

The Bulletin



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KCDC Marks 90 Years of Affordable Housing and Redevelopment

Knoxville's Community Development Corporation (KCDC) celebrated its 90th anniversary with elected officials and community leaders to recognize nine decades of cultivating community through affordable housing, pathways to homeownership and landmark redevelopment with the City of Knoxville since the organization's founding in 1936.

The May 14 celebration took place at the East Tennessee History Center in downtown Knoxville, where some of KCDC's largest redevelopment efforts are located, including Historic Market Square and the World Fair's site. The event included artifacts, including a 1939 time capsule, as well as photographs, newspaper clippings and milestone accomplishments. Originally founded on May 9, 1936, as the Knoxville Housing Authority (KHA), the current name of KCDC was established on March 26, 1973, to reflect the organization's expanded role beyond housing and into community benefits and economic redevelopment.

In 2009, KCDC assumed responsibility for the Knox County Housing Authority, extending its work beyond the city into the broader county.

"It's amazing to reflect on all that has been achieved over the last 90 years in Knoxville and Knox County and to acknowledge those who came before us," Ben Bentley, KCDC executive

director and CEO, said. "Over the last nine decades, the organization has had multiple leaders and board members. Knoxville has had 14 city mayors in office since 1936. It took the collective efforts and vision of a lot of dedicated people to reach this milestone."

KCDC now manages 20 housing properties and more than 3,800 units – a number set to expand to over 4,000 in 2027 – along with managing the application process and distribution of 4,000 Section 8 vouchers. KCDC also serves as the redevelopment agency for the City of Knoxville through the approval of tax credits and incentives for new businesses to locate in the area.

"The city's partnership with KCDC has benefited our community for decades," Indya Kincannon, Knoxville mayor, said. "From the revitalization of downtown and urban areas to new affordable housing neighborhoods that encourage residents to thrive, KCDC has helped push Knoxville forward under my administration and those of my predecessors. I congratulate KCDC on its 90th anniversary, and I look forward to all the progress that lies ahead."

As the housing authority for the city, KCDC has transformed public housing into neighborhoods with access to economic opportunity, recreation, amenities and transportation.

KCDC Housing Highlights

- In 1997, KCDC earned a \$26 million HOPE VI revitalization grant to rebuild Mechanicsville Commons on the site of College Homes. Outdated apartments became single-family and duplex homes with a mix of rentals and homeownership that preserved the historic nature of the neighborhood with new streets and sidewalks and completion in 2006. Updates in 2017 included interior renovations; new HVAC units; updated lighting, cabinets, appliances, interior doors and flooring; and repaved parking.
- In 2018, KCDC completed a revitalization and modernization of Lonsdale Homes, which was built in 1952, to increase curb appeal with front porches, sidewalks and enhanced landscaping; new cabinets, countertops, HVAC units and windows; and upgrades to appliances, sinks, tubs and electrical and plumbing systems.
- In 2020, KCDC completed the Five Points Redevelopment, which earned a neighborhood stabilization award from the Tennessee Housing Development Agency (THDA). The four-phase redevelopment replaced the outdated Walter P. Taylor Homes and Dr. Lee L. Williams Senior Complex developments with modern housing units and built on previous redevelopment in the area, including the adaptive reuse of Eastport School and The Residences at Eastport senior housing.
- In 2025, KCDC opened the final residential component First Creek at Austin and the city's first mixed-income, affordable housing community for a total of 461 new residential units across three phases. The development, which has won local, state and national housing awards, transformed the former Austin Homes site, which opened in 1941.
- In 2025, KCDC opened Liberty Place, its housing community designed specifically for veterans, providing 32 units for those experiencing or at risk of homelessness.
- In 2026, KCDC opened The Overlook at Beaumont, the first new housing development of Transforming Western as part of the revitalization of Western Heights, which first opened in 1940. The multi-phase development will holistically change the Western Heights and Beaumont neighborhoods with access to early education, employment, healthcare, recreation and supportive services. Funding for Transforming Western comes in part from a \$40 million U.S. Housing and Urban Development (HUD) Choice Neighborhoods grant that was announced in 2022. KCDC was one of just four cities across the United States that year to earn the highly competitive funding.

"KCDC has evolved over 90 years to meet the needs of residents in Knoxville," Bentley said. "The demand for affordable housing is even greater now, and KCDC will continue to explore all ways to increase availability through public and private partnerships. We also will continue to be excellent stewards for economic development and always earning the public's trust in what we do and how we do it."



Redevelopment

- KCDC helped prepare for the arrival of the 1982 World's Fair, an event that brought more than 11 million people to Knoxville. KCDC acquired the property and adjacent land for the Lower Second Creek Redevelopment Project and improved connections between downtown, the University of Tennessee and Fort Sanders.
- In 1995, KCDC started waterfront improvements along Volunteer Landing that included condominiums, public park improvements, restaurants, Treaty of Holston statue, boat and fishing docks, fountains and a marina.
- The redevelopment of Market Square began in 2002 and spurred the revitalization of downtown Knoxville into a thriving district of business, entertainment, restaurants, hotels, recreation and residential properties. Market Square became the linchpin for downtown success and remains a popular site for events, festivals, farmers' markets and seasonal celebrations with nearly 900,000 visitors a year. Overall, downtown attracts approximately 1.8 million visitors a year.
- Looking ahead, KCDC is proceeding with the Jackson Avenue redevelopment, which will revitalize the abandoned McClung Warehouses, which caught fire in 2007 and had to be demolished. The 3.4 acres across contiguous and vacant parcels of land will be converted into a mixed-used residential and retail community that connects the site with the rest of downtown and will include an emphasis on walkability and bike access.

KCDC also is involved with the St. Mary's Hospital redevelopment in North Knoxville, including the approval in 2026 for up to 21 townhomes along Huron Street. Overall, the vision for the 30-acre property is a mixed-use community with elderly housing inside the historic hospital building, the new townhomes, additional multifamily housing, a public park and a dog park.

Celebrating 90 years



KCDC Breaks Ground on Phase 4 of Transforming Western



KCDC, along with business and community leaders, officially broke ground April 29 on the fourth phase of the transformation of Western Heights to build affordable housing and amenities for residents.

Overall, the transformational plan for Western Heights and the surrounding Beaumont neighborhood will bring enhanced access to economic opportunity, transportation, healthcare, recreation and youth enrichment to Northwest Knoxville residents.

"It's exciting to mark the beginning of another milestone as we work together to transform this neighborhood into a community where residents can thrive," Ben Bentley, KCDC Executive Director and CEO, said. "The progress in the Transforming Western initiative is the result of multiple partners who focused on the same goal – offering residents access to safe and affordable housing, early education, employment, healthcare and transportation resources."

Phase 4 will include a total of 47 one- to four-bedroom units in three residential structures and an amenities building featuring a fitness center, community room, meeting space, leasing office and maintenance office.

The funding for Transforming Western comes in part from a competitive \$40 million U.S. Department of Housing and Urban Development (HUD) Choice Neighborhoods grant that was announced in 2022.

"The City has been a steadfast partner since Day 1," Indya Kincannon, Knoxville Mayor, said. "All told, over six years, we're committing \$26.5 million to this truly game-changing community-led collaboration. All of the partners are putting the residents first and listening intently as they tell us what they need to thrive. We promised a helping hand, and now, we're delivering."

Architecture for Phase 4 is provided by Shapiro & Company Architects; J.A. Fielden is general contractor; The Richman Group is equity partner; construction lender is J.P. Morgan Community Development Banking; permanent debt is from Legacy Bank & Trust Company; and Brinshore Development is the developer. The overall redevelopment of the neighborhood will occur over six phases with completion expected in 2029 of an anticipated 479 total housing units.

The first new phase of housing for the Transforming Western initiative opened Jan. 14, 2026, with The Overlook at Beaumont, which includes 76 rental units with one- to five-bedroom options, including 31 subsidized replacement units, 30 affordable units and 15 market rate units.

The groundbreaking for Phase 2 took place June 5, 2025, and completion is expected in fall 2026. Phase 2 will include two mixed-income residential buildings with a total of 52 one- to four-bedroom units and 15,000 square feet of mixed-use space that will include the Knoxville Arts Center and a health center operated by the University of Tennessee Medical Center.

Construction for Phase 4 will begin in summer 2026. Construction on Phase 3 is expected to start in 2027.

The process to earn the highly competitive HUD Choice Neighborhoods grant began in 2021 with insight from Western Heights residents followed by meetings with 17 broadly themed stakeholder groups with a vested interest in the neighborhood. Only three other cities across the United States were awarded the HUD grants that year, which totaled \$180 million, and included Omaha, Neb.; Durham, N.C.; and Tulsa, Okla.

Established in 1939, Western Heights is KCDC's largest affordable housing development. The Choice Neighborhoods grant program enables communities to replace distressed public housing and HUD-assisted developments with new mixed-income housing.

The grant program also addresses multiple enhancements, including better internet access; living wage jobs and career paths; affordable, healthy and fresh foods; safety; transportation; parks and recreation; arts and culture; and entrepreneurship.

KCDC's lead partners in the Transforming Western planning process include the City of Knoxville, Brinshore Development and Knoxville-Knox County Community Action Committee (CAC).

Information about the full plan is available at transformingwestern.com.

VIDEO:

Click [here](#) to see a video of the event.

KUB, Trees Knoxville Partner to Plant Trees in KCDC's Five Points

Trees Knoxville, Knoxville Utilities Board (KUB) and Knoxville's Community Development Corporation (KCDC) in March collaborated to plant 22 trees in KCDC's Five Points community, thanks to KUB employee volunteers who spent the day placing, planting and watering trees.

"KUB's service to the community goes well beyond utilities," Gabriel J. Bolas II, KUB president and CEO, said. "Through our Volunteer Time program, employees have donated more than 28,000 service hours since 2014 to help support area nonprofits. We also know planting the right trees in the right places can help lower energy usage over time and beautify our community while maintaining safety around power lines."

The volunteers planted 22 trees on KCDC property along South Olive Street and Kenner Avenue around infill housing completed last year. The trees complement 15 trees recently planted along Ben Hur Avenue and two red maples previously planted on the grounds.

"We welcomed an opportunity to partner with Trees Knoxville and KUB to add more trees to the Five Points community to offer shade, enhance beauty and help cultivate a neighborhood that residents can be proud to call home," Ben Bentley, KCDC executive director and CEO, said.

The new trees were funded through a U.S. Department of Agriculture Forest Service grant designed to fund urban forestry initiatives in underserved communities. Arborists with Trees Knoxville selected the variety and placement of the trees.

"We prioritize native plants that can thrive in the East Tennessee climate," Melissa Hinten, executive director of Trees Knoxville, said. "We also make selections based on beauty, diversity and right tree, right place principles."

KUB provides guidance to customers on tree planting to ensure that trees can mature without interfering with power lines, which can cause outages. For instance, large trees that grow to over 35 feet should be planted at least 50 feet from overhead power lines and medium trees should be planted at least 25 feet away.

The planted trees include dogwoods, sweetgums, fringe trees, redbuds, foster hollies, linden trees, overcup oaks, black gums, red maples, sweetbay magnolias and willow oaks.

Trees Knoxville will water and maintain the trees throughout the summer.

This is the first of five annual tree plantings planned by Trees Knoxville for KCDC communities.

Trees Knoxville and KCDC representatives confirmed that 811 was called prior to any digging for this project. One easy phone call to 811, the Federal Communications Commission (FCC)-designated national number to call before digging, easily begins the process to locate and mark any underground utility lines, including primary electric lines, water and wastewater mains, and natural gas mains and services.



Whittle Spring Middle choir returns to Northgate

The Whittle Spring Middle School choir returned May 11 to Northgate Terrace to perform for residents. This marked the third time sixth- through eighth-graders sang at the community. Students performed songs spanning years as part of a "Through the Decades" theme.

"Social engagement is vitally important for the residents of Northgate and The Manor," Grae Potter, The Manor at Northgate Terrace supportive services coordinator, said. "And giving back to your community is an important lesson for our youth. I always find it amazing when we bridge generational gaps and learn to appreciate each other wherever we are in life. The Whittle Spring Choral program has exploded in participation since its start up two years ago. While their first concert brought 23 kids to Northgate, their last concert before Christmas had 68 participants, so we are excited to see how they have grown this time. On behalf of Northgate and The Manor, we are grateful to everyone involved at the school for collaborating with us to make this event happen."



Pancake Time

Video of the event: [Here](#)



KCDC Spotlight

The Spotlight aims to recognize the amazing things KCDC employees are doing to help make the community and workplace better. Email jnash@kcdc.org if you think there's someone we should highlight.

Kristie Toby

Housing Operations Director



Housing Operations Director Kristie Toby is coming up on nearly three decades with Knoxville's Community Development Corporation (KCDC).

July 1997 will mark her 29th year with the company.

"I feel I've matured throughout the entire process (of being here) and the progressive knowledge (I've gained)," Kristie said. "I feel my skillset has been built from the positions I've had to the position I'm in now. It's been a natural progression, and I love it here."

Kristie joined KCDC basically fresh out of college as a program technician and helped in the housing department in every way she could at 22 years old.

"(A program technician's) a combination of a lot of the positions we have now," Kristie said. "I did the legal side of things with the detainers and writs like Paula (Dixon, KCDC legal and customer service specialist) does now, and ... I had my hands in everything housing."

At the age of 24, Kristie first earned her opportunity as property manager alongside Steve Ellis at Western Heights. The learning curve was noticeable for someone still relatively new to housing, but Kristie thrived in her role thanks to help from her peers.

Over the years, Kristie's worked at Western Heights twice, Cagle Terrace, Autumn Landing/Nature's Cove and Five Points. Western Heights was her favorite and most impactful community assignment.

In 2014, Kristie was directed by then-KCDC CEO Art Cate to serve as a consultant to Lenoir City Housing Authority for five months while it underwent a complete staff change and reevaluation of policies and procedures. The role coincided with her responsibilities as property manager, causing her to serve in a dual role during that time.

"We had new staff, and I had to train them," Kristie said. "It was a little odd training an executive director when you're not in that position, of course, but it was a much smaller (housing authority). They only had 136 units, and they had rural development which was a new program for me, so I got to learn a new program."

I feel my skillset has been built from the positions I've had to the position I'm in now. It's been a natural progression, and I love it here.

- Kristie Toby



Kristie served as senior asset manager for a little more than nine years until moving up to her current role as one of two housing operations directors (HOD) in May 2021. In her current role, she serves alongside the second HOD, Jane Shrader. Together, they work to help their property teams thrive.

Kristie describes her role as one of "supportive servant leadership."

"We serve as partners with the property management teams and help work with their investors, on training needs, event planning, IT or software needs," Kristie said. "We want to make sure they have all those tools for success. More recently, we've been going to court to be there and supportive for our property managers."

Nearly 30 years in, Kristie has no wishes to slow down anytime soon. She enjoys her job and is passionate about KCDC's mission to serve the community in as many ways as it does. Even when retirement becomes more of a reality, she still hopes to be involved in some way with KCDC.

"If there were a consulting role, I would love to help in that role," Kristie said. "I would love to do consulting, and the Lenoir City Housing Authority work really made me think, 'Hey, you might be able to do this'."

An interest in writing

Kristie's original plan didn't include entering the housing industry after graduation. She actually started out as a math major before shifting course and focusing on writing and communication with an emphasis on journalism and public relations at Maryville College.

Even after joining KCDC, Kristie tried to make a point of creating a newsletter with KCDC IT Information Technology Analyst Eric Bellamy for nearly every community she managed.

"I created monthly newsletters with resident spotlights," Kristie said. "That's how I satisfied my love for journalism. ... I worked on them afterhours because I really wanted to focus on it. Each edition was usually at least three to four pages long and had a variety of pieces in it."

Since Kristie was a child, writing poetry and short stories has been one of her passions.

To date, she has a collection of 200 poems and 20 short stories which she hopes to someday publish. Kristie's immediate plan is to begin working with her daughter, Jaden, on a children's book to fulfill a promise she made to herself when Jaden was a child. She believes now is the perfect time to craft what she hopes will be a children's book series. The plan is for her to write while her daughter illustrates.

"I have two granddaughters — but the 3-year-old is really interested in animals," Kristie said. "Kids her age are scared to go to the dentist, etc. I want to create books which make things like that easier for them."

Kristie's son, Evan, and her daughter-in-law, Erin, published a children's book a couple of years ago entitled "Mighty Mai," based on their first daughter, Maia. It is available on Amazon. Kristie hopes they will eventually write a second book for his younger daughter, Millie.

While not necessarily intentional, Kristie said her love for writing rubbed off on her children by simply encouraging them to pursue their interests.

"I think I nurtured this with them," Kristie said. "Because, of course, we read to our children. They had a focused interest in learning and in reading and writing, they always have. English classes, literature classes, always came easy to both of them. They were superstar students."

In her free time

When she's not at work, Kristie stays busy organizing, cleaning and spending time with family.

Kristie loves organizing so much she's thought about creating a business on the side for supplementary income.

"I've helped a few of my family members organize," Kristie said. "It's the personal satisfaction I get from everything being neat and tidy."

While admittedly without a "green thumb," Kristie said she appreciates getting outside and helping her husband with yardwork.

"He loves flowers. He's great at gardening, and I'm not," Kristie said, laughing. "I would kill everything growing, but I can help him plant it."

Coffee, watching movies and shows are a must when Kristie and her daughter have mother-daughter nights.

"We mostly watch horror and paranormal shows, and we're planning paranormal investigations at some local places," Kristie said. "I wouldn't say it's a hobby because I'm not there yet, but we go on a ghost tour or a ghost walk in every city we visit because we want to learn the paranormal and ghostly history."

Visiting her two granddaughters in Mount Juliet is one of Kristie's favorite ways to spend her weekends.

"Having grandchildren is way different than having your own children," she said. "I'm excited because the oldest one is now 3. She's already in gymnastics and dance, and we have several trips planned to watch her in competitions. I love it!"



On Location



Egg Hunt a Big Success in Western Heights

More than 4,000 eggs were scattered outside The Center at Western Heights April 1 just in time for Easter. We appreciate Grace Church Knoxville and Christian Academy of Knoxville (CAK)'s middle school golf team for helping with the event. CAK students collected the eggs this year. Thanks to Kickstand, two kids also walked away with a bicycle if they found a golden egg!



First Creek Seniors Win Coloring Contest

Residents of First Creek at Austin Phase III in May competed in a friendly coloring contest. Winners were given gift bags of goodies.

Coloring contest winners:

1. Charnette G.
2. Ernestine B.
3. Karen R.



Charnette G., left, and Karen R., right, hold up their drawings beside First Creek at Austin Property Manager Peter McKay. Ernestine B. was not pictured.

Partner Appreciation

Since 2016, the Filthy Saints Motorcycle Club has operated with a clear goal in mind of supporting veterans.

"The whole core of the Filthy Saints is veterans supporting veterans," Justin 'Hyde' Jamerson, club sergeant at arms, said. "If we can take all of our trades that we know of and help those who have come before us, no greater honor."

The club's involvement with Liberty Place stems from the late James "Silk" Davenport, who served as its president and was in KCDC maintenance at the time of the community's construction and eventual opening last year. He saw potential for the club to support the veterans moving into Liberty Place. The club quickly became, and has remained, a steadfast partner to Liberty Place since its opening.

Up until recently, Jamerson – who is a Tennessee master barber – offered free monthly haircuts to residents. That's now been changed to quarterly, but plans are to still be on site each month, whether it's a poker tournament, a friendly game of cornhole or just cooking out and chatting with residents.

"The first six months we've already planned out," Jon Lambert, club president, said. "But we are looking into maybe putting a suggestion box in the office in there and see if there's some stuff they'd want to do, if they want to watch a movie out here or whatever. We're willing to do whatever they want to do, we just want to be involved."

Club members, and their friends or family, come to befriend residents, connect and spend time together. When they aren't hosting events, you can find them helping in other ways: moving furniture, working on residents' cars or meeting other individual needs. They've donated satellite antennas for residents, built the community's patio furniture and even provided resources for overdose awareness.

On April 11, they returned to Liberty Place to host a flag ceremony, sponsoring the replacement of the U.S. flag, the Tennessee state flag and the POW/MIA flag. Afterward, they spoke with residents over lunch.

"I know a lot of these people don't really have family, don't really have outside connections, and hopefully, one, we can give them something to look forward to as well as bringing back that camaraderie and brotherhood that I so well know from being in the military," Jamerson said.

Jamerson, who served four years in the U.S. Marine Corps and 8 ½ years in the Tennessee National Guard, is one of several in the club who are veterans.

About 80% of its members have served, Lambert said.

Liberty Place, and its residents, are so much better for this partnership with Filthy Saints Motorcycle Club.

That involvement is directly linked to Davenport, who gave endless sweat equity to the club and KCDC before passing away last year, Jamerson said.

Whether you knew him by his road name "Silk," or by Andy, his legacy lives on in the service the Filthy Saints Motorcycle Club gives to the residents of Liberty Place.



Q & A

with Hannah Sutt

For the past year, AmeriCorps member Hannah Sutt worked hard to help residents living in KCDC communities. With Hannah's tenure nearly up, they look back on their time here, mull over what they've learned, and discuss how they hope to use their experience for future endeavors. Good luck, Hannah!



Hannah Sutt
AmeriCorps member

Q. What has been your focus while here?

During my service year, I've focused on bringing attention and resources to properties that have no food partners. I have built a partnership with Three Rivers, with a goal of diverting excess food to The Residences at Five Points. Largely, I am building capacity with current programs that our residents utilize like CAC commodities, congregate meals and Beardsley Community Farm produce distributions. This is where I have built relationships with residents and get to hear their unique stories.

Q. How has your experience been, and in what ways do you think it'll help you in the future?

This year was unlike any other KCDC AmeriCorps term, because of our new partnerships manager, Jenna Bailey! She has been a perfect addition and, if I can speak for all the KCDC AmeriCorps, has provided unwavering support throughout our terms. This has been my first time being in a truly collaborative team; there's a lot of logistics when it comes to event planning and we almost always make these decisions as a team.

I've learned so much about collaboration, event planning, and social skills. Successful collaboration and communication are essential for my career path, landscape architecture, and I would even argue is a non-negotiable for success in my field.



Q. What is next for you, and what do you hope to do for a career?

This fall I will be a graduate student at North Carolina State University, in Raleigh! I am thrilled to be starting a master's degree in landscape architecture, and so begins my pursuit of becoming a licensed architect! The program is two years long and is a non-thesis track, although I am keeping my eyes peeled for fellowships that could fund a research project with NC State's Coastal Dynamics Design Lab. The lab is a community technical assistance initiative, functioning like a non-profit, and it is a collective of architects, environmental planners, and students that are responding to landscape issues that are impacting coastal North Carolina and the surrounding rural areas. After grad school, I see myself working for landscape architecture firms and later starting my own firm focusing on wetland restoration and flood mitigation.

KCDC in the Community

Got a photo of you or a coworker representing KCDC in the community? Email the information to jnash@kcdc.org.



Homeownership Program Participant
House Closing



One-Stop Job Fair



All4Knox Recovery Housing & Resource
Fair

Health & Wellness

May is often recognized as National Stroke Awareness Month — a time to understand stroke, its warning signs and the importance of rapid response.

Stroke remains one of the leading causes of death and long-term disability, yet in several instances it can be preventable and treatable when addressed quickly. According to the American Stroke Association (ASA), 80% of strokes are preventable. Strokes occur when blood flow to the brain is interrupted, either due to blockage (ischemic stroke) or rupture of a blood vessel (hemorrhagic stroke). Blood cells begin to die within minutes without oxygen-rich blood, which makes every second count when the medical emergency occurs.

F.A.S.T.

A simple way to remember the common warning signs of a stroke is the acronym F.A.S.T.

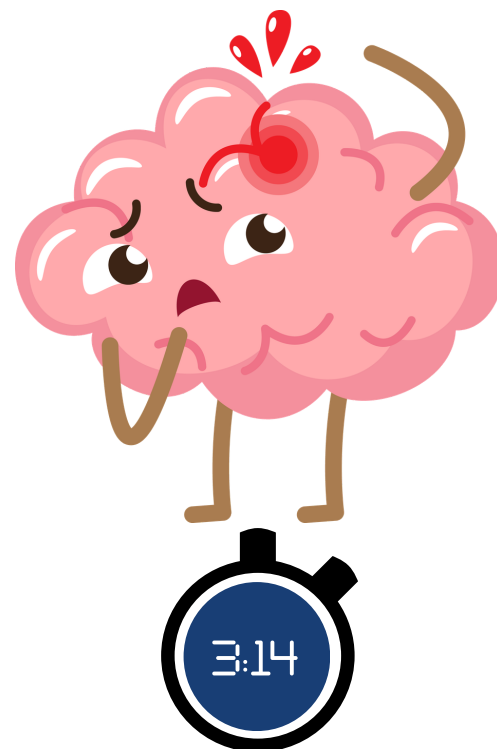
- **Face drooping** – One side of the face may droop or feel numb.
- **Arm weakness** – One arm may be weak or difficult to raise.
- **Speech difficulty** – Speech may be slurred or hard to understand.
- **Time to call emergency services** – Immediate action can save a life.

Other symptoms can include sudden confusion, vision problems, dizziness or a severe headache with no known cause. Even if symptoms appear to go away, they should never be ignored.

Prevention Tips

In the event you have a stroke, ASA offers some tips to help prevent another:

- Work with your doctor to identify the cause of your stroke or previously unknown risk factors.
- Keep your follow-up appointments.
- Take your recommended medication and talk to your doctor before making changes.
- Connect with a group for support, information and shared experiences.
- Ask your doctor about a formal program to help live a healthier lifestyle. It should include exercise, education and counseling.
- Call 911 if you see or have any stroke warning signs or symptoms.



On average, someone in the U.S. dies of a stroke every 3 minutes and 14 seconds.

** Data from the American Stroke Association*

New Hires

The following were recently hired through April 30 at Knoxville's Community Development Corporation:



Talesha Littlejohn

Hired: 3/9/26

Title: Accounting & Payroll Specialist
Place: Main Office



William Griffin

Hired: 3/16/26

Title: Maintenance Tech. I
Place: First Creek at Austin



Jack Keasling

Hired: 3/19/26

Title: Maintenance Tech. II
Place: Western Heights



Rebecca McKinley

Hired: 3/16/26

Title: Property Manager
Place: Lonsdale Homes



Benny Lane

Hired: 3/19/26

Title: Maintenance Tech. I
Place: Five Points



Jordan Dozier

Hired: 4/13/26

Title: Maintenance Tech. II
Place: Montgomery Village

Announcements

Got an announcement you'd like to put in The Bulletin? Email the information to jnash@kcdc.org.

- **Employee Appreciation** — The event will occur 11-1:30 p.m. June 17 at Neyland Stadium. **RSVP on Paylocity by noon Friday, May 22.** Registration is required for parking information, shirt size, a stadium tour and overall logistics.
- **Book Donation** — New or used children's books are needed for the Western Heights Community Book Fair. A drop-off box is in the main office breakroom. **Deadline is June 1.** For more information, call CAC Transforming Western's office at 865-216-8248 or email TW.Americorp@knoxcac.org.
- **KCDC's Library** — KCDC now has its own in-house book/DVD/CD location! Hopes are this will be like McKay's library program (no charge to borrow). The library also has an added shelf for free items to be given away. When you're at the main office, stop by the main office breakroom to see what's on the shelf!
- **New mini-market** — Be sure to check out the new mini-market when you're at the main office breakroom!
- **Sports tickets available** — KCDC has tickets available for baseball for employee use. Interested employees should contact Joy Patrick (jpatrick@kcdc.org) for more information or to reserve a game.
- **Pickleball league** — Interested in pickleball? Come join KCDC's small amateur league! Play is typically Monday-Thursday immediately after work at either the Williams Creek Community Center & Pool or Edgewood Park. Email Joy Patrick (jpatrick@kcdc.org) if you want to play or be placed on the weekly distribution pickleball list.



Newsletter Ideas

Got something you think could be in The Bulletin? Email the information to jnash@kcdc.org.

Newsletter Dates

- July-August
- September-October
- November-December

Follow Us



Resident Resources

Get ready for a special afternoon of celebration, connection, and a little **BIG ORANGE SPIRIT!**

THIS YEAR'S EVENT WILL INCLUDE:

- Lunch with your fellow KCDC teammates
- KCDC's 90th Anniversary historical displays
- A special look at an exciting new partnership and development initiative with the University of Tennessee
- Optional behind-the-scenes stadium tours
- And a custom KCDC jersey for employees who register!

MANAGERS — Please help your direct reports register if they are interested in attending.

We are excited to celebrate the incredible work each of you does to serve residents, neighborhoods, and the community. We hope you'll join us for an unforgettable afternoon at one of Knoxville's most iconic locations!

Go Team KCDC!

PLEASE JOIN US FOR THE 2026 KCDC EMPLOYEE APPRECIATION EVENT

WEDNESDAY, JUNE 17

11:00 A.M. – 1:30 P.M.

NEYLAND STADIUM

TO HELP US PLAN, ALL EMPLOYEES MUST RSVP IN PAYLOCITY BY NOON ON FRIDAY, MAY 22. REGISTRATION IS REQUIRED IN ORDER TO:

- ☒ Receive parking information
- ☒ Sign up for the stadium tour
- ☒ Select your shirt size
- ☒ Help us finalize event logistics

KCDC
Knoxville's Community Development Corporation