094CLO24	GLENN WILLIE		1722 MARIA ST		KNOXVILLE TN	37921
57 - 1	094CLO25	NORWOOD NATALIE		1006 UNIVERSITY AVENUE		KNOXVILLE TN	37921
59 - 11	094CM012	CHURCH GREATER BUSH	GROVE BAPTIST	1455 W FOURTH AVE		KNOXVILLE TN	37921
59 - 10	094CM013	CHURCH GREATER BUSH	GROVE BAPTIST	1455 WEST FOURTH AVE		KNOXVILLE TN	37921
59 - 9	094CM014	FLOYD JOHN D	& WANDA ANN	213 DEADRICK AVE		KNOXVILLE TN	37921
59 - 7	094CM015	BOST GEORGE S	& RUTH B	1213 PICKETT ST		KNOXVILLE TN	37914
59 - 8	094CM01501	ARNOLD EDITH &	DREW THOMASENA	1904 RIVERSHORE DR		KNOXVILLE TN	37921
59 - 6	094CM016	RUTH MARY		1213 PICKETT AV		KNOXVILLE TN	37921
59 - 5	094CM017	BRANCH TERESA H		1223 PICKETT ST		KNOXVILLE TN	37921
59 - 4	094CM018	DEBRO JESSE III	& JANICE R	1225 PICKETT ST		KNOXVILLE TN	37921
59 - 3	094CM019	FRANKLIN CLARENCE		1227 PICKETT AVE		KNOXVILLE TN	37921
59 - 2	094CM020	LEE RALPH BOWDEN		401 LOUISVILLE RD		MARYVILLE TN	37601
59 - 1	094CM021	COOPER C D & LELIA M		1229 PICKETT AVE		KNOXVILLE TN	37921
63 - 12	094CM029	LONG G W		IREDELL AVE		KNOXVILLE TN	37912
63 - 11	094CM030	BEARDEN LAND & DEV CO		1706 NORTHSORE DR		KNOXVILLE TN	37919
63 - 10	094CM031	BEARDEN LAND & DEV CO		1706 NORTHSORE DR		KNOXVILLE TN	37917
62 - 1	094FA001	MONDAY WILLIAM EUGENE JR		625 N CENTRAL AVE		KNOXVILLE TN	37921
62 - 2	094FA002	FLOYD JOHN		219 DEADRICK AVE		KNOXVILLE TN	37921
62 - 3	094FA003	GORDON EULA WATSON		1414 IREDELL AVE NW		KNOXVILLE TN	37901
62 - 4	094FA004	DUGGAN S W AGT	% CHARLES P DUGGAN	P O BOX 231		KNOXVILLE TN	37921
62 - 5	094FA005	GROVE BRUCE & MARGARET W		PO BOX 4251		KNOXVILLE TN	37921
62 - 6	094FA006	AMOLOWO OBRAFEEMI &	YAHMAH	1404 IREDELL RD		KNOXVILLE TN	37921
62 - 7	094FA007	AMOLOWO OBRAFEEMI &	YAHMAH	1404 IREDELL DR		KNOXVILLE TN	37921
62 - 8	094FA008	KIRK A M & MAMIE		1815 BRANDAU AVE		KNOXVILLE TN	37921
62 - 9	094FA009	WMES JOSEPH		1253 IREDELL AVE		KNOXVILLE TN	37921
62 - 10	094FA014	DIXON THOMAS S	& LOUNETTE J	12910 SELMA AVE		KNOXVILLE TN	37914
62 - 11	094FA015	DIXON THOMAS S	& LOUNETTE J	12910 SELMA AVE		KNOXVILLE TN	37914
62 - 12	094FA016	DIXON THOMAS S	& LOUNETTE J	2910 SELMA AVE		KNOXVILLE TN	37921
62 - 13	094FA017	CLABORNE WILLIA JEAN		1714 PICKETT AVE		KNOXVILLE TN	37921
62 - 14	094FA018	CROWE BRUCE & MARGARET W		PO BOX 4251		KNOXVILLE TN	37921
62 - 15	094FA019	MICHAEL CHARLENE	% DR S B HAMMOND	1505 PICKETT AVE		KNOXVILLE TN	37921
62 - 16	094FA020	MICHAEL CHARLENE M	% DR S B HAMMOND	1505 PICKETT AVE		KNOXVILLE TN	37921
62 - 17	094FA021	MICHAEL CHARLENE B		1505 PICKETT AVE		KNOXVILLE TN	37909
62 - 18	094FA022	BRADLEY LUTHER W		6325 RIDGE ROCK LN		KNOXVILLE TN	37921
62 - 19	094FA023	HUDDLESTON BARBARA A &	VASTIE C HUDDLESTON	1521 PICKETT AVE		KNOXVILLE TN	37921
61 - 1	094FA024	STEPHENS ALBERTA S		2318 COVERFIELD RD		KNOXVILLE TN	37919
61 - 2	094FA025	BRADLEY LEROY JR		1512 PICKETT ST NW		KNOXVILLE TN	37921
61 - 3	094FA026	MALONE JAMES W	& ALFREDDA	1504 PICKETT AVE		KNOXVILLE TN	37921
61 - 4	094FA027	MALONE JAMES W	& ALFREDDA	1504 PICKETT AVE		KNOXVILLE TN	37921
61 - 5	094FA028	BRADLEY LUTHER W		6325 RIDGE ROCK RD		KNOXVILLE TN	37919
60 - 1	094FA029	HARRIS JAMES EDWARD	& JOYCE	1815 DUNBAR ST		KNOXVILLE TN	37921
60 - 2	094FA030	REAVES LEON		1315 IREDELL		KNOXVILLE TN	37921
60 - 3	094FA031	BOYD VIVIAN B	% KATHERIN B HARRELL	6113 THIRD ST		WASHINGTON DC	20011

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Parcel Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
60 - 4	094FA032	HARRELL KATHERYN BOYD &	WILLIAM	6113 3RD ST NE		WASHINGTON DC	20011
60 - 5	094FA033	ASHFORD JOSEPH ROBERT		1221 LYNN ST		KNOXVILLE TN	37921
60 - 6	094FA034	HITSON EDITH BAUGHMAN		18817 GOLDWIN DR		SOUTHFIELD MI	48075
60 - 7	094FA035	THOMAS CRUZE & MARCIA		1412 WALLACE ST		KNOXVILLE TN	37921
60 - 8	094FA036	BLUE OLIE		1417 EXETER ST NW		KNOXVILLE TN	37921
60 - 9	094FA038	MARTIN CHRISTOPHER L	& CYNTHIA L	1427 EXETER AVE		KNOXVILLE TN	37921
60 - 10	094FA039	LAMER JON		1433 EXETER AVE		KNOXVILLE TN	37921
61 - 6	094FA040	REDMOND WILLIAM B	& PEARLIE LOUISE	1501 EXETER AVE		KNOXVILLE TN	37921
61 - 7	094FA041	MCGINNIS JAMES HENRY		1505 EXETER AVE NW		KNOXVILLE TN	37921
61 - 8	094FA042	MCCARTHUR WILLIAM H		18080 OAKFIELD ST		DETROIT MI	48235
61 - 9	094FA043	UNDERWOOD JACQUELINE	MARTIN WYCHE ROSEMARY	4727 E BERNEL DR		PHEONIX AZ	85028
61 - 10	094FA044	CANSLER ELIZABETH G		1521 EXETER AVE NW		KNOXVILLE TN	37921
58 - 1	094FB001	WILLIAMSON JAMES W &	LISA S	1300 PICKETT ST		KNOXVILLE TN	37914
58 - 2	094FB002	CLABORNE JOHN E III		1240 PICKETT ST		KNOXVILLE TN	37921
58 - 3	094FB003	YANCEY JIMMY & EMMA		1736 WOODHAVEN DR		KNOXVILLE TN	37914
58 - 4	094FB004	TURNER LEON & ELLEN T	& MYRTLE	1236 PICKETT ST		KNOXVILLE TN	37921
58 - 5	094FB005	CLABORNE GEORGE L		1230 PICKETT AVE		KNOXVILLE TN	37921
58 - 6	094FB006	GRADY WANDA S		1222 PICKETT AVE		KNOXVILLE TN	37921
58 - 7	094FB007	BLAKNEY JAMES A &	BEULAH M	1107 ELMWOOD ST		KNOXVILLE TN	37914
58 - 8	094FB008	BLAKNEY JAMES A &	BEULAH M	1107 ELMWOOD ST		KNOXVILLE TN	37914
58 - 9	094FB009	BRIDGES WALTER JR		1122 HOLSTON PARK RD		KNOXVILLE TN	37921
58 - 10	094FB010	RANDOLPH CHARLES KEITH		1333 DOMINION CIRCLE		KNOXVILLE TN	37914
58 - 11	094FB011	TAYLOR KENNETH C	GROVE BAPTIST	1129 ELMWOOD SE		KNOXVILLE TN	37914
58 - 12	094FB012	CHURCH GREATER BUSH		1455 W 4TH ST		KNOXVILLE TN	37921
58 - 13	094FB013	ROWE THELMA	& MICHAEL	1343 MCCALLA AV		KNOXVILLE TN	37914
58 - 14	094FB014	MACGILLIVRAY DONALD B	& CHARISSA E	RT 45 6312 MILROY LANE		KNOXVILLE TN	37921
58 - 15	094FB015	WANTERS DONALD M &	ANNA	2339 SE YAMHILL		PORTLAND OR	97214
58 - 16	094FB016	WANTERS DONALD M &	ANNA	1913 FLAGLER ST		KNOXVILLE TN	37921
58 - 17	094FB017	WANTERS DONALD M &	ANNA	1913 FLAGLER ST		KNOXVILLE TN	37921
58 - 18	094FB018	MCCARROLL JEFFREY		8453 HOTCHKISS RD		LOUDON TN	37774
58 - 19	094FB019	RILEY GENEVA B LIFE EST &	THE SOUTH CENTRAL CONF	1715 YOUNG LANE		NASHVILLE TN	37207
58 - 20	094FB020	LUTIE HERBERT J JR &	DUFFERINE H	1215 EXETER AVE NW		KNOXVILLE TN	37921
58 - 21	094FB021	WATTS ELEANOR L		1219 EXETER AVE		KNOXVILLE TN	37921
58 - 22	094FB022	KIRK AMBROS JR & MARY L		924 DARTFORD RD		KNOXVILLE TN	37919
58 - 23	094FB023	LEWIS FRANCES S		103 NEWARK LN		OAK RIDGE TN	37830
58 - 24	094FB024	MOORE BRENDA S		5142 RAYMOND AVE		ST LOUIS MO	63113
58 - 25	094FB025	MILES JOEL & RUBY D		3720 W OUTER DR		DETROIT MI	48221
58 - 26	094FB026	MCMAHAN LLOYD B		2504 JEFFERSON AVE		KNOXVILLE TN	37914
51 - 1	094FB027	SMITH WL		1216 EXETER AVE		KNOXVILLE TN	37921
51 - 2	094FB028	SMITH JUNE CHRISTINE		1228 EXETER AVE		KNOXVILLE TN	37921
51 - 3	094FB029	KIRKPATRICK PAUL		1215 EXETER AVE		KNOXVILLE TN	37921
51 - 4	094FB030	KIRKPATRICK PAUL		1215 EXETER AVE		KNOXVILLE TN	37921
51 - 5	094FB031	WRIGHT RICHARD C &	HATTIE A	1212 EXETER AVE		KNOXVILLE TN	37921
51 - 6	094FB032	TIPPS ANNA BELLE	& BASCOMB	1208 EXETER AVE NW		KNOXVILLE TN	37921
51 - 7	094FB033	SMITH FREDRICK K &	MARY S	7914 GLEASON ROAD #1077		KNOXVILLE TN	37919
51 - 8	094FB034	RICHARDSON TYRA J		1712 BOYD ST		KNOXVILLE TN	37912
51 - 9	094FB035	GREENE WILDA A		216 CHAMBERLAIN BV		KNOXVILLE TN	37920
51 - 10	094FB036	DE ROPP JAMES G &	DIANE D	4126 MALONEY RD		KNOXVILLE TN	37920

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
51 - 11	094FB037	DE ROPP JAMES G &	DIANE D	4126 MALONEY RD		KNOXVILLE TN	37920
51 - 12	094FB038	SMITH C G		1220 DEADERICK AVE		KNOX TN	37921
52 - 1	094FC001	GREATER BUSH GROVE	BAPTIST CHURCH	11727 BOYD STREET		KNOXVILLE TN	37921
52 - 2	094FC002	CONNOR B J EST	% PIERCE M MAHONY	11516 LAVISTA RD		ATLANTA GA	30329
52 - 3	094FC003	LANE HAROLD A JR		13110 MCCALLA AVE		KNOXVILLE TN	37914
52 - 4	094FC004	HALL CARRIE	% FLORENCE THOMPSON	13319 ASHLAND AVE SE		KNOXVILLE TN	37914
52 - 5	094FC005	HALL CARRIE	% FLORENCE THOMPSON	13319 ASHLAND AVE		KNOXVILLE TN	37914
52 - 6	094FC006	HALL CARRIE	% FLORENCE THOMPSON	3319 ASHLAND AVE		KNOXVILLE TN	37914
52 - 7	094FC007	LANE HAROLD A JR		3110 MCCALLA AVENUE		KNOXVILLE TN	37914
52 - 8	094FC008	LANE HAROLD A JR		1422 W 4TH AVE		KNOXVILLE TN	37921
52 - 9	094FC010	PHILLIPS VICTORIA		1422 W 4TH AVE		KNOXVILLE TN	37921
52 - 10	094FC011	PHILLIPS VICTORIA		NO ADDRESS		INA TN	37764
52 - 11	094FC012	GODFREY FLEM		P O BOX 413		KODAK TN	37921
52 - 12	094FC013	TAYLOR ROBERT A III	TAYLOR ANTHONY J	1414 FOURTH AV		KNOXVILLE TN	37921
52 - 13	094FC014	MITCHELL JAMES EARL		11005 JAMES ST NW		KNOXVILLE TN	37921
52 - 15	094FC016	JOHNSON GEORGE W		805 SWEETWATER CLUB BV		LONGWOOD FL	32779
52 - 14	094FC01601	REBERT SIDNEY		1007 JAMES ST		KNOXVILLE TN	37920
52 - 16	094FC017	LOCKE SAMMIE L		1011 JAMES ST NW		KNOXVILLE TN	37921
52 - 17	094FC018	DREW VIRGINIA LONEDA	WATSON	P O BOX 786		MAYNARDVILLE TN	37607
52 - 18	094FC019	CHURCH MILAN BAPTIST	BOARD OF TRUSTEES	530 S GAY ST		KNOXVILLE TN	37902
52 - 19	094FC020	MYERS ANDREW D		530 S GAY ST		KNOXVILLE TN	37902
52 - 20	094FC021	MYERS ANDREW D & JUDITH J		1423 W 5TH		KNOXVILLE TN	37921
52 - 21	094FC022	BOWEN OSWALD EDWARD &	JUANITA HENDRICKS	6609 ROCKBRIDGE LN		KNOXVILLE TN	37921
52 - 22	094FC023	MCGILL DRAVIAN		3512 LILAC AVE		KNOXVILLE TN	37914
52 - 23	094FC024	DELANEY ERNEST		8947 WESLEY PL		KNOXVILLE TN	37922
52 - 24	094FC025	FARMER JAMES E & DORIS		920 STONE CRAB COVE		FERIP ISL SC	29920
52 - 25	094FC026	MOYER MARY VIRGINIA &	KATHRYN J TWYFORD	911 ELM ST		KNOXVILLE TN	37921
36 - 1	094FD001	CAVANUGH KATHY		1728 BURGESS AVE		KNOXVILLE TN	37921
36 - 2	094FD002	CHURCH ELM STREET BAPTIST		1728 BURGESS AVE		KNOXVILLE TN	37921
36 - 3	094FD003	CHURCH ELM STREET BAPTIST		1805 UNIVERSITY AVE		KNOXVILLE TN	37921
36 - 4	094FD004	CARROLL GRACE V	% HENDERSON R JR	P O BOX 27587		KNOXVILLE TN	37927
36 - 5	094FD005	IDEAL INVESTMENTS INC		P O BOX 27587		KNOXVILLE TN	37927
36 - 6	094FD006	IDEAL INVESTMENTS INC		P O BOX 27587		KNOXVILLE TN	37927
36 - 7	094FD007	IDEAL INVESTMENTS INC		3202 FAIRVIEW LN		KNOXVILLE TN	37871
36 - 8	094FD008	WILLOCKS MARTHA C		3530 CUNNINGHAM DR		KNOXVILLE TN	37918
36 - 9	094FD009	JESUS CENTERED MINISTRIES	INC	6809 PICKLE LN		KNOXVILLE TN	37914
36 - 10	094FD010	KING G E	% BURKE WE	831 TUCKER PLACE WY		DAVIDRIDGE TN	37725
36 - 11	094FD011	HUNT LEONARD A & EDNA E		6809 PICKLE LN		KNOXVILLE TN	37914
36 - 12	094FD012	KING GENE E		5313 FONTAINE RD		KNOXVILLE TN	37920
36 - 13	094FD013	JOHNSON DENNIS M &	ZELDA E	1321 W FOURTH AVE		KNOXVILLE TN	37921
36 - 14	094FD014	WELCHER JAMES L & MARY L		1320 4TH AVE W		KNOXVILLE TN	37921
37 - 1	094FD015	ANDERSON JAMES LEON	% DOROTHY	1827 WESTERN AVE NW		KNOXVILLE TN	37921
37 - 2	094FD016	HALE HATTIE C		1314 W 4TH AVE		KNOXVILLE TN	37921
37 - 3	094FD017	PARKS BERTHA		1312 W 4TH AV		KNOXVILLE TN	37921
37 - 4	094FD018	NALORY TOMMY ALLEN		NA		KNOXVILLE TN	37902
37 - 5	094FD019	KNOXVILLE CITY OF		P O BOX 4362		KNOXVILLE TN	37921
37 - 6	094FD020	CHURCH EMANUEL BIBLEWAY	INC TRS	P O BOX 1014		LOUISVILLE TN	37777
37 - 7	094FD021	FLOYD JOHN D & WANDA A					

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
37 - 8	094FD022	KNOXVILLE COLLEGE		% BUSINESS OFFICE	1901 COLLEGE STREET	KNOXVILLE TN	37921
37 - 9	094FD023	BAILEY MRS EMMA			3406 SHAGBARK RD	POWELL TN	37849
37 - 10	094FD024	NORWOOD KENNETH R	& NATALIE C		1006 UNIVERSITY AVE	KNOXVILLE TN	37921
37 - 11	094FD025	NORWOOD KENNETH R	& NATALIE C		1006 UNIVERSITY AVE	KNOXVILLE TN	37921
37 - 12	094FD026	BROCKMAN CLEO			2006 PASCAL DRIVE	KNOXVILLE TN	37921
37 - 13	094FD027	ELDER THOMAS C &	HERLENE		11642 DUNBAR ST	KNOXVILLE TN	37772
37 - 14	094FD028	FLOYD DONALD CRAIG			1238 SILO DR	LENOIR CITY TN	37921
37 - 15	094FD029	GOINS MRS ARDELL &	CARRIE ELIZA LAUDERBACK		1540 OHIO AVE	KNOXVILLE TN	37921
37 - 16	094FD030	BARTRAM JAMES E &	WOLET W		6121 KIRBY LANE	KNOXVILLE TN	37909
35 - 10	094FE001	BATTS EVERETTE N			915 6TH AVE SOUTH	NASHVILLE TN	37203
35 - 8	094FE003	BATTS EVERETTE N			831 TUCKER PLACE WY	DANDRIDGE TN	37725
35 - 7	094FE004	BATTS EVERETTE N			831 TUCKER PLACE WY	DANDRIDGE TN	37725
35 - 6	094FE005	BATTS EVERETTE N			831 TUCKER PLACE WY	DANDRIDGE TN	37725
35 - 5	094FE006	BATTS EVERETTE N			831 TUCKER PLACE WY	DANDRIDGE TN	37725
35 - 4	094FE007	BATTS EVERETTE N			1215 WEST FOURTH AV	KNOXVILLE TN	37921
35 - 3	094FE008	BATTS EVERETTE N			1215 WEST FOURTH AV	KNOXVILLE TN	37921
35 - 2	094FE009	BATTS EVERETTE N			1215 WEST FOURTH AV	KNOXVILLE TN	37921
35 - 1	094FE010	EUBANK CALLIE L	& PHIBBS WILLIAM E		1500 ADAIR DR	KNOXVILLE TN	37918
34 - 2	094FE011	FLOYD DONALD			238 SILO DR	LENOIR CITY TN	37772
34 - 3	094FE012	LOCKE SALLIE A LIFE EST	EOLA & NELLIE LOCKE &	% HAROLD TATE	1107 MCGHEE STREET	KNOXVILLE TN	37921
34 - 4	094FE013	MILLER JERRY & AUDREY L			1021 CATLETT RD	KNOXVILLE TN	37932
34 - 5	094FE014	FLOYD DONALD			1238 SILO DR	LENOIR CITY TN	37772
34 - 6	094FE015	FLOYD JOHN D & WANDA A			831 TUCKER PLACE WY	DANDRIDGE TN	37725
34 - 7	094FE016	FLOYD JOHN D & WANDA A			831 TUCKER PLACE WY	DANDRIDGE TN	37725
34 - 8	094FE017	FLOYD JOHN D & WANDA A			1215 WEST FOURTH AVE	KNOXVILLE TN	37921
34 - 9	094FE018	FLOYD JOHN D & WANDA A			1215 WEST FOURTH AVE	KNOXVILLE TN	37921
34 - 10	094FE019	DALECO COMPANY			915 6TH AVE SOUTH	NASHVILLE TN	37203
34 - 11	094FE020	DRAKE RICHARD L & BETTY			910 CARRINGTON ROAD	KNOXVILLE TN	37909
34 - 12	094FE021	SAM COMPTON PRODUCE INC			2112 TIPTON STATION RD	KNOXVILLE TN	37920
34 - 1	094FE022	BATTS EVERETTE N			831 TUCKER PLACE WY	DANDRIDGE TN	37725
38 - 2	094FG001	KNOXVILLE CITY OF			NA	KNOXVILLE TN	37902
38 - 1	094FG002	FLOYD JOHN D & WANDA A			831 TUCKER PLACE WY	DANDRIDGE TN	37725
33 - 4	094FG003	SUMTER THOMAS PAUL &	BARBARA		4329 CABBAGE ROAD	KNOXVILLE TN	37938
33 - 5	094FG004	SUMTER THOMAS PAUL &	BARBARA		4329 CABBAGE ROAD	KNOXVILLE TN	37938
33 - 6	094FG005	KAMPAS GUS & MARY			910 CARRINGTON RD	KNOXVILLE TN	37909
33 - 7	No parcel # on map	No parcel data provided					
33 - 8	094FG006	KAMPAS GUS	& MARY C		910 CARRINGTON RD	KNOXVILLE TN	37918
01 - 2	094FG008	BARTRAM JAMES E &	VIOLET W		6121 KIRBY LANE	KNOXVILLE TN	37909
01 - 1	094FG009	WATKINSON CHARLES	WILBER		3220 LAY AVENUE	KNOXVILLE TN	37914
33 - 1	094FG040	SHAHER ALEXANDER	CHRISTIAN		PO BOX 4307	KNOXVILLE TN	37921
33 - 2	094FG041	MADDEN WILLIE F	% WILLIE F MADDEN		1417 SENATOR LN	FORD HEIGHT IL	60411
33 - 3	094FG042	BATTS KAY			1670 PONDEROSA DR	DANDRIDGE TN	37725
04 - 1 (2)	094FH005	JOHNSON LINDA			519 ARTHUR ST	KNOXVILLE TN	37921
04 - 20	094FH007	PRUITT RUTH ANN			5106 CALLOHAY AV	KNOXVILLE TN	37902
04 - 3 (4)	094FH008	CHESNEY WILLIAM &	JEANNETTE		517 ARTHUR ST	KNOXVILLE TN	37921
04 - 5	094FH009	MONDAY W E JR &	MARY GARRETT		625 N CENTRAL	KNOXVILLE TN	37917
04 - 6	094FH010	MONDAY W E JR &	MARY M GARRETT		625 N CENTRAL	KNOXVILLE TN	37917

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
04 - 7	094FH011	STEPHENS JOH		1103 OSK AV		KNOXVILLE TN	37921
04 - 8	094FH01101	STEPHENS JOH		1103 OAK AV		KNOXVILLE TN	37921
05 - 1	094FH012	KNOXVILLE CITY OF		INA		KNOXVILLE TN	37902
05 - 2	094FH013	KNOXVILLE CITY OF		INA		KNOXVILLE TN	37902
05 - 6	094FH014	TAM INC		1310 1/2 MCCALLA AVE		KNOXVILLE TN	37915
05 - 4	094FH015	KENNEDY RALPH DAVID &	BARBARA L	2500 SANDERSON RD		KNOXVILLE TN	37921
05 - 5	094FH016	WRIGHT ROBERT LEE	& LOIS CARTER	1116 MCGHEE ST		KNOXVILLE TN	37921
05 - 3	094FH017	TAM INC		1310 1/2 MCCALLA AVE		KNOXVILLE TN	37915
04 - 9	094FH018	LOCKE SALLIE A	% HAROLD TATE	1107 MCGHEE ST		KNOXVILLE TN	37921
04 - 10	094FH019	LOCKE SALLIE A	% HAROLD TATE	1107 MCGHEE ST		KNOXVILLE TN	37921
04 - 11	094FH020	TATE HAROLD SR &	ROZELLA N	1107 MCGHEE AVE		KNOXVILLE TN	37921
04 - 12	094FH021	SMITH THOMAS & SALLIE		1123 MCGHEE AV		KNOXVILLE TN	37921
04 - 13	094FH022	LOMAX JARMA ROMANE		3530 CUNNINGHAM DR		KNOXVILLE TN	37918
04 - 14	094FH024	JESUS CENTERED	MINISTRIES INC	2104 MCCALLA AV		KNOXVILLE TN	37915
06 - 1	094FH025	CHURCH PRAISE TEMPLE	HOLINESS	1405 BOYD ST		KNOXVILLE TN	37921
06 - 2	094FH026	JACKSON BERTHA B		NA		KNOXVILLE TN	37901
06 - 3	094FH028	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORP	2104 MCCALLA AV		KNOXVILLE TN	37915
06 - 4	094FH030	CHURCH PRAISE TEMPLE	HOLINESS TRUSTEES	DOUGLASS AVE		KNOXVILLE TN	37921
04 - 15	094FH031	CHURCH HOLY JERUSALEM		602 DOUGLAS ST		KNOXVILLE TN	37921
04 - 16	094FH032	THOMPINS HILVERLY &	BERNETHIA	1112 DOUGLAS		KNOXVILLE TN	37921
04 - 17	094FH033	IVEY EVERETTE LYNN		NA		KNOXVILLE TN	37902
04 - 18	094FH034	IVEY EVERETTE LYNN		1106 CALLOWAY AV		KNOXVILLE TN	37902
04 - 19	094FH035	PRUITT RUTH ANN		500 CLARK ST		KNOXVILLE TN	37921
08 - 5	094FH001	QUIRK RICHARD P		500 CLARK ST		KNOXVILLE TN	37921
08 - 4	094FH002	QUIRK RICHARD P		500 CLARK ST		KNOXVILLE TN	37921
08 - 3	094FH003	QUIRK RICHARD P		1520 CHEROKEE TRAIL		KNOXVILLE TN	37920
08 - 2	094FH004	MCNABB HELEN ROSS CENTER	INC THE	1520 CHEROKEE TRAIL		KNOXVILLE TN	37920
08 - 1	094FH005	MCNABB HELEN ROSS CENTER	INC THE	1520 CHEROKEE TRAIL		KNOXVILLE TN	37920
07 - 2	094FH006	HELEN ROSS MCNABB CENTER	INC	1520 CHEROKEE TR		KNOXVILLE TN	37920
07 - 3	094FH007	HELEN ROSS MCNABB CENTER	THE	1520 CHEROKEE TR		KNOXVILLE TN	37920
07 - 4	094FH008	HELEN ROSS MCNABB CENTER	THE	1520 CHEROKEE TR		KNOXVILLE TN	37920
07 - 5	094FH009	HELEN ROSS MCNABB CENTER	THE	1520 CHEROKEE TR		KNOXVILLE TN	37920
07 - 6	094FH010	HELEN ROSS MCNABB CENTER	INC	1520 CHEROKEE TRAIL		KNOXVILLE TN	37920
07 - 7	094FH011	HELEN ROSS MCNABB CENTER	INC	1520 CHEROKEE TR		KNOXVILLE TN	37920
07 - 8	094FH012	MCNABB HELEN ROSS	CENTER INC	1520 CHEROKEE TRAIL		KNOXVILLE TN	37920
07 - 9	094FH013	PYLES JUANITA V		1011 MCGHEE ST		KNOXVILLE TN	37921
07 - 10	094FH014	HELEN ROSS MCNABB	CENTER INC THE	1520 CHEROKEE TRAIL		KNOXVILLE TN	37920
07 - 11	094FH015	BIASELLA PETER J	% TERMINEX	P O BOX 1768		KNOXVILLE TN	37901
07 - 12	094FH016	BIASELLA PETER J	% TERMINEX	P O BOX 1768		KNOXVILLE TN	37901
09 - 1	094FH017	No parcel data provided		NA		KNOXVILLE TN	37902
09 - 2	094FH018	KNOXVILLE CITY OF		1010 MCGHEE AVE		KNOXVILLE TN	37921
09 - 3	094FH019	CROWE WILLIAM		1012 MCGHEE ST		KNOXVILLE TN	37921
09 - 4	094FH020	MAPLES GERALDINE E C		6331 PLEASANT RIDGE RD		KNOXVILLE TN	37921
09 - 5	094FH021	THOMAS DELLA	% BELINDA WEBB	1010 MCGHEE ST		KNOXVILLE TN	37921
09 - 6	094FH022	CROW WILLIAM O		1006 MCGHEE AV		KNOXVILLE TN	37921
09 - 7	094FH023	WENDOVER FUNDING INC		417 CLARK ST		KNOXVILLE TN	37921
09 - 8	094FH024	MAYFIELD MELISSA		417 CLARK STREET		KNOXVILLE TN	37921
09 - 9	094FH025	MAYFIELD DANIEL A JR	& MELISSA D			KNOXVILLE TN	37921

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
08 - 10	094FJ026	BACHMAN MARIA K &	JOY EILEEN	1415 CLARK ST		KNOXVILLE TN	37921
09 - 11	094FJ027	DABIR KAVEH		11003 OAK ST		KNOXVILLE TN	37921
09 - 12	094FJ028	QUIRK RICHARD PAUL &	BETTY PARKS	1500 CLARK ST		KNOXVILLE TN	37921
09 - 13	094FJ029	LEBOW RICHARD MACK		11013 OAK AVENUE		KNOXVILLE TN	37921
09 - 14	094FJ030	BRADLEY H L JR &	THELMA W	11017 OAK AVE		KNOXVILLE TN	37917
09 - 15	094FJ031	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37902
09 - 1	094FJ032	KNOXVILLE CITY OF		NA		KNOXVILLE TN	37920
19 - 05	094FK001	HAMPTON ISAAC JR		6016 NEUBERT SPRINGS RD		KNOXVILLE TN	37921
19 - 7	094FK004	TRINITY CHAPEL INC		DEADICK AVE		KNOXVILLE TN	37921
19 - 8	094FK005	DICKEY ANNETTA		3522 WEXGATE RD		KNOXVILLE TN	37931
19 - 9	094FK006	KERSHAW JEANETTE		400 CANSLER ST		KNOXVILLE TN	37921
19 - 10	094FK007	DANIELS PAUL R		3444 ROCKFORD BOYD RD		ROCKFORD TN	37653
19 - 11	094FK008	VANCE GUY M	& BETTY SUE	321 DEADRICK AVE		KNOXVILLE TN	37921
19 - 21	094FK009	KNOXVILLE CITY OF		335 DEADRICK AV		KNOXVILLE TN	37921
19 - 12	094FK010	DIXSON HUGH & JESSIE		416 CANSLER STREET		KNOXVILLE TN	37921
19 - 13 (14, 15)	094FK013	MAY MICHAEL & DIANE		1316 BOYD ST		KNOXVILLE TN	37921
19 - 16	094FK014	WILSON EMMA		1314 BOYD ST		KNOXVILLE TN	37921
19 - 17	094FK015	GREEN LARRY & CYNTHIA		1312 BOYD ST		KNOXVILLE TN	37919
19 - 18	094FK016	DANIEL JAMES L		6700 RUSHMORE DR		KNOXVILLE TN	37920
19 - 19	094FK017	GREENE LARRY D &	TROY C GRIFFIN	407 DEADRICK AV		KNOXVILLE TN	37920
19 - 20	094FK018	BRITTON KENNETH W		401 DEADRICK AV		KNOXVILLE TN	37921
19 - 22	094FK019	WATERS WILLIAM B	& IRENE G	331 DEADRICK AVE		KNOXVILLE TN	37921
19 - 23	094FK020	VANCE GUY MONTAGUE	& BETTY SUE	321 DEADRICK AVE		KNOXVILLE TN	37921
19 - 24	094FK021	CHUMNEY JANET LEE	& REYNOLDS ARTHUR A	9102 ASHEVILLE HWY		KNOXVILLE TN	37914
19 - 25	094FK022	REYNOLDS ARTHUR A	& JANET LEE CHUMNEY	9102 ASHEVILLE HWY		KNOXVILLE TN	37914
19 - 6	094FK023	TRINITY CHAPEL INC		309 DEADRICK AVE NW		KNOXVILLE TN	37921
19 - 1	094FK024	AVERY FREDERIC ARTHUR		2524 NAYLOR RD		WASHINGTON DC	20024
19 - 2	094FK025	TUCKER JULIA M		643 ALAMO AVE		KNOXVILLE TN	37920
19 - 3	094FK026	TRINITY CHAPEL INC		335 DEADRICK AVE		KNOXVILLE TN	37921
19 - 4	094FK027	NIETLING MARY		1319 DORA ST		KNOXVILLE TN	37921
25 - 1	094FL001	DAVIS JAMES H		1420 WALLACE ST		KNOXVILLE TN	37914
25 - 2	094FL002	WILLIAMS ARMELIA E		1100 CURIE PLACE	BROOKINS	KNOXVILLE TN	37917
25 - 3	094FL003	KNOXVILLES COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37921
25 - 4	094FL004	WINTON CHARLES		108 DOUGLASS AVE		KNOXVILLE TN	37902
25 - 5	094FL005	KNOXVILLE CITY OF		NA		KNOXVILLE TN	37914
25 - 6	094FL006	STEPHENS LILLIAN	& MICHAEL D	RT 45 6312 MILLROY LANE		KNOXVILLE TN	37914
25 - 7	094FL007	COPPOCK DWIGHT D &	VIRGINIA C	936 RODERICK RD		KNOXVILLE TN	37923
25 - 8	094FL008	MCINTOSH GEORGE	& ROSA K	132 DOUGLASS AVE		KNOXVILLE TN	37921
25 - 9	094FL009	KNOX HOUSING PARTNERSHIP	INC	220 CARRICK ST		KNOXVILLE TN	37921
25 - 10	094FL010	DONOVAN DEVELOPMENT LLC		124 N WINSTON RD		KNOXVILLE TN	37919
25 - 11	094FL011	BURGE S H	& ALUISE BURGE	1412 N PARKRIDGE DRIVE		KNOXVILLE TN	37924
25 - 12	094FL012	ORR MARGARET BURGE		NA	% CHARLES TAYLOR	KNOXVILLE TN	37919
25 - 13	094FL013	KNOXVILLES COMMUNITY	DEVELOPMENT CORPORATION	7336 WILWOOD CT		KNOXVILLE TN	37920
25 - 14	094FL016	BARTRAM JAMES E &	VOLET W & JAMES E II	231 CANSLER		KNOXVILLE TN	37921
25 - 15	094FL017	SHANDS BARBARA C		923 DAMERON AVE		KNOXVILLE TN	37921
25 - 16	094FL018	WHITE KATHY I		923 DAMERON AVEU 238		KNOXVILLE TN	37921
25 - 17	094FL019	WESTLEY HOUSE COMMUNITY	CENTER	221 CANSLER AVE		KNOXVILLE TN	37921
25 - 18	094FL020	HOLMES JAMES E MRS				KNOXVILLE TN	37921

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
25 - 19	094FL021	CHANDLER MARGARET E		1222 CANSIER ST		KNOXVILLE TN	37921
25 - 20	094FL022	SHIPE JAMESETTA HOLMES		1206 NORTHWESTERN AVE		OAK RIDGE TN	37831
25 - 21	094FL023	MCCULLOUGH GEORGE	& JUANITA C	1211 ELMWOOD		KNOXVILLE TN	37914
25 - 22	094FL025	KNOXVILLES COMMUNITY	DEVELOPMENT CORPORATION	NA		KNOXVILLE TN	37921
25 - 23	094FL026	CHURCH ROGERS MEMBAPTIST		520 COLLEGE ST		KNOXVILLE TN	37921
25 - 24	094FL027	DAVIS JAMES H		1420 WALLACE ST		KNOXVILLE TN	37921
29 - 1	094FM001	LEFLORE EDNA E MURDOCK		2225 BROOKS RD		KNOXVILLE TN	37915
29 - 2	094FM002	BROWN JESSE B		10810 ADMIRAL BEND WY		KNOXVILLE TN	37922
29 - 3	094FM003	STEPHENS ALBERTA S	& LULA MAE	12316 COVE FIELD RD	% EUGENE MINOR	KNOXVILLE TN	37919
29 - 4	094FM004	STEPHENS HAROLD E JR		5204 DAPHNE DRIVE		KNOXVILLE TN	37914
29 - 5	094FM005	STEPHENS LILLIAN		RT 45 6312 MILROY LANE		KNOXVILLE TN	37921
29 - 6	094FM006	CHURCH BEULAH CH	OF GOD HOLINESS	1506 UNIVERSITY AVE		KNOXVILLE TN	37921
29 - 7	094FM007	NANCE ALFRED L		1500 EXETER AVE		KNOXVILLE TN	37921
29 - 8	094FM008	COBB ISIAH		310 MCCONNELL ST #209		KNOXVILLE TN	37915
29 - 9	094FM009	EMING JOHN C		913 E HILLCREST DR		KNOXVILLE TN	37604
29 - 10	094FM010	NANCE NELSON R		801 VANOSDALE RD		KNOXVILLE TN	37921
29 - 11	094FM011	WILLAMSON MARIAN		1410 UNIVERSITY AVE		KNOXVILLE TN	37921
29 - 12	094FM012	HENDERSON JAMES N	& MARIAN O	210 HICKORY DR		OLD HICKORY TN	37138
29 - 13	094FM013	TURNER BOYZIE		1924 LESLIE		KNOXVILLE TN	37921
24 - 1	094FM014	WILLIAMS MABLE ROBINSON		143 DOUGLASS AVE		KNOXVILLE TN	37921
24 - 2	094FM015	KIMBROUGH LEONARD	ARMITAGE & CAROLYN ELAINE	9204 GRANDHAVEN AVE		UPPER MARLBORO MD	20772
24 - 3	094FM016	MEADE VAN FRANKLIN &	CHRISTINA KELLY	1339 DOUGLAS AV		KNOXVILLE TN	37921
24 - 4	094FM017	KNOXVILLES COMMUNITY	DEVELOPMENT CORPORATION	123 DOUGLASS AVE		KNOXVILLE TN	37921
24 - 5	094FM018	KNOXVILLES COMMUNITY	DEVELOPMENT CORPORATION	P O BOX 3550		KNOXVILLE TN	37921
24 - 6	094FM019	KNOXVILLE HABITAT FOR	HUMANITY INC	220 CARICK ST		KNOXVILLE TN	37921
24 - 7	094FM020	KNOXVILLE HABITAT FOR	HUMANITY INC	220 CARICK ST		KNOXVILLE TN	37921
24 - 8	094FM021	STEPHENS ALBERTA S		2316 COVE FIELD RD		KNOXVILLE TN	37919
24 - 9	094FM022	WINTON DENISE K &	ELVIS R	901 N BROADWAY		KNOXVILLE TN	37927
24 - 10	094FM023	STEPHENS LILLIAN		RT 45 6312 MILROY LANE		KNOXVILLE TN	37914
24 - 11	094FM024	HARPER BAEFIN R & OCTAVIA		7409 LEEPER BLAKE CIR		KNOXVILLE TN	37924
24 - 12	094FM025	No parcel data provided					
24 - 13	094FM026	No parcel data provided					
24 - 14	094FM027	No parcel data provided					
24 - 15	094FM028	KNOXVILLES COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37917
30 - 1	094FM001	NANCE ALFRED L	NANCE LEON F & ANNA BELL	1500 EXETER AVE		KNOXVILLE TN	37921
30 - 2	094FM002	NANCE ALFRED L		1500 EXETER AVE		KNOXVILLE TN	37921
30 - 3	094FM003	DORSETT WK		1322 UNIVERSITY AVE		KNOXVILLE TN	37921
30 - 4	094FM004	DORSETT KENNETH W		1322 UNIVERSITY AVE		KNOXVILLE TN	37921
30 - 5	094FM005	FLOYD DONALD CRAIG		1238 SILO DR		KNOXVILLE TN	37772
30 - 6	094FM006	ST JOSEPH HOUSE OF	PRAYER TRUSTEES	1314 UNIVERSITY AV		KNOXVILLE TN	37911
30 - 7	094FM007	ST JOSEPHS HOUSE OF	PRAYER	1300 UNIVERSITY AVE		KNOXVILLE TN	37916
30 - 8	094FM008	ST JOSEPHS HOUSE OF	PRAYER	1300 UNIVERSITY AVE		KNOXVILLE TN	37916
22 - 1	094FM009	SPENCER STEVEN & JOY		317 DOUGLAS ST		KNOXVILLE TN	37921
22 - 2	094FM010	MCCLENDON ANNETTE &	HUMPHREY ANTONIO &	315 DOUGLAS ST	HARRIS ADRIAN	KNOXVILLE TN	37921
22 - 3	094FM011	CHURCH BETHEL APOSTOLIC	TEMPLE	104 DELANEY ST		BRISTOL TN	37620
22 - 4	094FM012	CHURCH BETHEL APOSTOLIC	TEMPLE	104 DELANEY ST		BRISTOL TN	37620
22 - 5	094FM013	CHURCH BETHEL APOSTOLIC	TEMPLE	104 DELANEY ST		BRISTOL TN	37620
22 - 6	094FM017	KNOXVILLES COMMUNITY	DEVELOPMENT CORPORATION	NA		KNOXVILLE TN	37915

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
23 - 1	094FN018	CASON CHARMAINE			302 DOUGLAS AV	KNOXVILLE TN	37921
23 - 2	094FN019	FREEMAN TOYA			304 DOUGLAS AV	KNOXVILLE TN	37921
23 - 3	094FN020	BATTLE JESSIE LEE	& CORA DAVIS		308 DOUGLAS AVE	KNOXVILLE TN	37921
23 - 4	094FN021	FLOWERS MACEO	& CORA B		310 DOUGLAS AV	KNOXVILLE TN	37921
23 - 5	094FN022	FLOYD DONALD CRAIG			228 SILO DR	LENOIR CITY TN	37712
23 - 6	094FN023	BATTLE WILLIE WALTER	& SAFFELL CORINE BATTLE		316 DOUGLAS ST	KNOXVILLE TN	37921
23 - 7	094FN024	MADER ROBERT P & PAMELA A			322 DOUGLAS AVE	KNOXVILLE TN	37921
23 - 8	094FN025	KINSEY ROBERT CHRISTOPHER			217 DEADRICK STREET	KNOXVILLE TN	37921
23 - 9	094FN026	DAVIS JAMES & REENA			1420 WALLACE ST	KNOXVILLE TN	37914
23 - 10	094FN028	DAVIS FRED & INEZ J			5817 GREEN VALLEY DR	KNOXVILLE TN	37921
23 - 11	094FN029	NOLLY JOHN T	& AGNES		331 CANSLER AVE	KNOXVILLE TN	37921
23 - 12	094FN030	EVANS FRED			327 CANSLER ST	KNOXVILLE TN	37921
23 - 13	094FN031	EVANS FRED L. &	LOU ELLA H.		327 CANSLER AVE.	KNOXVILLE TN	37921
23 - 14	094FN036	KNOXVILLE'S COMMUNITY	DEVELOPMENT		NA	KNOXVILLE TN	37921
23 - 15	094FN037	WASHINGTON LEO LA			305 CANSLER AVE	KNOXVILLE TN	37921
23 - 16	094FN038	GRIFFIN ALFRED LAMAR &	EVON		301 CANSLER AVE	KNOXVILLE TN	37921
23 - 17	094FN039	FAIN GRAYCE V			301 CANSLER ST	KNOXVILLE TN	37921
23 - 18	094FN040	HOSS JAMES	& M H BYERS		10600 HATHWAY	CLEVELAND OH	44108
31 - 1	094FP001	SUMMEY DOROTHY G			1615 DORA STREET	KNOXVILLE TN	37921
31 - 3	094FP002	SUMMEY DOROTHY G			1615 DORA STREET	KNOXVILLE TN	37921
31 - 4	094FP003	DAVIS RICHARD JEROME	& BLENZA BRADFORD		1704 RIVERSHORES DR	KNOXVILLE TN	37914
31 - 5	094FP004	BENN JUAN ANTHONY		ATTN JOHN ROACH	7227 TERRY DRIVE	KNOXVILLE TN	37914
31 - 6	094FP005	MCGOWAN MYRTLE BROOKS			1700 PLAZA TOWER	KNOXVILLE TN	37929
31 - 7	094FP006	MCCATCHY LOUIS W &	HARRY E & WILLIAM P		1208 UNIVERSITY NW	KNOXVILLE TN	37921
31 - 8	094FP007	JARRIGAN & SON MORTUARY		ATTN STEPHANIE BEATTY	2823 MARTIN LUTHER KING	KNOXVILLE TN	37914
31 - 9	094FP008	DIXIE JANITORIAL SERV INC	% SOUTHEAST SERVICE CORP		PO BOX 19	KNOXVILLE TN	37990
31 - 11	094FP009	DIXIE JANITORIAL SERV INC			PO BOX 19	KNOXVILLE TN	37990
31 - 12	094FP010	FLOYD DONALD C			238 SILO DR	LENOIR CITY TN	37712
31 - 13	094FP011	CRIPPEN HARLES	& LOUISE C		2459 WOODBINE	KNOXVILLE TN	37917
31 - 10	094FP012	DIXIE JANITORIAL	SERVICES INC	ATTN: STEPHANIE BEATTY	PO BOX 19	KNOXVILLE TN	37901
21 - 1	094FP013	KNOXVILLE COMMUNITY DEV	CORP		1950 SEXTON ST	KNOXVILLE TN	37915
21 - 2	094FP014	GORDON GRACE A			1506 BOYD ST	KNOXVILLE TN	37921
21 - 3	094FP015	WILEY FRANCES B	& WATTS LEROY		11504 BOYD ST	KNOXVILLE TN	37921
20 - 1	094FP016	DANIEL SAMUEL E			243 TIPTON STATION RD	KNOXVILLE TN	37920
20 - 2	094FP017	BROWN JAMES HAROLD			3300 STONEBORO ROAD	FT WASHINGTON MO	20744
20 - 3	094FP018	BUTTS WILLIAM			1412 BOYD ST	KNOXVILLE TN	37921
20 - 4	094FP019	BROWN CORA LEE	& W C		1410 BOYD ST	KNOXVILLE TN	37921
20 - 5	094FP020	BROWN WILLIAM C &	CORA LEE		1410 BOYD ST	KNOXVILLE TN	37921
20 - 6 (7, 8, 9)	094FP024	KING GEORGE	& WILLIAM		1400 BOYD ST	KNOXVILLE TN	37921
20 - 10	094FP025	CITY OF KNOXVILLE			400 MAIN AVE	KNOXVILLE TN	37902
20 - 11	094FP027	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORP		NA	KNOXVILLE TN	37902
20 - 12	094FP028	KNOXVILLE COMMUNITY DEV	CORPORATION		P O BOX 3550	KNOXVILLE TN	37927
20 - 13	094FP029	GALLMAN TERRY R			1409 WALLACE ST	KNOXVILLE TN	37921
20 - 14	094FP030	JOHNSON JOHNNIE MAE			PO BOX 1302	KNOXVILLE TN	37921
20 - 15	094FP031	BRANNER BOBBIE G			1419 WALLACE	KNOXVILLE TN	37921
20 - 16	094FP032	BUCKNER REV R J EST	% MARY A BUCKNER		1111 COLUMBIA 105 NW	WASHINGTON DC	20009
20 - 17	094FP033	WINTON LOUISE PARHAM			406 DOUGLASS ST	KNOXVILLE TN	37921
20 - 18	094FP034	GALLMAN NOLDEN	& GLADYS		412 DOUGLASS ST	KNOXVILLE TN	37921

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Parcel	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
20 - 19	094FP035	GALLMAN NOLEEN	& GLADYS J	412 DOUGLASS ST	KNOXVILLE TN	37921	
20 - 20	094FP036	OGIE BEN C	& NELLIE	1518 N BROADWAY	KNOXVILLE TN	37917	
20 - 21	094FP037	GALLMAN BARBARA JEAN		1416 DOUGLAS ST	KNOXVILLE TN	37921	
21 - 4	094FP038	CHESNEY JACK & PATRICIA		1220 GARRICK ST	KNOXVILLE TN	37921	
21 - 5	094FP039	WINTON WILLE C &	ROSELLA	1409 DOUGLAS AVE	KNOXVILLE TN	37921	
21 - 6 (7)	094FP040	MCGRHEE ANNIE MRS		407 DOUGLAS AVE	KNOXVILLE TN	37921	
21 - 8	094FP042	GARRETT PAUL M		1100 NEWPORTVILLE RD 1023	GEORGETOWN TN	37923	
31 - 2	094FP043	DANIEL SAM		8709 RUSHMORE DR	KNOXVILLE TN	37928	
39 - 21	094FP002	STENSON RICHARD		1432 WEST FIFTH AVE	KNOXVILLE TN	37917	
39 - 1	094FP003	TOOLE RUTH F		P O BOX 5700	KNOXVILLE TN	37917	
39 - 2	094FP004	KELL WILLIAM F		1408 W FIFTH AV	KNOXVILLE TN	37919	
39 - 3	094FP004	COVENANT PROPERTIES		2304 DAVANS PASS	KNOXVILLE TN	37909	
39 - 4	094FP005	BARTRAM JAMES E &	VIOLET E	6121 KIRBURY DR	KNOXVILLE TN	37902	
39 - 5	094FP006	CROSLAND WILLIAM T		213 DEADRICK AV	KNOXVILLE TN	37921	
39 - 6	094FP007	MCNUTT WILLIAM		1312 CALLOWAY ST	KNOXVILLE TN	37921	
39 - 7	094FP008	REBERT SIDNEY		805 SWEETWATER CLUB BV	LONGWOOD FL	32779	
39 - 8	094FP009	NASH DAVID MICHAEL &	BRENDA K	221 RUTLEDGE PK	BLAINE TN	37099	
32 - 2	094FP010	FLOYD DONALD		P O BOX 1561	KNOXVILLE TN	37901	
03 - 1	094FP011	ELDER WIL	& LIZZIE MAE	1542 DUNBAR	KNOXVILLE TN	37921	
03 - 2	094FP012	DAMAC PROPERTIES AND	INVESTMENTS INC	11455 SNYDER RD	KNOXVILLE TN	37922	
03 - 3	094FP013	STEWART GLADYS R		1230 CALLOWAY AVE	KNOXVILLE TN	37921	
03 - 4	094FP014	RILEY E L	& HAZEL S	1226 CALLOWAY AVE	KNOXVILLE TN	37921	
03 - 5	094FP015	RICHEY MAGGIE MAGDALENE		1224 CALLOWAY AVE	KNOXVILLE TN	37921	
03 - 6	094FP016	BARTRAM JAMES E		6121 KIRBURY LN	KNOXVILLE TN	37909	
03 - 7	094FP017	HUBBARD ROY & JANE B		17621 SW 55TH AVE APT C	MIAMI FL	33143	
03 - 8	094FP018	DAVIS-JAMES JEAN W		11212 CALLOWAY ST	KNOXVILLE TN	37921	
03 - 9	094FP019	SLYMAN JAMES & MARY S		1210 CALLOWAY ST	KNOXVILLE TN	37921	
03 - 10	094FP020	WILIS COMAILLA		1209 CALLOWAY ST	KNOXVILLE TN	37921	
03 - 11	094FP021	WILLIAMS IRENE		11204 CALLOWAY AVE	KNOXVILLE TN	37921	
03 - 12	094FP022	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORPORATION	P O BOX 4472	KNOXVILLE TN	37921	
03 - 13	094FP023	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORPORATION	805 SWEETWATER CLUB BV	LONGWOOD FL	32779	
03 - 14	094FP024	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORPORATION	509 DOUGLASS AVE	KNOXVILLE TN	37921	
03 - 15	094FP025	LOVE DELLA MAE		505 DOUGLASS ST	KNOXVILLE TN	37921	
03 - 16	094FP026	BUTLER JOHNNIE	& LOIS	1501 BOYD ST	KNOXVILLE TN	37921	
03 - 17	094FP031	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORPORATION	NA	KNOXVILLE TN	37914	
03 - 18	094FP032	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORPORATION	901 BROADWAY NE	KNOXVILLE TN	37917	
03 - 19	094FP033	HOWARD EMANUEL &	BARBARA J	1517 BOYD STREE	KNOXVILLE TN	37921	
03 - 20	094FP034	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORPORATION	901 BROADWAY NE	KNOXVILLE TN	37917	
03 - 21	094FP035	LATTIMORE HOWARD	& KATHREEN	1521 BOYD ST	KNOXVILLE TN	37921	
32 - 1	094FP036	MONROE BEVERLY R		P O BOX 73	POWELL TN	37849	
39 - 9	094FP037	HUNT AARON L & DEIDRAL		1319 OAKLAND ST	KNOXVILLE TN	37914	
39 - 10	094FP038	REED CHARLIE C	% MELISSA R LUNDY &	1131 HOLSTON COURT	KNOXVILLE TN	37914	
39 - 11	094FP039	FLOYD DONALD C		238 SILO DR	KNOXVILLE TN	37772	
39 - 12	094FP040	HOOSIER JOHN H	& SHIRLEY T	11609 BOYD ST	KNOXVILLE TN	37921	
39 - 13	094FP041	MICHAEL CHARLENE B	% DR S B HAMMOND	11505 PICKETT AVE	KNOXVILLE TN	37921	
39 - 14	094FP042	EVANS SUSIE B		1615 BOYD ST	KNOXVILLE TN	37921	
39 - 15	094FP043	DELTA DEVELOPMENT CORP		P O BOX 5700	KNOXVILLE TN	37928	
39 - 16	094FP044	CHURCH BOYD ST CH OF GOD	OF THE TRUTH	1621 BOYD ST	KNOXVILLE TN	37921	

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
39 - 17	094F0045	HEATH GEORGE	& ANNIE MAE			KNOXVILLE TN	37921
39 - 18	094F0046	SUMNER DOROTHY G		1625 BOTO ST		KNOXVILLE TN	37921
39 - 19	094F0048	LATIMER J W		1615 DORA ST		KNOXVILLE TN	37921
39 - 20	094F0049	CARTER EARL		1637 BOYD ST		KNOXVILLE TN	37921
40 - 1	094F0001	CAMPBELL FRALAN M		P O BOX 61		LIVE OAK FL	32060
40 - 2	094F0002	STONE CHARLES & ALINE		1401 UNIVERSITY AVE		KNOXVILLE TN	37921
40 - 3	094F0003	WESLEY HOUSE COMMUNITY	CENTER	1220 MOSES ST NW		KNOXVILLE TN	37921
40 - 4	094F0004	HALL GERALDINE C		923 DAMERON AVENUE		KNOXVILLE TN	37921
40 - 5	094F0005	BOWLES OSWALD & JUANITA		6301 MILROY LN		KNOXVILLE TN	37921
40 - 6	094F0006	TOOLE ROBERT W		1423 W 5TH		KNOXVILLE TN	37928
40 - 7	094F0007	MOYER MARY VIRGINIA &	KATHRYN J TWYFORD	P O BOX 5700		KNOXVILLE TN	37920
40 - 8	094F0008	STENSON HATTIE MAE		920 STONE CRAB COVE		KNOXVILLE TN	37921
40 - 9	094F0009	NANCE MARY	THOMPSON MAMIE L	1638 BOYD ST		KNOXVILLE TN	37921
40 - 10	094F0010	DELANEY MARY Y	% MRS WILLIAM E DELANEY	1638 BOYD ST		KNOXVILLE TN	37914
40 - 11	094F0011	MICHAEL CHARLENE M	% DR S B HAMMOND	3801 KENILWORTH LANE		KNOXVILLE TN	37921
41 - 1	094F0012	REECE RAYMOND & ORA LEE W		1505 PICKETT AVE		KNOXVILLE TN	37921
41 - 2	094F0013	DAVIS BEN A &	HAZEL C	1622 BOYD ST		KNOXVILLE TN	37919
41 - 3	094F0014	WATTERS CHERYL B		6614 SHERWOOD DR		KNOXVILLE TN	37921
41 - 4	094F0015	EDWARDS RUBY LEE	% LOIS	1618 BOYD ST		KNOXVILLE TN	37915
41 - 5	094F0016	STRADTMAN DENNIS W	% LOIS	3616 MCCALLA		KNOXVILLE TN	35233
41 - 6	094F0017	FLOYD JOHN D	% WANDA ANN	124 S 16TH ST		BIRMINGHAM AL	35233
41 - 7	094F0018	SIMS W J	% MAGGIE S	124 S 16TH ST		KNOXVILLE TN	37921
41 - 8	094F0019	MCCRAY SAM &	BERTHA IRENE	213 DEADRICK AVE		KNOXVILLE TN	37914
41 - 9	094F0020	SHAFER ALEXANDER		1225 PICKWICK RD		KNOXVILLE TN	37921
41 - 10	094F0021	GATES BETTY JEAN &	RHODA YVONNE & JIMMY LEE	1215 UNIVERSITY AVE		KNOXVILLE TN	37921
41 - 11	094F0022	UNIVERSITY OF TENN		PO BOX 4307		KNOXVILLE TN	37917
41 - 12	094F0023	MCBATH JAMES E	% BETTY JEAN GATES	2421 5TH AVE		KNOXVILLE TN	37917
41 - 13	094F0024	WATKINSON ELEANOR ANN	% LOUELLA	432 COMMUNICATION BLDG		KNOXVILLE TN	37921
41 - 14	094F0025	FAULKNER NORMA JEAN		1609 WALLACE ST		KNOXVILLE TN	37921
41 - 15	094F0026	WATKINSON ELEANOR ANN		132 DOUGLAS ST		KNOXVILLE TN	37921
41 - 16	094F0027	WATKINSON ELEANOR ANN		1921 PLUMB CREEK CR		KNOXVILLE TN	37921
41 - 17	094F0028	WATKINSON ELEANOR ANN		1404 JAMES ST		KNOXVILLE TN	37921
41 - 18	094F0029	WATKINSON ELEANOR ANN		6609 ROCKBRIDGE LN		KNOXVILLE TN	37921
41 - 19	094F0030	WATKINSON ELEANOR ANN		408 JAMES ST		KNOXVILLE TN	37921
41 - 20	094F0031	WATKINSON ELEANOR ANN		412 JAMES ST		KNOXVILLE TN	37921
41 - 21	094F0032	WATKINSON ELEANOR ANN		JAMES AV		KNOXVILLE TN	37921
41 - 22	094F0033	WATKINSON ELEANOR ANN		2823 MARTIN LUTHER KING		KNOXVILLE TN	37914
41 - 23	094F0034	WATKINSON ELEANOR ANN		411 JAMES ST		KNOXVILLE TN	37921
41 - 24	094F0035	WATKINSON ELEANOR ANN		1301 BURNS DR		KNOXVILLE TN	37921
41 - 25	094F0036	WATKINSON ELEANOR ANN		1809 SCHOFIELD		KNOXVILLE TN	37921
41 - 26	094F0037	WATKINSON ELEANOR ANN		PO BOX 87		KNOXVILLE TN	37915
41 - 27	094F0038	WATKINSON ELEANOR ANN		1314 MCCONNELL ST		KNOXVILLE TN	37917
41 - 28	094F0039	WATKINSON ELEANOR ANN		1420 NINTH AV		KNOXVILLE TN	37914
41 - 29	094F0040	WATKINSON ELEANOR ANN		12504 JEFFERSON AVE		KNOXVILLE TN	37914
41 - 30	094F0041	WATKINSON ELEANOR ANN		15128 HOLSTED ST		KNOXVILLE TN	37914
41 - 31	094F0042	WATKINSON ELEANOR ANN		15128 HOLSTED ST		KNOXVILLE TN	37914
41 - 32	094F0043	WATKINSON ELEANOR ANN		NA		KNOXVILLE TN	37901
41 - 33	094F0044	WATKINSON ELEANOR ANN		P O BOX 1631		KNOXVILLE TN	37901
41 - 34	094F0045	WATKINSON ELEANOR ANN		CITY-COUNTY BLDG MAIN ST		KNOXVILLE TN	37902

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
42 - 3	094FS004	FORNEY MARCELIA			1630 WALLACE ST	KNOXVILLE TN	37921
42 - 4	094FS005	STOVALL BRENDA			1630 WALLACE ST	KNOXVILLE TN	37921
42 - 5	094FS006	STYLES IRENE			1628 WALLACE ST	KNOXVILLE TN	37921
42 - 6	094FS007	REAGAN MARY ELIZABETH			1626 WALLACE ST	KNOXVILLE TN	37921
42 - 7	094FS008	SINGLETON FRED & MARIA			1624 WALLACE ST	KNOXVILLE TN	37921
42 - 8	094FS009	MCGOWAN MYRTLE BROOKS			1700 PLAZA TOWER	KNOXVILLE TN	37929
42 - 9	094FS010	GEORGE JOHN J &		ATTN JOHN ROACH	1616 WALLACE ST	KNOXVILLE TN	37921
42 - 10	094FS011	THOMAS CRUZE & MARCIA			1411 EXETER AV	KNOXVILLE TN	37918
42 - 11	094FS012	WILSON KIMBERLY ANN			4105 DORIS CIRCLE	KNOXVILLE TN	37914
42 - 12	094FS013	HARRIS WILLIAM EST			608 CASTLE ST	KNOXVILLE TN	37921
42 - 13	094FS014	BRANNER MARVIN &			1604 WALLACE ST	KNOXVILLE TN	37922
42 - 14	094FS015	AGNEW ROBERT LEWIS			1600 WALLACE ST	KNOXVILLE TN	37922
42 - 15	094FS017	OGLE B C JR & HENRY T			1518 N BROADWAY	KNOXVILLE TN	37917
42 - 16	094FS018	HUDSON JAMES L			7837 JEFFERSON OAKS DR	KNOXVILLE TN	37938
42 - 17	094FS019	SUMMEY ALBERT C & DOROTHY			1615 DORA ST	KNOXVILLE TN	37921
42 - 18	094FS020	FLOYD DON C			238 SILO DR	LENOIR CITY TN	37772
42 - 19	094FS021	SOUTHERN INDUSTRIAL			408 CEDAR BLUFF RD #504	KNOXVILLE TN	37923
42 - 20	094FS022	WMBUSH LOTTIE			1621 DORA ST	KNOXVILLE TN	37921
42 - 21	094FS023	SMITH PAULA ANN HOLLAND			1623 DORA ST	KNOXVILLE TN	37921
42 - 22	094FS024	PARKER AREVIA GAY			420 S WALNUT APT 211	LANSING MI	48933
42 - 23	094FS025	BANKS JAMES A & ARNOLA P			505 FOREST RD	HUEYTOWN AL	35023
42 - 24	094FS026	JONES ROBERT H & ADA P			1613 DUNBAR AVE	KNOXVILLE TN	37921
42 - 25	094FS027	JONES ROBERT H & ADA P			1613 DUNBAR ST	KNOXVILLE TN	37921
42 - 26	094FS028	AGNEW CHARLES F			1635 DORA ST	KNOXVILLE TN	37921
43 - 29	094FT001	BRABSON RAYMOND & MARY			1643 DUNBAR ST	KNOXVILLE TN	37921
43 - 1	094FT002	MAPP ROBERT H LIFE EST			3219 LAY AVE	KNOXVILLE TN	37914
43 - 2	094FT003	HAIRSTON HENRY & CLARA			1640 DORA ST	KNOXVILLE TN	37921
43 - 3	094FT004	LANE L D & LORINE			2217 DANDRIDGE STAGECOACH	KNOXVILLE TN	37914
43 - 4	094FT005	BYRD FRANCES &			110 MORNINGSIDE DR	KNOXVILLE TN	37915
43 - 5	094FT006	BOST GEORGIA			1634 DORA ST	KNOXVILLE TN	37921
43 - 6	094FT007	MARTIN JOHN R			1630 DORA ST	KNOXVILLE TN	37923
43 - 7	094FT008	FAIRVIEW CENTER INC			P O BOX 1631	KNOXVILLE TN	37901
43 - 8	094FT009	SEXTON ELIZABETH E		ATTN: JEAN BOUNDS	1624 DORA ST	KNOXVILLE TN	37921
43 - 9	094FT010	LYNCH HELEN			1622 DORA ST	KNOXVILLE TN	37921
43 - 10	094FT011	HOLLAND WILLIAM L			1623 DORA ST	KNOXVILLE TN	37921
43 - 11	094FT012	JONES A ROSS SR			P O BOX 6115	KNOXVILLE TN	37914
43 - 12	094FT013	FLOYD JOHN			213 DEADRICK AVE	KNOXVILLE TN	37921
43 - 13	094FT014	CAMPBELL FRAJAN MCGOWAN			1401 UNIVERSITY AVE	KNOXVILLE TN	37921
43 - 14	094FT015	SMITH LANE & ROLANDA			P O BOX 27366	KNOXVILLE TN	37927
43 - 15	094FT016	TRUESDALE CAROLYN BEARD			2108 BODEN LN	KNOXVILLE TN	37914
43 - 16	094FT017	TRUESDALE CAROLYN BEARD			2108 BODEN LN	KNOXVILLE TN	37914
43 - 17	094FT018	MCMAHAN FRED S ETAL			1243 EXETER AVE	KNOXVILLE TN	37914
43 - 18	094FT019	TOOLE ROBERT W			P O BOX 5700	KNOXVILLE TN	37928
43 - 19	094FT020	TRUESDALE CAROLYN BEARD			2108 BODEN LN	KNOXVILLE TN	37914
43 - 20	094FT021	KING FELIX SR			1611 DUNBAR ST	KNOXVILLE TN	37921
43 - 21	094FT022	JONES PATRICIA H & ADA P			1613 DUNBAR ST	KNOXVILLE TN	37921
43 - 22	094FT023	JENKINS BARRY D & MARIA M			1400 FOSTER DR	LENOIR CITY TN	37771
43 - 23	094FT024	GREEN WALTER J & SALLIE S			1638 DORA ST	KNOXVILLE TN	37921

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
43 - 24	094FT025	WARNER RUDY H & RUBY D		204 GEORGE BOUNDS RD		KNOXVILLE TN	37924
43 - 25	094FT026	WARNER RUDY H & RUBY D		204 GEORGE BOUNDS RD		KNOXVILLE TN	37924
43 - 26	094FT027	WARNER RUDY H & RUBY D		204 GEORGE BOUNDS RD		KNOXVILLE TN	37924
43 - 27	094FT028	WEAVER ANGELA D		409 CAMERON CIRCLE #3601		CHATTANOOGA TN	37403
43 - 28	094FT029	TATE DAISY		1641 DUNBAR ST		KNOXVILLE TN	37921
44 - 26	094FU001	URBAN COMMUNITY VISION		747 COLLEGE ST		KNOXVILLE TN	37921
44 - 2	094FU002	ELDER THOMAS CURTIS		1642 DUNBAR ST		KNOXVILLE TN	37921
44 - 1	094FU003	ELDER THOMAS C		1642 DUNBAR ST		KNOXVILLE TN	37921
44 - 3	094FU004	SPEARS JOSEPHINE		3205 BURNSIDE		KNOXVILLE TN	37921
44 - 4	094FU005	CAMPBELL KATHY L		1634 DUNBAR ST		KNOXVILLE TN	37921
44 - 5	094FU006	WESTFIELD MILDRED		1632 DUNBAR ST		KNOXVILLE TN	37921
44 - 6	094FU007	GLENN WILL		1628 DUNBAR ST		KNOXVILLE TN	37921
44 - 7	094FU008	MITCHELL LANCE & KATHY L		2200 MISSISSIPPI AVE		KNOXVILLE TN	37924
44 - 8	094FU009	WARNER RUDY H		204 GEORGE BOUNDS RD		KNOXVILLE TN	37921
44 - 9	094FU010	JENKINS PATRICIA ANN		1620 DUNBAR ST		KNOXVILLE TN	37921
44 - 10	094FU011	NEAL REGINE		1616 DUNBAR ST		KNOXVILLE TN	37921
44 - 11	094FU012	GRAHAM AND COMPANY INC		P O BOX 22805		KNOXVILLE TN	37922
44 - 12	094FU013	F & W LAND COMPANY INC		525 N GAY ST		KNOXVILLE TN	37902
44 - 13	094FU014	NANCE ALFRED L		1500 EXETER AVE		KNOXVILLE TN	37921
44 - 14	094FU015	NANCE ALFRED L		1500 EXETER AVE		KNOXVILLE TN	37917
44 - 15	094FU016	NANCE LEON F		1500 EXETER AVE		KNOXVILLE TN	37921
44 - 16	094FU017	TRIBE ONE EMPOWERMENT		1507 UNIVERSITY AV		KNOXVILLE TN	37777
44 - 17	094FU018	CAMPBELL DANIEL L		2409 GOINS RD		LOUISVILLE TN	37777
44 - 18	094FU019	JOHNSON J J		805 COLLEGE ST		KNOXVILLE TN	37921
44 - 19	094FU020	ROSS PIA DENEEN		1828 MCCALLA AV		KNOXVILLE TN	37915
44 - 20	094FU021	STEPHENS ALBERTA S		2316 COVE FIELD RD		KNOXVILLE TN	37919
44 - 21	094FU022	MOORE TOMMY		4703 WESTOVER TERRACE		KNOXVILLE TN	37914
44 - 22	094FU023	MOORE TOMMY		4703 WESTOVER TERRACE		KNOXVILLE TN	37914
44 - 23	094FU024	NANCE ALFRED L		1500 EXETER AVE		KNOXVILLE TN	37921
44 - 24	094FU025	JACKSON THEONRAD E		2135 TEXAS AVE		KNOXVILLE TN	37921
44 - 25	094FU026	KNOX COUNTY		400 MAIN		KNOXVILLE TN	37902
48 - 1	094FV001	KNOXVILLE COLLEGE		901 COLLEGE STREET		KNOXVILLE TN	37921
49 - 1	094FV002	WATERS JAMES A &		1518 EXETER AVE		KNOXVILLE TN	37921
49 - 2	094FV003	SUTTON DEBORAH K		1510 EXETER AVE		KNOXVILLE TN	37921
49 - 3	094FV004	MEEK GEO H ETAL		1508 EXETER AVE NW		KNOXVILLE TN	37921
49 - 4	094FV005	RUSSELL HORACE M &		1506 EXETER AVE		KNOXVILLE TN	37921
49 - 5	094FV006	NANCE VERONICA F		1500 EXETER AVE		KNOXVILLE TN	37921
50 - 1	094FV007	PEARCY C W & MARGARET		1432 EXETER ST		KNOXVILLE TN	37921
50 - 2	094FV008	PEARCY CHARLES WILLIAM &		1432 EXETER AVE		KNOXVILLE TN	37921
50 - 3	094FV009	DAVIS GEORGIA STONE		1424 EXETER AVE NW		KNOXVILLE TN	37921
50 - 4	094FV010	HOLLIDAY MARY E		1420 EXETER AVE		KNOXVILLE TN	37921
50 - 5	094FV011	ROGERS WILLETTA HOWELL		1213 MORELAND		KNOXVILLE TN	37921
50 - 6	094FV012	TANNAUS FUAD		1410 EXETER ST		JEFFERSON CITY MO	65101
50 - 7	094FV013	DANIEL THOMAS L		3405 VALLEY VIEW DR		KNOXVILLE TN	37917
50 - 8	094FV014	CAMPBELL RONNIE EUGENE &		1400 EXETER AVE		KNOXVILLE TN	37921
50 - 9	094FV015	SCOTT S S & ELIZABETH		831 LYNN AV		KNOXVILLE TN	37921
50 - 10	094FV016	KNOXVILLE CITY OF		NA		KNOXVILLE TN	37921
50 - 11	094FV017	COACH SAM & PAULINE		1227 MOSES ST NW		KNOXVILLE TN	37921

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
50 - 12	094FV018	COACH SAM & PAULINE		1301 MOSES ST NW		KNOXVILLE TN	37921
50 - 13	094FV019	CAMPBELL DANIEL L		2408 GOINS RD		LOUISVILLE TN	37777
50 - 14	094FV020	WALKER IDA LIFE ESTATE	ANNIE MAE GOREE REM	1309 BRUCE ST		TUSKEGEE AL	36088
50 - 15	094FV021	WRIGHT OTIE BELL		1313 MOSES NW		KNOXVILLE TN	37921
50 - 16	094FV022	CHARLTON CLINT D		1317 MOSES ST		KNOXVILLE TN	37921
50 - 17	094FV023	MCCLAIN EARL R		1319 MOSES ST NW		KNOXVILLE TN	37921
50 - 18	094FV024	WHITE MICHAEL L & DANA		P O BOX 22177		KNOXVILLE TN	37914
50 - 19	094FV025	CARTER MAMIE & WALL TOM	% LULA WILLIAMS	2717 LAY AVE		KNOXVILLE TN	37921
50 - 20	094FV026	HARTSELL ALBERT	% LIZZIE HARTSELL	1620 DUMBAR ST		KNOXVILLE TN	37919
50 - 21	094FV027	FROST ROBERT B &	JUDITH S	735 BLUFF DR		KNOXVILLE TN	37918
50 - 22	094FV028	JESUS CENTERED	MINISTRIES INC	3530 CUNNINGHAM DR		KNOXVILLE TN	37921
50 - 23	094FV029	STEPHENS ADELAIDE V		1408 MOSES AVE		KNOXVILLE TN	37915
50 - 24	094FV030	JACKSON JOHN MILTON SR &	MARY MARGARET	1713 SEXTON AVE		KNOXVILLE TN	37912
50 - 25	094FV032	O'MARY GREGORY K		1423 MOSES ST		KNOXVILLE TN	37921
50 - 26	094FV033	OLIVER LUKE		1425 MOSES AVE NW		KNOXVILLE TN	37921
49 - 6	094FV034	FLOYD JOHN D & WANDA ANN		213 DEADRICK AVE		KNOXVILLE TN	37921
49 - 7	094FV035	BELL JULIAN & MABEL A		1519 MOSES AVE		KNOXVILLE TN	37921
49 - 8	094FV036	BELL JULIAN & MABEL ALLEN		1519 MOSES AVE NW		KNOXVILLE TN	37921
49 - 9	094FV037	BRIDGES WALTER T III &	JOAN ANN & JAMES G	1224 HOLSTON PARK RD		KNOXVILLE TN	37914
49 - 10	094FV038	MOSS VIRGINIA V		1525 MOSES ST		KNOXVILLE TN	37915
48 - 3	094FV039	JOHNSON J J		805 COLLEGE ST		KNOXVILLE TN	37921
48 - 2	094FV040	KINETIC MANAGEMENT	SYSTEM	3613 WESTERN AV		KNOXVILLE TN	37921
02 - 1	094FV001	DANCO INC		1520 MITCHELL ST		KNOXVILLE TN	37917
02 - 2	094FV002	DANCO INC		1520 MITCHELL ST		KNOXVILLE TN	37917
02 - 3	094FV003	DANCO INC		1520 MITCHELL ST		KNOXVILLE TN	37917
02 - 4	094FV004	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
02 - 5	094FV005	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
02 - 6	094FV006	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
02 - 7	094FV007	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
02 - 8	094FV008	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
02 - 9	094FV009	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
02 - 10	094FV010	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
02 - 11	094FV011	CARLTON ENTERPRISES		2110 TOWN CREEK RD		LENOIR CITY TN	37772
02 - 12	094FV012	SCHLEICHER B SUSAN		2603 ALICE BELL RD		KNOXVILLE TN	37917
01 - 10	094FV013	KNOXVILLE HABITAT FOR	HUMANITY INC	1420 NINTH AV		KNOXVILLE TN	37917
01 - 9	094FV014	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
01 - 8	094FV015	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
01 - 7	094FV016	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
01 - 6	094FV017	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
01 - 5	094FV018	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
01 - 4	094FV019	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
01 - 3	094FV020	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	901 N BROADWAY		KNOXVILLE TN	37927
02 - 13	094FV021	HISTORIC MECHANICSVILLE	% DANCO INC	1620 MITCHELL ST		KNOXVILLE TN	37914
63 - 9	094GC034	MCNICKEN STELLA		P O BOX 13183		KNOXVILLE TN	37929
63 - 8	094GC035	HARDIN FELITA		1407 IREDELL DR		KNOXVILLE TN	37921
63 - 7	094GC036	HARDIN FELITA		1407 IREDELL DR		KNOXVILLE TN	37921
63 - 6	094GC037	ANDERSON CLIFFORD L		1411 IREDELL AVE		KNOXVILLE TN	37921
63 - 5	094GC038	ANDERSON CLIFFORD &	FREDDIE B	1411 IREDELL AVE NW		KNOXVILLE TN	37921

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
63-4	094GC039	INMAN INELL & BENNIE JR			4433 EXEMOUTH DR	KNOXVILLE TN	37914
63-3	094GC040	INMAN INELL & BENNIE JR			4433 EXEMOUTH DR	KNOXVILLE TN	37918
63-2	094GC041	BALLENGER G T			1403 HOTEL AV	CLEVELAND OH	44102
63-1	094GC042	ANDERSON SALLIE	% HERBERT BRYANT		1339 E 91ST ST	KNOXVILLE TN	37912
64-1	094GD001	GENCAY JEFF F &	POWERS WOODROW W		P O BOX 12229	LOS ANGELES CA	90043
64-2	094GD002	MOORE CHARLES H			4546 CIRCLE VIEW BLVD	KNOXVILLE TN	37921
64-3	094GD003	MOORE DAVID L			1820 BRANDAU STREET	LOS ANGELES CA	90043
64-5	094GD004	MOORE STELLA	C/O DR C H MOORE		4546 CIRCLE VIEW BLVD	LOS ANGELES CA	90058
64-6	094GD005	MOORE CHARLES HENRY DR			5517 HOLMES AVE	KNOXVILLE TN	37919
64-7	094GD006	BROWN KENNETH M	& BONNIE C		11810 BRANDAU ST	KNOXVILLE TN	37921
64-8	094GD007	BROWN KENNETH M	& BONNIE C		1810 BRANDAU ST	KNOXVILLE TN	37921
64-9	094GD008	BROWN K M & BONNIE C			1810 BRANDAU ST	KNOXVILLE TN	37915
64-10	094GD009	WHITLOW MILDRED			120 MORNINGSIDE DR	KNOXVILLE TN	37921
GD10 not on map	094GD010	KNOXVILLE COLLEGE			901 COLLEGE ST	KNOXVILLE TN	37902
GD11 not on map	094GD011	PUBLIC LIBRARY OF	KNOXVILLE & KNOX COUNTY		NA	KNOXVILLE TN	31907
64-11	094GD012	PRATCHER CHERYL ANN	PERRY &		548 CHANDLER DR	COLUMBUS GA	31907
64-12	094GD013	HARMON OSCAR & ETHEL			1521 RIVERSIDE RD	KNOXVILLE TN	37914
64-13	094GD014	COFER DAVID JR &	GLORIA D		417 PADRICK ST	MARTINEZ GA	30907
64-14	094GD015	OGLE NELLIE A & BEN C			1107 MAIN ST	KNOXVILLE TN	37902
64-15	094GD016	MCNABB ERNEST			208 SHEA ST	KNOXVILLE TN	37921
64-16	094GD017	SIMPSON EVELYN			2027 WEBSTER ST	KNOXVILLE TN	37921
64-17	094GD018	SIMPSON EVELYN A			2027 WEBSTER	KNOXVILLE TN	37921
64-18	094GD019	CANSLER CHARLES			MARIA AVE	KNOXVILLE TN	37921
64-4	094GD020	MOORE CHARLES H			4546 CIRCLEVIEW BLVD	LOS ANGELES CA	90043
66-1	094GE001	CHURCH S CENT CONF ASSOC	OF 7TH DAY ADVENTISTS		1837 BRANDAU ST	KNOXVILLE TN	37921
66-2	094GE002	YOUNG AMOS	& OLA B		1824 WILKINS ST	KNOXVILLE TN	37921
66-3	094GE003	BATTLE ED & MATTIE	% FREDIA CRAIG		405 BRIDGEVIEW LN	KNOXVILLE TN	37914
66-4	094GE004	BATTLE MATTIE	% FREDIA CRAIG		405 BRIDGEVIEW LN	KNOXVILLE TN	37914
66-5	094GE005	BATTLE RUTH		% FREDIA C CRAIG	405 BRIDGEVIEW LANE	KNOXVILLE TN	37921
66-6	094GE006	KNOXVILLE COLLEGE			901 COLLEGE ST	KNOXVILLE TN	37919
66-7	094GE007	KIRK AMBROS	& MARY WILLIAMS		924 DARTFORD RD	KNOXVILLE TN	37921
66-8	094GE008	GREENE DAMON		TRUST DIVISION	1805 BRANDAN ST	KNOXVILLE TN	37921
66-9	094GE009	HALLMAN EVELYN R			1813 BRANDAU ST	KNOXVILLE TN	37921
66-10	094GE010	JOHNSON COLUMBUS JR &	& MATTIE BELL		1817 BRANDAU ST	KNOXVILLE TN	37921
66-11	094GE011	JOHNSON COLUMBUS JR &	HATTIE B		1817 BRANDAN	KNOXVILLE TN	37919
66-12	094GE012	KIRK AMBROS & MARY W			924 DARTFORD RD	KNOXVILLE TN	37921
66-13	094GE013	SPIDELL GLEN & TAMMI			1825 BRANDAU ST	KNOXVILLE TN	37914
66-14	094GE014	TRUESDALE CAROLYN BEARD			2108 BODEN LN	KNOXVILLE TN	37914
66-15	094GE015	TRUESDALE CAROLYN BEARD			2108 BODEN LN	KNOXVILLE TN	37919
67-1	094GF001	COVINGTON ROBERT B	& HELEN R		7505 TWNNING DR	KNOXVILLE TN	37915
67-2	094GF002	MOORE HOWARD L &	SHIRLEY E		1874 BETHEL AVE	KNOXVILLE TN	37902
67-3	094GF003	MCSADDEN FRANK A JR			517 UNION AVE SU 238	KNOXVILLE TN	37921
67-4	094GF004	CROWE MARY B			1918 REYNOLDS ST NW	KNOXVILLE TN	37921
67-5	094GF005	DELANEY WILLIAM J	& LENA G		1162 COLLEGE ST SW	KNOXVILLE TN	37921
67-6	094GF006	DELANEY WILLIAM J &	LENA G		1162 COLLEGE ST SW	KNOXVILLE TN	37921
67-7	094GF007	DELANEY WILLIAM J &	LENA G		1162 COLLEGE ST SW	KNOXVILLE TN	37921
67-8	094GF008	BATMAN BARKLEY EUGENE			9204 COUNTRYWAY DR	KNOXVILLE TN	37921
67-9	094GF009	WILLIAMS ULYSSES EUGENE	SR & GERALDINE B		1136 COLLEGE ST	KNOXVILLE TN	37921

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
67 - 10	094GF010	FLOYD RALPH & SARAH	ATTN MARVA SOFTLY	3303 WIMPOLE AV		KNOXVILLE TN	37914
67 - 11	094GF011	FLOYD RALPH & SARAH	ATTN MARVA SOFTLY	3303 WIMPOLE AV		KNOXVILLE TN	37914
67 - 12	094GF012	COMER MARY E		3030 TIPTON STATION RD		KNOXVILLE TN	37920
67 - 13	094GF013	GILL NANCY ELAINE D		6614 SHERWOOD DR		KNOXVILLE TN	37919
67 - 14	094GF014	MCGILL DRAVIAN M		220 CARRICK ST		KNOXVILLE TN	37921
67 - 15	094GF015	HUNT AARON L & DEIDRA L		319 OAKLAND ST		KNOXVILLE TN	37914
67 - 16	094GF016	HALL JAMES & HELEN LENOIR		1815 WILKINS ST NW		KNOXVILLE TN	37921
67 - 17	094GF017	GALLMAN JACQUELINE & FLOYD RALPH	JOYCE MARTIN ETAL	4919 LANCER DR		KNOXVILLE TN	37921
67 - 18	094GF018	GAMMON HARRIET EST	ATTN MARVA SOFTLY	3303 WIMPOLE AV		KNOXVILLE TN	37921
67 - 19	094GF019	CH SO CENTRAL CONF ASSN	% GRACIE HALLIBURTON	725 MARIE ST APT 292		KNOXVILLE TN	37921
67 - 20	094GF020	REED CHARLIE C	OF 7TH DAY ADVENTISTS	3337 GAP RD		KNOXVILLE TN	37914
67 - 21	094GF021	THOMPSON HATTIE M F	% MELISSA R LUNDY &	131 HOLSTON COURT		KNOXVILLE TN	37914
67 - 22	094GF022	THOMPSON HATTIE M F	% THEO THOMPSON	9927 EMORY RD		KNOXVILLE TN	37931
67 - 23	094GF023	THOMPSON HATTIE M F	% THEO THOMPSON	9927 EMORY RD		KNOXVILLE TN	37931
67 - 24	094GF024	KIMBROUGH POKE & MARY		1925 WILKINS ST		KNOXVILLE TN	37921
67 - 25	094GF025	MCKINNEY FRANKIE &	MCKINNEY PATRICIA	3229 LANSING AV		KNOXVILLE TN	37914
67 - 26	094GF026	WHATLEY EVELYN &	ROBERT HAZEN MCKINNEY	1933 WILKINS ST		KNOXVILLE TN	37921
67 - 27	094GF027	HARTSELL MARGARET P		2105 WESTERN AV		KNOXVILLE TN	37921
67 - 28	094GF028	HARTSELL MARGARET PORTER		2105 WESTERN AVE NW		KNOXVILLE TN	37921
67 - 29	094GF029	HARTSELL MARGARET P		12105 WESTERN AVE		KNOXVILLE TN	37921
67 - 30	094GF030	COVINGTON ROBERT B	& HELEN R	7505 TWINING DR		KNOXVILLE TN	37919
65 - 1	094JF001	CH SO CENTRAL CON ASSOC	OF SEVENTH DAY ADVENTISTS	3337 GAP RD		KNOXVILLE TN	37921
65 - 2	094JF002	MASON EULA B	OF SEVENTH DAY ADVENTISTS	1830 BRANDAU ST		KNOXVILLE TN	37921
65 - 3	094JF003	CH SO CENTRAL CON ASSOC		3337 GAP RD		KNOXVILLE TN	37921
65 - 4	094JF004	HUGHES J H		INA		KNOXVILLE TN	37921
65 - 5	094JF005	KNOXVILLE CITY OF		INA		KNOXVILLE TN	37902
65 - 6	094JF006	KNOXVILLE CITY OF		INA		KNOXVILLE TN	37902
65 - 7	094JF007	KNOXVILLE CITY OF		INA		KNOXVILLE TN	37914
47 - 1	094JF008	HARTSELL WILLIAM P		4421 TYNE MOUTH RD		KNOXVILLE TN	37914
47 - 2	094JF009	MOSTELLA MARGARET	& MOSTELLA SHIRLEY	1904 NATCHEZ #1205		KNOXVILLE TN	37915
47 - 3	094JF010	MURRAY PEARL LEE		844 MARIA AVE		KNOXVILLE TN	37921
47 - 4	094JF011	LOTT MINNIE PEARL	& JACK JR	840 MARIA AVE		KNOXVILLE TN	37921
47 - 5	094JF012	TURK RICHARD	& LAURA MYRICK	11608 KENRO STREET		KNOXVILLE TN	37915
47 - 6	094JF013	SUPERIOR MARKETING		2828 MCCALLA AVE		KNOXVILLE TN	37914
47 - 11	094JF015	WILLIS JANIE MAE	& MARY C	6TH FL MEDICAL ARTS BLDG		KNOXVILLE TN	37902
47 - 12	094JF016	HARDIN J A		820 MARIA AVE NW		KNOXVILLE TN	37921
47 - 13	094JF017	CHURCH FIRST CHURCH OF	GOD IN CHRIST	814 MARIA AVE		KNOXVILLE TN	37921
47 - 14	094JF018	CHURCH FIRST CHURCH OF	GOD IN CHRIST TRUSTEES	814 MARIA ST		KNOXVILLE TN	37950
47 - 15	094JF019	WHITELOW WILLIE & MILDRED		120 MORNINGSIDE DR		KNOXVILLE TN	37915
47 - 16	094JF020	HARDIN MARY C		820 MARIA ST		KNOXVILLE TN	37921
47 - 10	094JF023	CRABTREE LARRY BRUCE		7128 WRIGHT RD		KNOXVILLE TN	37931
47 - 9	094JF024	CORNER ROY		1839 WESTERN AVE		KNOXVILLE TN	37921
47 - 8	094JF025	TURNER BOYZIE	& MARJORIE	1924 LESLIE		KNOXVILLE TN	37921
47 - 7	094JF026	TURNER BOYZIE	& MARJORIE	1924 LESLIE		KNOXVILLE TN	37921
47 - 17	094JF027	RESTORATION OUTREACH		4725 SULLIVAN RD		KNOXVILLE TN	37921
47 - 18	094JF028	RESTORATION OUTREACH		4725 SULLIVAN RD		KNOXVILLE TN	37921
47 - 19	094JF029	RESTORATION OUTREACH		4725 SULLIVAN RD		KNOXVILLE TN	37921
47 - 20	094JF030	RESTORATION OUTREACH		2601 WESTERN AVE		KNOXVILLE TN	37921

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownerships

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
47 - 21	094JF031	HALE WILLIAM M	& PATRICIA P	308 BRANCH LANE		KNOXVILLE TN	37924
47 - 22	094JF032	HALE JOHN L	& HATTIE G	1927 WESTERN AVE NW		KNOXVILLE TN	37921
47 - 23	094JF033	WARD MARTHA		1931 WESTERN AVE		KNOXVILLE TN	37921
47 - 24	094JF034	LEWIS ULYSSES	& MATTIE	1412 BAIRD AVE		CAMDEN NJ	8103
47 - 25	094JF035	LEWIS ULYSSES JR	& FRANCES	1802 WALDER PLACE		KNOXVILLE TN	37915
47 - 26	094JF036	SMITH THOMAS	& SALLIE	1117 MCGHEE ST		KNOXVILLE TN	37921
47 - 27	094JF037	CRIPPENS DOROTHY L		3513 GENEVA CIRCLE		NASHVILLE TN	37209
47 - 28	094JF038	WRIGHT LUCILLE CARDEN		3002 WOODBINE AVE		KNOXVILLE TN	37914
47 - 29	094JF039	ROBINSON WILBERT	& EUNICE	324 E EDISON		ALCOA TN	37701
47 - 30	094JF040	BAKER H B	% CAROLYN J BAKER	123 156TH ST		CLEVELAND OH	44110
65 - 9	094JF041	KNOXVILLE CITY OF		400 MAIN AV		KNOXVILLE TN	37902
65 - 8	094JF042	KNOXVILLE CITY OF		400 MAIN AV		KNOXVILLE TN	37902
65 - 10	094JF043	KNOXVILLE CITY OF		400 MAIN AV		KNOXVILLE TN	37902
65 - 11	094JF044	No parcel data provided					
65 - 12	094JF045	KNOXVILLE CITY OF		400 MAIN ST		KNOXVILLE TN	37902
65 - 13	094JF046	MCGLATHEN REBECCA	% JOSEPH ROBINSON	1113 JARRETT LN		KNOXVILLE TN	37923
65 - 14	094JF047	CHURCH OF GOD	% CLEVELAND DRUMMOND	4416 PLYMOUTH RD		KNOXVILLE TN	37914
65 - 15	094JF048	LAWRENCE C R	% WALTER HALL	2406 ROMENCE RD		PORTAGE MI	49002
65 - 16	094JF049	CH SO CENTRAL CON ASSOC	OF SEVENTH DAY ADVENTISTS	3337 GAP RD		KNOXVILLE TN	37921
45 - 1	094KA001	KNOXVILLE CITY OF	K H A	INA		KNOXVILLE TN	37902
46 - 1	094KA002	STEPHENS LILLIAN	& MICHAEL D	6312 MILROY LN		KNOXVILLE TN	37914
46 - 2	094KA003	STEPHENS LILLIAN		6312 MILROY LN		KNOXVILLE TN	37918
46 - 4	094KA004	WHITELAW MILDRED		120 MORNINGSIDE DR		KNOXVILLE TN	37915
46 - 5	094KA005	WHITELAW WILLIE & MILDRED		120 MORNINGSIDE DR		KNOXVILLE TN	37915
46 - 6	094KA006	WHITELAW WILLIE & MILDRED		120 MORNINGSIDE DR		KNOXVILLE TN	37915
46 - 8	094KA007	WALKER CAS	% RALPH HARWELL	2131 PLAZA TOWER		KNOXVILLE TN	37929
46 - 9	094KA008	REAGAN MRS WILL		1730 MARIA AVE NW		KNOXVILLE TN	37921
46 - 10	094KA009	WHITELAW WILLIE	& MILDRED W	120 MORNINGSIDE		KNOXVILLE TN	37915
46 - 11	094KA010	JACK JOANN	& SHIRLEY JACK LAYNE	722 MARIA AVE NW		KNOXVILLE TN	37921
46 - 12	094KA011	STERLING CLAUDE DEAN		718 MARIA AVE NW		KNOXVILLE TN	37921
46 - 13	094KA012	CHURCH HOLINESS CHURCH	OF GOD	MARIA AVE		KNOXVILLE TN	37921
46 - 14	094KA013	CHURCH BAPTIZED HOLINESS	CHURCH OF GOD OF THE	MARIA AVE		KNOXVILLE TN	37921
46 - 16	094KA014	HOUSTON CHARLES		1707 UNIVERSITY		KNOXVILLE TN	37921
46 - 15	094KA015	DELTA DEVELOPMENT CORP		P O BOX 5700		KNOXVILLE TN	37928
46 - 17	094KA016	CHAMBERS F E		1801 WESTERN AVE		KNOXVILLE TN	37921
46 - 18	094KA017	ZIADEH AHMAD Y & AMAL Y &	HISHAM H ABBAS &	5817 NEUBERT SPRINGS RD		KNOXVILLE TN	37920
46 - 19	094KA018	ZIADEH AHMAD Y & AMAL Y &	HISHAM H ABBAS &	5817 NEUBERT SPRINGS RD		KNOXVILLE TN	37920
46 - 20	094KA019	ZIADEH AHMAD Y & AMAL Y &	HISHAM H ABBAS &	5817 NEUBERT SPRINGS RD		KNOXVILLE TN	37920
46 - 21	094KA020	ZIADEH AHMAD Y & AMAL Y &	HISHAM H ABBAS &	5817 NEUBERT SPRINGS RD		KNOXVILLE TN	37915
46 - 7	094KA021	WHITELAW WILLIE &	MILDRED	120 MORNINGSIDE DR		KNOXVILLE TN	37915
46 - 3	094KA022	STEPHENS LILLIAN		6312 MILROY LN RT 45		KNOXVILLE TN	37914
28 - 1	094KB001	BRADLEY LUTHER & CLARENCE	MOORE	6324 RIDGEROCK RDVE		KNOXVILLE TN	37919
28 - 2	094KB002	WILLIAMS LEE L DR	& JUANITA H	2500 PARKVIEW		KNOXVILLE TN	37914
28 - 3	094KB003	REED C C	% MELISSA R LUNDY &	131 HOLSTON COURT		KNOXVILLE TN	37917
28 - 4	094KB004	LINDER GAY ANN ARNOLD		2309 LINDEN AVE		MIDDLETOWN OH	45042
28 - 5	094KB005	HARON WILLIE MAE		P O BOX 415		ETOWAH TN	37331
28 - 6	094KB006	GLADNEY NEPPIE SHULTZ	& CHESTER SHULTZ	RT 2		KNOXVILLE TN	37921
28 - 7	094KB007	THOMPSON WILLIE		602 DOUGLAS AVE		KNOXVILLE TN	37921

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
28-8	094KB008	RIVERS WILLIE THOMAS	& HATTIE MAE NELSON		93 DOUGLASS ST	KNOXVILLE TN	37921
28-9	094KB009	SIEG EUGENE			4511 CRESTVIEW	CHATTANOOGA TN	37415
28-10	094KB010	SIEG EUGENE			4511 CRESTVIEW	CHATTANOOGA TN	37415
28-11	094KB011	SIEG EUGENE			4511 CRESTVIEW	CHATTANOOGA TN	37415
28-12	094KB012	PETERSON DAVID G &	DORA ESTHER		1731 WESTERN AVE	KNOXVILLE TN	37921
28-13	094KB013	PETERSON D GENE	& ESTHER W		1731 WESTERN AV	KNOXVILLE TN	37921
28-14	094KB014	PETERSON D GENE &	ESTHER W		1731 WESTERN AVE	KNOXVILLE TN	37921
28-14.01	094KB015	No parcel data provided					
28-17	094KB016	DONOHOO CL & GENEVA			2365 BROOMFIELD RD	CLEVELAND TN	37323
28-15	094KB017	TOOLE RUTH F			P O BOX 5700	KNOXVILLE TN	37928
28-16	094KB020	PETERSON DAVID GENE	DORA ESTHER		1731 WESTERN AVE	KNOXVILLE TN	37921
28-18	094KB021	DAVENPORT CLAUDE			413 OAKLEAF CR	KNOXVILLE TN	37924
28-19	094KB022	DAVENPORT CLAUDE	% MOISES AND YVONNCA	M AND Y FASHIONS	PO BOX 711	HARRIMAN TN	37748
28-20	094KB023	DAVENPORT CLAUDE			413 OAKLEAF CIR	KNOXVILLE TN	37924
28-21	094KB024	DRAKE RICHARD & BETTY			970 FOX HUNTERS RD	LENOIR CITY TN	37771
28-1	094KC001	CHURCH CLINTON CHAPEL	AFRICAN METHODIST		DOUGLASS ST	KNOXVILLE TN	37921
28-2	094KC002	CHURCH CLINTON CHAPEL	A M E ZION THE		2565 LINDEN AVE	KNOXVILLE TN	37914
28-3	No parcel # on map						
28-4	094KC004	CHURCH CLINTON CHAPEL	AME ZION		545 COLLEGE ST	KNOXVILLE TN	37921
28-5	094KC005	REED CHARLIE C	% MELISSA R LUNDY &	BAPT C	131 HOLSTON COURT	KNOXVILLE TN	37914
28-6	094KC006	CHURCH ROGERS MEMORIAL	BAPTIST INC		520 COLLEGE ST	KNOXVILLE TN	37921
28-7	094KC007	CHURCH ROGERS MEMORIAL	BAPTIST CHURCH		520 COLLEGE AVE	KNOXVILLE TN	37921
28-8	094KC008	CHURCH ROGERS MEMORIAL	BAPTIST		520 COLLEGE ST	KNOXVILLE TN	37921
28-9	094KC009	CHURCH ROGERS MEMORIAL	BAPTIST		520 COLLEGE ST	KNOXVILLE TN	37921
28-10	094KC010	CHURCH ROGERS MEMORIAL	BAPTIST		520 COLLEGE ST	KNOXVILLE TN	37921
28-11	094KC011	MOORE TOMMY			4703 WESTOVER TERRACE	KNOXVILLE TN	37914
16-1	094KC012	MOORE & MOORE	DEVELOPMENT CORPORATION		1601 WESTERN AV	KNOXVILLE TN	37921
26-12	094KC013	MEDIC INC			1601 ALIOR AVE	KNOXVILLE TN	37921
26-13	094KC021	JUBRAN RAJA JUBRAN TR	% DENARK R M SMITH INC		1635 WESTERN AVE	KNOXVILLE TN	37921
26-14	094KC023	SUTTON JOHN			1705 WESTERN AV	KNOXVILLE TN	37921
26-15	094KC024	SIEG EUGENE			4511 CRESTVIEW DR	CHATTANOOGA TN	37415
26-16	094KC025	CHURCH CLINTON CHAPEL AME	ZION		2565 LINDEN AVE	KNOXVILLE TN	37914
26-17	094KC028	CHURCH ROGERS MEMORIAL	BAPTIST		520 COLLEGE ST	KNOXVILLE TN	37921
26-18	094KC029	CHURCH ROGERS MEMORIAL	BAPTIST		520 COLLEGE AVE	KNOXVILLE TN	37921
26-19	094KC030	CHURCH ROGERS MEMORIAL	BAPTIST		520 COLLEGE NW	KNOXVILLE TN	37921
26-20	094KC031	ROGERS MEMORIAL BAPTIST	CHURCH		520 COLLEGE AVE	KNOXVILLE TN	37921
18-1	094KD001	SCHLEICHER BARBARA SUSAN			2603 ALICE BELL RD	KNOXVILLE TN	37917
18-2	094KD002	ARCHEY IDA MAE CARTER			210 CANSLER ST	KNOXVILLE TN	37921
18-3	094KD003	MILLS LAMAR			214 CANSLER AVE	KNOXVILLE TN	37921
18-4	094KD004	MILLS ART			1925 ROSEDALE AV	KNOXVILLE TN	37915
18-5	094KD005	HUMPHREY BILLY J			218 CANSLER ST	KNOXVILLE TN	37917
18-6	094KD006	HAMPTON ISAAC JR			6016 NEUBERT SPRINGS ROAD	KNOXVILLE TN	37920
18-7	094KD007	O'NEAL ELVILLIE KAISER &	JACKSON THEONDRAD		226 CANSLER AVE	KNOXVILLE TN	37921
18-8	094KD008	O'NEAL WILIE KAISER			226 CANSLER AVE	KNOXVILLE TN	37920
18-9	094KD009	MAGINNIS SHERRY A			228 CANSLER AVE	KNOXVILLE TN	37921
18-10	094KD010	MAGINNIS SHERRY			228 CANSLER ST	KNOXVILLE TN	37921
18-11	094KD011	PATTERSON RUBY E			232 CANSLER AVE	KNOXVILLE TN	37914
18-12	094KD012	KNOXVILLES COMMUNITY	DEVELOPMENT CORPORATION		901 BROADWAY	KNOXVILLE TN	37917

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
18-13	094KD0013	WESTON BENJAMIN F	& ELIZABETH J	1314 DORA ST		KNOXVILLE TN	37921
18-14	094KD0014	DESTIN JONATHAN		1312 DORA ST		KNOXVILLE TN	37921
18-15	094KD0015	KNOXVILLE COMMUNITY	DEVELOPMENT CORP	901 BROADWAY		KNOXVILLE TN	37917
18-16	094KD0016	HINGLE DEARDRA		224 DEADRICK ST		KNOXVILLE TN	37921
18-17	094KD0017	THOMPSON KRISTOPHER JAMES		P O BOX 1036		LOUISVILLE TN	37777
18-18	094KD0018	KING JAMES ULYS &	HEFLEY RUBY LEE KING	235 DEADRICK AVE		KNOXVILLE TN	37921
18-19	094KD0019	KNOXVILLE CITY OF		400 MAIN AV		KNOXVILLE TN	37902
18-20	094KD0020	KNOXVILLE COMMUNITY	DEVELOPMENT CORPORATION	400 MAIN AV		KNOXVILLE TN	37902
No Lot# on map	094KD0020.01	MAGINNIS SHERRY A		228 CANSLER AVE		KNOXVILLE TN	37921
18-21	094KD0021	WOODHULL CHRISTOPHER &	MARY LAWRENCE	223 DEADRICK AV		KNOXVILLE TN	37914
18-22	094KD0022	KINSEY ROBERT CHRISTOPHER		217 DEADRICK AVE		KNOXVILLE TN	37921
18-23	094KD0023	FLOYD JOHN D	& WANDA ANN	213 DEADRICK AVE		KNOXVILLE TN	37921
18-24	094KD0024	OLIVER DELLA H		4713 WILKSHIRE DR		KNOXVILLE TN	37921
18-25	094KD0025	OLIVER DELLA H		4713 WILKSHIRE DR		KNOXVILLE TN	37921
18-26	094KD0026	OLIVER DELLA H		4713 WILKSHIRE DR		KNOXVILLE TN	37921
18-27	094KD0027	PINKSTON BARBARA RUTH		401 BUSBEE RD		KNOXVILLE TN	37920
18-28	094KD0028	TARTER HENRY S		509 COLLEGE ST		KNOXVILLE TN	37921
18-29	094KD0029	HARRELL WILLIAM MARK		515 COLLEGE ST		KNOXVILLE TN	37921
18-30	094KD0030	DAVIS CARL D & CHERYL R		517 COLLEGE ST		KNOXVILLE TN	37901
17-1	094KE001	MCGHEE DANIEL F		P O BOX 13		KNOXVILLE TN	37921
17-2	094KE002	HORTON RETHA		242 DEADRICK AVE		KNOXVILLE TN	37921
17-5	094KE003	IDEAL INVESTMENTS INC		PO BOX 27587		KNOXVILLE TN	37927
17-4	094KE00301	HARPE WILSON L		8225 HIXSON SPRINGS RD		SIGNAL MOUNTAIN TN	37377
17-3	094KE00302	IDEAL INVESTMENTS INC		PO BOX 27587		KNOXVILLE TN	37922
15-1	094KE004	BIBEE ENTERPRISES INC	% HAL H BIBEE	12100 CREEKWOOD TERRACE		KNOXVILLE TN	37919
15-2	094KE005	MARTIN BETTY L		7742 WESTLAND DR UNIT 911		KNOXVILLE TN	37920
14-1	094KE007	WILLIAMS LAFAYETTE	& JANICE H	11180 THORNTON DR		CONCORD TN	37720
14-2	094KE008	WILLIAMS LAFAYETTE	& JANICE H	11180 THORNTON DR		CONCORD TN	37720
14-3	094KE009	DAVIS LINDA		118 CARRICK ST		KNOXVILLE TN	37917
14-4	094KE010	MONDAY WM EUGENE III		825 N CENTRAL		KNOXVILLE TN	37921
14-5	094KE011	DENARK-SMITH INC		1635 WESTERN AV		KNOXVILLE TN	37921
14-6	094KE012	BERNEY PAUL		1412 HANNAH AVE		KNOXVILLE TN	37917
14-7	094KE013	KNOXVILLE'S COMMUNITY	DEVELOPMENT CORPORATION	901 BROADWAY NE		KNOXVILLE TN	37921
14-8	094KE014	CARTER HERBERT C	& TERESA C	1404 HANNAH AVE		KNOXVILLE TN	37914
14-9	094KE015	LOVE RUTH L		5720 HOLSTON HL RD		KNOXVILLE TN	37865
27-6	094KE016	TOWNSEND LOUIS E &	GERALDINE M	118 FORD HILL LANE		SEYMOUR TN	37865
27-5	094KE017	TOWNSEND LEWIS &	GERALDINE	118 FORD HILL LN		SEYMOUR TN	37865
27-4	094KE018	DENARK-SMITH INC		1635 WESTERN AV		KNOXVILLE TN	37921
27-3	094KE019	DENARK-SMITH		1635 WESTERN AV		KNOXVILLE TN	37901
27-1	094KE020	MORGAN J B & WILLIE S		BOX 1206		KNOXVILLE TN	37901
27-2	094KE021	MORGAN J B & WILLIE S		BOX 1206		KNOXVILLE TN	37901
15-3	094KE022	HODGE JAMES E III		P O BOX 1206		KNOXVILLE TN	37901
15-4	094KE023	SHOFNER MILDRED MARIE G		914 FACAN SPRINGS DR		HUNTSVILLE AL	35801
15-5	094KE024	MARTIN BETTY L		7742 WESTLAND DR UNIT 911		KNOXVILLE TN	37919
15-6	094KE025	MARTIN BETTY L		7742 WESTLAND DR UNIT 911		KNOXVILLE TN	37919
15-7	094KE026	MARTIN BETTY L		7742 WESTLAND DR UNIT 911		KNOXVILLE TN	37921
15-8	094KE027	MOORE & MOORE	DEVELOPMENT CORPORATION	1601 WESTERN AV		KNOXVILLE TN	37921
15-9	094KE028	CKRP RENTAL PROPERTIES		P O BOX 12051		KNOXVILLE TN	37912

Amendment #2 to the Historic Mechanicsville Redevelopment Plan: Property Ownership

Redevelopment Block & Lot Number	Subdivision & Parcel ID Number	Property Owner #1	Property Owner #2	Mailing Address Part #1	Mailing Address Part #2	City & State	Zip Code
15-10	094KE029	TOMLINSON MICHAEL			P O BOX 8275	KNOXVILLE TN	37996
15-11	094KE030	BOEING VIRGINIA M			220 DEADERICK AVE	KNOXVILLE TN	37921
15-12	094KE031	HINGLE DEARDRA			224 DEADERICK AVE	KNOXVILLE TN	37921
12-1	094KF001	HACKERMAN JO E			1103 OAK AVE	KNOXVILLE TN	37921
13-1 (2)	094KF002	MORELOCK THOMAS C &	JACKIE L		1110 OAK STREET	KNOXVILLE TN	37919
13-3	094KF003	DANIEL SAMUEL E			8700 RUSHMORE DR	KNOXVILLE TN	37932
13-4	094KF004	DANIEL SAMUEL EDGAR JR &	MICHELLE FERGUSON		10601 HIGH MEADOW DR	KNOXVILLE TN	37932
13-5	094KF005	DANIEL SAM JR &	MICHELLE F		10601 HIGH MEADOW	KNOXVILLE TN	37932
13-7	094KF006	SANTOS JULITA DELOS			208 ORAN RD	KNOXVILLE TN	37922
13-8	094KF007	LINSEY ROY H & CHERRY S			517 EVERETT RD	KNOXVILLE TN	37922
13-9	094KF008	CROISDALE BRADLEY A			PO BOX 27587	KNOXVILLE TN	37927
13-10	094KF009	CAMPFIELD STACEY T			1931 FOREST AV	KNOXVILLE TN	37916
13-11	094KF010	CROISDALE BRADLEY &	RICHARD & HONEYCUTT BRETT		PO BOX 27587	KNOXVILLE TN	37927
13-12	094KF011	MASSENGILL BRITTON REED			1417 HANNAH AVE	KNOXVILLE TN	37921
13-13	094KF012	MULLINS JOSEPH LYNN			4006 SUTHERLAND AVE	KNOXVILLE TN	37918
13-14	094KF013	KNOXVILLE CITY OF			NA	KNOXVILLE TN	37912
13-6	094KF015	BOYS AND GIRLS CLUBS OF	GREATER KNOXVILLE INC		407 CASWELL AV	KNOXVILLE TN	37917
11-1	094KG001	UNITED WAY OF KNOXVILLE	INC		P O BOX 326	KNOXVILLE TN	37901
11-2	094KG002	GONZALEZ ADRIAN M &	CATHERINE A		1317 HANNAH AVE NW	KNOXVILLE TN	37921
11-3	094KG003	BROWN DAVID H & JULIE M		% CLARENCE BEAMAN REALTY	602 S GAY ST SUITE 303	KNOXVILLE TN	37902
11-4	094KG004	EVANS BARBARA B			1020 TULIP AVE	KNOXVILLE TN	37921
11-5	094KG005	EVANS BARBARA B			1020 TULIP AVE	KNOXVILLE TN	37921
11-6	094KG006	KNIGHT RICHARD L &	MARTHA G		2712 HODGE RD	KNOXVILLE TN	37931
11-7	094KG007	UNITED WAY OF KNOXVILLE	INC		P O BOX 326	KNOXVILLE TN	37901
11-8	094KG008	HOME BUILDERS ASSOC OF	KNOXVILLE INC		221 CLARK ST	KNOXVILLE TN	37921
11-9	No parcel # on map	No parcel data provided					
08-7	094KG010	QUIRK RICHARD D			1600 CLARK ST	KNOXVILLE TN	37921
10-1	094KG013	KNOXVILLE BUILDERS	EXCHANGE		P O BOX 226	KNOXVILLE TN	37901
10-2	094KG014	E M JELLINEK CENTER INC			1009 TULIP ST	KNOXVILLE TN	37921
10-3	094KG015	DENARK-SMITH INC			1635 WESTERN AV	KNOXVILLE TN	37921
10-4	094KG016	SULLINS RIDGE DEVELOPMENT	COMPANY		1635 WESTERN AV	KNOXVILLE TN	37921
10-6	094KG017	DANIEL SAMUEL E JR			10601 HIGH MEADOW	KNOXVILLE TN	37932
10-7	094KG018	BLACK FAMILY PARTNERSHIP	LP		2925 WALKUP DR	KNOXVILLE TN	37918
10-8	094KG019	FAIR J E & MILDRED			637 ARROWHEAD TRAIL	KNOXVILLE TN	37919
10-9	094KG020	RAINES LUCIUS E & CLEO H			1014 OAK AVE	KNOXVILLE TN	37921
10-10	094KG021	No parcel data provided					
08-6	094KG022	QUIRK RICHARD P			500 CLARK ST	KNOXVILLE TN	37921

RESOLUTIONS

11pp.

R E S O L U T I O N

RESOLUTION NO. R-552-97

1 A RESOLUTION OF THE COUNCIL OF
2 THE CITY OF KNOXVILLE
3 RESCINDING THE SUNSET
4 PROVISION CONTAINED IN
5 AMENDMENT NO. 1 OF THE
6 HISTORIC MECHANICSVILLE
7 REDEVELOPMENT PLAN AND
8 AUTHORIZING KCDC TO PREPARE
9 AMENDMENT NO. 2 TO THE
10 HISTORIC MECHANICSVILLE
11 REDEVELOPMENT PLAN.

RESOLUTION NO: R-552-97REQUESTED BY: DevelopmentPREPARED BY: Law

APPROVED AS TO FORM AND

CORRECTNESS:

Director of LawAPPROVED: 12-16-97APPROVED AS
AN EMERGENCY
MEASURE:MINUTE BOOK 61 PAGE

15 WHEREAS, on November 14, 1989, by adoption of Resolution No. R-243-89,
16 the Council of the City of Knoxville approved the Historic Mechanicsville Redevelopment
17 Plan; and

18 WHEREAS, on October 26, 1989, by adoption of Resolution No. R-89-58,
19 Knoxville's Community Development Corporation ("KCDC") approved said
20 Redevelopment Plan; and

21 WHEREAS, on August 27, 1996, by adoption of Resolution No. R-279-96, the
22 Council of the City of Knoxville approved Amendment No. 1 to the redevelopment plan
23 which included a Sunset Provision, terminating the plan on January 1, 1998; and
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1 **WHEREAS**, KCDC has secured a HOPE VI Grant to revitalize College Homes
2 and the surrounding Mechanicsville Community; and

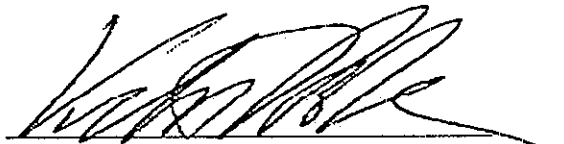
3 **WHEREAS**, the City plans to expand and continue the Mechanicsville
4 Redevelopment Project in order to implement and facilitate the HOPE VI Plan.

5
6 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE**
7 **CITY OF KNOXVILLE:**

8 **SECTION 1:** The sunset provision is hereby eliminated from Amendment No. 1
9 to Historic Mechanicsville Redevelopment Plan.

10 **SECTION 2:** KCDC is hereby authorized and directed to prepare Amendment
11 No. 2 and conduct a public hearing to enlarge the boundaries of the Historic
12 Mechanicsville Redevelopment Plan to incorporate the HOPE VI Revitalization Plan area.

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

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Presiding Officer of the Council

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Recorder

RESOLUTION NO. 98-03

**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
RESOLUTION APPROVING AMENDMENT NUMBER 2 TO THE
HISTORIC MECHANICSVILLE REDEVELOPMENT PLAN AND
RECOMMENDING ITS ADOPTION TO KNOXVILLE CITY COUNCIL**

WHEREAS, Knoxville's Community Development Corporation has been acquiring property and administering funds for other improvements in the Historic Mechanicsville Redevelopment Plan; and

WHEREAS, following a request by the Knoxville City Council, the Board of Commissioners of Knoxville's Community Development Corporation directed staff to amend the redevelopment plan; and

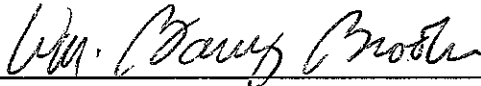
WHEREAS, said redevelopment plan has been amended for a second time to incorporate the entire HOPE VI project area within the boundaries of the Historic Mechanicsville Redevelopment Plan; and

WHEREAS, a public hearing was conducted as required under State Law T.C.A. 13-20; and

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

NOW, THEREFORE, BE IT RESOLVED THAT Knoxville's Community Development Corporation hereby approves Amendment Number 2 to the Historic Mechanicsville Redevelopment Plan and recommends approval to the Knoxville City Council.

BE IT FURTHER RESOLVED THAT the Chairman or Vice Chairman is authorized to execute all documents in connection therewith, and the Secretary is authorized to attest the Chairman's or Vice Chairman's signature wherever appropriate.



**BARRY BROOKE, VICE CHAIRMAN
KCDC BOARD OF COMMISSIONERS**

1/mm.

RESOLUTION NO. K-92-98

RESOLUTION

A RESOLUTION OF THE COUNCIL OF
THE CITY OF KNOXVILLE TO
APPROVE AND ADOPT AMENDMENT
NO. 2 TO THE HISTORIC
MECHANICSVILLE
REDEVELOPMENT PLAN.

RESOLUTION NO: R-92-98
REQUESTED BY: Development
PREPARED BY: Law
APPROVED AS TO FORM AND
CORRECTNESS: Director of Law

APPROVED: 2-24-98
APPROVED AS
AN EMERGENCY
MEASURE: _____

MINUTE BOOK 62 PAGE _____

WHEREAS, the Council of the City of Knoxville, by adoption of Resolution No R-243-
89 on November 14, 1989, approved the Historic Mechanicsville Redevelopment Plan ("the
Plan"); and

WHEREAS, Knoxville's Community Development Corporation, by adoption of
Resolution No 89-58 on October 26, 1989, approved the Plan; and

WHEREAS, on August 27, 1996, the Council of the City of Knoxville approved
Amendment No. 1 to the Plan by adoption of Resolution No R-279-96; and

1 **WHEREAS**, the Council of the City of Knoxville directed Knoxville's Community
2 Development Corporation to (i) prepare Amendment No. 2 to the Plan in order to implement the
3 HOPE VI grant that Knoxville's Community Development Corporation received from the
4 Department of Housing and Urban Development and (ii) conduct a public hearing pursuant
5 thereto; and
6

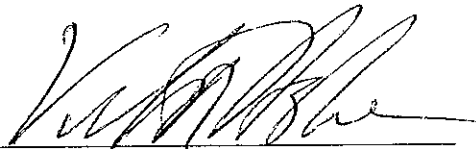
7 **WHEREAS**, a public hearing was held by Knoxville's Community Development
8 Corporation on January 23, 1998, as required by state law
9

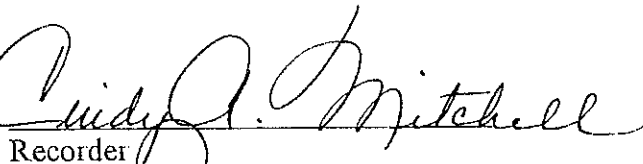
10 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE**
11 **CITY OF KNOXVILLE:**

12 **SECTION 1:** That Amendment No. 2 to the Historic Mechanicsville
13 Redevelopment Plan, a copy of which is attached hereto, be and hereby is approved and
14 adopted.

15 **SECTION 2:** That the Recorder for the City of Knoxville be, and hereby is,
16 directed to file a copy of Amendment No. 2 to the Historic Mechanicsville Redevelopment
17 Plan with the minutes of this meeting.
18

19 **SECTION 3:** This Resolution will take effect from and after its passage, the
20 welfare of the City requiring it
21

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Presiding Officer of the Council

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25 Recorder
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Amendment No. 3
to the
Historic Mechanicsville Redevelopment Plan

Administered by:

**Knoxville's Community Development Corporation
Redevelopment Department**

April 2000

**KNOXVILLE CITY GOVERNMENT
MAYOR VICTOR ASHE**

**Vice-Mayor - Jack C. Sharp
Councilman - Nick Pavlis
Councilman - Ed Shouse
Councilwoman - Carlene Malone
Councilman - Ivan Harmon**

**Councilman - Larry G. Cox
Councilwoman - Jean Teague
Councilman - Danny Mayfield
Councilman - Gary Underwood**

**KNOX COUNTY COMMISSION
COUNTY EXECUTIVE - TOMMY SCHUMPERT**

COMMISSIONERS

**Diane Jordan
David Collins
Wanda L. Moody
John L. Schmid
Mike Arms
John Griess
Larry Stephens
Leo J. Cooper
Larry Clark
John R. Mills**

**Frank Bowden
Billy G. Tindell
Pat Campen Medley
Phil B. Guthe
Frank Leuthold
Mark Cawood
Mary Lou Horner
Michael McMillan
Howard E. Pinkston**

**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
BOARD OF COMMISSIONERS**

CHAIRMAN - Alvin J. Nance

Commissioners:

Mike Cohen

Juanita Cannon

Betty Horner

J. Laurens Tullock

Raja Jubran

William Lyons

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APPENDIX II.....PROPERTY OWNERSHIP DATA

APPENDIX III.....RESOLUTIONS

**AMENDMENT NO. 3 TO THE REDEVELOPMENT PLAN FOR
THE HISTORIC MECHANICSVILLE REDEVELOPMENT PROJECT**

INTRODUCTION

The Historic Mechanicsville Redevelopment Plan was approved and recommended to the Knoxville City Council by the Board of Commissioners of Knoxville's Community Development Corporation, by adoption of Resolution No. 89-58, on October 26, 1989.

On November 14, 1989, Knoxville City Council, by adoption of the Resolution No. R-243-89, titled "A Resolution of the Council of the City of Knoxville Approving Redevelopment Plan for Historic Mechanicsville," resolved in part:

1. That the Project area was found and determined to be a blighted area within the meaning of Section 13-20-201 et seq., of the Tennessee Code Annotated, as amended; and,
2. That the Plan for the Project Area had been reviewed and considered and was thereby approved.

As approved, the major objectives of the Redevelopment Plan for Historic Mechanicsville, and subsequent Plan Amendment(s) No. 1, approved on August 27, 1996, by Resolution No. R-279-96 and No. 2 approved on February 24, 1998, by Resolution No. R-92-98, and the proposed Amendment No. 3 will provide:

1. The elimination of blighting conditions in the area;
2. The creation of opportunities for new affordable housing on vacant land;
3. The elimination of inadequate lot sizes and the aggregation of land into useable tracts to permit varying degrees of utilization;
4. The increase of housing stock for all income levels with priority to low and moderate income persons;
5. The provision for tax increment financing;
6. That the plan was prepared as an "Urban Renewal Plan" and undertaken pursuant to T.C.A. 13-20-210 and 211. This urban renewal plan has been prepared and approved pursuant to the same procedure as provided in this part with respect to a redevelopment plan. This plan conforms to the general plan for the municipality as a whole and is sufficiently complete to indicate land acquisition, demolition and

removal of structures, redevelopment, improvements, as may be proposed to be carried out in the area of the urban renewal project, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan's relationships to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

While most of the objectives have been met, some additional stabilization work remains to be accomplished. Over time, some other properties in the area have become abandoned which need to be acquired for disposition. Additionally, in order to continue new housing construction as part of the HOPE VI project, and to permit other proposals which will allow redevelopment on remaining vacant land, an amendment to the Redevelopment/Urban Renewal Plan is required. The revisions to the Plan, as set forth herein, represent amendment number 3 to the original Plan.

Achievements to date in the Project Area include:

New Passport homes built as a part of the HOPE VI Project. As of this writing, seven (7) homes have been finished, fifteen (15) are in plans review, and architectural drawings and site plans are currently being completed for 170 houses to be constructed over the next 24-36 months. A 3-dimensional model is on display on the main floor of the City County Building;

A Request for Proposals has been prepared and advertised for a new neighborhood commercial building to be built at the corner of University Avenue and College Street;

New underground utilities and new roads are currently being constructed on the former College Homes Project Site;

The former vacant and deteriorated Traveler's Rest building has been renovated and houses medical offices. The building is now known as the Prince Building;

Over 70 vacant lots and substandard structures have been acquired and 85% conveyed to private owners and/or developers;

Twenty-six (26) units of scattered site public housing has been built;

Moses School has been rehabilitated and occupied by the Boys and Girls Club;

Habitat for Humanity has built a dozen new homes on some of the vacant lots;

An old historic fire hall has been rehabilitated and re-occupied as a neighborhood fire station;

About 25 private rehabs of historic structures have been completed with others underway;

A juvenile mental health facility has been built and expanded within the community.

A 320 unit high density old public housing project has been demolished to pave the way for new construction of single family homes and duplexes;

A new traditional neighborhood zoning district has been approved and established to permit orderly redevelopment of this inner-city neighborhood;

AMENDMENT NO. 3

TO THE HISTORIC MECHANICSVILLE REDEVELOPMENT PLAN

The Redevelopment Plan for Historic Mechanicsville is hereby amended as follows:

- A. Properties to be acquired. The current Historic Mechanicsville Redevelopment Project boundary established by Amendment No. 2 will not be amended as a part of Amendment No. 3. The following properties designated by block and parcel number which corresponds to the project area map identified in "Appendix 1" will be added to the acquisition list for the following reasons:

<u>Block</u>	<u>Parcel</u>	<u>Reason for addition to property acquisition list</u>
1	01	Abandoned blighted structure
3	15	Abandoned blighted structure
4	15	Vacant/blighted structure
4	16	Vacant blighted church structure
9	06	Vacant blighted house
14	04	Vacant blighted house
18	03	Inadequate size vacant lot
18	04	Blighted structure
18	27	Inadequate size vacant lot
18	28	Abandoned blighted structure
23	15	Vacant blighted house
26	15	Vacant lot
33	01	Vacant lot
33	02	Vacant lot
33	03	Abandoned and incompatible commercial building
33	04	Abandoned and incompatible commercial building
33	06	Abandoned and incompatible commercial building
36	07	Abandoned blighted structure
36	08	Abandoned blighted structure
40	06	Inadequate size vacant lot
40	07	Inadequate size vacant lot
40	09	Vacant overgrown lot
41	04	Vacant lot
43	13	Vacant blighted house
43	14	Vacant blighted house
53	06	Vacant lot
53	08	Vacant lot
53	09	Vacant lot
53	10	Vacant lot

<u>Block</u>	<u>Parcel</u>	<u>Reason for addition to property acquisition list</u>
53	11	Vacant blighted house
53	12	Vacant lot
60	02	Vacant blighted house
62	03	Abandoned blighted structure
64	12	Vacant lot
62	09	Vacant lot
66	15	Vacant lot

- B. Land Acquisition and Relocation. All land acquisition and relocation activities will be subject to the federal “Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646)” as approved in the original Historic Mechanicsville Redevelopment Plan. Acquisition and relocation activities shall be closely monitored to assure that displaced persons do not suffer disproportionate injury as a result of the Plan.
- C. Original Plan and Amendment No. 3 The Plan has been prepared pursuant to the procedure required for both a redevelopment plan and an urban renewal plan under applicable law for specified financing sources as required in the Tennessee Code Annotated, specifically T.C.A. Sections 13-20-210 and 211. All of the provisions of the original redevelopment plan shall remain in full force and effect, inclusive of Amendments No. 1 and No. 2 respectively.
- D. Financing Plan Implementation of Amendment No. 3 of the Redevelopment Plan will be financed with a combination of tax increment financing, federal, state, and local resources.

FINANCING PLAN

As required in the Tennessee Code Annotated, “If an authority adopts a redevelopment plan or an amendment to an existing plan which includes tax increment financing provisions, such new plan or the existing plan, as so amended, shall describe, in addition to the matters required by section 13-20-203 (a)(1)(A)-(C) and (b)(1)(A)-(C), the following:

- (A) An estimate of the cost of the redevelopment project;
- (B) The sources of revenue to finance the costs of the project, including the estimated tax increment;
- (C) An estimate of the amount and the final maturity of bonded or other indebtedness to be incurred; and,
- (D) An estimate of the impact of the tax increment financing provision upon all taxing agencies in which the redevelopment project is located.

The estimated cost of the redevelopment project is:

Forty Nine Million Two Hundred Forty three Thousand (\$49,243,000.00).

The sources of revenue to finance the costs of the project including tax increment financing is:

Sources of Revenue are shown on the next page as Exhibit “A” on Page 10

The estimated amount and the final maturity of bonded or other indebtedness to be incurred is:

Two Million Five Hundred Thousand Dollars (\$2,500,000.00).

The estimated impact of the tax increment financing provision upon the City and County taxing agencies is:

shown as Exhibit “B” on Page 11

Mechanicsville Redevelopment Plan
Source of Funds

Phases 1 - 3

	117 Rental Units	138 For Sale Units	Public Improvements Additions and Demolition	Self-Sufficiency	Consultants, Program Manager, and Fee	Total
For Sale Proceeds		\$0			\$8,150,000	\$8,150,000
Equity	\$3,863,000				\$446,000	\$4,309,000
First Mortgage	\$4,000,000					\$4,000,000
HOPE VI Funds	\$4,116,000	\$16,568,000	\$0	\$1,380,000		\$22,064,000
Comp Grant			\$3,000,000			\$3,000,000
City of Knoxville/KUB			\$1,175,000			\$1,175,000
KCDC			\$820,000			\$820,000
Church Relocation Donations			\$1,200,000			\$1,200,000
City of Knoxville			\$2,025,000			\$2,025,000
Tax Increment Financing			\$2,500,000			\$2,500,000
Gap (Surplus)	\$0	\$0	(\$240,000)	\$120,000	\$120,000	\$0
Total Sources	\$11,979,000	\$16,568,000	\$10,480,000	\$1,500,000	\$8,716,000	\$49,243,000
						\$49,243,000

Exhibit "A"

Exhibit "B"

Tax Increment Financing - HOPE VI

Tax Appraised Value: 250 homes @ \$80,000 = \$20,000,000
Total Assessed Value: \$20,000,000 @ 25% assessment = \$5,000,000
Annual Combined Tax Revenue: $(\$5,000,000 \div \$100) \times \$6.17$ combined tax rate = \$308,500
Less Combined Debt Service Rate: $(\$5,000,000 \div \$100) \times \$1.016$ = \$50,800
Net Annual Combined Tax Revenue: $\$308,500 - \$50,800 = \$257,700$
\$257,700 would support at least \$2,500,000 in tax increment debt on a 20 year bond issue.

Considering the fact that our plan calls for 138 of the 250 homes to be set aside for home ownership, the following represents the total real estate taxes per year that the City and County would be providing for the bonded indebtedness. KCDC would be providing the taxes for the remaining 112 homes that would not normally be subject to property taxes.

County rate minus debt service = $\$3.32 - .316 = \3.00

City rate minus debt service = $\$2.85 - .70 = \2.15

COUNTY

138 homes x \$80,000 = \$11,040,000

\$11,040,000 @ 25% assessment = \$2,760,000

$\$2,760,000 \div \$100 = \$27,600$

$\$27,600 \times \$3.00 = \$82,800$

CITY

138 homes x \$80,000 = \$11,040,000

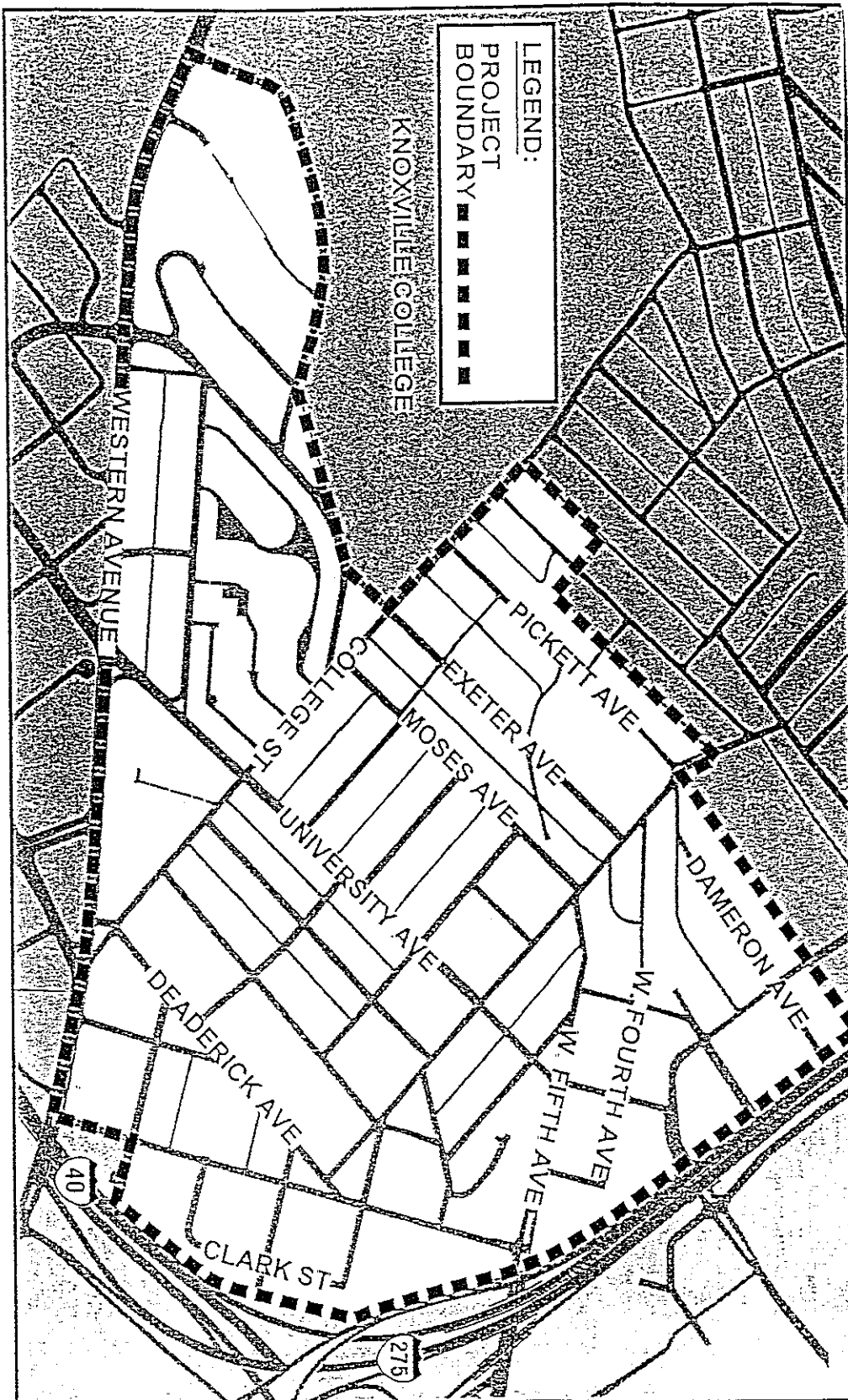
$\$11,040,000 @ 25\% \text{ assessment} = \$2,760,000$

$\$2,760,000 \div \$100 = \$27,600$

$\$27,600 \times \$2.15 = \$59,340$

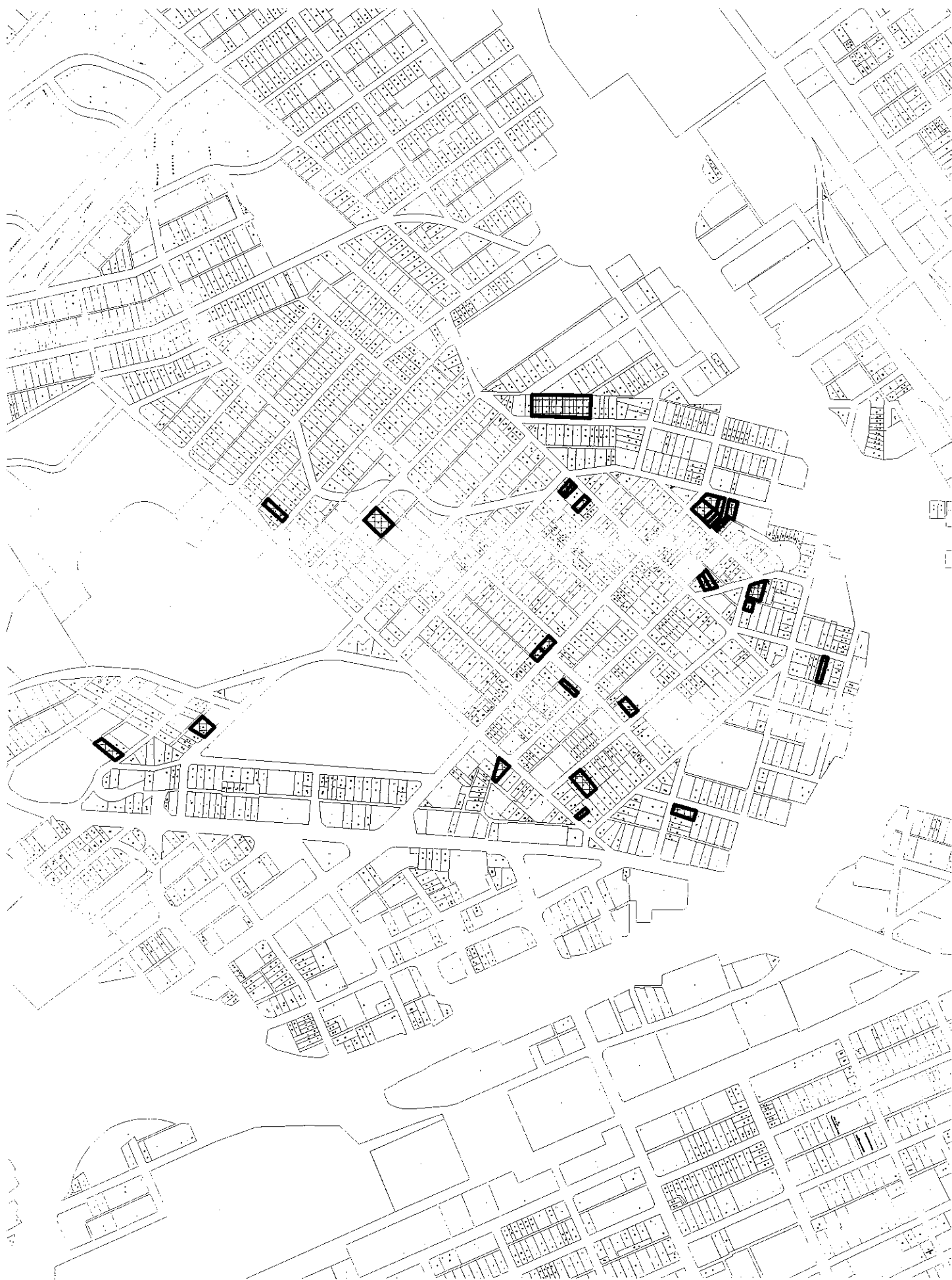
Therefore the County and City would provide a total of \$142,140 (\$82,800 + \$59,340) with KCDC providing the remaining \$115,560 (i.e., $\$257,700 - \$142,140 = \$115,560$).

AMENDMENT #3 TO HISTORIC MECHANICSVILLE REDEVELOPMENT PLAN

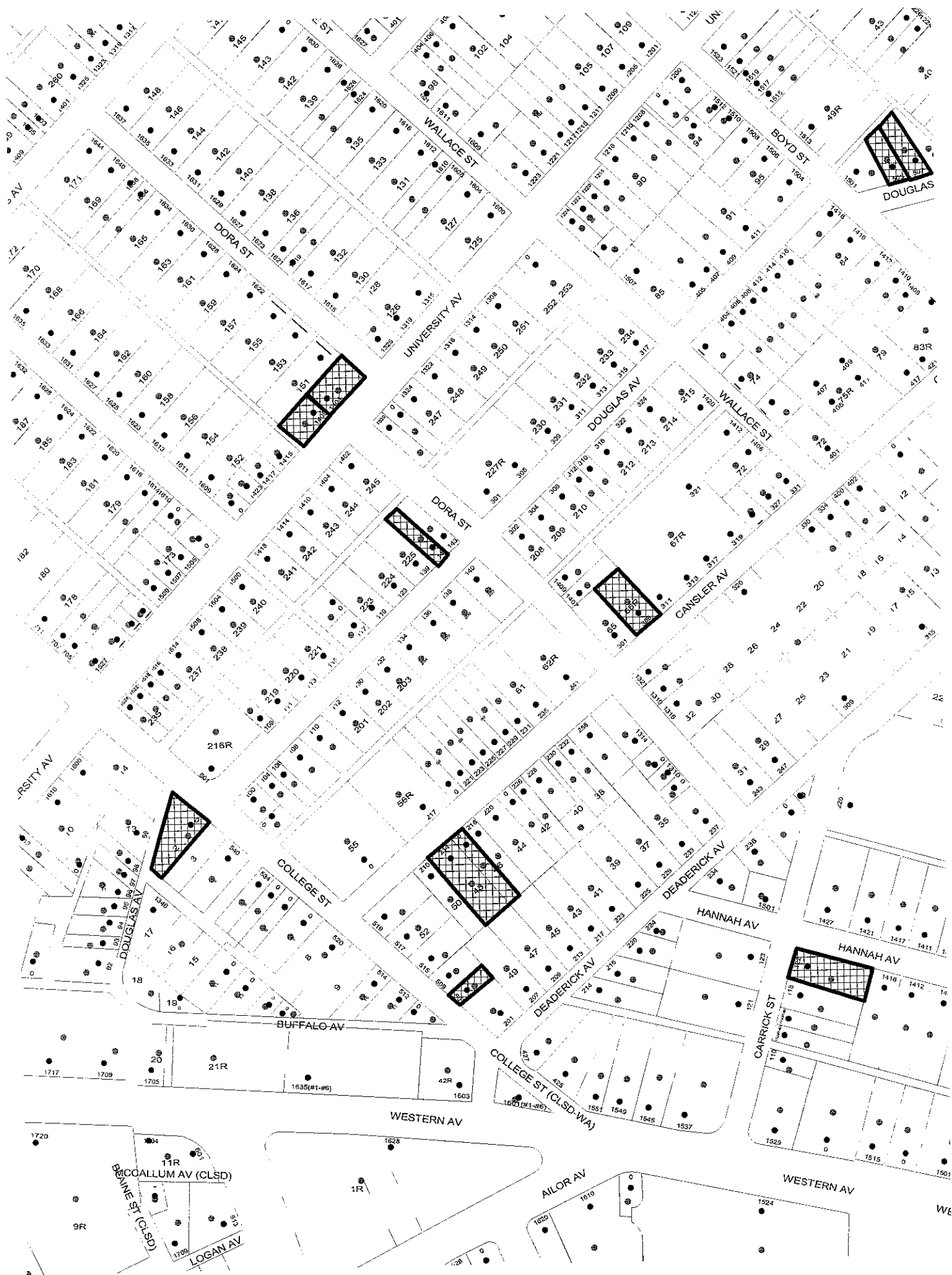


APPENDIX I

PROJECT AREA ACQUISITION MAPS











APPENDIX II

PROPERTY OWNERSHIP DATA

PROPERTY OWNERSHIP DATA

<u>Block & Parcel #</u>	<u>CLT #</u>	<u>Property Add</u>	<u>Property Owner</u>	<u>Mailing Address</u>
1-01	094FG039	123 Callaway	Charles Whittington	P.O. Box 4307/3220 Lay Ave. Knoxville, TN 37914
3-15	094FQ025	505 Douglas	Della Mae Love	505 Douglas, Knoxville, TN 37921
4-15	094FH031	600 Douglas	Jerusalem Holy Chu	600 Douglas Avenue, Knoxville, TN 37921
4-16	094FH032	602 Douglas	Bernethia Thompkins	602 Douglas, Knoxville, TN 37921
9-6	094FJ022	1008 McGhee	William O. Crow	1010 McGhee, Knoxville, TN 37921
14-4	094FH024	512 Cansler	William E. Monday III	625 N Central, Knoxville, TN 37914
18-3	094KD003	214 Cansler	Lamar Mills	214 Cansler, Knoxville, TN 37921
18-4	094KD004	218 Cansler	Art Mills	1925 Rosedale Avenue, Knoxville, TN 37915
18-27	094KD027	507 College	Barbara R. Pinkston	401 Busbee Road, Knoxville, TN 37920
18-28	094KD028	509 College	Henry S. Tarter	509 College, Knoxville, TN 37921
23-15	094FN037	305 Cansler	Leola Washington	305 Cansler, Knoxville, TN 37921
24-02	094FM015	141 Douglas	Leonard Kimbrough	9204 Grandhaven Ave, Upper Marlboro MD 20772
26-15	094KC024	0 Buffalo Ave	Eugene Sieg	4511 Crestview Drive, Chattanooga, TN 37415
33-1	094FG040	1233 Callaway	Alexander C. Shafer	P.O. Box 4307, Knoxville, TN 37921
33-2	094FG041	1235 Callaway	Willie F. Madden	1417 Senator Lane, Ford-Height, IL 60411
33-3	094FG042	1006 University	Kay Batts	1670 Ponderosa Drive, Dandridge, TN 37725
33-4	094FG003	1224 W. Fifth	Paul T. Sumter	4329 Cabbage Road, Knoxville, TN 37938
33-6	094FG005	1214 W. Fifth	Gus & Mary Kampas	910 Carrington Road, Knoxville, TN 37909
36-7	094FD007	1307 W. Fourth	Ideal Investments	P.O. Box 27587, Knoxville, TN 37927
36-8	094FD008	1309 W. Fourth	Martha C. Willocks	3202 Fairview Lane, Strawberry Plains, TN 37871
40-6	094FR006	1644 Boyd St	Robert W. Toole	P.O. Box 5700, Knoxville, TN 37928
40-7	094FR007	1640 Boyd St	Virginia Moyer	920 Stone Crab Cove, Fripp Island, SC 29920
40-8	094FR008	1638 Boyd St	Hattie Mae Stenson	1638 Boyd Street, Knoxville, TN 37915
40-9	094FR009	1634 Boyd St	Mary Nance & Mamie Thom..	1638 Boyd Street, Knoxville, TN 37915
41-4	094FR015	1616 Boyd St	Ruby Lee Edwards	3616 McCalla, Knoxville, TN 37915
43-13	094FT014	1401 University	Frajan McGowan Campell	1401 University, Knoxville, TN 37921
43-14	094FT015	1409 University	Lane & Rolanda Smith	P.O. Box 27366, Knoxville, TN 37921
53-06	094CK031	1451 W Fourth	Viola Cox	1451 Fourth Ave NW, Knoxville, TN 37921
53-08	094CK029	1441 W Fourth	Jerry Creasy	P.O. Box 6936, Oak Ridge, TN 37831

53-9	094CK028	1439 W Fourth	Rosa Lee & Homer E. Hall	1439 W Fourth Avenue, Knoxville, TN 37921
53-10	094CK027	1435 4 th Street	Boyd's Development Corp	366 E. Parkway Road, Gatlinburg, TN 37738
53-11	094CK026	1429 4 th Street	Willie & Hugh Cozart	1429 Fourth Avenue, Knoxville, TN 37921
53-12	094CK025	1427 W Fourth	Sharon L. King	2104 Flagler Street, Knoxville, TN 37912
60-02	094FA030	1414 Pickett	Leon Reaves	1315 Iredell, Knoxville, TN 37921
62-03	094FA003	1414 Iredell	Eula Watson Gordon	1414 Iredell, Knoxville, TN 37921
62-09	094FA009	1322 Iredell	Joseph Wimes	1253 Iredell, Knoxville, TN 37921
64-12	094GD013	308 Russell St.	Oscar and Ethel Harmon	1521 Riverside Road, Knoxville, TN 37914
66-15	094GE015	1833 Brandau	Carolyn Beard Truesdale	2108 Boden Lane, Knoxville, TN 37914

APPENDIX III

CITY COUNCIL and KNOX COUNTY COMMISSION RESOLUTIONS

RESOLUTION

116.

A RESOLUTION OF THE COUNCIL OF THE CITY OF KNOXVILLE AUTHORIZING THE PREPARATION OF AMENDMENT NUMBER 3 TO THE HISTORIC MECHANICSVILLE REDEVELOPMENT PLAN TO REQUIRE THAT THE PLAN BE PREPARED PURSUANT TO THE PROCEDURE REQUIRED FOR AN URBAN RENEWAL PLAN AND A REDEVELOPMENT PLAN; PROVIDE FOR TAX INCREMENT FINANCING; AND ADD ABANDONED AND BLIGHTED PROPERTIES TO THE LIST OF PROPERTIES TO BE ACQUIRED.

RESOLUTION NO: R-107-00
 REQUESTED BY: Development
 PREPARED BY: Law
 APPROVED AS TO FORM AND CORRECTNESS: Director of Law
 APPROVED: 3-21-00
 APPROVED AS AN EMERGENCY MEASURE: _____
 MINUTE BOOK 64 PAGE _____

WHEREAS, on November 14, 1989, by adoption of Resolution No. R-243-89, the Council of the City of Knoxville approved the Historic Mechanicsville Redevelopment Plan ("Plan"); and

WHEREAS, on August 27, 1996, by adoption of Resolution No. 279-96, the Council of the City of Knoxville approved amendment No. 1 to the redevelopment plan; and

WHEREAS, on February 24, 1998, the Council of the City of Knoxville approved Amendment No. 2 to the redevelopment plan; and

1 **WHEREAS**, Knoxville's Community Development Corporation
2 ("KCDC") has undertaken a HOPE VI revitalization plan within the
3 redevelopment area; and

4 **WHEREAS**, the Council of the City of Knoxville finds that it is in
5 the best interests of the City of Knoxville that the plan be amended to
6 require that the plan be prepared and approved pursuant to the
7 procedure required for both a redevelopment plan and an urban renewal
8 plan and amend the plan to add blighted properties to the list of
9 properties to be acquired; and

10
11 **WHEREAS**, it is the desire of the Council of the City of Knoxville to
12 assist KCDC with tax increment financing in the project area.

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

16 **SECTION 1:** That KCDC is hereby authorized and directed to
17 prepare amendment No. 3 and conduct a public hearing in order to
18 require that the Plan be prepared and approved pursuant to the
19 procedure required for both a redevelopment plan and an urban renewal
20 plan under applicable law.

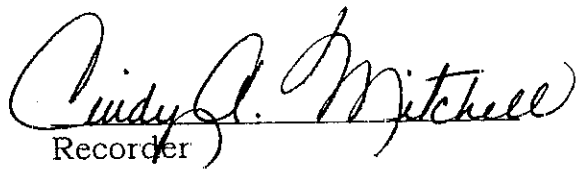
21
22 **SECTION 2:** That the amendment to the Plan contains a
23 provision for tax increment financing.

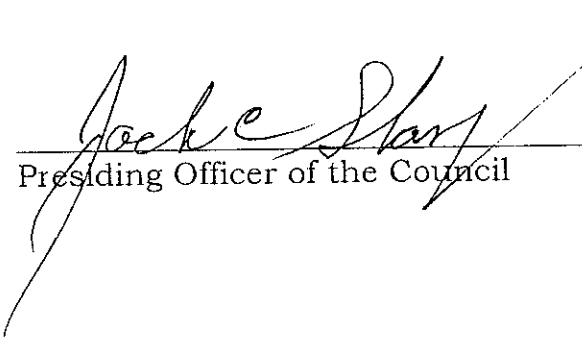
24 **SECTION 3:** That the amendment contains a provision for the
25 acquisition of additional blighted and/or abandoned properties.
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SECTION 4: That this resolution be an authorizing resolution
for the purposes heretofore stated and shall not constitute approval of
amendment No. 3.

SECTION 5: This Resolution shall take effect from and after
its passage, the welfare of the City requiring it.


Recorder


Presiding Officer of the Council

RESOLUTION NO. R-222-00

116

RESOLUTION

**A RESOLUTION OF THE COUNCIL OF THE
CITY OF KNOXVILLE APPROVING
AMENDMENT NUMBER 3 TO THE HISTORIC
MECHANICSVILLE REDEVELOPMENT PLAN.**

RESOLUTION NO: R-222-00

REQUESTED BY: Dept. of Development

PREPARED BY: Law

APPROVED AS TO FORM AND

CORRECTNESS: Director of Law

APPROVED: 5-30-00

APPROVED AS

AN EMERGENCY

MEASURE: _____

MINUTE BOOK 64 PAGE _____

WHEREAS, on November 14, 1989, by adoption of Resolution No. R-243-89,
the Council of the City of Knoxville approved the Historic Mechanicsville Redevelopment Plan
("Plan"); and

WHEREAS, on August 27, 1996, by adoption of Resolution No. R-279-96, the
Council of the City of Knoxville approved Amendment No. 1 to the Plan; and

WHEREAS, on February 24, 1998, the Council of the City of Knoxville
approved Amendment No. 2 to the Plan; and

WHEREAS, Knoxville's Community Development Corporation ("KCDC") has
undertaken a HOPE VI revitalization plan within the redevelopment area; and

WHEREAS, the Council of the City of Knoxville finds that it is in the best
interests of the City of Knoxville that the Plan be amended by Amendment No. 3 to require that
the Plan be prepared and approved pursuant to the procedure required for both a redevelopment
plan and an urban renewal plan and to amend the Plan to add blighted properties to the list of

1
2 properties to be acquired; and

3 **WHEREAS**, the Council of the City of Knoxville finds that it is in the best
4 interests of the City to assist KCDC with tax increment financing in the project area; and

5 **WHEREAS**, KCDC has prepared Amendment No. 3 to the Historic
6 Mechanicsville Redevelopment Plan and conducted a public hearing as required by Title 13,
7 Chapter 20, of the Tennessee Code Annotated, as amended.

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

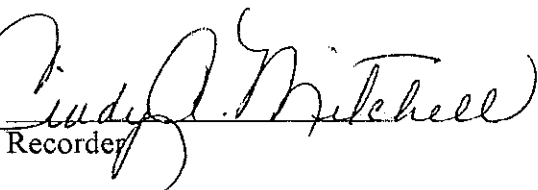
11 **SECTION 1:** Amendment No. 3 to the Historic Mechanicsville Redevelopment
12 Plan is hereby approved

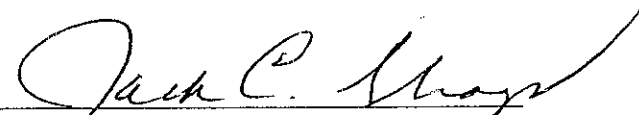
13 **SECTION 2:** The requirement that the Plan be prepared and approved pursuant
14 to the procedure required for both a redevelopment plan and an urban renewal plan under
15 applicable law is hereby approved.

16
17 **SECTION 3:** The requirement that the Plan contain a provision for tax
18 increment financing is hereby approved.

19 **SECTION 4:** The requirement that the Plan contain a provision for the
20 acquisition of additional blighted and/or abandoned properties is hereby approved

21
22 **SECTION 5:** This resolution shall take effect from and after its passage, the
23 public welfare requiring it

24
25 
26 Recorder


Presiding Officer of the Council

RESOLUTION

**A RESOLUTION OF THE COMMISSION
OF KNOX COUNTY, TENNESSEE,
AUTHORIZING THE PREPARATION OF
AMENDMENT NO. 3 TO THE HISTORIC
MECHANICSVILLE REDEVELOPMENT PLAN
TO REQUIRE THAT THE PLAN BE PREPARED
PURSUANT TO THE PROCEDURE REQUIRED
FOR AN URBAN RENEWAL PLAN AND A
REDEVELOPMENT PLAN; PROVIDE FOR TAX
INCREMENT FINANCING; AND ADD ABANDONED
AND BLIGHTED PROPERTIES TO THE LIST OF
PROPERTIES TO BE ACQUIRED.**

RESOLUTION: R-00-2-501

REQUESTED BY: COUNTY EXECUTIVE

PREPARED BY: KNOX COUNTY LAW
DIRECTOR

**APPROVED AS TO FORM
AND CORRECTNESS:**



DIRECTOR OF LAW

APPROVED: _____
DATE

VETOED: _____
DATE

**VETO
OVERRIDE:** _____
DATE

**MINUTE
BOOK _____ PAGE _____**

**WHEREAS, on November 14, 1989, by adoption of Resolution No. R-243-89, the
Council of the City of Knoxville approved the Historic Mechanicsville Redevelopment Plan
("Plan"); and**

**WHEREAS, on August 27, 1996, by adoption of Resolution No. 279-96, the Council
of the City of Knoxville approved amendment No. 1 to the redevelopment plan; and**

WHEREAS, on February 24, 1998, the Council of the City of Knoxville approved Amendment No. 2 to the redevelopment plan; and

WHEREAS, Knoxville's Community Development Corporation ("KCDC") has undertaken a HOPE VI revitalization plan within the redevelopment area; and

WHEREAS, Knox County Commission finds that it is in the best interest of Knox County that the plan be amended to require that the plan be prepared and approved pursuant to the procedure required for both a redevelopment plan and an urban renewal plan and amend the plan to add blighted properties to the list of properties to be acquired; and

WHEREAS, it is the desire of Knox County Commission to assist KCDC with tax increment financing in the project area.

WHEREAS, the Economic Development Committee and the Finance Committee recommend approval of this resolution.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF KNOX COUNTY AS FOLLOWS:

That KCDC is hereby authorized and directed to prepare amendment No. 3 and conduct a public hearing in order to require that the Plan be prepared and approved pursuant to the procedure required for both a redevelopment plan and an urban renewal plan under applicable law.

BE IT FURTHER RESOLVED, that the amendment to the Plan contain a provision for tax increment financing.

BE IT FURTHER RESOLVED, that the amendment contain provision for the acquisition of additional blighted and/or abandoned properties.

BE IT FURTHER RESOLVED, that this resolution be considered an authorizing resolution only for the purposes heretofore stated and shall not constitute approval of Amendment No. 3.

BE IT FURTHER RESOLVED, that if any notifications are to be made to effectuate this Resolution, then the County Clerk is hereby requested to forward a copy of this Resolution to the proper authority.

BE IT FURTHER RESOLVED, that this Resolution is to take effect from and after its passage, as provided by the Charter of Knox County, Tennessee, the public welfare requiring it.



Presiding Officer of the Commission Date



County Clerk Date

Approved: 

County Executive Date

Vetoed: _____
County Executive Date

13-20-205. Redevelopment plan containing tax increment financing provisions — Allocation of taxes collected — Contents of plan — Tax status of property leased. — (a) Any authority may, and is hereby authorized to, adopt a redevelopment plan or to amend an existing redevelopment plan so that it contains a tax increment financing provision providing that taxes, if any, levied upon property leased or sold to individuals or corporations for development in a redevelopment project each year, by any taxing agency after the effective date of the resolution of the governing body approving such redevelopment plan or amendment, shall be divided as follows:

(1) That portion of the taxes which would be produced by the rate at which the tax is levied each year by each taxing agency, upon the assessed value of such property as shown upon the assessment roll of the appropriate assessor, as of the date of the most recently determined valuation prior to the acquisition of such property by the authority (said assessed value being herein called the "base assessment"), shall be allocated to, and when collected, shall be paid to the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; provided, however, that in any year in which the actual assessment of the area comprising a redevelopment project is less than the base assessment, there shall be allocated and paid to the respective taxing agencies only those taxes actually produced by the application of the current tax rates against such actual assessment;

(2) All the taxes levied in each year in excess of the amount provided for in subdivision (1) of this subsection shall be allocated to and, when collected, shall be paid into a special fund or funds of the authority to pay the principal of and interest on bonds, loans or other indebtedness incurred or to be incurred by the authority to finance or refinance, in whole or in part, the redevelopment project contemplated by such redevelopment plan;

(3) Upon the retirement of all bonds, loans or other indebtedness incurred by the authority and payable from such special fund or funds or at such time as moneys on deposit in such special fund or funds are sufficient for such purpose, all the taxes referred to in subdivision (2) hereof shall, when collected, be paid to the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid; and

(4) Taxes shall be levied and collected over all or any part of the area comprising a redevelopment project in the manner provided by law with the following exceptions:

(A) The appropriate assessor shall, in each year during the period in which taxes are to be allocated to the authority pursuant to subdivision (2) above, compute and certify the net amount, if any, by which the then current assessed value of all taxable property located within the redevelopment project which is subject to taxation by the particular taxing agency exceeds the base assessment. The net amount of any such increase is referred to in this subdivision (4) as the incremental value for that particular year;

(B) In any year in which taxes are to be allocated to the authority pursuant to subdivision (2) above in which there is an incremental value, the appropriate assessor shall exclude it from the assessed value upon which he computes the tax rates for taxes levied that year by the taxing agency. However, he shall extend the aggregate tax rate of such taxes against the

base assessment and the incremental value and shall apply the taxes collected therefrom, subject to any other provisions hereof, as provided above; and

(C) For purposes of this section, if in any year property comprising a portion of a particular redevelopment project shall be removed from the tax rolls of a taxing agency, the base assessment for the area of such redevelopment project shall be reduced by the amount of the base assessment allocable to the property so removed for each subsequent year in which taxes are to be allocated to a particular authority pursuant to the above provisions.

(b)(1) If an authority adopts a redevelopment plan or an amendment to an existing plan which includes tax increment financing provisions, such new plan or the existing plan, as so amended, shall describe, in addition to the matters required by § 13-20-203 (a)(1)(A)-(C) and (b)(1)(A)-(C), the following:

(A) An estimate of the cost of the redevelopment project;

(B) The sources of revenue to finance the costs of the project, including the estimated tax increment;

(C) An estimate of the amount and the final maturity of bonded or other indebtedness to be incurred; and

(D) An estimate of the impact of the tax increment financing provision upon all taxing agencies in which the redevelopment project is to be located.

(2) The foregoing information set forth in this subsection shall be made available to the public not less than five (5) days prior to the date set for the public hearing hereinafter required by subsection (c) of this section.

(c)(1) Except in counties having a metropolitan form of government or a population greater than seven hundred seventy thousand (770,000) according to the 1980 federal census, or any subsequent federal census, no redevelopment plan containing a tax increment financing provision or amendment to an existing plan adding a tax increment financing provision shall be effective unless and until it has been approved by the governing body of the municipality and the governing body of the county affected, following a public hearing as provided in § 13-20-203, except that the approval of the governing body of the county affected shall not be required wherever its disapproval of a redevelopment project has been dissolved as prescribed by the provisions of § 13-20-203(b) (1).

(2) The notice of the public hearing shall be given in the manner and shall contain the information required by § 13-20-203 and shall additionally set forth in clear and plain language the contemplated use of tax increment financing in connection with the redevelopment project. Such notice shall also set forth where the information required by subsection (b) of this section may be obtained. Not less than twenty-one (21) days prior to the date set for the public hearing, the governing body shall deliver or mail, postage prepaid, to each taxing agency currently levying taxes upon any property in the project area, and which would be affected by the tax increment financing provision, a copy of the notice of the public hearing, together with a statement that if the redevelopment plan containing a tax increment financing provision or amendment to an existing plan adding a tax increment financing provision is approved, certain property taxes resulting from increases in assessed valuation of property situated within the area included in the plan above the assessed

value of such property appearing on the appropriate assessment rolls as last determined prior to the acquisition of such property by the authority may be allocated to a special fund or funds of the authority for redevelopment purposes rather than being paid into the treasury of the taxing agency.

(d) The foregoing provisions of subsections (b) and (c) above shall not apply to any redevelopment plan or amendment to an existing plan which included a tax increment financing provision and which has been submitted to and approved by the governing body of the municipality (or agency designated by it or empowered by law so to act) in which any of the area to be covered by the redevelopment project is situated pursuant to and in accordance with the provisions of § 13-20-203 prior to April 11, 1978, and the previously approved redevelopment plan or amendment thereto described above shall not be required to be resubmitted and approved by the governing body (or agency) pursuant to the additional provision of subsections (b) and (c) above. Provided, however, that the remaining provisions of this section shall be applicable to and govern the previously approved plan and the tax increment financing provision contained therein.

(e) After the approval by the governing body of a redevelopment plan containing a tax increment financing provision or an amendment to an existing plan adding a tax increment financing provision, the clerk or other recording official of such municipality shall transmit to the appropriate tax assessors and to each taxing agency to be affected, a copy of the description of all land within the redevelopment area and the date or dates of its acquisition by the authority, a copy of the description of all property leased or sold to individuals or corporations for development in the redevelopment area, a copy of the resolution approving the redevelopment plan or approving an amendment thereto, and a map or plat indicating the boundaries of such property, and taxes shall thereafter, when collected, be allocated and paid in the manner provided in such redevelopment plan or amendment thereto.

(f) Any property which the authority leases to private individuals or corporations for development under a redevelopment plan and any property which the authority has developed under a redevelopment plan and leases to private individuals or corporations shall have the same tax status as if such leased property were owned by such private individuals or corporations.

(g) Notwithstanding anything to the contrary in this section, taxes levied upon property subject to tax increment financing provisions by any taxing agency for the payment of principal of and interest on all bonds, loans or other indebtedness of such taxing agency and taxes levied by or for the benefit of the state of Tennessee shall not be subject to allocation as provided in subsection (a) of this section, but shall be levied against such property and, when collected, paid to such taxing agency as taxes levied by such taxing agency on all other property are paid and collected [Acts 1945 ch. 114, § 6; C. Supp. 1950, § 3647 29R (Williams, § 3647 57); Acts 1977, ch. 136, § 1; 1978, ch. 854, § 3; T.C.A. (orig. ed.), § 13-817; Acts 1982, ch. 906, §§ 3, 4, 6; 1987, ch. 349, § 3.]

Compiler's Notes. Section 5 of Acts 1982, ch. 906 provided that the 1982 amendment "shall not apply in any county having a population of not less than 770,000 nor more than 780,000 according to the 1980 federal census of population or any subsequent federal census."

Portions of this section concerning counties of 275,000 to 325,000 have been held unconstitutional. See NOTES TO DECISIONS; 2. Con-

stitutionality; Knoxville's Community Dev. Corp. v Knox County, 665 S.W.2d 704 (Tenn. 1984)

Cross-References. Special fund for repayment of indebtedness on redevelopment projects, § 13-20-614.

Section to Section References. This section is referred to in §§ 13-20-203, 13-20-213, 13-20-614

NOTES TO DECISIONS

ANALYSIS

1. Construction.
2. Constitutionality.
3. Taxing power.

1. Construction.

When this section speaks of allocating a portion of the taxes received from the redeveloped property to the housing authority, it means only that the various taxing entities shall appropriate an amount equal to that specified portion of the taxes received from the subject property to the authority, not that the actual taxes received from that parcel are in any sense to be set aside. Metropolitan Dev. & Hous. Agency v Leech, 591 S.W.2d 427 (Tenn. 1979).

The statute does not require that a given parcel contribute "its" taxes to the housing authority. Metropolitan Dev. & Hous. Agency v Leech, 591 S.W.2d 427 (Tenn. 1979)

2. Constitutionality.

At least with respect to bonds and similar debt obligations of the taxing entities concerned, the provisions of this section appear to be sufficient to prevent any unconstitutional impairment of the obligation of contract. Metropolitan Dev. & Hous. Agency v Leech, 591 S.W.2d 427 (Tenn. 1979).

Tax increment financing, provided for in the

Housing Authorities Law, is not in violation of those parts of Tenn. Const., art. 2, §§ 28 and 29, requiring all property be taxed uniformly according to its value because past interpretations of taxing uniformity require only that the tax burden apply equally to all nonexempt property. Metropolitan Dev. & Hous. Agency v Leech, 591 S.W.2d 427 (Tenn. 1979).

The state may direct a county to expend funds for a state purpose, or for a purpose common to the state and the county, without falling afoul of Tenn. Const., art. 2, § 29. Metropolitan Dev. & Hous. Agency v Leech, 591 S.W.2d 427 (Tenn. 1979).

Acts 1982, ch. 906, concerning counties of 275,000 to 325,000 did not have the reasonable basis required by Tenn. Const., art. 11, § 8, as necessary for a local act to contravene an existing state-wide law of general application and was therefore unconstitutional. Knoxville's Community Dev. Corp. v Knox County, 665 S.W.2d 704 (Tenn. 1984).

3. Taxing Power.

The statutes as amended do not grant the housing authority or the municipality any additional taxing power with respect to the redevelopment property, nor, conversely, do they take such power away from the county. Metropolitan Dev. & Hous. Agency v Leech, 591 S.W.2d 427 (Tenn. 1979).

13-20-206. Authority authorized to obtain financial aid from federal government for redevelopment project. — An authority may borrow money or accept contributions from the federal government to assist in its undertaking redevelopment projects. An authority may do any and all things necessary or desirable to secure such financial aid (including obligating itself in any contract with the federal government for annual contributions to convey to the federal government the project to which the contract relates upon the occurrence of a substantial default thereunder), in the same manner as it may do to secure such aid in connection with slum clearance and housing projects under the provisions of this chapter. [Acts 1945, ch. 114, § 7; C. Supp. 1950, § 3647 29S (Williams, § 3647.58); T.C.A. (orig. ed.), § 13-818.]