



BROWNLOW SCHOOL

REDEVELOPMENT & URBAN RENEWAL PLAN

KNOXVILLE, TENNESSEE
AUGUST 2007

Final DRAFT—August 21, 2007



KNOXVILLE CITY GOVERNMENT



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*Brownlow School Redevelopment and Urban Renewal Plan
Knoxville, Tennessee*



**Knoxville's Community
Development Corporation**

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Juanita Cannon, Vice Chairman

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I. INTRODUCTION

Brownlow School was named for Colonel John Bell Brownlow, son of former Tennessee Governor William Gallaway Brownlow. John Brownlow fought with the Union in the Civil War and later established a successful real estate business in Knoxville. His firm played a role in the development of the neighborhoods surrounding the school.

Built in 1913 in Colonial Revival style, the structure was one of the area's first modern schools featuring multiple classrooms, indoor plumbing, rest rooms and other amenities not found in most school buildings of the day. Enrollment during its hey day reached around 300 students.

Albert Bauman (architect of the old Post Office on Main, among other structures) designed the original building along Luttrell Street. The impressive Georgian-inspired architecture of the building's circa-1928 addition is classic Barber & McMurry.

Brownlow's interiors stood in for West Virginia's Big Creek High in the 1998 film October Sky starring Laura Dern and Jake Gyllenhaal. The film was based on Homer Hickam, Jr.'s book about growing up in West Virginia and eventually becoming a NASA scientist.

Brownlow School closed in 1995 when some of the smaller elementary schools were consolidated into the new Christenberry Elementary School.

The Knoxville City Council adopted a resolution on October 4, 2005 requesting Knoxville's Community Development Corporation ("KCDC") to create a redevelopment and urban renewal plan for the Brownlow School Property, 1305 Luttrell Street, CLT No. 081L-L-004, to include a tax increment financing provision in order to facilitate the revitalization of the area. Accordingly, KCDC has prepared this plan as a result of that request and has submitted the plan as both a redevelopment plan under Section 13-20-203(B) of the Tennessee Code Annotated and an urban renewal plan under Section 13-20-211 of the Tennessee Code Annotated with a provision for tax increment financing.

II. EXISTING CONDITIONS

The redevelopment area clearly is eligible to be a redevelopment project within the meaning of Section 13-20-202(a) of the Tennessee Code Annotated. Based on physical inspections of the area conducted by KCDC, the redevelopment area is blighted due to dilapidation of the building. The redevelopment area also clearly qualifies as an urban renewal project within the meaning of Section 13-20-212(a) of the Tennessee Code Annotated because the area, based upon physical



inspection by KCDC, when considered as a whole, is blighted, deteriorated and deteriorating. Blight is defined as “areas with buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of

ventilation, light, and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors that are detrimental to the safety, health, morals or welfare of the community.”

III. LEGAL DESCRIPTION

Situated in District No. Three (3) of Knox County, Tennessee, and within the 11th Ward of the City of Knoxville, Tennessee, and lying east of the intersection of North Broadway

and East Glenwood Avenue, and being generally described as follows:

BEGINNING at the intersection of the East line of Luttrell Street and the North line of East Glenwood Avenue; thence along the East right-of-way line of Luttrell Street South 250 feet, more or less, to a point; thence leaving said line of Luttrell Street, corner common Young Broadcasting of Knoxville, Inc. and Cardinal Enterprises, Inc.; thence leaving said West right-of-way line and with the common line of Young Broadcasting and Cardinal in a Northeasterly direction 415 feet, more or less, to a corner common with Dewhirst; thence leaving the common line with Young Broadcasting and with the common line with Dewhirst in a Northeasterly direction 200 feet, more or less, to a point in the Southern right-of-way line of East Glenwood Avenue, corner common with Dewhirst; thence leaving said point and along the same line in a Northeasterly direction 50 feet, more or less, to a point in the Northern right-of-way line of East Glenwood Avenue; thence with said right-of-way line in a Southeasterly direction 465 feet, more or less, to the intersection of the East line of Luttrell Street and The North line of East Glenwood Avenue, POINT OF BEGINNING.



IV. REDEVELOPMENT PLAN OBJECTIVES

- ◆ To facilitate the redevelopment of the area with mixed land uses, including commercial, office, cultural and residential uses.
- ◆ To protect the unique architectural and historic character of the redevelopment district.
- ◆ To eliminate conditions of blight and blighting influences and incompatible and inappropriate land uses.

- ♦ To assist the development of the area through tax increment financing.
- ♦ To re-establish private ownership and return the property to the tax rolls.

Relationship to Local Objectives

Public Utilities

The redevelopment area presently has full access to all public utilities. It is likely, however, that some utility improvements may be required in order to meet the demands of the renovated or newly developed structures.

Recreational and Community Facilities

The redevelopment area is resplendent with recreation and community facilities, including a City of Knoxville Greenway, for pedestrian and bicycling purposes in close proximity.

Improved Traffic and Public Transportation

The North Knoxville area is on the public transportation network for Knoxville. The present system of trolleys serving the entire downtown market and the existing bus lines serving adjoining areas are adequate to meet the needs of the redevelopment area.

In addition, the redevelopment area is adjacent to a large scale construction project undertaken by the Tennessee Department of Transportation to improve traffic flow in the area. The improved access to the redevelopment area makes this an advantageous time to encourage development.

Relocation of Residences and Businesses

It is not anticipated that any residences or businesses will need to be relocated as a result of the redevelopment and urban renewal plan. However, in the event that any residents or businesses need to be temporarily or permanently displaced to permit redevelopment of the district, KCDC will assist such residents with relocation benefits and payments. If the need for any displacement arises, KCDC will comply with its own relocation policies and City relocation ordinances. Additionally, in the event that

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

Land Acquisition and Disposition

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

V. LAND USE PLAN

The zoning is designated R-2 (General Residential District) with an H-1 Historic Overlay meaning that exterior building restoration or renovation, depending on the extent of the work, may need Historic Zoning Commission's approval before a building permit is issued.

Section 3 R-2 General Residential District

A. General Description:

This is a residential district to provide for medium population density. The principal uses of land may range from houses to low density multi-dwelling structures and developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. The recreational, religious,

educational facilities and other related uses in keeping with the residential character of the district may be permitted on review by the Planning Commission. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and usable open space for dwellings and related facilities and through consideration of the proper functional relationship to each use permitted in this district (Amended by Ordinance No. 5397, 8-15-72).

B. Permitted Principal and Accessory Uses and Structures:

Property and buildings in an R-2 General Residential District shall be used only for the following purposes:

1. Any use permitted in R-1 Low Density Residential District.
2. Duplex.
3. Multi-dwelling structure or development.
4. Garage apartment accessory to a principal dwelling. The finished, heated floor area of a garage apartment shall not exceed eight hundred fifty (850) square feet or fifty percent (50%) of the finished heated floor area of the principal dwelling, whichever is less. Garage apartments shall not have accessory uses or structures.
5. Accessory uses, subject to the provision of Article 5, Section 4.
6. Accessory buildings and structures, subject to the provisions of Article 5, Section 4. The total of the following area calculations shall not exceed the building area of the principal building.
 - a. Building area of accessory buildings, excluding garage apartments as regulated in Subsection.
 - b. Area covered by the roofs of accessory structures which are not buildings.

For houses and duplexes, the total of the preceding area calculations shall not exceed seven hundred fifty (750) square feet.

Recreational improvements that can be construed as structures but do not contain covered or enclosed areas (including, but not limited to: swimming pools; tennis courts and patios) shall be exempt from this provision.

C. Uses Permitted on Review:

The following uses may be permitted on review by the Planning Commission in accordance with provisions contained in Article 7, Section 5.

1. Any use permitted on review in R-1 Low Density Residential District.
2. Fraternities, sororities and denominational student headquarters.
3. Mobile home parks, subject to the requirements set forth in supplementary regulations Article 5, Section 3.
4. Nursing home or home for the aged.
5. Medical facility.
6. A lodge hall or assembly hall for a non-profit veterans or service organizations.
7. Private day nurseries and kindergartens, as regulated in Article 5, Section 3.
8. Attached houses as regulated in Article 5, Section 3.
9. Commercial telecommunications towers.
10. Assisted living facility.
11. Bed and breakfast inns, provided that they are located in an historic overlay district, subject to the requirements of Article 5, Section 3(G)(9).
12. Rooming and boarding house, subject to the requirements of Article 5, Section 3(G)(10).
13. Halfway House with maximum capacity of 5 persons subject to the following standards:
 - a. No other halfway house located within one (1) mile of this site.
 - b. A site cannot be located within three hundred feet (300) of a park, school or daycare center.
 - c. The use shall comply with all applicable city, state, and federal codes and regulations.
 - d. The site shall be within one thousand (1000) feet of an established transit route.
 - e. Signs identifying a use as a halfway house are not permitted.
 - f. The Knoxville Police Department must be provided with a written notification of the use prior to its occupancy.

D. Prohibited Uses:

Storage facilities for Class 1 flammable and combustible liquids (as defined by the National Fire Prevention Code) having an aggregate total of more than fifteen (15) gal-

lons, but excluding storage facilities which are part of a motorized vehicle or pleasure craft. These requirements do not apply to storage on a construction site where such materials are to be used.

E. Area Regulations:

All buildings shall be set back from street right-of-way lines and lot lines to comply with the following yard requirement.

1. Front Yard:

- a. For houses, duplexes and multi-dwelling structures or developments the minimum depth of the front yard shall be twenty-five (25) feet and in no case shall an accessory building extend into the front yard.
- b. Churches and other main and accessory buildings, other than dwellings, shall have a front setback of thirty-five (35) feet.

2. Side Yard:

- a. For single-story dwellings located on interior lots, side yards shall be not less than eight (8) feet in width, however, the sum of the two (2) side yards shall be not less than twenty (20) feet. For dwellings of more than one (1) story there shall be side yards of not less than twelve (12) feet each.
- b. For unattached buildings of accessory use, there shall be a side yard of not less than eight (8) feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than five (5) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front property line.
- c. Churches and other main and accessory buildings other than dwellings and buildings accessory to dwellings, shall set back from all side lot lines a distance of not less than thirty-five (35) feet.

3. Rear Yard:

- a. For main buildings other than garage apartments, there shall be a rear yard of not less than twenty-five (25) feet.
- b. Garage apartments may be located in the rear yard of another dwelling, but shall not be located closer than ten (10) feet to the rear lot line. Unattached buildings of accessory use shall not be located closer than five (5) feet to any rear lot line.

4. Lot Width:
 - a. For houses and duplexes, there shall be a minimum lot width of seventy-five (75) feet at the front building line.
 - b. For multi-dwelling structures and developments, there shall be a minimum lot width of one hundred (100) feet at the front building line.
 - c. For lots having a width of not more than one hundred fifty (150) feet, the lot length shall not be greater than three (3) times the lot width.
5. Intensity of Use:
 - a. For rooming and boarding houses served by a sanitary sewer system, there shall be a lot area of not less than twelve thousand (12,000) square feet.
 - b. For each house and buildings accessory thereto served by sanitary sewer system, there shall be a lot area of not less than seven thousand five hundred (7,500) square feet. Each duplex served by sanitary sewer system shall have a lot area of not less than nine thousand (9,000) square feet.
 - c. For multi-dwelling structures or developments there shall be a lot area of not less than seven thousand five hundred (7,500) square feet for the first unit, plus one thousand five hundred (1,500) square feet for each additional dwelling unit. For those structures which shall provide off-street parking within the main structure, the lot area requirement may be reduced two hundred (200) square feet per such parking space.
 - d. For dwellings and buildings accessory thereto not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand (20,000) square feet; however, a greater area may be required based on recommendations by the Health Department because of inadequate percolation. Multi-dwelling structures or developments, not served by a sanitary sewer system shall be permitted only on review by the Planning Commission based on the recommendations of the Health Department.
 - e. When a garage apartment is located in the rear yard of a multi-dwelling structure or development, the lot area shall be not less than one thousand five hundred (1,500) square feet more than is required for the multi-dwelling structure or development.
 - f. For churches and other main and accessory buildings other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the

yard area as required by this section and the off-street parking area as required in Article 5, Section 7; provided, however, the lot area for a church shall not be less than thirty thousand (30,000) square feet.

6. Maximum Lot Coverage: Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.

F. Usable Open Space:

For multi-dwelling structures or developments, there shall be usable open space provided for each dwelling unit of not less than four hundred (400) square feet.

G. Height Regulations:

No main building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in Article 5, Section 5. Accessory buildings shall not exceed fifteen (15) feet in height.

H. Off-street Parking:

As regulated in Article 5, Section 7.

VI. TAX INCREMENT FINANCING

The Plan is to provide that, subject to the limitations herein, taxes, if any, levied each year upon real property leased or sold by KCDC to private developers for development as part of a redevelopment project shall after the date this plan is approved by the City Council of the City of Knoxville and the County Commission of Knox County, Tennessee shall be divided as follows:

1. That portion of 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 KCDC (the 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, 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) shall be allocated to and, when collected, shall be paid into a special fund or funds of KCDC to pay the principal of and interest on bonds, loan or other indebtedness incurred or to be incurred by KCDC to finance or refinance, in whole or in part, the redevelopment project contemplated by such redevelopment plan. If any portion of the taxes received by KCDC pursuant to this provision are not needed within the next six-month period to pay scheduled debt service payments, such excess shall either be used to prepay such indebtedness or to reimburse any guarantor of such indebtedness for payments made by such guarantor with respect to such indebtedness;
3. Upon the retirement of all bonds, loans or other indebtedness incurred by KCDC 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) shall, when collected, be paid to the respective taxing agencies as taxes levied by such taxing agencies on all other property are paid, and KCDC shall give notice to the City of Knoxville and Knox County of such retirement. Any incremental taxes received by KCDC during the last tax year that the indebtedness is outstanding that is in excess of the amount needed to pay the remaining debt service on such indebtedness may be used to reimburse any guarantor of such indebtedness for payments made by such guarantor with respect to such indebtedness. Thereafter, all incremental tax revenues shall be retained by the appropriate taxing agency; 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 the law with the following exceptions:
 - a. The appropriate assessor shall, in each year during the period in which taxes are to be allocated to KCDC pursuant to subdivision (2), compute and certify the net amount, if any, by which the 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 KCDC pursuant to subdivision (2) in which there is an incremental value, the appropriate assessor shall exclude it from the assessed value upon which the appropriate assessor computes the tax rates for taxes levied that year by the taxing agency. However, the appropriate assessor 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 of this plan or any other legal limitations, 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.

VII. ECONOMIC INFORMATION RELATING TO TAX INCREMENT

The estimated cost of the Brownlow School Lofts is approximately \$5,455,000. The estimated project sales are \$6,350,000. The sources that are expected to be used to pay the costs of the Brownlow School Loft Project are a bank loan of \$4,130,000, tax increment financing of \$575,000 and equity of \$750,000. The estimated amount of the tax increment financing for the Project is \$575,000 and the final maturity is expected to be fifteen (15) years after April 1, following the date that the Project is completed pursuant to the redevelopment agreement with KCDC. The expected impact of the tax increment financing amendment upon the City of Knoxville is approximately \$44,609 per year and upon Knox County it is approximately \$42,704 per year.

VIII. CERTAIN TAXES EXCLUDED

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 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 Section VI(4)(a), 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.

IX. PLAN AMENDMENTS AND TERMINATION

In the course of implementing this redevelopment plan, amendments to this plan may be warranted, particularly in connection with the utilization of tax increment financing for particular redevelopment projects. Any amendments to this plan will only be adopted by City Council after a public hearing is conducted in the same manner as the hearing conducted prior to the adoption of this plan and, where applicable, in compliance with the requirements of Tennessee Code Annotated Section 13-20-205. Notice of any proposed amendments will be given to all property owners within the project area pursuant to the requirements of state law. If County Commission's approval of any amendment is required by state law, such approval will also be requested.

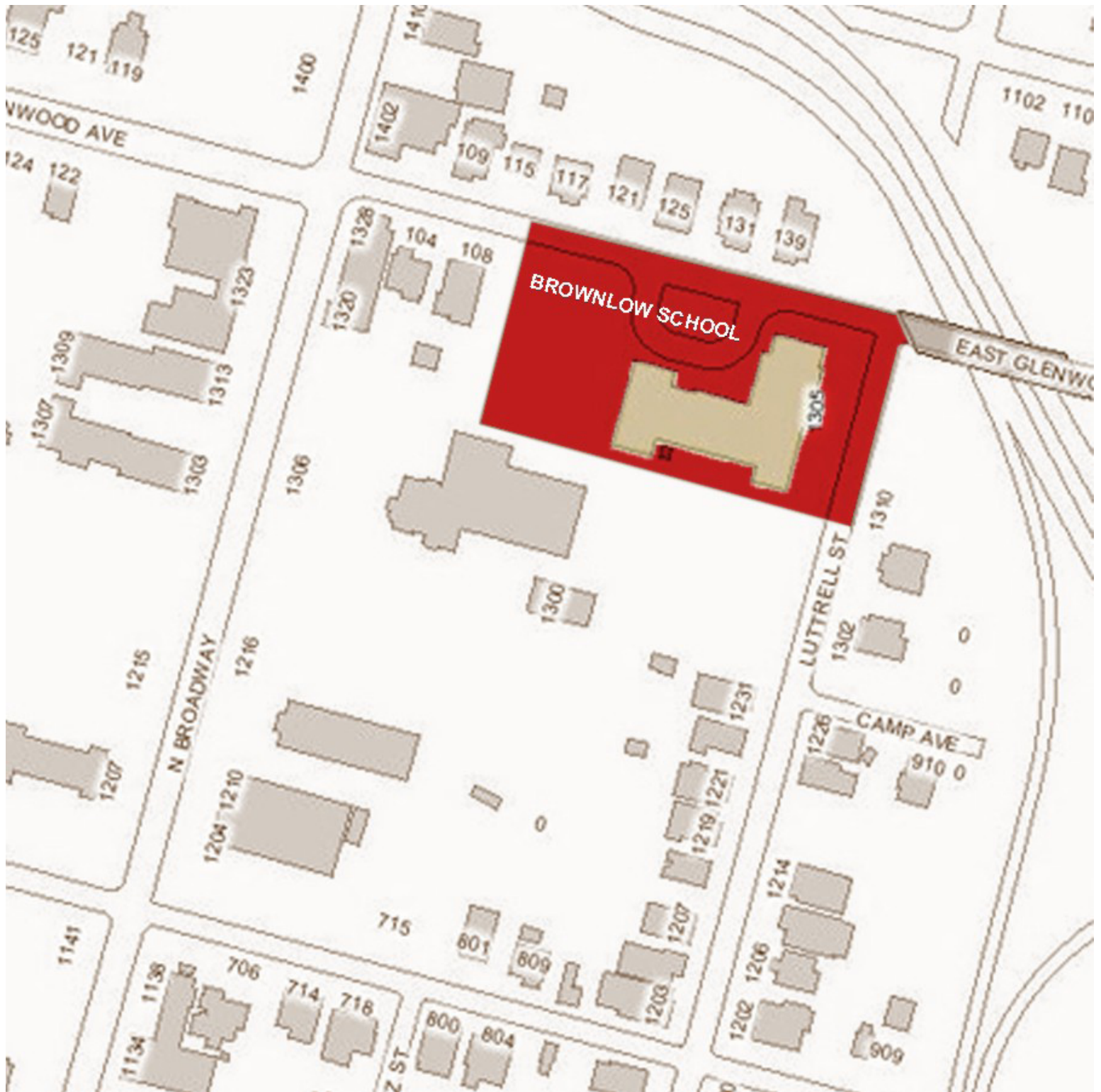
This plan, and the provisions thereof, shall terminate on the date that is the later of (i) the date that no tax increment financing remains outstanding with respect to any portion of the redevelopment area or (ii) twenty (20) years from the date of approval of this plan by the City Council of the City of Knoxville.

X. SEVERABILITY

The invalidation of any or more of the foregoing provisions of this Redevelopment Plan, as approved by the Knoxville City Council of Knoxville, Knox County, Tennessee or any part thereof by judgment of any Court of competent jurisdiction, shall not in any way effect the validity of any other such provisions of the Plan, but the same shall remain in full force and effect.

APPENDIX A: SITE MAP – PROJECT AREA

BROWNLOW SCHOOL REDEVELOPMENT & URBAN RENEWAL PLAN



APPENDIX B: BROWNLOW SCHOOL RESOLUTION

OCT-31-2006 10:01

RECORDS OFFICE CITY OF KN

865 215 4269 P.02/04

RESOLUTION

RESOLUTION NO. R-343-05

1 A RESOLUTION OF THE COUNCIL OF
2 THE CITY OF KNOXVILLE
3 AUTHORIZING KNOXVILLE'S
4 COMMUNITY DEVELOPMENT
5 CORPORATION TO STUDY AND
6 PREPARE A REDEVELOPMENT PLAN
7 FOR THE BROWNLOW SCHOOL
8 PROPERTY, 1305 LUTTRELL STREET,
9 CLT NO. 0811-L-004, WITHIN THE CITY
10 OF KNOXVILLE, INCLUDING A
11 PROVISION FOR TAX INCREMENT
12 FINANCING, AND TO CONDUCT A
13 PUBLIC HEARING REGARDING THE
14 NECESSITY FOR THE ADOPTION OF
15 SUCH A REDEVELOPMENT PLAN.

RESOLUTION NO: R-343-05

REQUESTED BY: Policy Development

PREPARED BY: Law

APPROVED AS TO FORM AND

CORRECTNESS:

Director of Law

APPROVED: 10-4-05

APPROVED AS
AN EMERGENCY
MEASURE:

MINUTE BOOK 69 PAGE

16 WHEREAS, pursuant to the provisions of Tennessee Code Annotated §13-20-
17 101, *et seq.*, Knoxville's Community Development Corporation is authorized to study and
18 make recommendations concerning the redevelopment of areas within the City of
19 Knoxville; and

20 WHEREAS, the Council of the City of Knoxville desires that Knoxville's
21 Community Development Corporation study and prepare a redevelopment plan for the
22 Brownlow School property, 1305 Luttrell Street, CLT No. 081L-L-004, including a
23 provision for tax increment financing and conduct a public hearing to determine the
24 necessity for the adoption of such a redevelopment plan.
25
26
27


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

4 **SECTION 1:** That Knoxville's Community Development Corporation be and
5 hereby is authorized and directed to prepare a redevelopment plan for the Brownlow
6 School property, 1305 Luttrell Street, CLT No. 081L-L-004, within the City of Knoxville.

7 **SECTION 2:** That Knoxville's Community Development Corporation be and
8 hereby is authorized and directed to conduct a public hearing to determine the necessity
9 for the adoption of the redevelopment plan for the Brownlow School property pursuant to
10 Tennessee Code Annotated § 13-20-203b)(3).

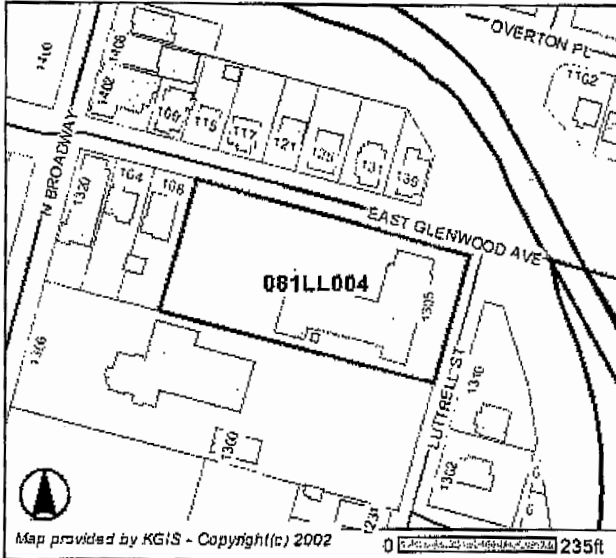
11 **SECTION 3:** This Resolution shall take effect from and after its passage, the
12 welfare of the City requiring it.

13
14 
15 Presiding Officer of the Council

16 
17 Recorder

18 R:\ABolton\Resolutions\2006\Policy Development\KCDC-prepare redevelopment plan for the Brownlow School.doc
19
20
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Parcel 081LL004 - Property Map and Details Report



Parcel Information (last updated: 9/13/2005)

Location Address:	1305 LUTTRELL ST
CLT Map:	081
Insert:	L
Group:	L
Condo Letter:	
Parcel:	004
Parcel ID:	081LL004
Parcel Type:	NORMAL
District:	
Ward:	11
Subdivision:	GREYSTONE
Recorded Acreage:	0.00
Calculated Acreage:	2.00
Recorded Plat:	7 - 33
Recorded Deed:	20050816 - 0015326
Deed Type:	WARRANTY
Deed Date:	08/16/2005

Address Information (last updated: 9/13/2005)

Site Address:	1305 LUTTRELL ST KNOXVILLE - 37917
Address Type:	NOT LOADED
Site Name:	

Owner Information (last updated: 9/13/2005)

CARDINAL ENTERPRISES INC
602 S GAY-MEZZANINE
KNOXVILLE, TN 37902

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction (last updated: 9/19/2005)

County:	KNOX COUNTY
City / Township:	CITY OF KNOXVILLE

MPC Info (last updated: 6/30/2005)

Census Tract:	3
Planning Sector:	Central City
1990 Traffic Zone:	47
2000 Traffic Zone:	47

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts (last updated: 9/19/2005)

Voting Precinct:	11
Voting Location:	Central United Methodist Church 201 THIRD AVE
TN State House:	13 Harry Tindell
TN State Senate:	7 Tim Burchett
County Commission:	2 David Collins Billy Tindell
City Council:	4 Rob Frost
School Board:	2 Indya Kincannon

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones (last updated: 9/7/2005)

Elementary:	CHRISTENBERRY ELEMENTARY
Middle:	WHITTLE SPRINGS MIDDLE
High:	FULTON HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Knox County Clerk

Post Office Box 1566 Knoxville, TN 37901 (865) 215-2390

www.knoxcounty.org/clerk

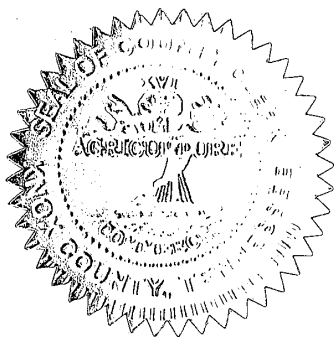
STATE OF TENNESSEE COUNTY OF KNOX

The office of the Knox County Clerk hereby certifies that this is a true and correct copy of R-07-9-908 – Resolution of the Commission of Knox County, Tennessee, approving the Brownlow School Redevelopment and Urban Renewal Plan and providing tax increment financing.

This item was approved at the September 24, 2007 Board of Commissioners meeting.

The same shall appear of record in the Commission Library in the office of the Knox County Clerk.

Witness my hand at office in Knoxville, Tennessee, this 12th day of October 2007.



A handwritten signature in cursive script, reading "George Stooksbury".

George Stooksbury, Chief Deputy
"under the authority of TCA 18-6-115"

RESOLUTION

A RESOLUTION OF THE COMMISSION
OF KNOX COUNTY, TENNESSEE,
APPROVING THE BROWNLOW SCHOOL
REDEVELOPMENT AND URBAN RENEWAL
PLAN AND PROVIDING TAX INCREMENT
FINANCING.

RESOLUTION: R-07-9-908

REQUESTED BY: KCDC

PREPARED BY: KNOX COUNTY LAW
DIRECTOR

APPROVED AS TO FORM
AND CORRECTNESS: 
DIRECTOR OF LAW

APPROVED: September 24, 2007
DATE

VETOED: _____
DATE

VETO
OVERRIDE: _____
DATE

MINUTE
BOOK _____ PAGE _____

WHEREAS, Knoxville's Community Development Corporation ("KCDC") has prepared a redevelopment and urban renewal plan entitled the Brownlow School Redevelopment and Urban Renewal Plan, conducted a public hearing, and has submitted the same to the Knox County Commission for its approval under T.C.A. § 13-20-203(b)(1); and

WHEREAS, the Brownlow School Redevelopment and Urban Renewal Plan provides tax increment financing for the Brownlow Lofts development.

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

The Knox County Commission hereby approves the Brownlow School Redevelopment and Urban Renewal Plan, a copy of which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED, that tax increment financing is hereby approved for the Brownlow Lofts not to exceed the limits estimated in the plan.

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.

Scott Moore 9-24-2007
Presiding Officer of the Commission Date

Billy Tindell 9-25-07
County Clerk Date

Approved: Michael Ragsdale
County Mayor Date 10-8-07

Vetoed: _____
County Mayor Date

R E S O L U T I O N

RESOLUTION NO. R-374-07

1 A RESOLUTION OF THE COUNCIL
2 OF THE CITY OF KNOXVILLE
3 APPROVING THE BROWNLOW
4 SCHOOL REDEVELOPMENT AND
5 URBAN RENEWAL PLAN,
6 CONTAINING A TAX INCREMENT
7 FINANCING PROVISION

RESOLUTION NO: R-374-07REQUESTED BY: Policy DevelopmentPREPARED BY: Law

APPROVED AS TO FORM AND

CORRECTNESS:

Director of LawAPPROVED: 09-25-2007APPROVED AS
AN EMERGENCY
MEASURE:MINUTE BOOK 71 PAGE

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16 WHEREAS, the Council of the City of Knoxville approved Resolution No. R-
17 343-05 on October 4, 2005, authorizing Knoxville's Community Development Corporation
18 ("KCDC") to prepare a redevelopment and urban renewal plan containing a tax increment
19 financing provision for the Brownlow School; and,
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21 WHEREAS, the aforementioned resolution directed KCDC to prepare the Brownlow
22 School Redevelopment and Urban Renewal Plan ("the Plan"), and to conduct a public hearing to
23 determine the necessity for the adoption of the Plan as provided in T.C.A. §§ 13-20-203(b)(1)
24 and 13-20-205(c); and,
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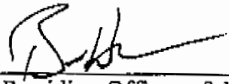
1 WHEREAS, KCDC conducted a public hearing on August 24, 2007 as required by
2 T.C.A. § 13-20-203 and considered any comments received at such public hearing in connection
3 with the Plan; and,


4 WHEREAS, KCDC prepared the Plan pursuant to the procedure required for both an
5 urban renewal plan and a redevelopment plan.

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

8 SECTION 1: The Plan, which contains a tax increment financing provision, is hereby
9 approved, and the City Recorder is hereby directed to file a copy of the Plan with the minutes of
10 this meeting.

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

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17 
Presiding Officer of the Council

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20 City Recorder
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