



Urban Land Institute
Advisory Service Panel

City of Knoxville, Tennessee
Briefing Book

October 5 – 10, 2014

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The Assignment

More than a decade ago the Urban Land Institute came to Knoxville to make recommendations for the future development of the World's Fair Park, the proposed new Knoxville Convention Center and the revitalization of Downtown Knoxville. Since that time, there has been a full-scale resurgence of Downtown Knoxville as a mixed-use urban district. Most of the already existing buildings have been redeveloped and discussion is turning to what next steps can continue this progress. A great deal of that discussion has revolved around two potential development sites on the edge of the Central Business Improvement District (CBID) currently owned by public entities, and two publicly owned and operated facilities on either side of the CBID. The city would like guidance on how these sites might be enhanced or redeveloped to enable the city to maintain the positive momentum generated during the past decade. A brief summary is included below.

400 & 500 West Jackson Ave: The site includes several now vacant lots that formerly housed the McClung Warehouses that dated back to Knoxville's early industrial days. These buildings were destroyed by fires in February of 2007 and again in February 2014. The city owns the land on which they sat plus a large parking lot adjacent to the building site and hopes to issue a Request for Proposals (RFP) based on the ULI recommendations for this site.

State Supreme Court Site: This site is vacant but still contains the State Supreme Court Structures and is owned by the State of Tennessee. Through an arrangement with the City of Knoxville's Industrial Development board we have the opportunity to locally guide the redevelopment process. During the

past year, the City put forward a RFP for this site which led to the discussion of appropriate uses including: residential, retail, office, and hospitality. Ultimately, the selected RFP which was a combination of hospitality, residential and retail did not acquire funding and generated controversy about future uses of the site. The city hopes to issue a new RFP based on the ULI recommendations.

World's Fair Park: ULI reviewed this site over a decade ago when it made the recommendation on where to place our Convention Center. Recently there have been discussions of adding additional venues to the site plus an ongoing discussion regarding how to repurpose the existing Convention & Exhibition Center. Approximately half a dozen public meetings were held on these concepts last year and the potential need for a new master plan has evolved for this property.

Knoxville Civic Auditorium & Coliseum: This property was built some 50 years ago as a part of an early urban renewal and redevelopment plan for the east side of the City. Its future role in the community needs to be explored, such as daily uses and connection to other public amenities. The City is engaging consultants on the feasibility of the facility and future uses of the site. This effort should be coordinated with ULI's recommendations.

Henley Street: This federal highway (US 441) is a major thoroughfare that connects Interstate 40 to downtown and south Knoxville. Knoxville's CBID, where the Supreme Court site and the W. Jackson Ave. site are located, is just east of this road and World's Fair Park, the Historic Fort Sanders neighborhood, and the University of Tennessee sit immediately to the west. Connectivity across this highway is an ongoing community discussion.

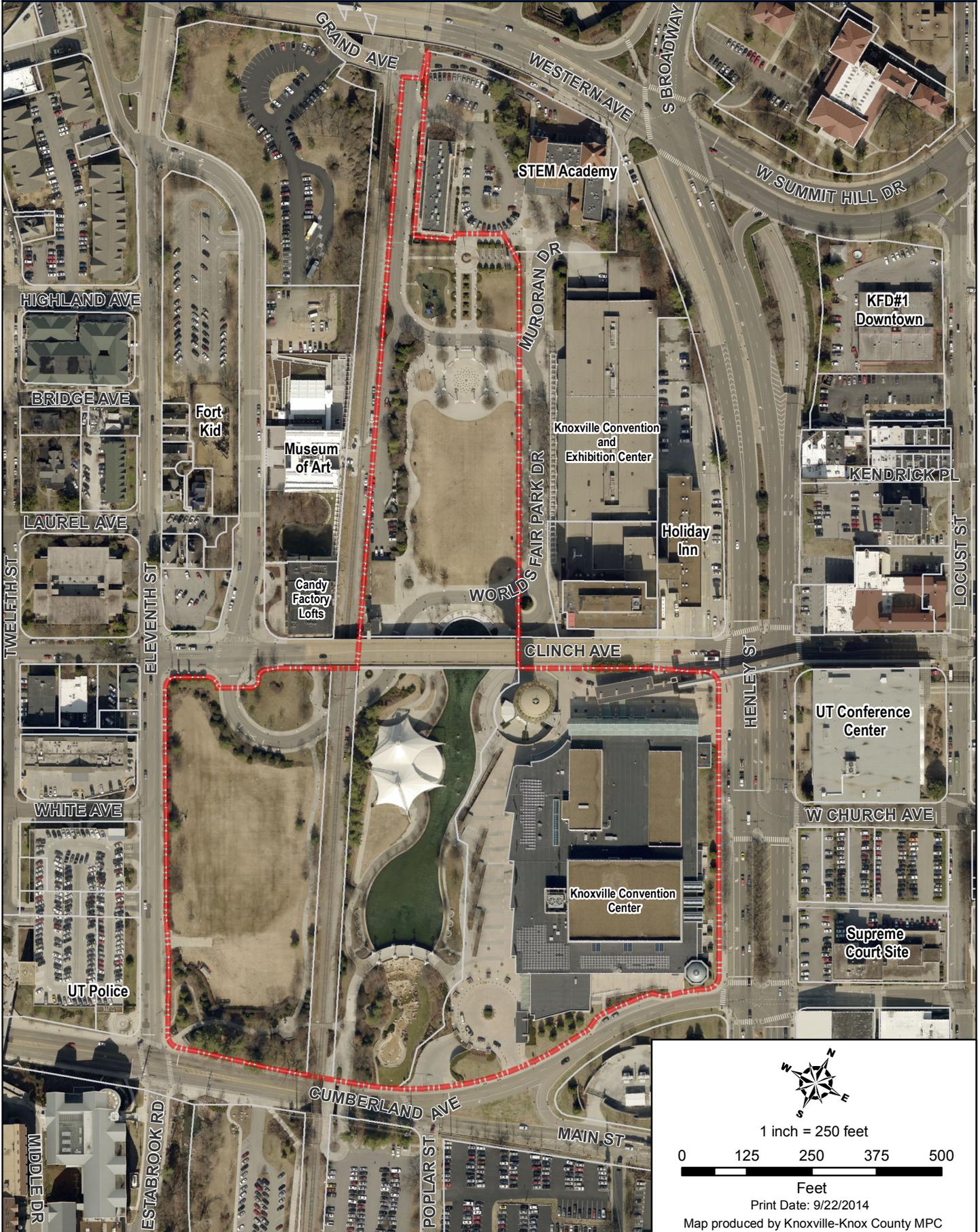
Map 2: 400 - 500 W. Jackson Ave.



Map 3: State Supreme Court Site



Map 4: World's Fair Park and Convention Center



Map 5: Knoxville Civic Auditorium and Coliseum



Map 6: Henley Street Corridor



Questions for Panelists

Overarching:

- 1) How can the City of Knoxville set the stage for future growth and development on the periphery of the downtown core?
- 2) What are recommended strategies to connect these resources to downtown and potentially to each other?
- 3) What are some key implementable steps that can be taken in the short term to address development and connectivity issues?

Site Specific Questions:

400 and 500 West Jackson Avenue:

- 1) What types of land uses are appropriate/ needed to develop these parcels?
- 2) Should the City of Knoxville control the architecture typology and if so how?
- 3) How should the history of the site be carried forward?
- 4) Where are opportunities to connect for pedestrians, bicyclists, motorist, and public spaces?

State Supreme Court Site:

- 1) What types of land uses are appropriate or needed to develop these parcels?
- 2) How can this site connect to the Convention Center and World's Fair Park and connect back to Market Square and the core of Downtown?
- 3) What of the existing buildings should remain?

World's Fair Park:

- 1) Should additional venues/buildings be added to World's Fair Park? If so, what type of architecture, scale and massing should be utilized?
- 2) How would you overcome the topographic challenges of this site to connect to other areas?
- 3) What are the best ways to connect the existing uses of the park (Museum of Art, STEM School, Convention and Exhibition Center, Convention Center, amphitheater and open space)?

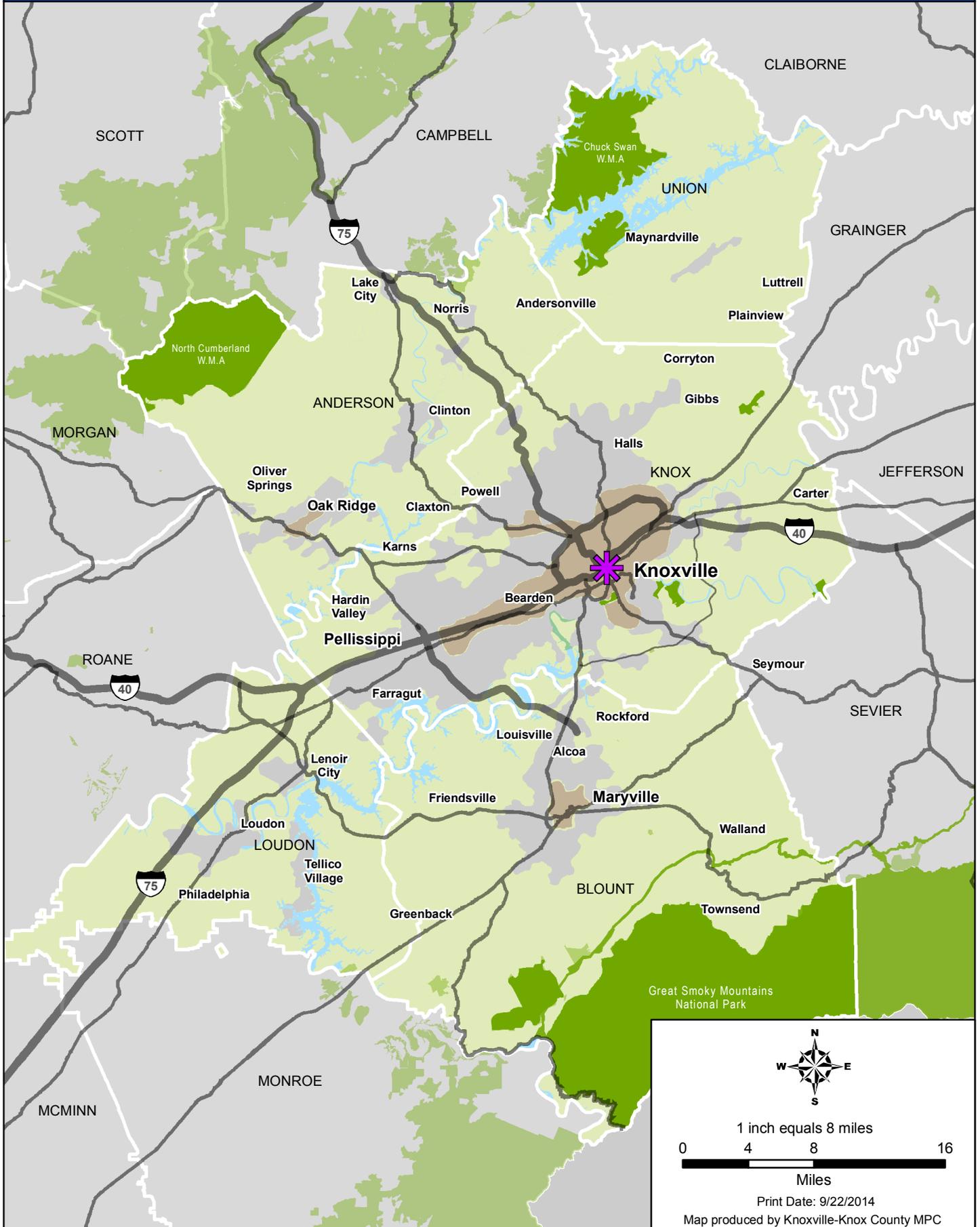
Knoxville Civic Auditorium and Coliseum

- 1) How could this resource be better connected to its surrounding neighborhoods, area and downtown?
- 2) What additional uses could be considered for this venue? Are there daily uses that could be encouraged? How could the City market the parking resources for more daily use?

Henley Street – US Highway 441

- 1) Are there ways to make this more of a complete street?
- 2) What can be done to improve the pedestrian experience and connectivity along this street – are there ways to better incorporate this street into the fabric of the city?

Map 7: East Tennessee Regional Context



Regional Context

The nine-county Knoxville Metropolitan Statistical Area reports a 2013 population of 852,715, ranking it 64th among 381 metro areas nationwide. Its primary city, Knoxville, counted 183,270 residents in 2013, accounting for 21 percent of the metro area total.

Between 2000 and 2013, population in the Knoxville metropolitan area grew almost 14 percent. The region's growth is attributed to a variety of factors, including a diverse economy that attracts a quality workforce; a temperate four-season climate that draws retirees and working age residents alike; low cost of living; access to the nation's most visited national park, Great Smoky Mountains National Park; and, a consistently highly-rated quality of life.

Nearly half of the nation's population is within an eight-hour drive of Knoxville via I-40, I-75, and I-81, which converge in the heart of the metro area.

Located 15 miles southwest of downtown Knoxville, McGhee Tyson Airport serves the metropolitan area, carrying over 1.7 million passengers annually.

The largest metropolitan area employment sectors are Health Care/Social Assistance, with 17.0 percent of total employment, followed closely by Retail Trade, with a 16.0 percent share. In 2013, the retail economy in the metro area generated \$13.3 billion in sales, and Knox County accounted for the bulk, \$8.9 billion.

Knoxville and Knox County (2013 total population: 444,622) are the major hubs for employment and commerce within the region.

Knoxville comprises 104 square miles, or 20 percent, of the 526-square mile total for Knox County.



Historic Downtown Clinton, Tennessee



Waterside Marina, Norris, Tennessee



Intersection of Church Ave. and Cusick St., Maryville, Tennessee



Market Square, Knoxville, Tennessee

Study Area Overview

For the purpose of this report two sub areas of the city were created for the gathering of data. One of these sub areas is entitled Neighborhood Context and the other is referred to as the Study Area. The Neighborhood Context designation has been created to allow the use of census tracts for the efficient gathering of relevant information which will be presented on a number of charts that follow in this report. The most relevant census tract to the specific sites that been assigned for review is Tract One which comprises the heart of Downtown. This tract is used throughout the document to help delineate various types of information. The study area itself is composed of sections of all these census tracts, but is smaller than the Neighborhood Context area and larger than census tract number one.

A clearly stated goal for the city over the past several years has been to build on the success of the downtown core by using many of the same tools which have led to our revitalized downtown. The four sites selected for this review process are located on the periphery of Knoxville's downtown core and touch adjoining areas not always identified as part of the downtown community. Positive development of the selected study sites is important for both continued improvement in downtown and to increase connectivity with the areas identified in the study area.

There are several surrounding neighborhoods and public amenities within the study area, as well as government, office, and industrial uses. There are a number of public investments that have been made and more are forthcoming in the area, including several streetscape projects, greenway projects, and park projects. The area has also seen significant private investment even during the recent recession with a variety of commercial and residential projects recently completed. The study area, core neighborhoods, and the specific sites are shown on the adjacent map.



Downtown Waterfront and Henley Street Bridge



Downtown Knoxville and Women's Basketball Hall of Fame



Downtown at night

Demographics

Population

Race and Ethnicity	Downtown	Share (%)	Neighborhood Context	Share (%)	Knoxville	Share (%)
Total population	1,796		31,438		179,973	
White	1,549	86.2	21,582	68.6	140,553	78.1
Black or African American	179	10.0	8,667	27.6	30,607	17.0
American Indian and Alaska Native	0	0.0	35	0.1	289	0.2
Asian	50	2.8	415	1.3	2,587	1.4
Native Hawaiian and Other Pacific Islander	0	0.0	38	0.1	38	0.0
Some other race	18	1.0	369	1.2	1,625	0.9
Two or more races	0	0.0	332	1.1	4,274	2.4
Hispanic or Latino (of any race)	41	2.3	745	2.4	7,112	4.0

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates.

Downtown Knoxville (Census Tract 1) is comprised of 1,796 people with a minority population share of 15.0 percent. The area comprising the Neighborhood Context (neighborhoods surrounding the study area) has 31,438 residents or 17.5 percent of Knoxville's population. Minority population in the Neighborhood Context accounts for 32.9 percent of the area's total population, compared to a 24.5 percent minority share citywide.

Population Growth

Population	Downtown	Neighborhood Context	Knoxville
Population in 2000	1,300	30,229	173,890
Population in 2008-2012	1,796	31,438	179,973
Population growth	496	1,209	6,083
Growth rate (%)	38.2	4.0	3.5

Sources: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates.

U.S. Census Bureau, 2000 Census of Population and Housing Summary File 1.

Since 2000, Downtown Knoxville gained nearly 500 new residents, a growth rate of 38.2 percent. In the Neighborhood Context, 4.0 percent growth was reported, slightly higher than the 3.5 percent rate across Knoxville.

Educational Attainment

Educational Attainment	Downtown	Share (%)	Neighborhood Context	Share (%)	Knoxville	Share (%)
Population 25 years and over	1,292		12,943		115,879	
No high school diploma	121	9.4	2,453	19.0	15,206	13.1
High school graduate (includes equivalency)	266	20.6	3,745	28.9	31,705	27.4
Some college, no degree	160	12.4	1,999	15.4	24,161	20.9
Associate's degree	24	1.9	1,285	9.9	10,059	8.7
Bachelor's degree	340	26.3	1,882	14.5	22,101	19.1
Graduate or professional degree	381	29.5	1,579	12.2	12,647	10.9

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates.

Educational attainment of Downtown Knoxville's residents is high, with 55.8 percent of the population holding a bachelor's degree or higher. That rate is significantly greater than the 26.7 percent in the Neighborhood Context and 30.0 percent citywide. The share of adults without a high school education in the Neighborhood Context is double the Downtown share and higher than the citywide rate of 13.1 percent.

Employment

Industry	Downtown	Share (%)	Neighborhood Context	Share (%)	Knoxville	Share (%)
Civilian employed population 16 years and over	911		12,425		85,180	
Agriculture, forestry, fishing	0	0.0	22	0.2	139	0.2
Construction	24	2.6	537	4.3	5,423	6.4
Manufacturing	62	6.8	584	4.7	5,075	6.0
Wholesale trade	0	0.0	396	3.2	2,604	3.1
Retail trade	73	8.0	1,733	13.9	11,772	13.8
Transportation and warehousing, and utilities	17	1.9	324	2.6	3,152	3.7
Information	47	5.2	185	1.5	1,967	2.3
Finance and insurance, and real estate and rental and leasing	0	0.0	394	3.2	5,355	6.3
Professional, scientific, and mgmt, and admin and waste mgmt services	349	38.3	1,391	11.2	10,140	11.9
Educational services, and health care and social assistance	233	25.6	3,753	30.2	21,395	25.1
Arts, entertainment, and recreation, and accommodation and food services	69	7.6	2,348	18.9	10,937	12.8
Other services, except public administration	37	4.1	557	4.5	4,815	5.7
Public administration	0	0.0	201	1.6	2,406	2.8

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates.

The industries employing the greatest number of Downtown residents are professional, scientific, management with a 38.3 percent share and educational services, health care, social assistance with a 25.6 percent share. In the Neighborhood Context and citywide, educational services, health care, social assistance was the largest employer, with 30.2 percent and 25.1 percent shares, respectively.

Employment Status

Employment Status	Downtown	Share (%)	Neighborhood Context	Share (%)	Knoxville	Share (%)
Population 16 years and over	1,670		27,928		150,678	
Civilian labor force	977	58.5	13,496	48.3	92,171	61.2
Employed	911	93.2	12,425	92.1	85,180	92.4
Unemployed	66	6.8	1,071	7.9	6,991	7.6

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates.

The unemployment rate among Downtown Knoxville's residents is 6.8 percent, compared to 7.9 percent in the Neighborhood Context and 7.6 percent Knoxville as a whole.

Commuting Choices

Means of Transportation to Work	Downtown	Share (%)	Neighborhood Context	Share (%)	Knoxville	Share (%)
Workers 16 years and over	911		12,311		83,462	
Car, truck, or van -- drove alone	567	62.2	8,620	70.0	69,064	82.7
Car, truck, or van -- carpooled	86	9.4	889	7.2	7,074	8.5
Public transportation (excluding taxicab)	64	7.0	401	3.3	1,398	1.7
Walked	183	20.1	1,365	11.1	1,935	2.3
Other means	0	0.0	254	2.1	1,189	1.4
Worked at home	11	1.2	782	6.4	2,802	3.4

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates.

Nearly 40 percent of people living Downtown use a form of transportation other than driving alone to get to work each day. That share drops to 30 percent in the Neighborhood Context and 17 percent across the city. Several public transit stops are available Downtown, and 7 percent of residents take advantage of that service to travel to work. Many Downtown residents, one-fifth of its workers, walk to work each day.



Walking and biking Downtown help to reduce the number of drive alone trips.

Household Income

Income and Poverty	Downtown	Neighborhood Context	Knoxville
Total households	1,165	12,857	83,707
Median household income (dollars)	33,899	7,390 to 33,899	33,118
Population for whom poverty status is determined	1,650	23,373	170,423
Below poverty	527	11,278	39,652
Poverty rate (%)	31.9	48.3	23.3

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates.

Median household income varies throughout the Neighborhood Context, from a low of \$7,390 in Census Tract 9.02, to a high of \$33,899 in Census Tract 1 (Downtown). The Downtown median mirrors the citywide figure. The Neighborhood Context reports a large share of its population living in poverty (48.3 percent), compared to 31.9 percent Downtown and 23.3 percent citywide.

Housing Occupancy and Tenure

Housing Occupancy and Tenure	Downtown	Share (%)	Neighborhood Context	Share (%)	Knoxville	Share (%)
Total housing units	1,244		13,906		91,329	
Occupied housing units	1,165	93.6	12,857	92.5	83,707	91.7
Owner-occupied housing units	244	20.9	3,052	23.7	42,241	50.5
Renter-occupied housing units	921	79.1	9,805	76.3	41,466	49.5
Vacant housing units	79	6.4	1,049	7.5	7,622	8.3

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates.

Nearly 94 percent of Downtown housing units are occupied, a rate slightly higher than the Neighborhood Context and citywide averages. Rental units dominate the Downtown and Neighborhood Context housing markets, each approaching an 80 percent share of total units. Citywide, there is an even split between owner-occupied and renter-occupied units.

House and Rent Value

Home Values and Rents	Downtown	Neighborhood Context	Knoxville
Occupied housing units	1,165	12,857	83,707
Owner-occupied housing units	244	3,052	42,241
Median housing value for owner-occupied units (dollars)	220,100	71,400 to 220,100	116,200
Occupied units paying rent	907	9,507	39,551
Median gross rent for renter-occupied units (dollars)	698	297 to 751	710

Source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates.

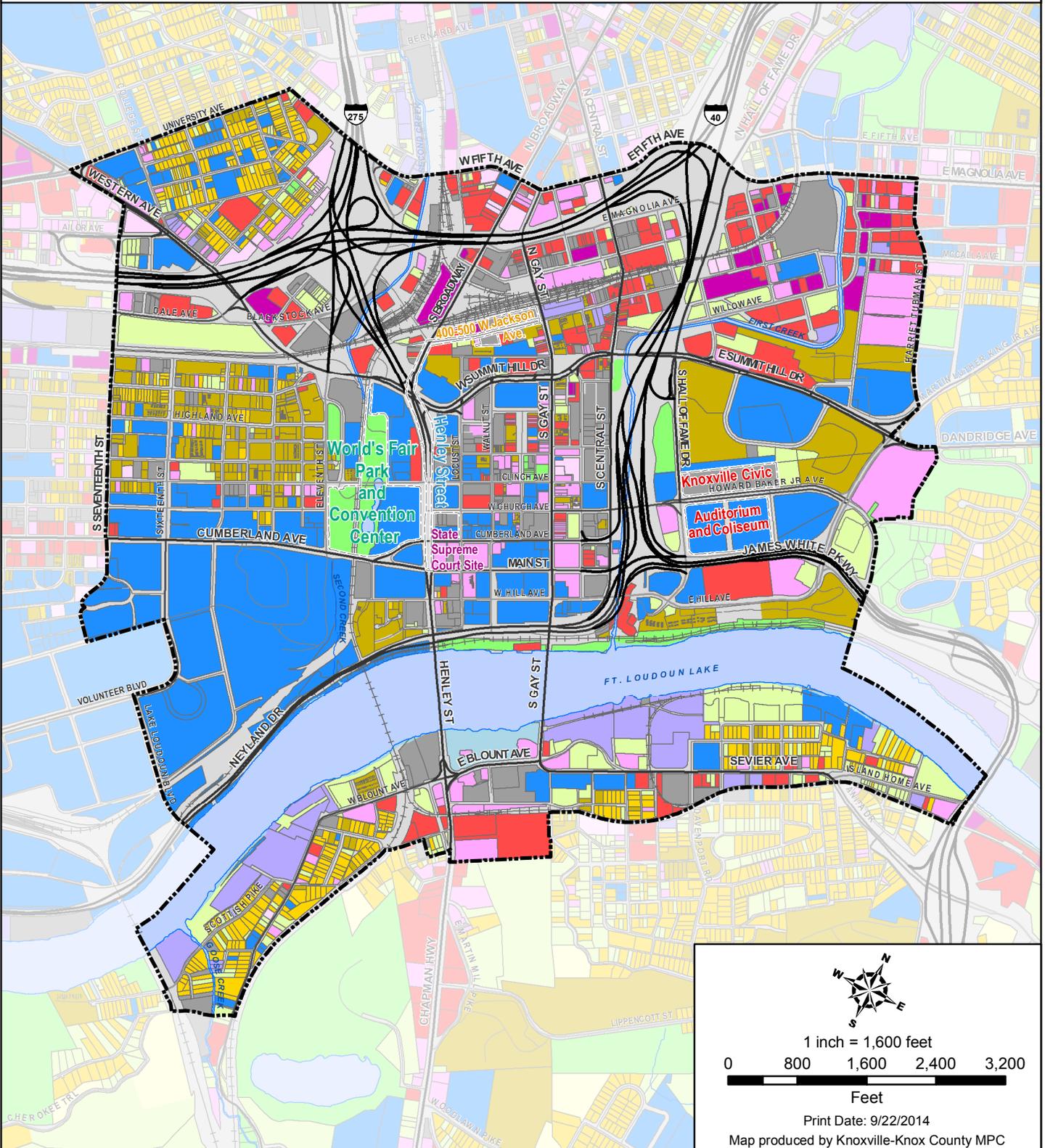
Median value of owner-occupied housing units in the Neighborhood Context ranges from a low of \$71,400 in Census Tract 67 to a high of \$220,100 in Census Tract 1 (Downtown). Downtown's median home value is nearly double the citywide median. Neighborhood Context median rents range from a low of \$297 in Census Tract 68 to a high of \$751 in Census Tract 70. Downtown rents match the citywide average at about \$700.



The city's Community Development Department provides low-cost loans for low to moderate income homeowners to rehabilitate their properties to meet current building codes.

Map 9: Existing Land Use

	Rural Residential		Industrial (Manufacturing)		Private Recreation
	Single Family Residential		Wholesale		Under Construction/Other Uses
	Multifamily Residential		Public/Quasi Public Land		Water
	Commercial		Agriculture/Forestry/Vacant Land		Right of Way/Open Space
	Office		Public Parks		Transportation/Communications/Utilities



Land Use

Existing Land Use

There are a total of about 1,681 acres within the study area. Right of way uses comprise over 31% of the total. Another 17% is public or quasi public land largely due to the concentration of government service and the land owned by the University of Tennessee (or the state). Approximately 10% of the area is designated as water with Ft. Loudoun Lake, also known as the Tennessee River, and First and Second Creeks running through the study area. Two percent of the area is designated for public parks.

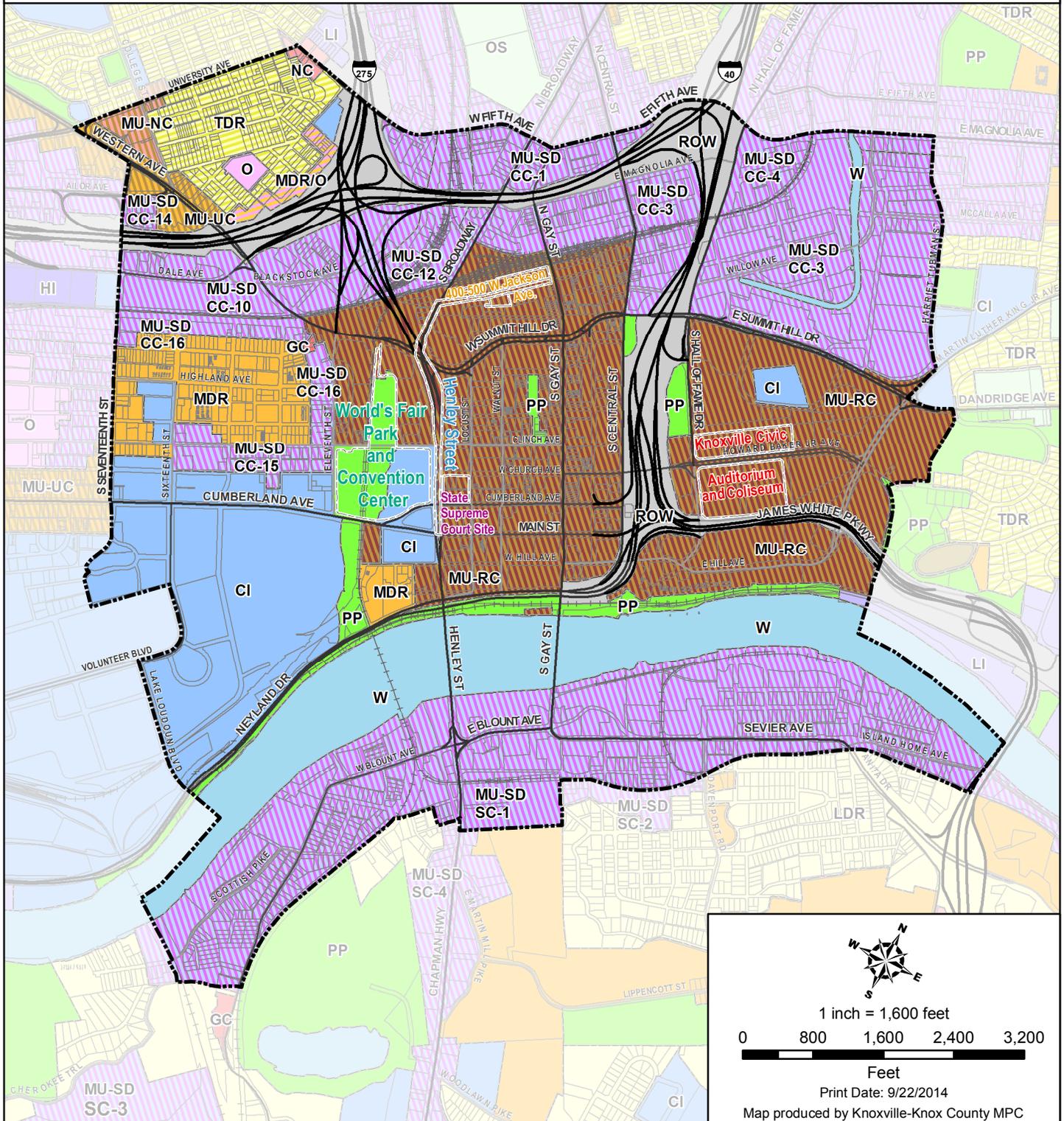
Existing Land Use	Acres	% of Study Area Total
Agriculture/Forestry/Vacant Land	93.55	5.56%
Commercial	109.31	6.50%
Industrial (Manufacturing)	47.85	2.85%
Multifamily Residential	122.28	7.27%
Office	82.29	4.89%
Public Parks	32.84	1.95%
Public/Quasi Public Land	293.51	17.45%
Right of Way/Open Space	523.24	31.12%
Single Family Residential	66.21	3.94%
Transportation/Communications/Utilities	103.84	6.18%
Under Construction/Other Uses	14.72	0.88%
Water	173.42	10.31%
Wholesale	18.48	1.10%
Total	1,681.54	100.00%

Source: Knoxville-Knox County Metropolitan Planning Commission

Map 10: Sector/Land Use Plan

	TDR (Traditional Neighborhood Residential)		GC (General Commercial)		HI (Heavy Industrial)
	MDR (Medium Density Residential)		MU-NC (Neighborhood Mixed Use Center)		PP (Public Parks and Refuges)
	HDR (High Density Residential)		MU-RC (Regional Mixed Use Center)		CI (Civic/Institutional)
	MDR/O (Medium Density Residential/Office)		MU-UC (Urban Corridor Mixed Use)		OS (Other Open Space)
	O (Office)		MU-SD (Mixed Use Special District)		W (Water)
	NC (Neighborhood Commercial)		LI (Light Industrial)		ROW (Major Rights of Way)

Note: Central City Sector Plan shown as adopted by MPC on August 14, 2014



Sector Plan Information

Adopted future land use for the study area is designated by the *Central City Sector Plan* (adopted in 2014). The largest land area is identified as Mixed Use Special Districts at approximately 35% of the study area, followed by Mixed Use Regional Center at over 20% of the study area. Given the intensity of mixed use plans a second table has been provided below to give more detail on the various mixed use districts included in the study area.

The next highest percentage of proposed land use is reflective of the presence of the University of Tennessee as a portion of the study area and the other governmental functions included in the downtown core with approximately 11% of the future uses going to Civic and Institutional purposes.

The rest of the proposed land uses include water, low and medium residential districts, office uses, neighborhood and general commercial, traditional neighborhood development, right of way and public parks.

Sector/Land Use Plan		
Land Use Plan	Acres	% of Study Area Total
Civic Institutional	188.08	11.19%
General Commerical	0.45	0.03%
Light Industrial	0.98	0.06%
Low Density Residential	0.22	0.01%
Medium Density Residential	64.70	3.85%
Medium Density Residential and Office	6.56	0.39%
Neighborhood Mixed Use Center	6.30	0.37%
Mixed Use Regional Center	387.31	23.04%
Mixed Use Special Districts	602.56	35.84%
Mixed Use Urban Corridor	15.00	0.89%
Neighborhood Commercial	1.53	0.09%
Office	3.04	0.18%
Public Parks	57.64	3.43%
Right of Way	130.81	7.78%
Traditional Neighborhood	53.66	3.19%
Water	162.52	9.67%
Total	1,681.35	100.00%

Source: Knoxville-Knox County Metropolitan Planning Commission

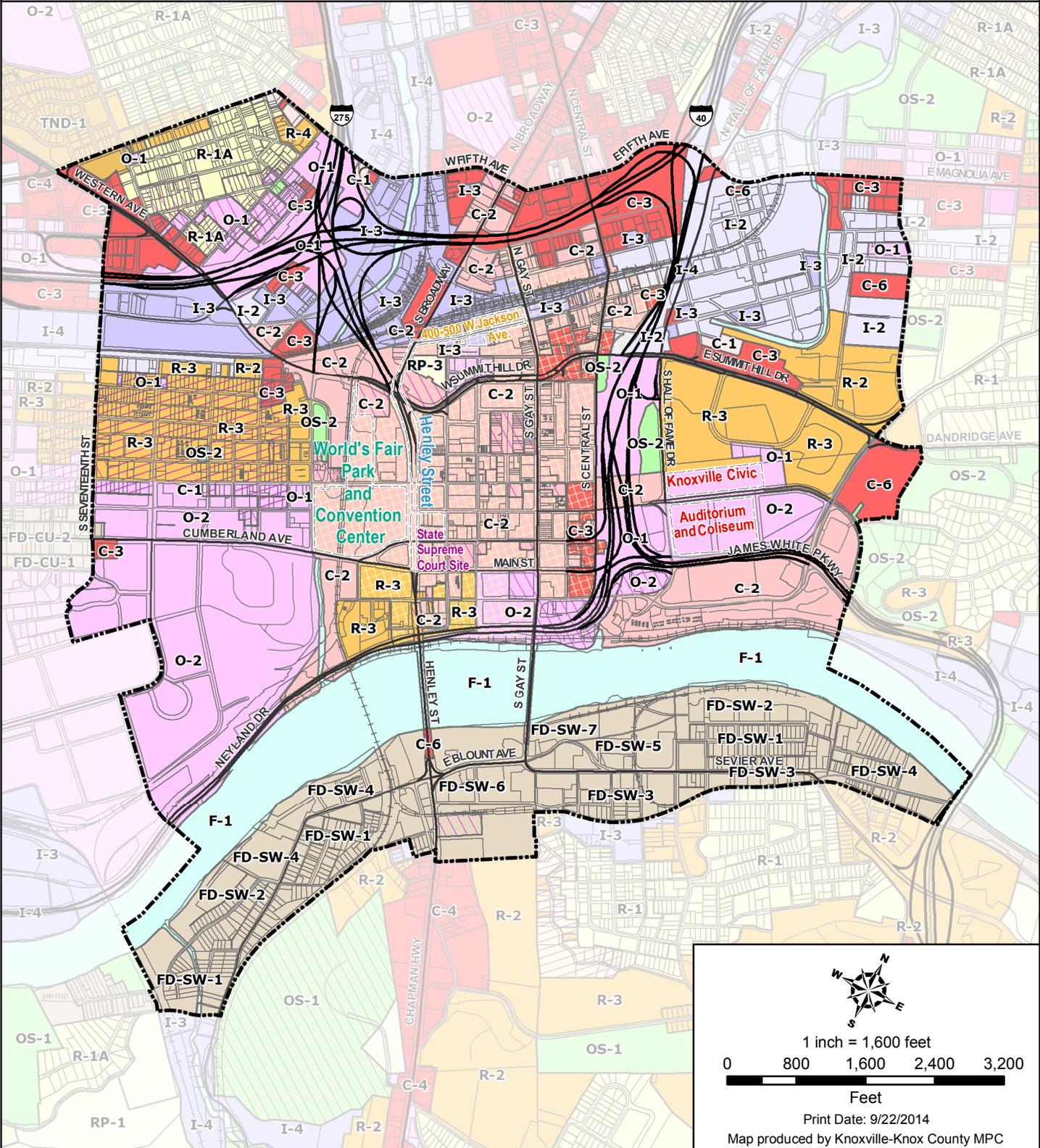
Mixed Use Special Districts Breakdown

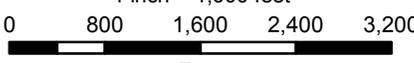
District	District Name	Acres	% of Mixed Use Districts Total	% of Study Area Total
SC-1	South Waterfront District	264.17	43.84%	15.71%
SC-2	Potential Addition to South Waterfront District	0.11	0.02%	0.01%
SC-4	Chapman Highway District	0.00	0.00%	0.00%
MU-CC1	Downtown North Mixed Use District	23.33	3.87%	1.39%
MU-CC3	SOMAG Mixed Use District	168.15	27.91%	10.00%
MU-CC4	Magnolia Gateways Mixed Use District	17.97	2.98%	1.07%
MU-CC10	Gateway Corridor Mixed Use District	64.69	10.74%	3.85%
MU-CC12	Downtown North/I-275 Corridor Light Industrial Area	24.55	4.07%	1.46%
MU-CC14	Ailor Avenue Mixed Use District	3.40	0.56%	0.20%
MU-CC15	Clinch Avenue (Fort Sanders)	16.41	2.72%	0.98%
MU-CC16	11th St and Grand Avenue (Fort Sanders)	19.78	3.28%	1.18%
Total		602.56	100.00%	35.84%

Source: Knoxville-Knox County Metropolitan Planning Commission

Map 11: Zoning

	Neighborhood Commercial		Floodway		Planned Residential	Zoning Overlay	
	Central Business District		Industrial		Low Density Residential		
	Commercial		Light Industrial		Multifamily Residential		
	Planned Commercial		Office		Form District		
	Historic Overlay		Open Space		Traditional Neighborhood/Town Center		




 1 inch = 1,600 feet

 Feet
 Print Date: 9/22/2014
 Map produced by Knoxville-Knox County MPC

Existing Zoning

Land zoned for the Central Business District, or C-2 zoning, is almost 20 % of the plan area with just over 300 acres. The South Waterfront Form District comprises 15% of the area with more than 250 acres, while Civic and Institutional zoning covers 13%. Additionally, High Density Residential is almost 9% of the plan area at about 150 acres.

Zoning Districts			
Zone	District Name	Acres	% of Study Area Total
C-1	Neighborhood Commercial District	5.09	0.30%
C-2	Central Business District	305.78	18.18%
C-3	General Commercial District	112.78	6.71%
C-4	Highway and Arterial Commercial District	3.30	0.20%
C-6	General Commercial Park District	24.90	1.48%
F-1	Floodway District	179.86	10.70%
FD-SW-1-7	South Waterfront Form Districts	258.31	15.36%
I-2	Restricted Manufacturing and Warehousing District	111.90	6.65%
I-3	General Industrial District	107.24	6.38%
I-4	Heavy Industrial District	1.27	0.08%
O-1	Office, Medical, and Related Services District	97.39	5.79%
O-2	Civic and Institutional District	233.09	13.86%
OS-1	Open Space Preservation District	0.00	0.00%
OS-2	Park and Open Space District	10.30	0.61%
R-1	Low Density Residential District	0.04	0.00%
R-1A	Low Density Residential District	40.86	2.43%
R-2	General Residential District	32.32	1.92%
R-3	High Density Residential District	146.94	8.74%
R-4	Residential District	3.33	0.20%
RP-3	Planned Residential District	2.92	0.17%
TND-1	Traditional Neighborhood Development District	3.91	0.23%
Total		1,681.54	100.00%

Source: Knoxville-Knox County Metropolitan Planning Commission

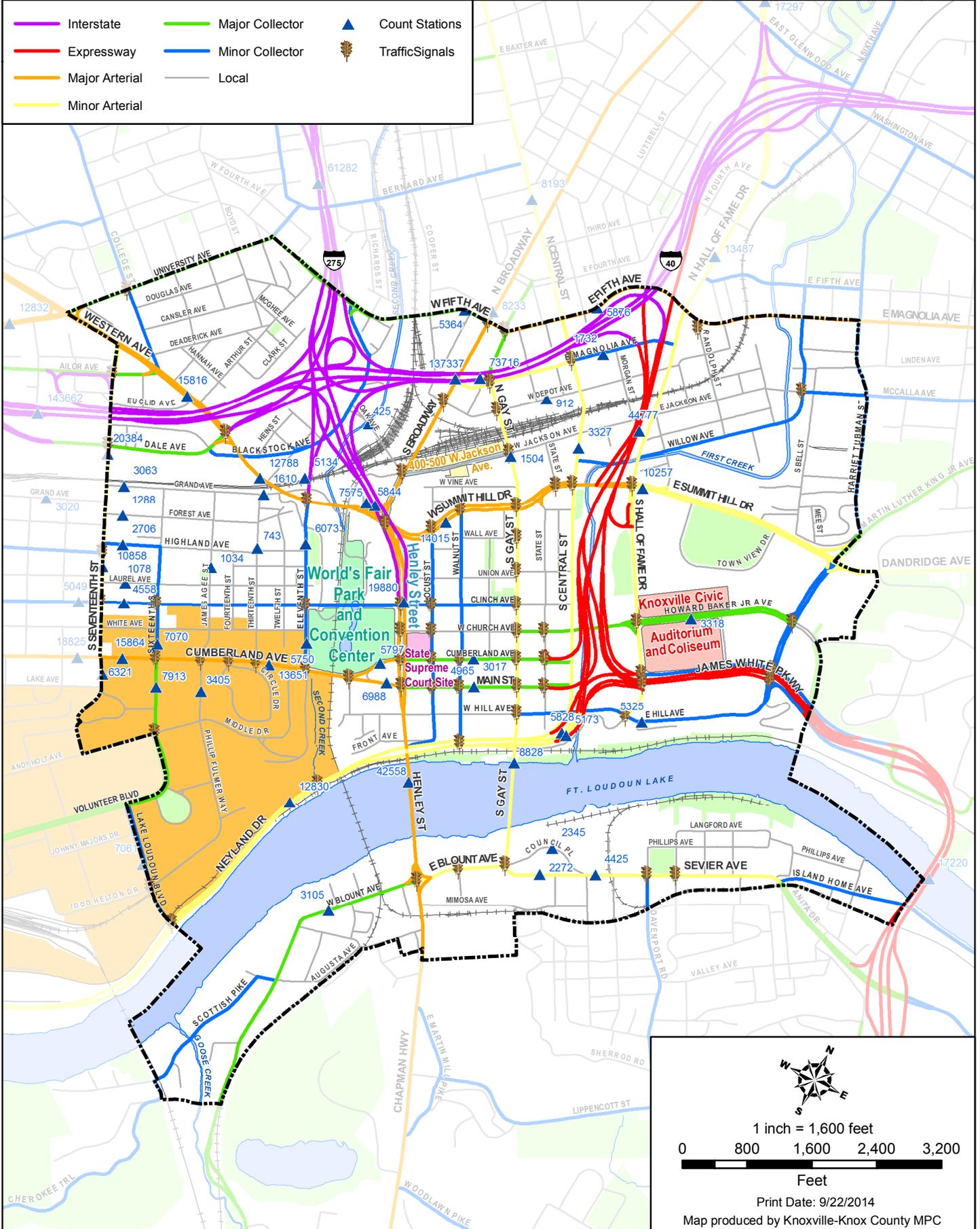
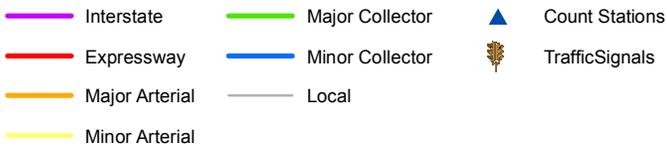
Note: Zoning overlays including a Downtown Design District, Historic District and Neighborhood Conversation are not included in this table.

In addition to base zones or form zones, the City has adopted overlay zones to address historic resources, historic neighborhoods and to protect the quality of the downtown core. Each overlay district has a set of design guidelines that guide development and renovation of existing structures based on adopted standards. Just over 20% of the study area is covered by an overlay district.

Zoning Overlay Districts			
Overlay Zone	District Name	Acres	% of Study Area Total
No Overlay	N/A	1,308.60	77.82%
D-1	Downtown Design	229.65	13.66%
H-1	Historic	75.77	4.51%
NC-1	Neighborhood Conservation	67.52	4.02%
Total		1,681.54	100.00%

Source: Knoxville-Knox County Metropolitan Planning Commission

Map 12: Traffic Volume and Signals



1 inch = 1,600 feet
 0 800 1,600 2,400 3,200

Feet

Print Date: 9/22/2014

Map produced by Knoxville-Knox County MPC

Transportation

The adjacent map shows the network of Interstate routes, Expressways, Major Arterials, Minor Arterials, Major Collectors, and Minor Collectors within the study area. Additionally, the map shows the location of traffic signals and traffic counts.

Roadways

Interstates 40 and 275 (an Interstate 75 spur) serve the study area as well as greater Knoxville and the broader metropolitan area. Along the section of I-40 within the study area, average annual daily traffic (AADT) reaches almost 140,000 trips. The segment of I-275 just north of downtown Knoxville, within the study area, sees over 61,000 trips daily.

Six Urban Principal Arterials are located in the study area:

Broadway runs north from downtown Knoxville and has average annual daily traffic between 8,000 and 8,500 trips (at various intersections) for the section located in the study area.

Chapman Highway extends south from downtown Knoxville and has AADT counts between 30,000 and 40,000 trips for the section located in the study area.

Cumberland Avenue runs west from downtown Knoxville and has AADTs between 7,000 and 36,000 trips for the section located in the study area.

Magnolia Avenue is just north of downtown Knoxville and runs east to west. It has an AADT of 12,000 for the section in the study area.

Western Avenue travels west from downtown Knoxville and has AADTs between 13,000 and 16,000 trips for the section located in the study area.

Henley Street bisects downtown Knoxville. To its west is the campus and student housing

communities of The University of Tennessee. Broadway and Western Avenue intersect Henley Street at its northern terminus. Cumberland Avenue intersects Henley Street near its southern extent and is the major connector to The University of Tennessee. Once Henley Street crosses the bridge connecting south Knoxville, it becomes Chapman Highway. Henley Street has AADTs between 20,000 and 42,500 and is located entirely in the study area.

These roadways extend from downtown Knoxville, serving neighboring residential areas as well as functioning as connectors to major activity centers for the city and county.

Two Urban Minor Arterials are located in the study area:

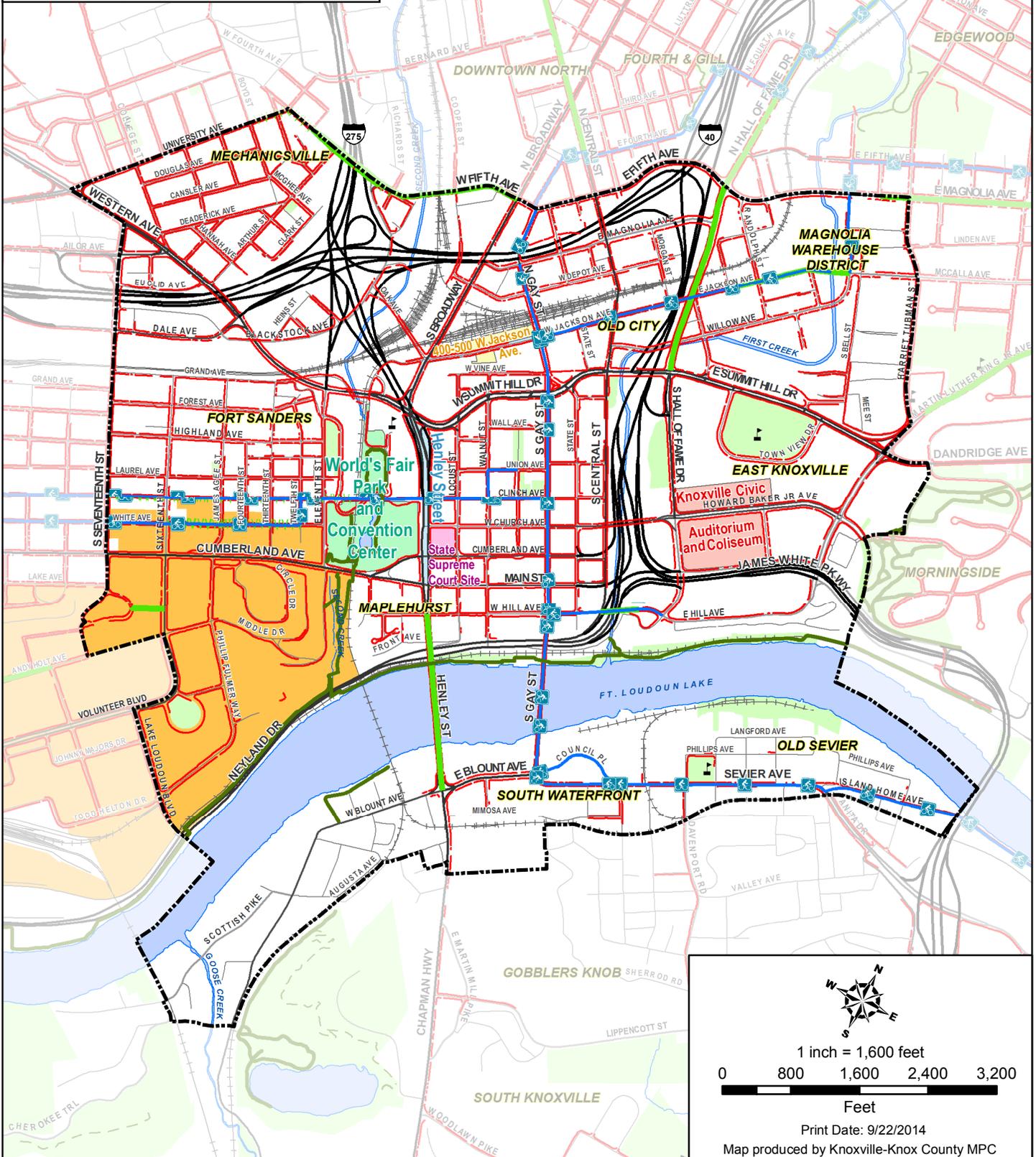
Central Street runs northwest from downtown Knoxville and has AADT counts between 3,000 and 8,000 trips for the section located in the study area.

Gay Street is the main commercial corridor in downtown Knoxville and has AADT of 8,800 trips. Gay Street is located entirely in the study area.

These roadways interconnect and distribute traffic to smaller geographic areas than those served by higher-level arterials.

Map 13: Bicycle and Pedestrian Amenities

- █ Bike Lane
- ▬ Greenways
- ▬▬▬▬▬ Sharrow
- ▬▬▬▬▬ Park Walking Trails
- ▬ Signed Bike Route
- - - Trails
- Ⓜ Sidewalk




 1 inch = 1,600 feet
 0 800 1,600 2,400 3,200
 Feet
 Print Date: 9/22/2014
 Map produced by Knoxville-Knox County MPC

Pedestrian and Bicycle Transportation

A few dedicated bicycle lanes are found in the study area; however, most of the city and region are underserved. Most notable are lanes along Magnolia Avenue, Hall of Fame Drive, and North Central Street. City of Knoxville has provided signs to mark three of the TPO-designated bicycle routes in and through the study area: downtown to Cedar Bluff, downtown to New Harvest Park, and downtown to Knoxville Zoo/Chilhowee Park.

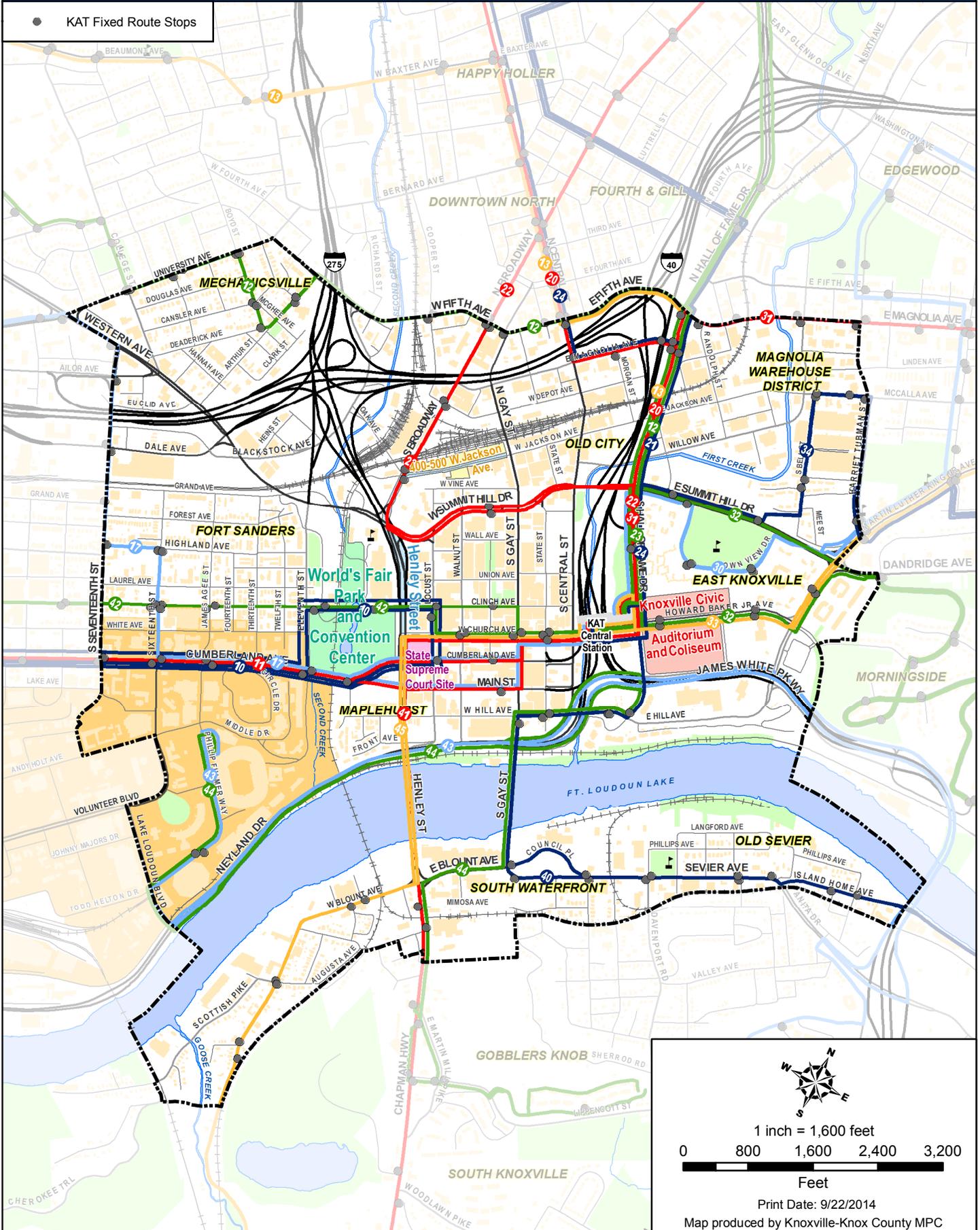
Sidewalks are present throughout downtown Knoxville, The University of Tennessee campus, and several adjacent neighborhoods. Beyond these areas, sidewalks are sparse and often lack connectivity. Currently there are no general requirements to provide sidewalks with new development. However, local subdivision regulations give the Metropolitan Planning Commission the authority right to require sidewalks in Parental Responsibility Zones near schools.



Bike Lanes north of Downtown

Map 14: KAT Fixed Route Bus Service

● KAT Fixed Route Stops



1 inch = 1,600 feet

0 800 1,600 2,400 3,200

Feet

Print Date: 9/22/2014

Map produced by Knoxville-Knox County MPC

Public Transportation

Knoxville Area Transit (KAT) is the largest provider of public transit service in the study area. KAT provides fixed route bus service, downtown trolley circulators, and, for persons with a disability that cannot ride the regular fixed route bus, a door-to-door demand response system, called The Lift. The study area is fully served by KAT.

KAT carries over 2.8 million passenger trips each year with a fleet of more than 100 buses and vans. KAT system covers 266 miles of roadway daily. Over 80,000 people are within ¼-mile walk to a bus stop. There are 54 bus shelters in the system and more than 450 bus stop locations. KAT covers 2.5 million miles annually.

The John J. Duncan, Jr. Knoxville Station Transit Center opened in August 2010 and was the city's first LEED-certified building. With silver LEED status, the center features a green roof, geothermal heating and cooling and a passive solar design and solar panels, among other features. The transit center serves several hundred people each day and features climate-controlled waiting, restrooms, a customer service counter and security center, and a variety of vending options. Since the opening of the transit center, KAT has experienced increases in ridership for 48 straight months.

The University of Tennessee's bus transit service is provided by First Transit. The company provides service throughout the 550-acre campus and select adjacent locations.

The *Knoxville Regional Transit Corridor Analysis* (2013) identified the following corridors for bus rapid transit: Cumberland Avenue/Kingston Pike, Magnolia Avenue, and North Broadway. The plan notes that implementation of these improvements could be more successful with increased development activity along the corridors.



Rider loads his bike onto a KAT bus prior to boarding.



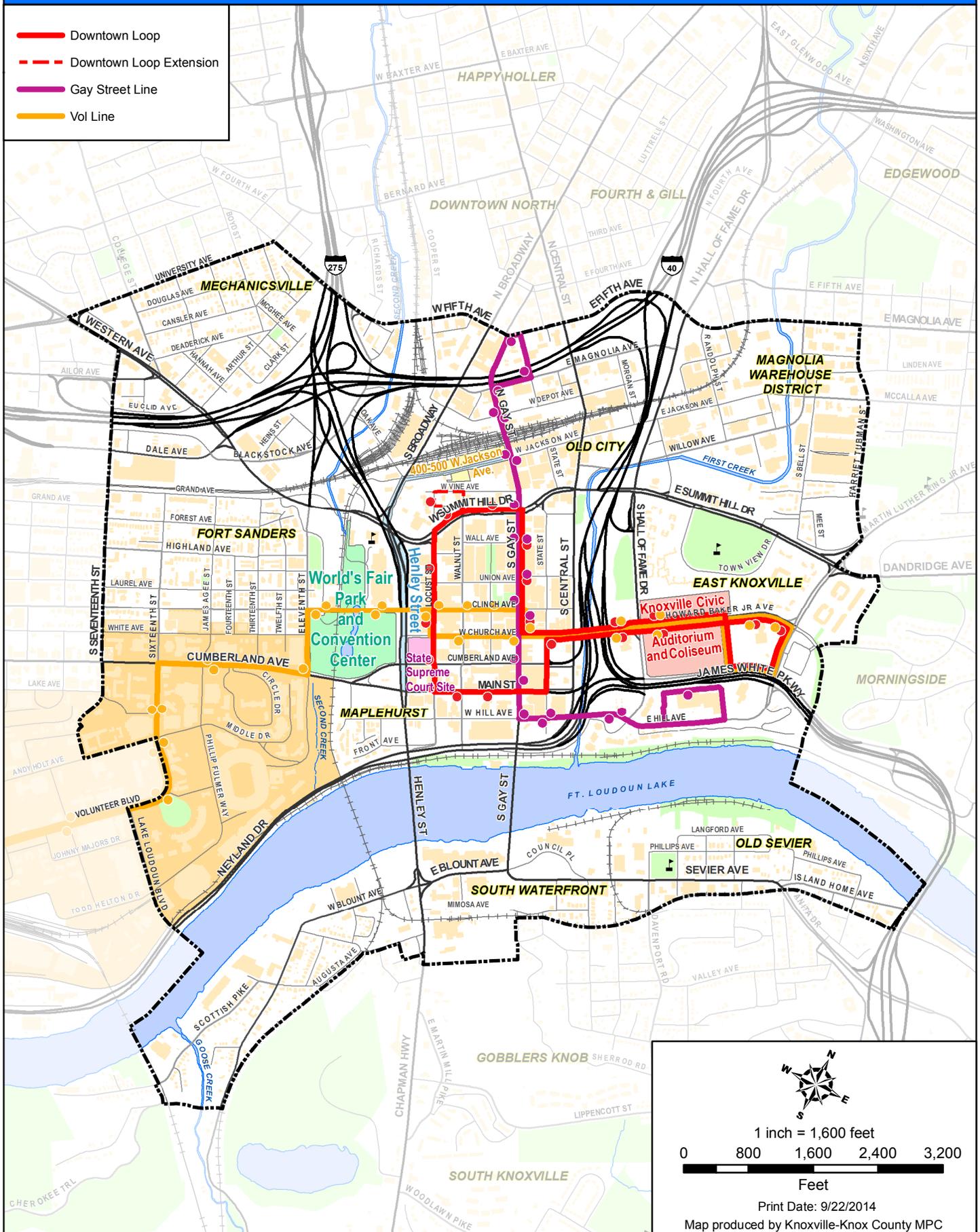
Buses at John J. Duncan Jr. Knoxville Station Transit Center



John J. Duncan Jr. Knoxville Station Transit Center

Map 15: KAT Downtown Trolley Service

-  Downtown Loop
-  Downtown Loop Extension
-  Gay Street Line
-  Vol Line



Trolley Routes

In addition to the fixed route service that KAT provides, there is a trolley service provided at no cost to the users. There are three routes servicing the study area including 1) the Downtown Loop that provides access to the Civic Auditorium and Coliseum and the State Supreme Court Site; 2) the Gay Street Line that runs from the Marriot Hotel across Hill Avenue and north on Gay Street, providing access to the 400 & 500 blocks of W. Jackson Avenue, and 3) the Vol Line trolley that runs from the Transit Center through World's Fair Park and to the University Commons Development on the west end of campus.

The Trolley service provides 636,000 trolley rides annually.



Downtown Knoxville Trolley

Map 16: Land Cover

	Study Area		Water
	Neighborhood Context		Impervious Surface
	Watersheds Boundary		Other (grass, shrub, bare)
			Tree Canopy




 1 inch = 3,500 feet
 0 1,750 3,500 5,250 7,000

 Feet
 Print Date: 9/22/2014
 Map produced by Knoxville-Knox County MPC

Natural Features

Land Cover

The adjacent map shows impervious area estimates including building footprints, roadways parking areas and driveways greater than 100 feet in length. Sidewalks centerlines were used to create 6 foot wide polygon areas. The sum of each of these inputs was considered impervious. Tree canopy was derived by using high-vegetation Lidar returns from a 2010 aerial photography flight. Water is represented and includes the Tennessee River, Fort Dickerson Quarry and a portion of Third Creek.

Land Cover within the Neighborhood Context Area		
Land Cover Type	Acres	% of Area
Impervious Surface	2338.6	42.9%
Tree Canopy	682.4	12.5%
Water	250	4.6%
Other (grass, shrub, bare)	2180	40.0%
Total	5451	100.0%

Compiled By: Knoxville-Knox County Metropolitan Planning Commission
 Source: KGIS, 2010

Urban Forestry

In 2012, the City of Knoxville hired an urban forester based on recommendations of a Tree Inventory and Management plan. The urban forestry program is tasked with the implementation of a public tree inventory, development of a cyclical tree maintenance program and the development of a new communications and public outreach effort all designed to grow canopy coverage within the City. In January 2014 the PSD established the new stand-alone Urban Forestry Division by reorganizing existing resources within the department. This new division is focused on the development of a modern urban forestry field practices helping Knoxville move towards becoming a regional leader in this green industry.

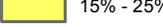
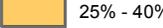
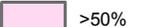
Recent accomplishments of the Urban Forestry Division include:

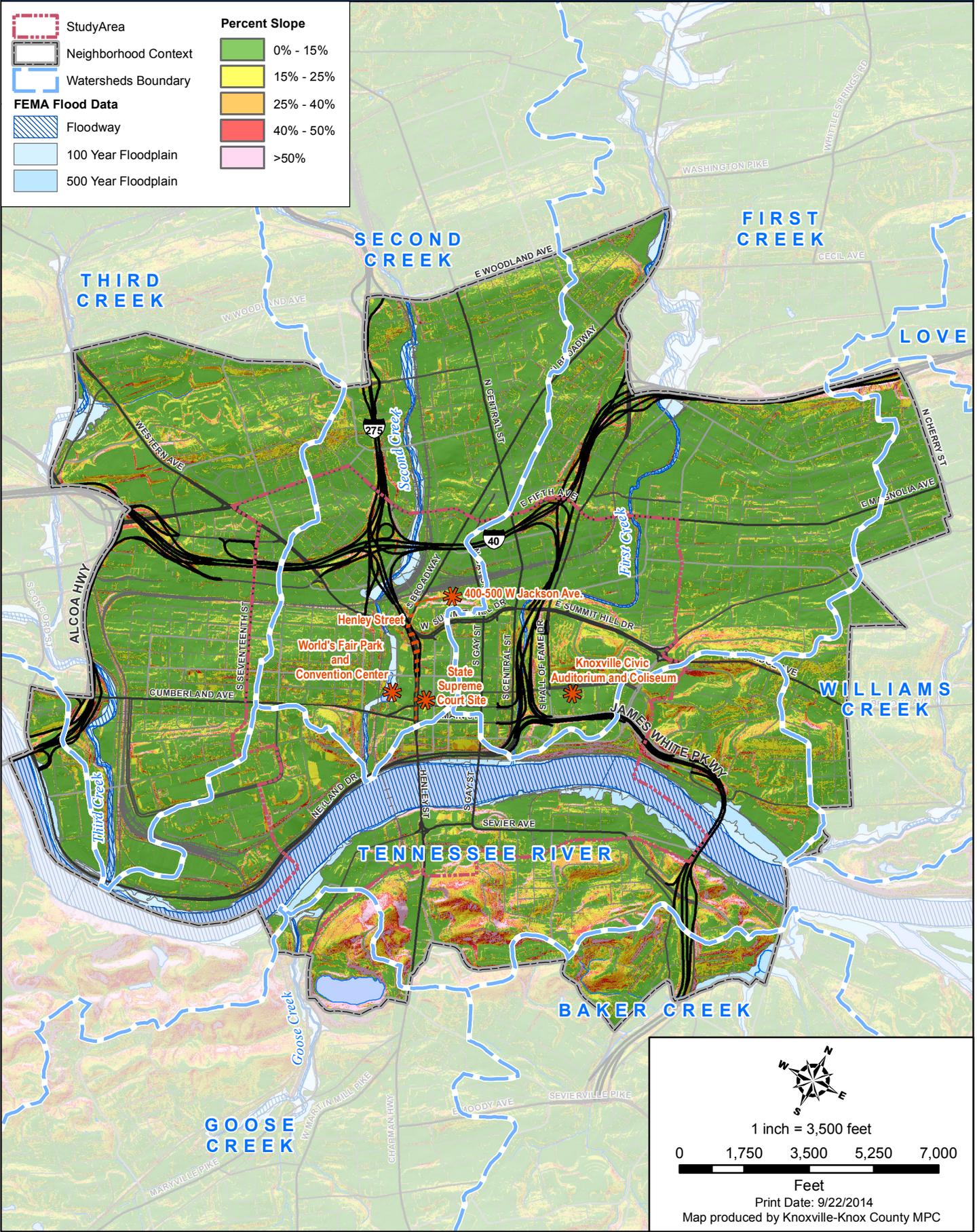
- Planting over 600 trees - increase diversity
- Proactive management – approximately 1,000 trees pruned
- Education Events - tree tours, neighborhood meetings
- Large Tree Moving
- Redesign of Market Square tree landscape
- Tree Inventory – more than 11,000 trees to date
- Hiring a University of Tennessee Intern (invest \$12,000 for a \$30,000 project)



City Urban Forester helps students to plant trees

Map 17: Environmental Constraints

	Study Area		0% - 15%
	Neighborhood Context		15% - 25%
	Watersheds Boundary		25% - 40%
FEMA Flood Data			40% - 50%
	Floodway		>50%
	100 Year Floodplain		
	500 Year Floodplain		




 1 inch = 3,500 feet

 0 1,750 3,500 5,250 7,000
 Feet
 Print Date: 9/22/2014
 Map produced by Knoxville-Knox County MPC

Hydrologic Features

The adjacent map shows the watersheds within the study area. It also depicts the floodplain, the 100 year storm, and 500 year storm. It also shows the topography of the study area.

Flood Prone Areas

FEMA's Flood Insurance Study - Knox County, Tennessee and Incorporated Areas (2007) identified First, Second, and Third Creeks as principal flood sources. These waterways are subject to further urban development and hydrology modification, which increase storm water runoff and limit soil infiltration.

The City of Knoxville Engineering Division restricts filling of the floodplain, and habitable portions of buildings must be above the 100-year floodplain elevation.

The *Drainage Improvement Project for First Creek* was completed last year, which focused on widening a segment of the creek to alleviate flooding concerns. Third Creek has benefited from the Tennessee Stream Mitigation Program's Stream Restoration Project. TSMP has restored riparian vegetation and reduced stream channelization to improve the natural habitat and mitigate flooding. *(Insert picture of project)*

Water Quality

First, Second and Third Creeks continue to have some of the worst water quality among Knox County streams. The creeks are on the 2010 303(d) list, a collection of waterways which do not meet the clean water standards of the Tennessee Department of Environment and Conservation. These creeks are also on the Bacteriological and Fishing Advisory List, and public warning signs have been posted for public safety. The surrounding land has been developed for a variety of commercial, residential and industrial uses, and typical pollution includes nutrients, sediment, and bacterial contaminants.

Topography

Considerable variation in topography occurs throughout the study area, with areas of lower elevation and gentle slope generally in the central portion (downtown), while boundaries include areas of steeper ridge topography north and south and hill elevations east and west. Bisecting the study area is the Tennessee River valley.

A north side ridge runs east-west roughly parallel and in the vicinity of Summit Hill Drive, affecting portions of Jackson Ave, World's Fair Park, Civic Coliseum, and Henley Street sites. Moving southward through each of these sites, slopes fall gently downward and flatten. A rise can be seen extending east-west as the north shore of the Tennessee River is approached, culminating in a small bluff overlooking the river east of Gay Street. Development west of Gay Street along the north shore of the river includes Neyland Drive and several commercial and institutional properties, the result of which is an elimination of the bluff topography along that side of the river. Across the Tennessee River, along its south shore, a sharp bluff is evident and runs east-west through the entirety of the study area. Development atop the south side bluff has flattened a narrow swath, but moving farther south, the terrain is marked by additional steep and steady rise. The west portion of the study area, much of which is comprised of the campus of The University of Tennessee and Fort Sanders, is marked by elevations consistently higher than the downtown core and comparable to areas east of downtown.

State Supreme Court Site:

The Supreme Court site is flat, entirely modified by urban development. Central to the site, elevation is 910 feet. Slightly higher to the east, elevation rises to 920 feet. Along the west boundary of the site, Henley Street and the Convention Center are modestly lower in elevation at 900 feet.

Henley Street Corridor and 400-500 West Jackson Avenue:

The lower portion of the Henley Street Corridor, beginning at Main Street and moving north to Summit Hill Drive, sees very little topographic variation. The modified physical landscape is flat, with elevation at 911 feet at Main Street and 904 feet at the intersection with Summit Hill Drive. Very modest decline is seen in the central portion of that stretch of Henley Street.

Heading north of Summit Hill Drive, transitioning to Broadway, the corridor crosses a narrow ridge that runs east-west just below West Jackson Avenue, resulting in a sharp elevation rise to 940 feet. Once crossed and moving east to West Jackson Avenue, the corridor varies from an elevation of 917 feet at Broadway, dips to 822 feet moving east along Jackson, then rises again to 912 feet at the Gay Street intersection.

In the area north of West Jackson Avenue, beginning with the rail yard and extending between Broadway and Gay Street, the terrain is generally flat, the result of considerable urban development. Central to that area, elevation ranges between 890 and 900 feet.

World's Fair Park and Convention Center:

World's Fair Park sits in a depression comprised of the Second Creek basin, the heart of which is measured generally at 860 feet of elevation. A portion of the creek is accessible at the north end of the park, but much of it is channelized underground extending south to the Tennessee River. Nonetheless, the creek's basin remains and is visibly lower than the Fort Sanders neighborhood to the west, the elevation of which ranges to a maximum elevation of 930 feet at the north end of Eleventh Street, and Henley Street to the east, with elevations ranging from a low of 890 feet to a high of 910 feet. The Convention Center complex is east of the creek basin and sits somewhat higher than the park at an elevation of about 880 feet.

Civic Coliseum and Auditorium:

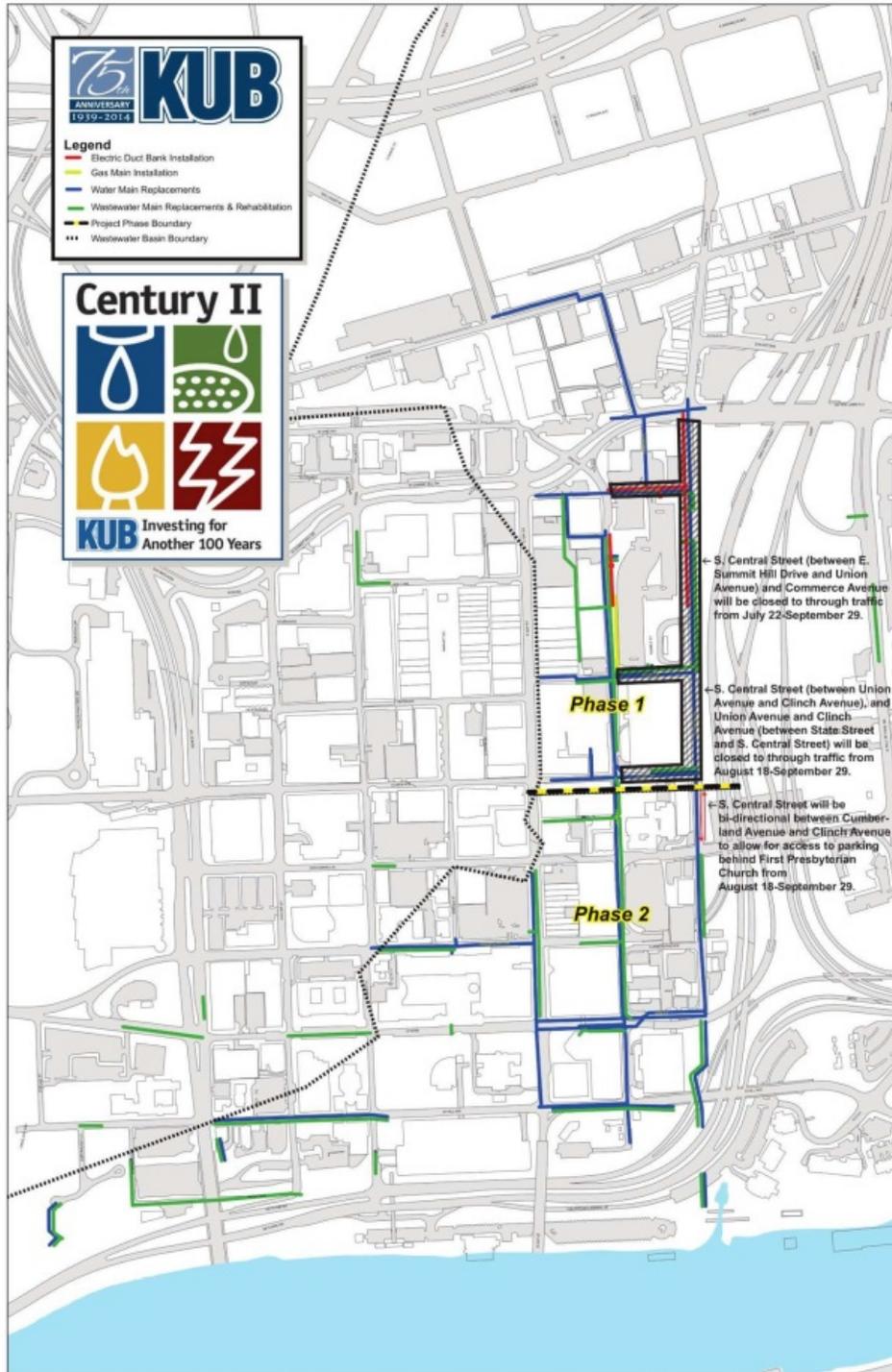
Considerable topographic variation characterizes the Civic Coliseum and Auditorium site. An east-west ridge with considerable steepness marks the topography immediately north of the Coliseum's north side parking structures, reaching an elevation of 1,000 feet at Temperance Hill. The Coliseum and east garage sit on more gently sloping land at elevations ranging from 880 feet along the west side of the complex to 925 feet on the east side, delineated by Honor Our Troops Drive.

Hillside and Ridgetop Protection Plan:

The Hillside and Ridgetop Protection Plan is the result of the Joint City/County Task Force on Ridge, Slope and Hillside Development and Protection. The plan was adopted in 2011 and 2012 by the city council and county commission. The Hillside and Ridgetop Protection Area (HRPA) is primarily areas with a slope 15 percent or greater. The intent is to reduce the intensity of development in the HRPA and encourage/incentivize the transfer of development intensity to less environmentally sensitive areas, which helps to reduce the quantity of stormwater runoff and maintain the quality of the area's water resources. Public safety is also a concern in restricting the intensity of development. Sloped areas have greater susceptibility for soil slippage and failure. Many of the soils along slopes are considered unstable, and removal of vegetation that secures the soil promotes further slope failure. While Central City is largely built out, a few areas in the sector do fall under the Hillside and Ridgetop Protection Area. These include Beaumont and West View, northwest of the study area: The ridge that runs through these neighborhoods includes forested land between New Grey and Crestview Cemeteries to the west, and single family housing to the east.

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Map 18: Utility Map



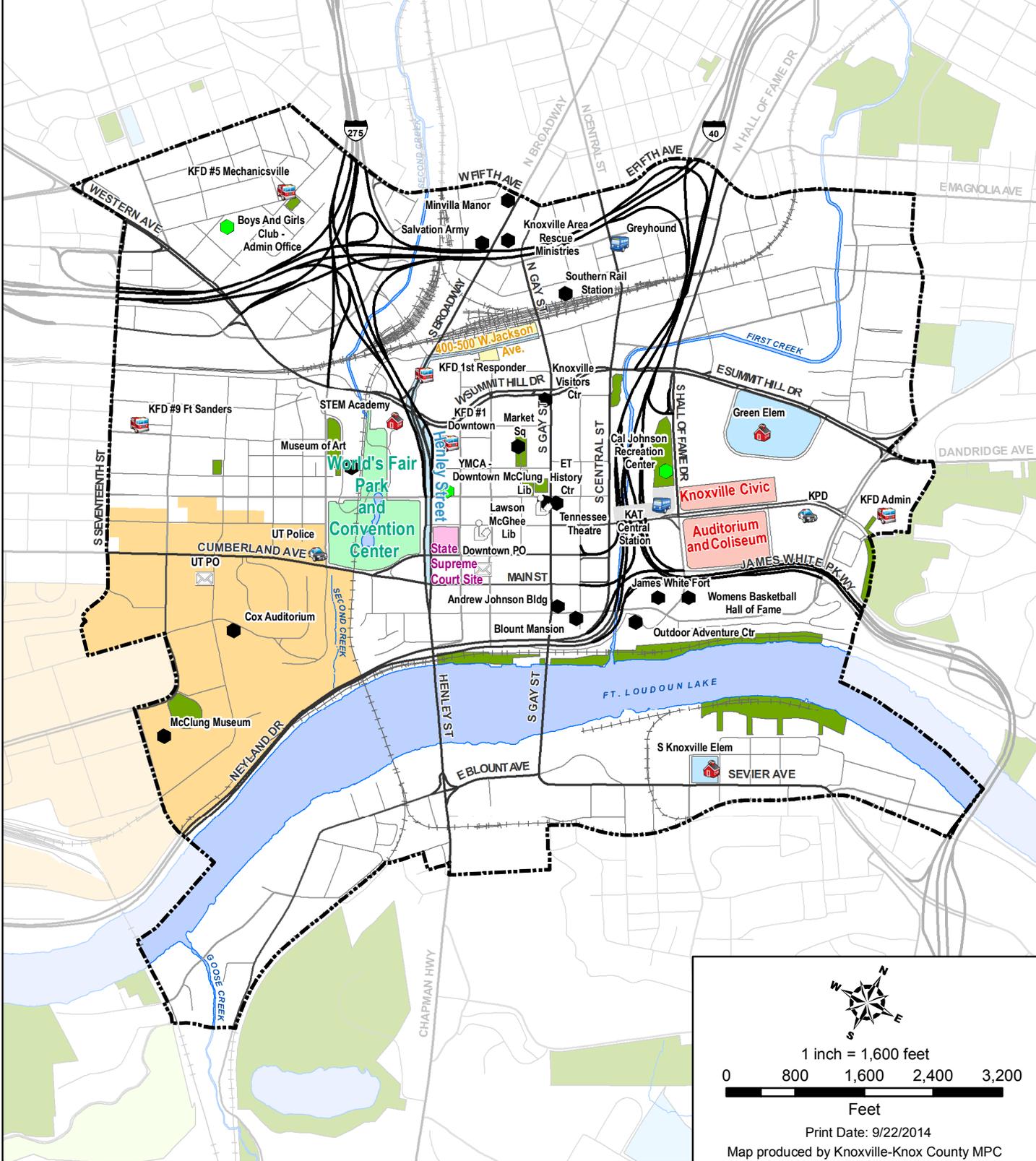
Public Utilities

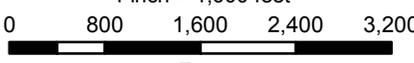
The study area for this project is served by the Knoxville Utilities Board (KUB) and includes water, wastewater, natural gas and electric utility services. The utility infrastructure is extensive with all parts of the study area capable of being served by KUB. Additionally, KUB has a sound financial and infrastructure plan in place, including Century II, KUB's long-range infrastructure management and replacement program for all four utilities.

According to KUB's 2013 Annual Report, the Board serves approximately 200,000 customers with electric service in 688 square miles, with 5,265 miles of service lines. The average monthly bill for residential customers is \$102.28. For KUB's natural gas service areas, there are approximately 98,000 customers in a 282 square mile area with almost 3,000 miles of service lines. The average monthly bill for residential customers is \$57.07. The number of water service customers is approximately 78,000, with a service area of 188 square miles and one treatment plant. The average monthly bill for residential customers is \$18.45. There are approximately 70,000 wastewater customers in KUB's system, covering 242 square miles and being serviced by four treatment plants. The average monthly bill for residential customers is \$47.50.

Map 19: Public Facilities

- | | | | | | |
|---|----------------------|---|-----------------|---|-------------------------|
|  | Public Facilities |  | Post Offices |  | University of Tennessee |
|  | Recreational Centers |  | Police Stations |  | Open Space |
|  | Schools |  | Fire Stations |  | Park |
|  | Libraries |  | Bus Services |  | School Park/Playground |




 1 inch = 1,600 feet

 Feet
 Print Date: 9/22/2014
 Map produced by Knoxville-Knox County MPC

Public & Non-profit Facilities

Police Services

The majority of the study area lies within the West District of the Knoxville Police Department (KPD). However, the area east of James White Parkway, including the Civic Auditorium and Coliseum and the South Waterfront fall within the East District for KPD. Additionally, KPD's headquarters are located just east of the Auditorium and Coliseum on Howard Baker Jr. Drive. KPD's mission statement is "pursuit of excellence in performance and service."

The University of Tennessee also provides police services through their police department. UTPD's mission is to: "provide professional police services, while working with faculty, staff, and students to reduce criminal opportunity and community anxiety." The UTPD headquarters is located at the corner of Cumberland Avenue and 11th Street adjacent to World's Fair Park.

Fire Stations

The City of Knoxville Fire Department (KFD) provides fire protection and rescue services to the more than 100 square miles within the corporate limits of the City of Knoxville serving approximately 180,000 citizens. In addition, the department has the responsibility of enforcement of the fire and life safety codes and public fire education programs. KFD's Administration is located at 900 East Hill Avenue, across from KPD's headquarters. There are three fire stations located within the study area.

Fire Station #1 - Downtown Headquarters

600 Summit Hill Avenue

- This station services the majority of the study area.

Fire Station #5 - Mechanicsville

419 Arthur Street

Fire Station #9 - Fort Sanders

1625 Highland Avenue

In total, there are 19 fire stations that serve the city of Knoxville.

Libraries

Lawson McGhee Library is the Main Branch of the Knox County Public Library system and is located at 500 W. Church Avenue, one block east of the State Supreme Court Site, in the core of the study area. The Library has more than one million items in its collection from books and magazines to movies and music.



Knox County Archives and the McClung Collection are located at the East Tennessee History Center (ETHC) on the second and third floors of the building and are open throughout the week. The ETHC is located in the heart of the study area at 601 South Gay Street.



Schools

The school system is managed by Knox County and the Knox County School Board. There are two elementary schools within the study area and one high school.

South Knoxville Elementary is located in the South Waterfront Redevelopment Area adjacent to the Old Sevier Neighborhood. There are more than 150 students in grades pre-kindergarten through 5th grade.

Green Magnet Math and Science Elementary is located off of Summit Hill Drive just north of the Civic Auditorium and Coliseum. The school has more than 350 students, more than 30 teachers and services grades kindergarten through 5th grade.

L&N STEM Academy is a public high school serving grades 9 through 12 and is located in the historic L&N Train Station adjacent to the northeast corner of World's Fair Park. The school opened in 2011 and in 2014 the first graduating class included 42 students. The current enrollment is approximately 175 students.



Post Office

Downtown Post Office

501 West Main Street

The Post Office shares an art deco style building with the current State Supreme Court location and is clad in Tennessee marble. The building is included on the National Register of Historic Places.



Social Services

Minvilla Manor is a 57 unit Energy Star-certified permanent supportive housing development managed by the Volunteer Ministry Center. The project unites the goals of historic preservation and community development to address the housing needs of chronically homeless persons. The project is located at the corner of 5th Avenue and Broadway at the northern end of the study area. This structure is also on the National Register of Historic Places.

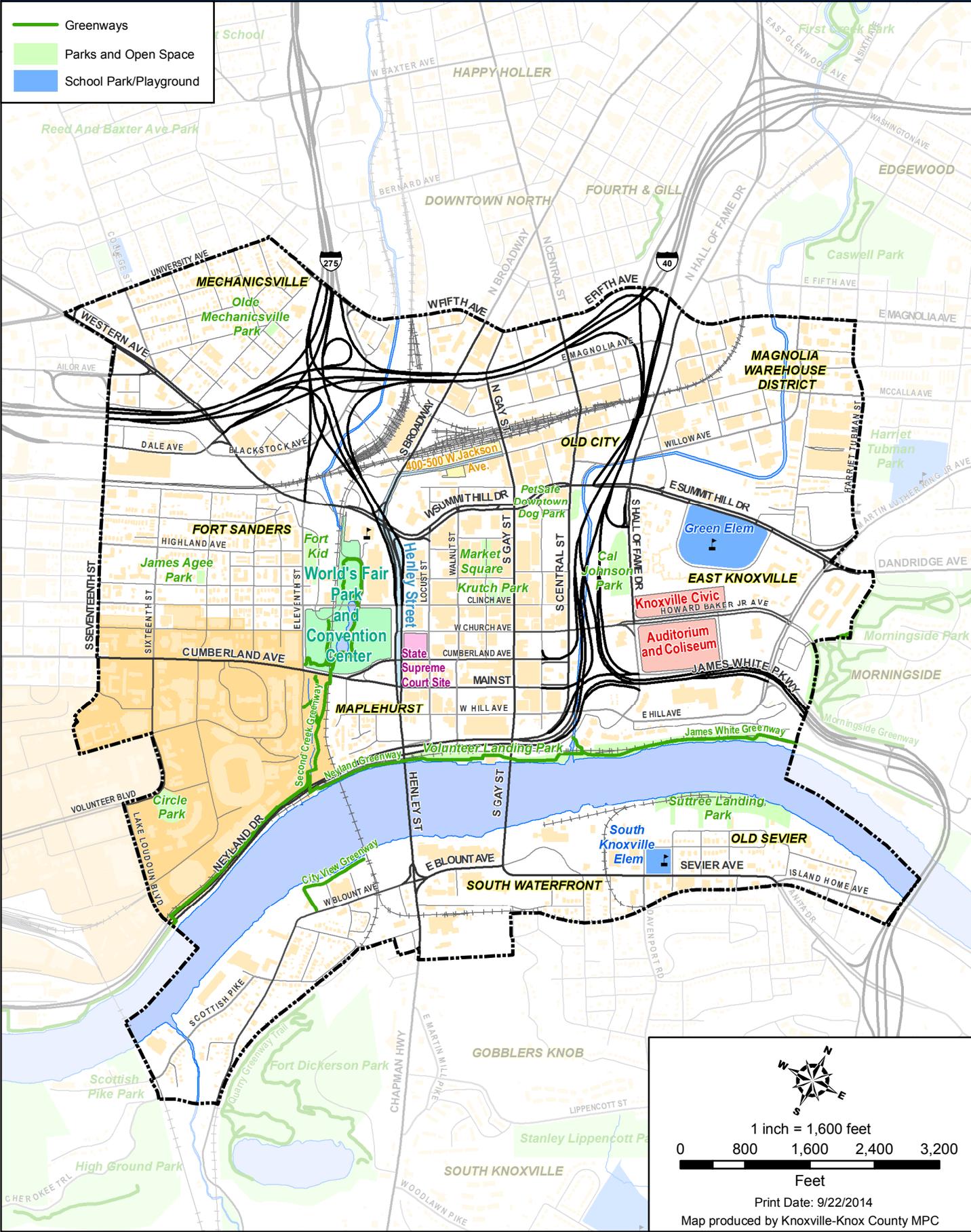
Knoxville Area Rescue Ministries (KARM) is located on Broadway just north of Interstate 40/75. KARM's mission is to seek to rescue the poor and needy of the Knoxville area by providing recovery services in Jesus' name and was formally established in December of 1960. Today KARM serves men, women and children through a variety of progressive ministry programs designed to break the cycle of homelessness. KARM has more than 450 beds to provide temporary housing for those in need at their Broadway facility.

The Salvation Army is located at 409 South Broadway, across the street from KARM in the northern portion of the study area and close to the Jackson Avenue sites. A pragmatic approach to social issues and its simple, but heartfelt proclamation of the Christian Gospel has allowed it to grow at a continuing accelerated pace. The Salvation Army

maintains an overnight capacity of more than 150 beds.

Map 20: Parks and Greenways

- Greenways
- Parks and Open Space
- School Park/Playground





1 inch = 1,600 feet

0 800 1,600 2,400 3,200

Feet

Print Date: 9/22/2014

Map produced by Knoxville-Knox County MPC



The City of Knoxville Parks and Recreation Department manages the city's parks, recreation centers and greenways. The Department's mission is to provide a safe and fun environment so all citizens may enjoy their leisure time. Staff members work to promote healthy lifestyles and character building activities by providing affordable quality programs, parks, and recreation venues.

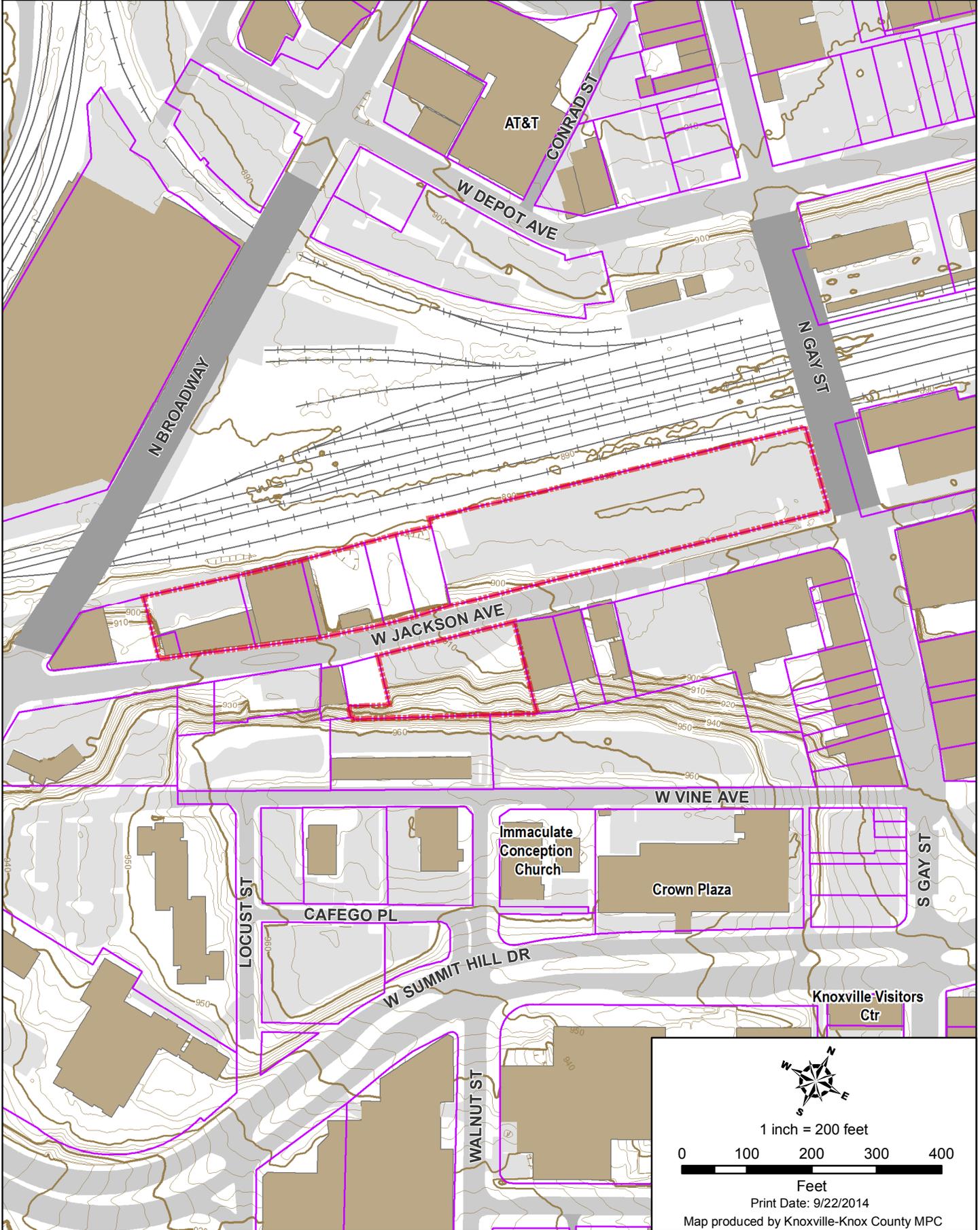
The largest park in the study area is World's Fair Park at 10 acres. The park's amenities include a shelter, an amphitheater, a playground, play fountains, open space, paved trails (including portions of Second Creek Greenway), and restrooms. Neighborhood parks in the study area include: James Agee Park, a one acre park with picnic tables, walking path, arbor, bike racks and benches; and Danny Mayfield Park in Old Mechanicsville, a one acre park with playground, shelter, and outdoor classroom. Cal Johnson Park is located on four acres adjacent to the Civic Auditorium and Coliseum and provides basketball courts, picnic tables, a shelter and a playground. Also included is the Cal Johnson Recreation Center which includes a weight room, gymnasium, indoor basketball, a meeting room and accessible parking and restrooms.

There are three specialty parks within the study area. The PetSafe Downtown Dog Park is at the corner of Central Street and Summit Hill Avenue and

provides an opportunity for "off leash fun" for four-legged friends in both a large and small dog areas. Volunteer Landing is a three acre venue on the north waterfront with picnic tables, water access, playground, blueway (put in, take out), fishing docks, and concession stand. It is often home to various special events from boat races to Boomsday. Market Square and Krutch Park are the heartbeat of the downtown core and study area. This venue features annual events such as the Concerts on the Square series, Shakespeare on the Square and more. The area is two acres with picnic tables, open space, play fountains, a sheltered stage and the Market Square Mall.

In addition to the parks and recreation centers, several miles of greenways are available in the study area including the James White Greenway which connects to the Neyland Greenway for several miles along the north waterfront. Second Creek Greenway splits off of the Neyland Greenway adjacent to campus and Second Creek and runs through World's Fair Park. Finally, the Riverwalk on the south waterfront starts at Blount Avenue and runs along the river past a multi-family residential development. Ultimately the South Waterfront Riverwalk is scheduled to run adjacent to three miles of riverfront and connect to Suttree Landing Park which is a five acre park currently under development.

Map 21: 400 - 500 W. Jackson Ave.



Site Specific Information

400 & 500 Blocks of West Jackson Avenue



Historically the 500 block of West Jackson Avenue was home to the McClung Warehouses.

“A century ago, McClung’s advertisements touted its ‘three and a half acres of floor space.’ Hundreds of people worked in these buildings, and thousands of customers visited every week. The large regional firm was known throughout several states, and buyers from hardware and appliance stores, mills, mines, some from hundreds of miles away would arrive, often on the Southern passenger train, and behold the latest American innovations. McClung carried lanterns, glassware, pots and pans, clocks, automobile tires, cash registers, bicycles, harmonicas, corn poppers, croquet sets, telephones, shotguns, footballs, ox shoes, baby jumpers, lawn mowers, butter churns, buggy whips, wheelbarrows, spectacles, rat traps. They sold phonographs and phonograph records.

For a time they even sold replacement bodies for Ford Model T’s. Have a wreck, back around 1920, you don’t need a body shop. Just order a new Ford body from McClung, 500 pounds’ worth, for \$67. The company sold mostly goods manufactured elsewhere, big brand-name products, but McClung

manufactured some goods themselves, like stoves from their own local stove foundry. But McClung went out of business in 1970. The big buildings stood vacant for just a little while, before they were occupied by some similar businesses—practical businesses, appliance dealers and the like—but they were probably never fully occupied as they had been during the McClung era.”

Quoted from Jack Neely’s article, *A Hard Lesson: The Saga of the McClung Warehouses Comes to a Close. But What Did These Buildings Mean to Knoxville?* February 12, 2014, Metro Pulse.

The buildings sat vacant since 1993, with the exception of a wood workshop, and suffered two major fires that ultimately led to the demolition of the remaining building shells in 2014.

On April 3, 2014, the City of Knoxville held a public meeting for all interested parties to participate in a visioning session or charrette process for the West Jackson Avenue Corridor. Approximately 100 members of the community attended the meeting and provided input on how they would like to see the property reused. The city heard recommendations for a variety of uses including residential, retail, commercial and recreational. The city plans to take the ideas put forward during the public hearing, in coordination with ULI’s recommendations, and craft an RFP that will encourage private developers to respond to the desires of the community.

The city invested more than \$1.4 million to acquire the properties from a previous owner who had left them vacant and unused for more than 20 years. The city has also incurred significant costs in responding to two major fires at the properties. While the previous owner/developer had sought to make a viable project for the properties by reaching out to other developers, ultimately his financial bankruptcy led to the eventual sale of the properties. The location of these properties is highly visible from

Interstate 40/75 through the heart of downtown Knoxville with an average daily trip count of more than 100,000 vehicles per day and prior to the fires that destroyed these historic warehouses the city often received comment on the “missed opportunity” that those buildings presented to the traveling public through downtown.



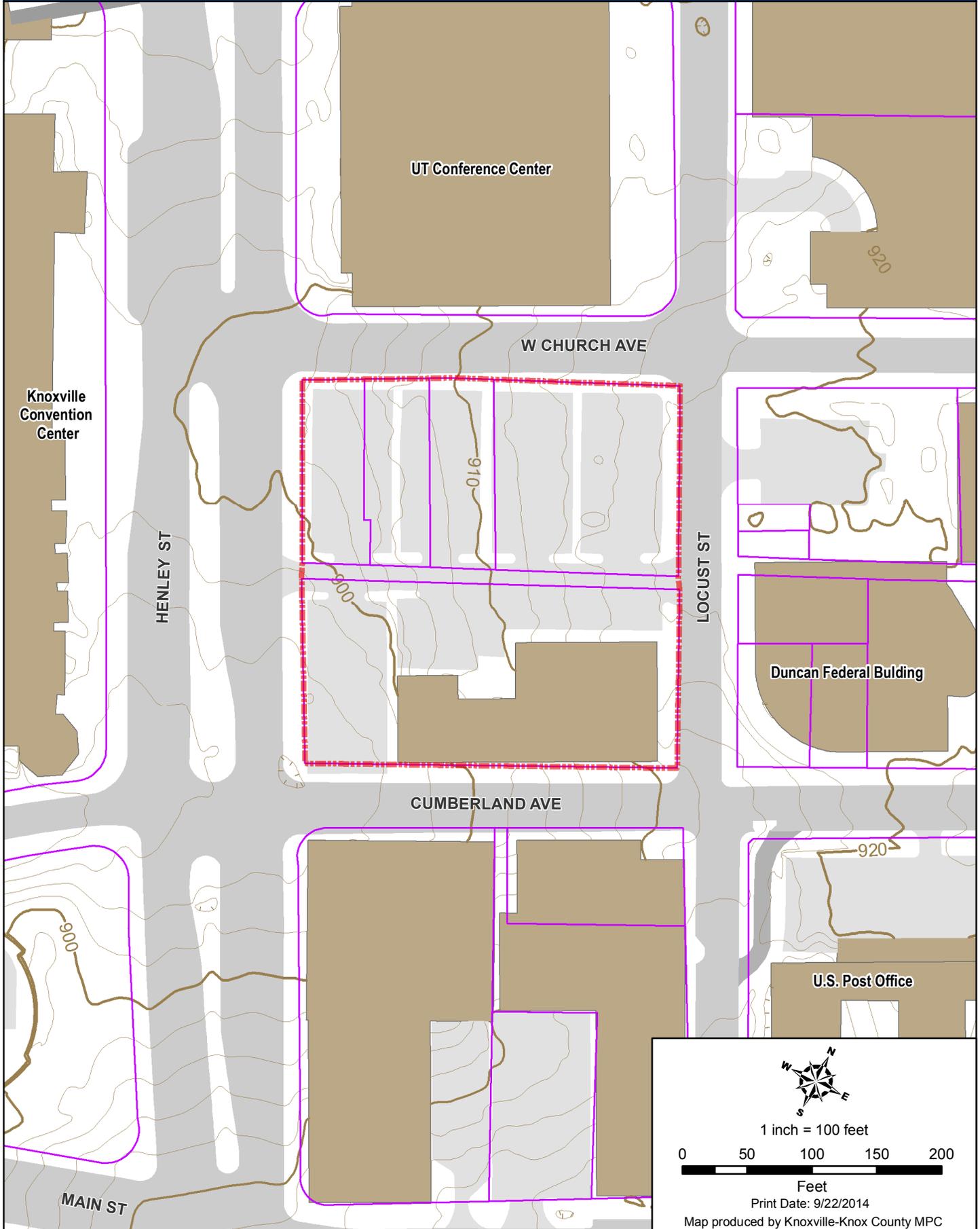
Oblique image of Jackson Ave. looking south, 2014



Oblique image of Jackson Ave. looking north, 2014

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Map 22: State Supreme Court Site



State Supreme Court Site



Entrance of Former State Supreme Court Building

The former State Supreme Court site, addressed as 719 Locust Avenue, occupies an entire block of downtown Knoxville on the Western edge of the CBID. The total site area is 1.97 acres or 85,752 square feet. It is a rectangular lot bounded by Locust Street, Cumberland Avenue, W. Church Avenue and Henley Street. The site is improved with a building that has 52,776 square feet of gross building area and 36,375 square feet of net rentable area consisting of office and courtroom space. It is estimated that these improvements were constructed in 1952-1953. Over half the lot serves as a surface parking lot to support the facility. The building has now been vacant for close to a decade while state employees continue to use the surface lot for parking.

The property is owned by the State of Tennessee, but is currently under option by the City Industrial Development Board (IDB) through August of 2015. The general plan is for the IDB to issue a Request for Proposals (RFP) for the property, select a developer and then close on the property with the State and transfer the property to the selected developer simultaneously. This process has begun twice but

has yet to lead to a successful transfer and redevelopment of the site. The following is a brief history of both those processes.

In September of 2007, the IDB issued an RFP for the site. A mixed use development was selected that included office, hotel and residential uses. This project was challenged in the court system under a 2003 city ordinance that prohibited using city resources to establish a “convention center” hotel. The lawsuit which was heard in July of 2008 failed and the development was cleared to go forward. However, by the time a decision was reached the economy was moving into recession, financing was not available and this effort came to a halt.



State Supreme Court Parking and Building

In July of 2013, the IDB once again published an RFP looking for development proposals for this site. This time there were five responders and another mixed use development was selected. The project included a residential building on the north side of the site, a hotel on the south side with the old courtroom slated for use as a restaurant. The proposal also included a covered walkway over Henley Street to the Convention Center. The other proposers offered up student housing developments, market rate

housing or office space. All the proposals recommended demolition of all structures on the site with the exception of the wining proposal. The selected proposal planned an adaptive reuse of the courthouse and demolition of the office building. There was quite a bit of public discussion about the selection and it created some divisiveness in the community. Eventually this project failed to materialize because of funding problems.

The goal of City and State government is to move the site back to productive use.



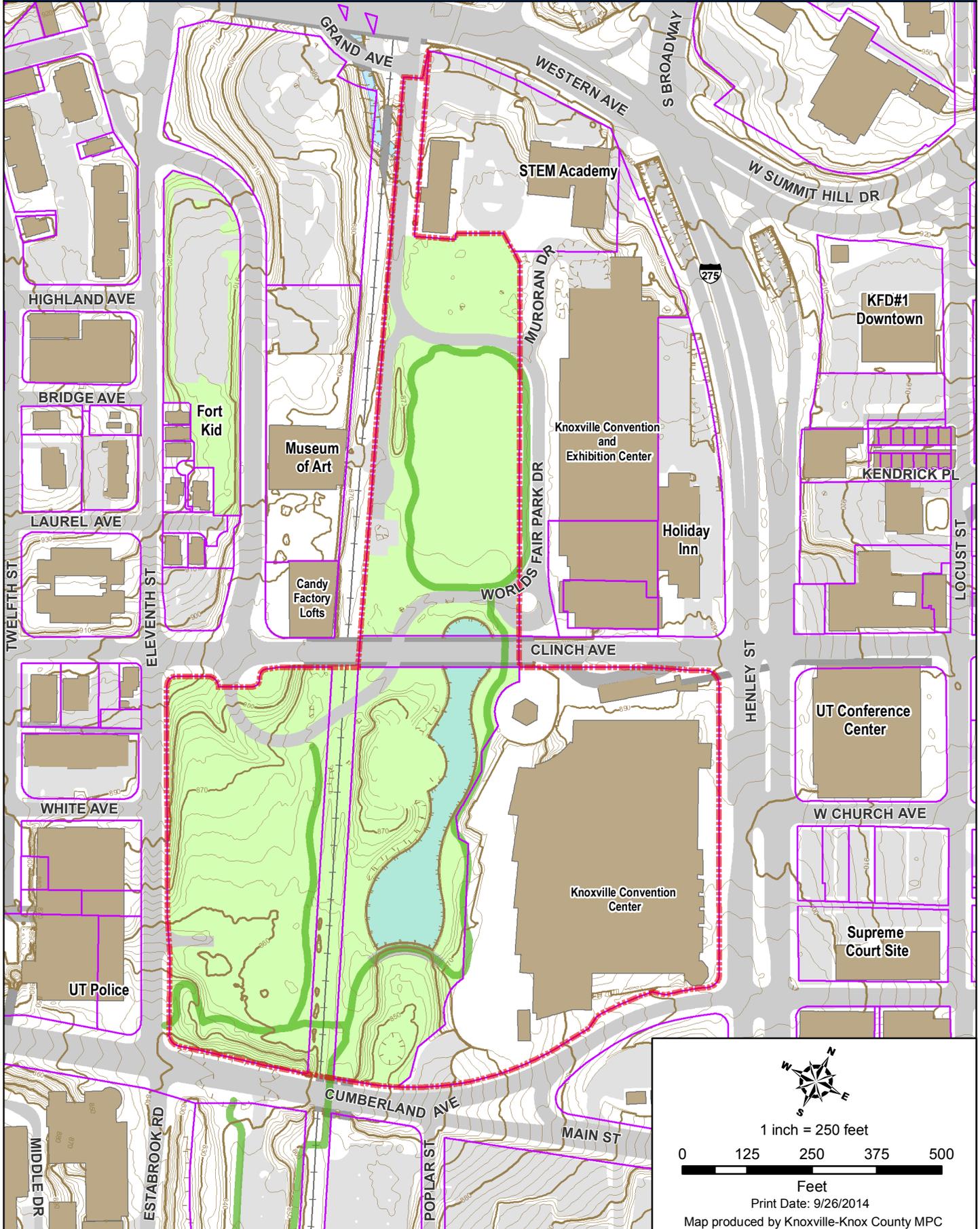
Oblique image of State Supreme Court Site looking west, 2014



Oblique image of State Supreme Court Site looking east, 2014

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Map 23: World's Fair Park and Convention Center



World's Fair Park

The World's Fair Park property is managed by the Public Building Authority which also manages Volunteer Landing on the north bank of the Tennessee River. Volunteer Landing is connected to World's Fair Park by the Second Creek Greenway. For the 2014 calendar year, World's Fair Park has been booked for more than 50 events. The events held at World's Fair Park range from weddings and receptions; festivals including: food & beverage, cultural, music, and general festivals, runs; races; walks; Christian concerts; church services; City-sponsored special events (Festival on the Fourth & Boomsday); and memorial services and ceremonies such as the Memorial Day Ceremony, 911 Remembrance Ride and 911 Memorial Stair Climb.

Daily usage in these areas is difficult to evaluate due to the seasons, events scheduled, Sunsphere usage, Amphitheater usage and overall layout of the areas. It is not unusual for the park to see 1,500 or more visitors on a daily basis with the fountains active during the warm weather. Expectedly, attendance is less for the winter months. There are often bus trips with scheduled stops to the Observation Deck of the Sunsphere that will have 75-100 visitors involved. Non-rental event activities range from visits to the interactive fountains at the park, Frisbee games, soccer games (no cleats), people running or walking thru the park as part of the City Greenway system, bringing dogs to the park, visiting the Sunsphere Observation Deck, elementary school, daycare, and after school programs such as the Boys & Girls Club. A group exercise class from the nearby YMCA uses the park for outdoor workouts. There are also visits to the playground, to the East Tennessee Veteran's Memorial Wall at WFP, and it's a great place to read a book or to get away from the office to eat lunch. The Performance Lawn has also been used by UT

Police and KPD for training areas. The city was recently the host of the national Medal of Honor Conference and eight Blackhawk helicopters landed on the Performance Lawn to pick up the numerous veterans and take them to schools to speak.



Splash fountains at World's Fair Park

World's Fair Park's grand total of visitors includes more than 242,000 annual visitors (including multiple day totals).

When there are multiple events in the park and at the Stem School, East TN Veteran's Memorial, Holiday Inn, Knoxville Museum of Art and the Knoxville Convention Center, parking can fill up very quickly. There are multiple surface parking lots available throughout the park and adjacent areas, but they are not always intuitive for users. On occasion the University of Tennessee has assisted park events by allowing visitors to utilize some parking on the 11th Street Garage that they own and manage. This arrangement has been very beneficial.



The Amphitheater at World's Fair Park

Some events utilize the free public parking lots located outside World's Fair Park. Those parking lots include 74 spaces at the North Lot, 82 spaces at Fort Kid, 38 spaces Lot A at Blackstock, 120 spaces in Lot B at Blackstock, 23 spaces in Lot C at Blackstock. PBA Personnel Staff consisting of maintenance, custodial, and security is \$35 per person per hour.

The rental rate at the Amphitheater is \$300 commercial rate per day, \$200 non-profit rate per day and \$150 3-hour rental. Rental rate at the Festival Lawn is \$750 commercial rate per day, \$550 non-profit rate per day, and \$100 hour rental rate (4 hour maximum). Rental rate at the Performance Lawn is \$1,500 for commercial rate per day and \$1,125 non-profit rate per day. All setup and teardown days are at a full day rental at each venue at World's Fair Park. The required refundable Security/Damage Deposit is \$1,000 for attendance greater than 300 and \$500 for attendance less than 300.

Although PBA does not keep up with an economic impact report, it is believed World's Fair Park is critical in nature to bringing in large crowds for events in the core of downtown Knoxville that would not be supported elsewhere.

Knoxville Convention Center:

The average annual attendance is 300,000. The Knoxville Convention Center (KCC) has had over 3 million attendees through its doors with over 80 countries represented since opening in 2002. Based upon annual attendance numbers from out-of-town conventions and meetings tracked by the Knoxville Convention Center, Visit Knoxville estimates the localized economic impact calculator to be \$11.6 million in direct economic impact and \$20.1 million in indirect impact for the 2012 fiscal year; and \$14.5 million in direct economic impact and \$25 million in indirect economic impact for the 2013 fiscal year. Elements factored into these figures include local jobs supported; local taxes; hotel stays; and business at local restaurants, shops and other services and vendors.



Knoxville Convention Center at Henley Street

The KCC has an annual average of 250 events; these events range from private weddings to hosting PBS's Antiques Roadshow. Daily use of the KCC varies depending on conferences and other uses. The KCC is serviced by parking at the Poplar Street lot with 150 spaces. The Locust Street Garage serves as free parking on night and weekend events with approximately 600 spaces. The Blackstock Parking Lots are often used for staging of show move-in/move-out. The General Manager of KCC notes

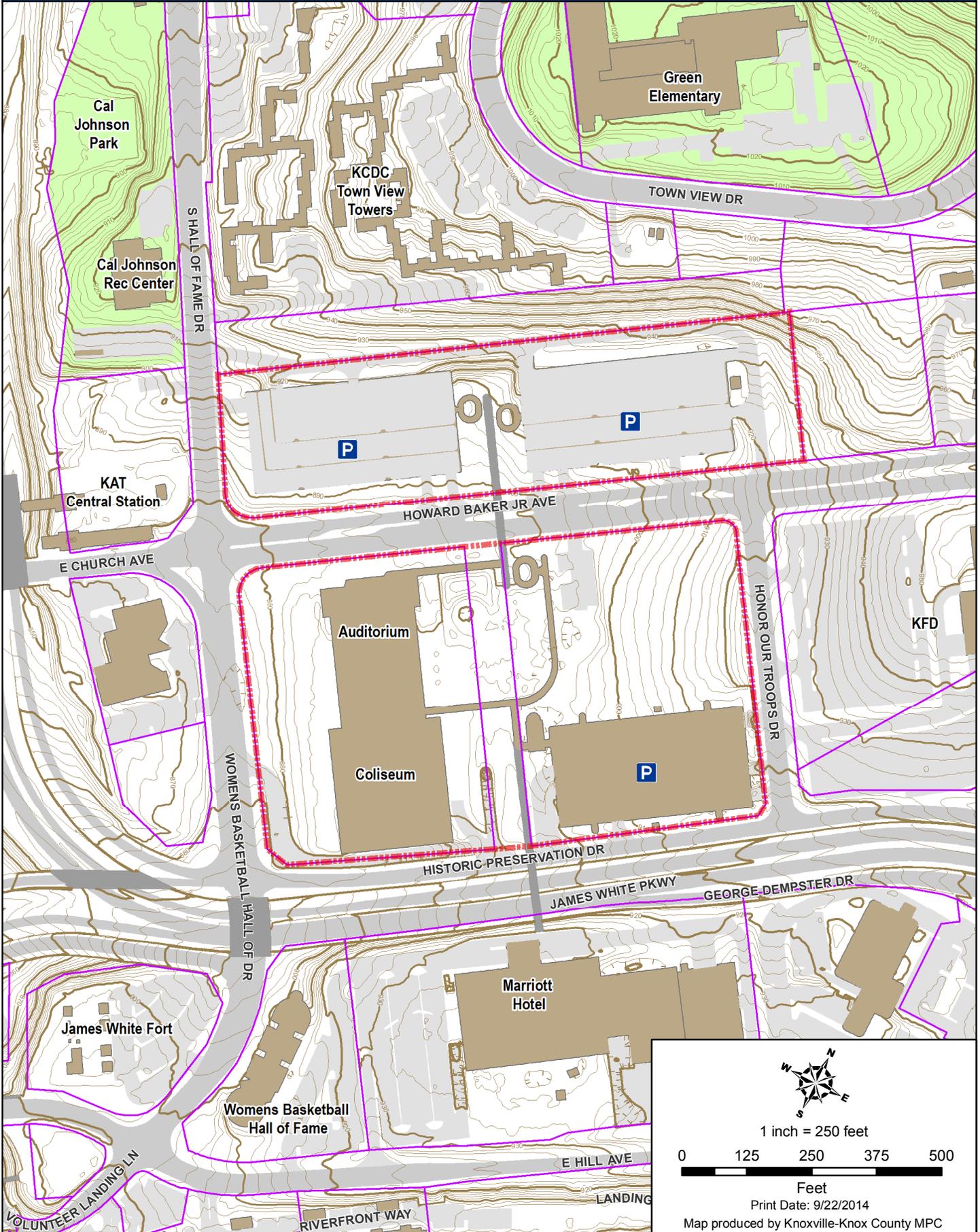
that it would be nice to have more, closer attendee parking that could be managed by KCC. The KCC has worked diligently over the last few years to improve efficiency and reduce energy consumption, including installing the City of Knoxville's largest solar panel array on the roof, energy efficient boilers, a 30-ton air-cooled chiller, window film, a new domestic hot water system and lighting systems. These programs and retrofits save approximately \$165,000 annually and were a significant help when in July of 2013, the Knoxville Convention Center was designated LEED Silver for Existing Buildings by the U.S. Green Building Council (USGBC) and became the first convention center in Tennessee to achieve this certification. The catering department purchases primarily local products from within 90 miles of the facility. Some herbs and produce are grown on-site in functional landscaping around the property and in a grow room in the facility.

KCC has also spent approximately \$200,000 on digital signs for all meeting rooms, interactive touchscreen wayfinding that also tied to the McGhee Tyson Airport system and QR code to the art collection in the building to enhance visitors experience and understanding. KCC also completed a \$300,000 addition of a terrace that overlooks the Sunsphere and World's Fair Park. The KCC and city are in the process of adding a second show room office for our exhibit hall, and complimentary mobile device charging stations versus the old phone banks, adding a covered walkway to the Holiday Inn and to the Tennessean hotel with upgrades to the existing pedestrian crosswalk. Finally there are plans to upgrade and improve the Clinch Avenue Viaduct with landscaping and pedestrian amenities.



Oblique image of World's Fair Park and Knoxville Convention Center looking west, 2014

Map 24: Knoxville Civic Auditorium and Coliseum



Knoxville Civic Auditorium and Coliseum

The Knoxville Civic Auditorium and Coliseum complex (KCAC) comprises over a million square feet of land on 26.5 acres. The facility is made up of a 6,500 capacity Coliseum, with 22,000 square feet of exhibit space; a 2,500 capacity Auditorium; A 10,000 square foot Exhibit Hall; A 4,800 square foot ballroom; three parking garages with 2,500 total spaces; and a natural lawn amphitheater with a capacity of 10,000. In 2013 the KCAC hosted over 160 events, bringing more than 300,000 guests through our facilities.



Marquee and lawn of the Civic Auditorium & Coliseum

The Knoxville Civic Coliseum is the home of the Knoxville Ice Bears (SPHL), The Hard Knox Roller Girls (WFTDA), and Knoxville Night Hawks (PIFL). In addition to our permanent tenants, the coliseum host some of the top touring concerts in the nation, a number of touring family shows including Disney on Ice, Disney Live!, Ringling Brothers Barnum and Bailey Circus, and Sesame Street Live!, as well as several community style events each year.

The Auditorium is the home of the Knoxville Symphony Pops series, and it also hosts a number of

top touring shows, civic style events, Broadway style plays, family shows, and competitions each year.

The Ballroom is the current home of Southeastern Championship Wrestling, and Knox County Criminal Court jury selection. We also host a number of meetings, weddings, and dances in the ballroom every year.

Our parking garages are a great resource for the facility. In addition to event parking, the garages are available for monthly and daily parking for downtown employees, long term parking for people utilizing the Mega Bus, RV and automobile parking for UT Football games. The garages are also used as a staging area for a number of parades, parking for downtown festivals and events, and as an additional rental space.

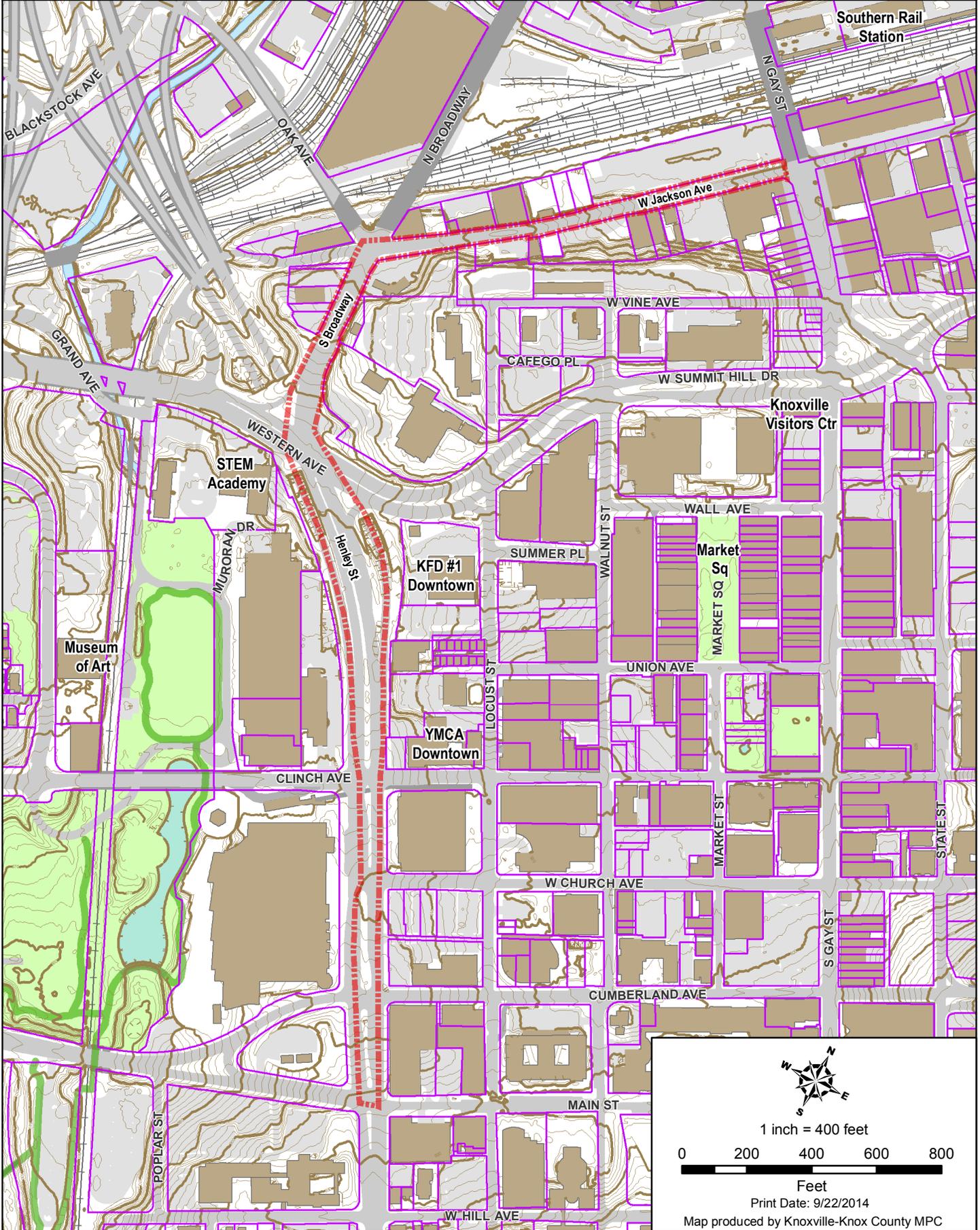
The City of Knoxville utilizes the complex for several events throughout the year including promotion ceremonies, training seminars, event planning meetings, conferences, and employee recognition events.

The KCAC generated income of over \$1.6 million last year.



Oblique image of KCAC looking south, 2014

Map 25: Henley Street Corridor



Henley Street Corridor



Henley Street looking north from Main Street

When Knoxville’s city grid was originally laid out in the 1790s, Henley Street marked the western edge of the city. In fact, it was originally called “West Street.” The street was later renamed in honor of Col. David Henley (1749-1823), a Revolutionary War soldier from Massachusetts who was sent to Knoxville in 1793 by President George Washington.

As transportation changes continued to evolve the streets of the original grid began to become quite congested; especially on Gay St which led to the only bridge across the Tennessee River. In September 1926, the city hired Harland Bartholomew & Associates (HBA) of St. Louis, Missouri, as its “City Plan Engineer” to develop a comprehensive master city plan. Between 1926 and 1929, HBA worked with Knoxville leaders on a new master city plan, the first in the city’s history. Bartholomew’s Knoxville City Plan recommended improvements such as better street and traffic plans and a massive automobile bridge over the Tennessee River.

On August 3, 1928, the Knoxville City Council approved \$3 million in bonds for improving city streets and building the proposed Henley Street Bridge. About \$500,000 of this amount was earmarked for widening and extending Henley Street and another \$500,000 for the city’s share of building the bridge.

The improved Henley Street featured a seventy-two foot wide concrete roadway with eight traffic lanes and two flanking fourteen-foot wide sidewalks for pedestrians. A new diagonal extension connected the improved Henley Street corridor with the improved Broadway corridor at Western Avenue (formerly Asylum Avenue), forming a continuous roadway between Broadway and the new bridge.

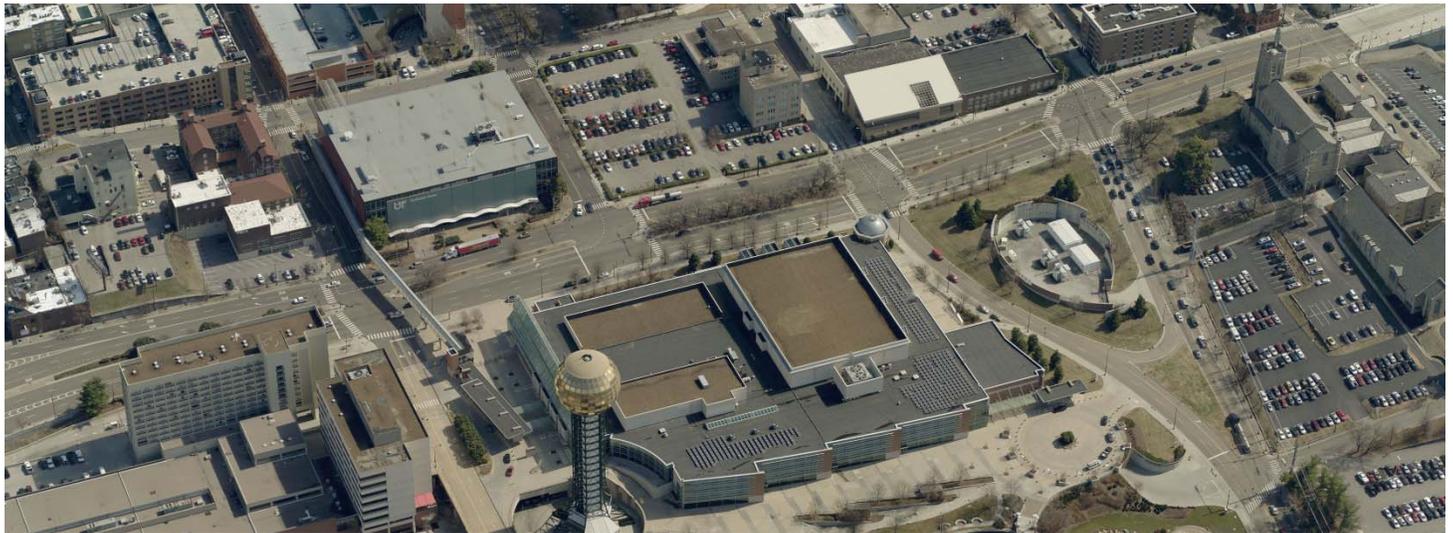
In the late 1970s, the Henley Street corridor was vastly improved in preparation of the World’s Fair held in Knoxville in 1982, and a pedestrian cross walk was built to ease movement from downtown to the World’s Fair site. In the 1990s, the Henley Street

corridor continued to be enhanced with a new underground tunnel at Western Avenue, completed by TDOT in 1995, which connected Henley Street directly to Interstate-40 and Interstate-75 at the downtown interchange. Shortly after these improvements plans were made for the renovation of the Henley Street Bridge.

Early this year the renovated Henley Street Bridge was reopened. During this renovation project, as traffic was detoured around the bridge, there was some discussion of making the detour routes permanent and of narrowing Henley Street to make it more pedestrian friendly environment. A workshop was held at City Council on the idea, but it did not gain much traction though there is still a strong feeling by some in the community that the road way creates a large divide between Downtown and points west.



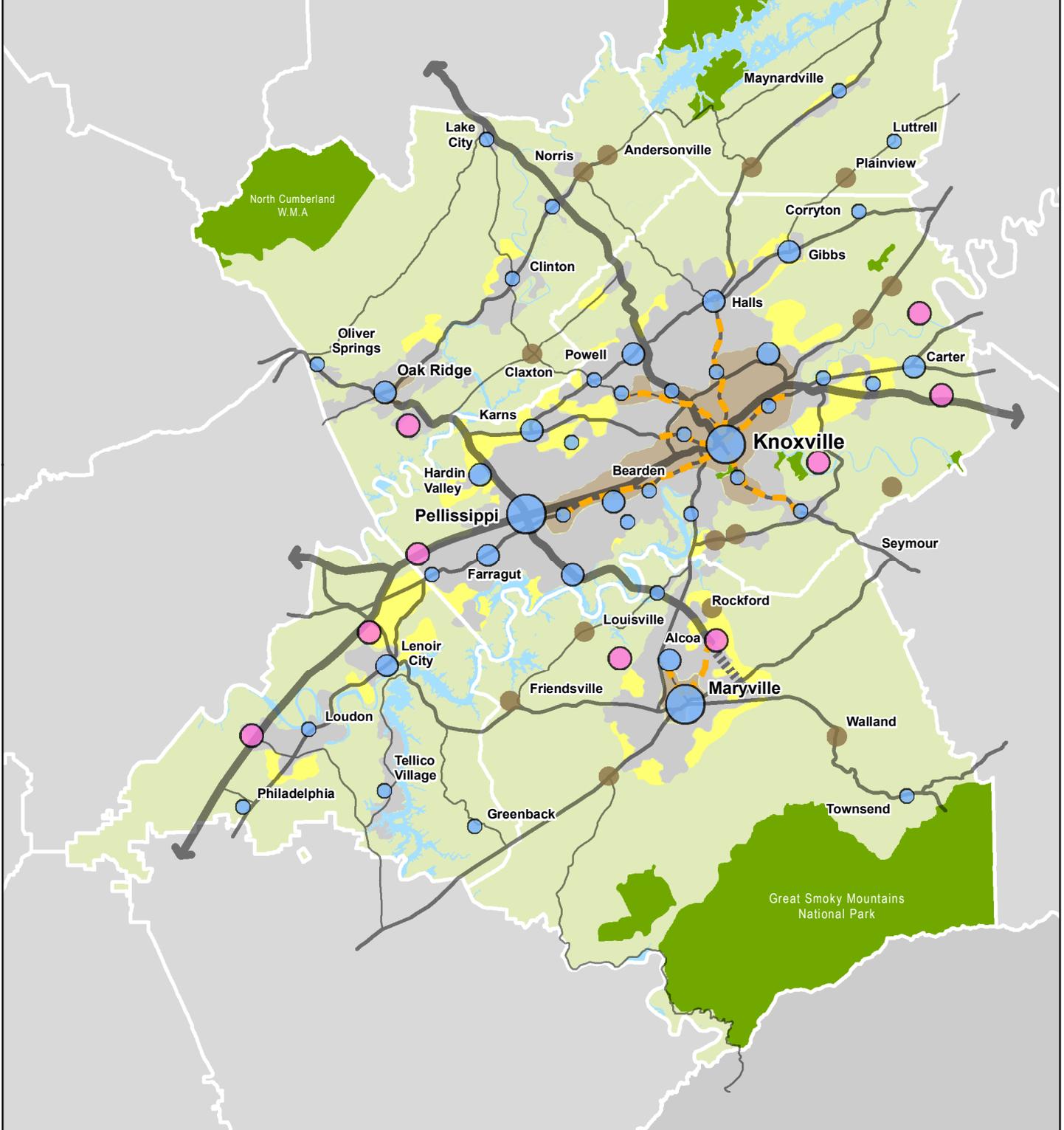
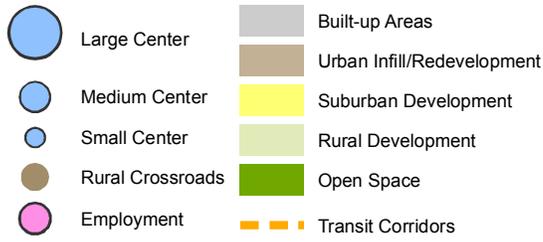
Henley Street Bridge under construction, 2011



Oblique image of Henley Street and Knoxville Convention Center looking east, 2014

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Map 26: Preferred Regional Growth Concept



Policy Guidance

Regional Planning:

Plan East Tennessee (PlanET) was a process to imagine the future of the region and chart a path to reach a shared vision. Started in 2011, the 30-month process focused on Anderson, Blount, Knox, Loudon and Union Counties. The ideas, goals, and strategies that have been developed are relevant to the larger East Tennessee region. PlanET was designed to: 1) Foster ongoing citizen involvement in planning for the region's future; 2) Develop a regional playbook to share strategies and provide guidance for local policy; and 3) Increase local capacity for dialogue and action. A changing economy and rapid rates of development have brought challenges to the region, including rising housing and transportation costs, diminished employment opportunities for many segments of the population, air and water pollution, and growing rates of health problems. The five-county region has grown by 300,000 people in the last 50 years and is forecast to grow by an additional 300,000 people and 240,000 jobs by 2040.

The Preferred Regional Growth Concept was the culmination of the PlanET Process. There were three broad concepts from the public input process.

- 1) Keep it focused – Participants gravitated toward concepts that focused our growth into activity centers, whether they are existing places, such as downtown Knoxville or downtown Maryville, or places yet to define a true center, such as West Knoxville. Growth concepts focused on centers garnered an average participant rating of almost four out of five stars, while the concept that portrayed future growth as more spread out received a rating of less than two stars on average.
- 2) Use our resources wisely – Water quality, air quality and local agriculture are top priorities for the region. These three items consistently emerged as the most important among

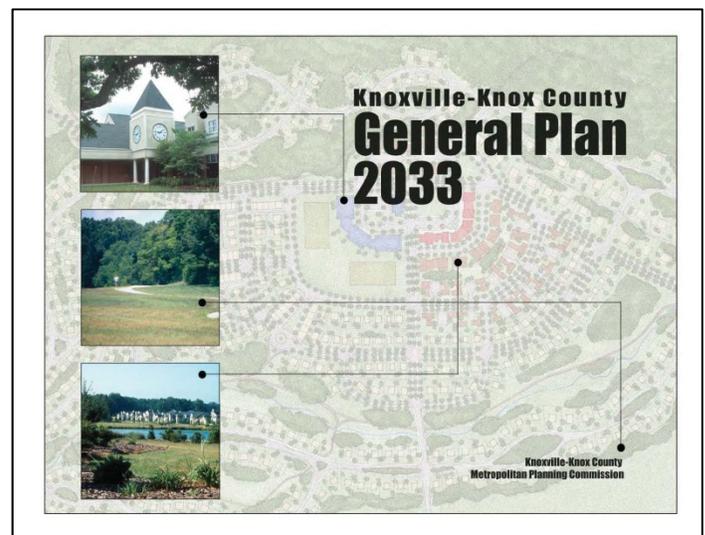
participants when asked about what is most important to our future. Inherent to each of these is the need to use our natural resources wisely and to think carefully about the impact of the built environment.

- 3) Provide more choices – Whether it's housing, lifestyle or transportation, East Tennesseans want more choices available to them in the future. This means the ability to live an urban or rural lifestyle, to raise a family in a free-standing home then transition to a townhome – within the same neighborhood – and the choice of whether to walk, cycle, take a bus or drive to meet daily needs.

The preferred growth concept for East Tennessee was built around a hierarchy of centers ranging in size, scale and function. This approach to shaping the region's growth proved to be the most popular as it maximizes transportation and housing choice, minimizes impacts to our prized natural resources, makes efficient use of infrastructure and was where economic and social capital are strongest.

City and County Plans:

Knoxville-Knox County General Plan 2033



As the official 30-year comprehensive plan for Knoxville and Knox County, the General Plan outlines a long-range vision and policy framework for

physical and economic development. The plan is a cooperative effort, created through a public participation process that involved community members with varied viewpoints and interests. It gives the MPC, the Knox County Commission and the Knoxville City Council a policy framework for making day-to-day decisions about the timing, location, character and extent of development. The plan identifies areas that should be conserved and areas that can be responsibly used to meet the needs of our growing population. By providing a long-range perspective, it helps the city and county governments anticipate changes in services and capital improvements that citizens will expect. The plan includes twelve sector plans, corridor and small area plans, system-wide plans, and the Growth Plan.

The Growth Plan for Knoxville, Knox County, and Farragut, Tennessee was mandated under the Tennessee Growth Policy Act (Public Chapter 1101), and requires that city and county governments prepare a 20-year Growth Plan for each county. At a minimum, a growth plan must identify three classifications of land outside of the city limits: Urban Growth Boundaries (UGB) must be drawn for all cities and towns. The land within the UGB must be reasonably compact, but adequate to accommodate all of the city’s expected growth for the next 20 years. Planned Growth Areas (PGA) must be reasonably compact, but large enough to accommodate growth expected to occur in incorporated areas over the next 20 years. Rural Areas are to include land to be preserved for farming, recreation, and other non-urban uses. The study area is entirely within the Central City Sector which is entirely within the Knoxville city limits so it is not in a growth plan area.

Comprehensive Planning Process

Sector plans are a component of the Metropolitan Planning Commission’s comprehensive plan. Sector plans are interrelated to several laws, processes and plans, which are described below. The Metropolitan Planning Commission (MPC), under state law, is

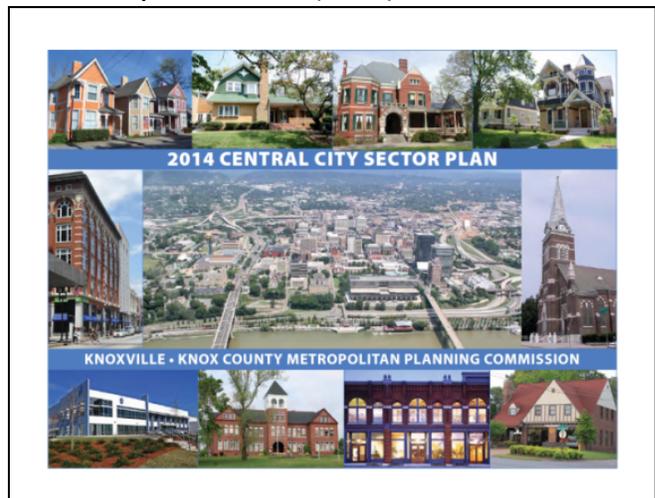
directed to create a comprehensive plan to provide recommendations for:

- Roads, and other transportation systems;
- Parks and other public property;
- The general location and extent of public utilities, including sanitation and water;
- The general character and location of community areas and housing development;
- Uses of land for trade, industry, housing, recreation, agriculture, and forestry; and
- Appropriate zoning relating to the land use plan, outlining permitted uses and the intensity of those uses, such as height and locations of buildings on their parcels.

Sector Plans

Sector plans provide a detailed analysis of land use, community facilities, and transportation for twelve geographical divisions in Knox County. The focus is to take goals contained in the General Plan and draft a sector plan that is to guide land use and development over a 15-year period. Also included is a five-year plan with recommended capital improvements and other implementation programs.

Central City Sector Plan (2014)



The Central City Sector Plan provides a Community Profile including information pertaining to Public Facilities and Infrastructure, Transportation, Natural Resources and Environmental Constraints, Land Use

and Development Trends, and Redevelopment Areas. It then makes specific recommendations for five year and fifteen year plans pertaining to Land Use, Community Facilities, Green Infrastructure, Historic Resources, and Transportation Plans.

One Year Plan (2014)

On November 2, 1982, Knoxville voters approved by referendum a revision of the City Charter which strengthened the relationship between planning and zoning. The Charter —Article VIII, Section 801— requires that future zoning in the city conform to the community’s comprehensive development plans. Previously, plans were guides for zoning, but conformance to the plans was not legally required.

The Charter requires the annual preparation and adoption of a one year comprehensive development plan covering the entire city. Fifteen-and five-year development plans (sector plans) are prepared to provide policy guidance on long and mid-range development issues and as a guide to development of the One Year Plan. The One Year Plan is specifically designed to be the basis for land use regulations and short-term public improvements.

The One Year Plan, by law and practice, is developed with a high level of community involvement. The required updates keep the plan a current and accurate guide for community growth, preservation, and enhancement. The structured amendment process allows the entire community to participate in the consideration of changes to the plan and provides more complete information on which to base decisions.

In 2014, there were no plan amendments for the Central City Sector Plan area and therefore no amendments to the study area.

Design Guidelines

Downtown Knoxville Design Guidelines

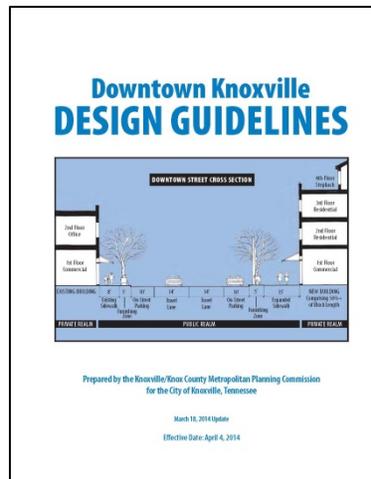
There have been several plans regarding the development of downtown Knoxville. The most

recent City of Knoxville Downtown Improvement Strategy (March 2005) is a document that takes into account the work of Crandall Arambula and the Nine Counties One Vision Task Force. It includes an action plan that calls for the development of “downtown urban design guidelines” with the purpose that the establishment of design guidelines and streetscape improvement programs will enhance developer confidence and stimulate new investment.

In addition to the action plan, the Downtown Improvement Strategy created a civic vision: “Downtown Knoxville...will be a vibrant, walkable place where people congregate to live, work, shop and play.” The goals of the Guidelines are to define expectations and allow flexibility, while fostering high-quality design.

The Guidelines were drafted to respect the existing downtown qualities, community desires and the need for reasonable provisions for both public and private improvements. In order to accomplish this, MPC hosted several public meetings.

The Guidelines are formatted into three sections: 1) General Principles relating to the Public Realm, the Private Realm and Historic Resources, 2) Specific recommendations regarding Districts - the Grid district, the Boulevard district, the Warehouse district and the Promenade District, and 3) Administration of the Guidelines.



Corridor Plans and Studies

Corridor plans primarily cover land use and transportation recommendations along existing transportation corridors. These plans are more detailed than sector plans because they have a smaller geographical area. Recommendations often deal with economic development, aesthetics, and public safety. Several Corridor studies have been conducted in the last decade to assess and make recommendations for improvements to key streets within the community.

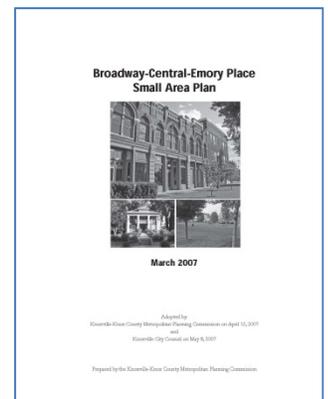
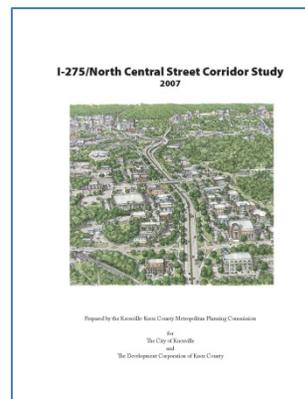
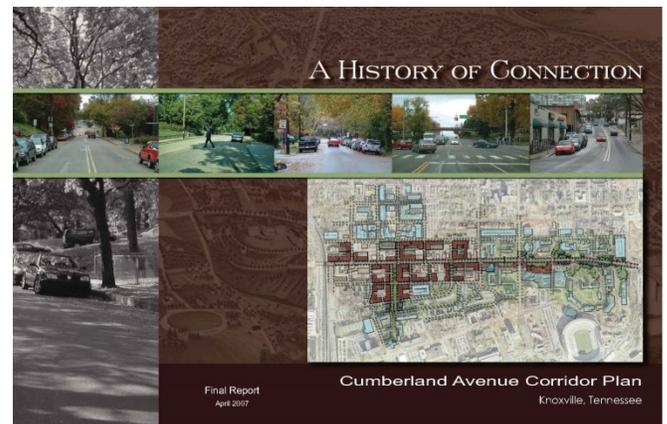
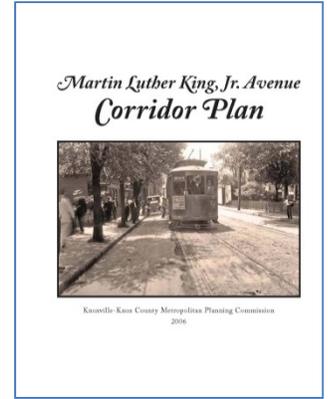
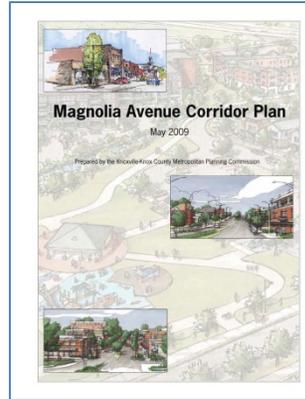
Magnolia Avenue Corridor Study (2009) and *Martin Luther King, Jr. Avenue Corridor Plan (2006)* promote “complete street” designs that reduce travel lanes, provide on-street parking, improve sidewalk and transit connections, provide bike lanes, and recommend pedestrian-scaled lighting and landscaping.

Cumberland Avenue Corridor Plan (2007) proposes a “road diet” for Cumberland Avenue, reducing the street from four lanes to three lanes with a median to control turning movements.

I-275 North Central Street Corridor Plan (2007) calls for several improvements, including: developing frontage roads along Woodland Avenue and Baxter Avenue for development opportunities and improving operational safety; at East Fifth Avenue and Bernard Avenue, create a connection between Seventeenth Street and Baxter Avenue interchanges; at Dale Avenue and Blackstock Avenue, realign/vacate Dale Avenue right-of-way to foster redevelopment; and, create a greenway along Second Creek.

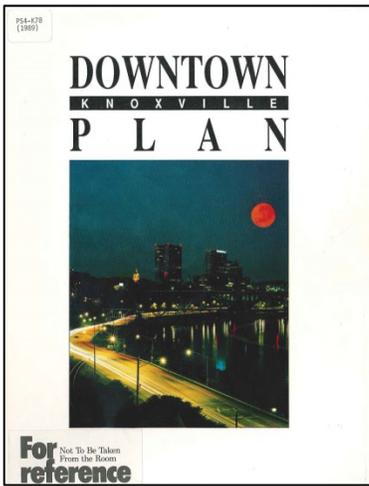
Broadway-Central-Emory Place Small Area Plan (2007) recommends rehabilitation and redevelopment of the Central Street corridor, enhancement of neighborhood stability, creation of a “downtown north,” improvement of Broadway’s

aesthetic character, and enhancement of non-motorized transportation systems and alleys.



Downtown Plans

Downtown Knoxville Plan (1987)



This was the final report for the Downtown Task Force and was intended as a guide to the challenges downtown Knoxville faced in the coming decades. The plan was a means of ensuring that the values and virtues of the “Resource Valley” were represented by

Downtown. The plan made several recommendations including: improving beautification; maintaining a consistent urban form; supporting activity areas; upholding parking and circulation strategy; focusing on waterfront development; increasing residential development; broadening cultural, entertainment and tourism development; continuing to build economic development and recruiting and creating an organization to support these activities.

Creating a Civic Vision, Nine Counties One Vision (2002)

The Civic Vision for Downtown Knoxville outlined a series of “Guiding Principles” and “Opportunities for Consideration” that would help to coordinate decision-making regarding the development and physical improvements of the downtown, resulting in a more vibrant social heart for the East Tennessee region.

Over a few years, thousands of citizens discussed ideas and dreams for the downtown, which helped to formulate this Civic Vision. Most recently, the Nine Counties One Vision process identified the importance of Downtown Knoxville as the heart of the region, with a series of suggestions. A Downtown

Task Force established as part of the Nine Counties One Vision effort explored and summarized these ideas. The Civic Vision also builds on the many recent developments in the Downtown under the leadership of both the city and county governments, while laying the groundwork for future decisions that will complement recent efforts.

The report had three goals:

- To summarize and interpret the public processes of recent years, involving ideas from thousands of citizens while respecting efforts of elected public officials.
- To establish flexible guidelines for current and future decision making regarding downtown development.
- To lay the groundwork for the public to work with a consultant to develop a more specific Urban Design Plan.

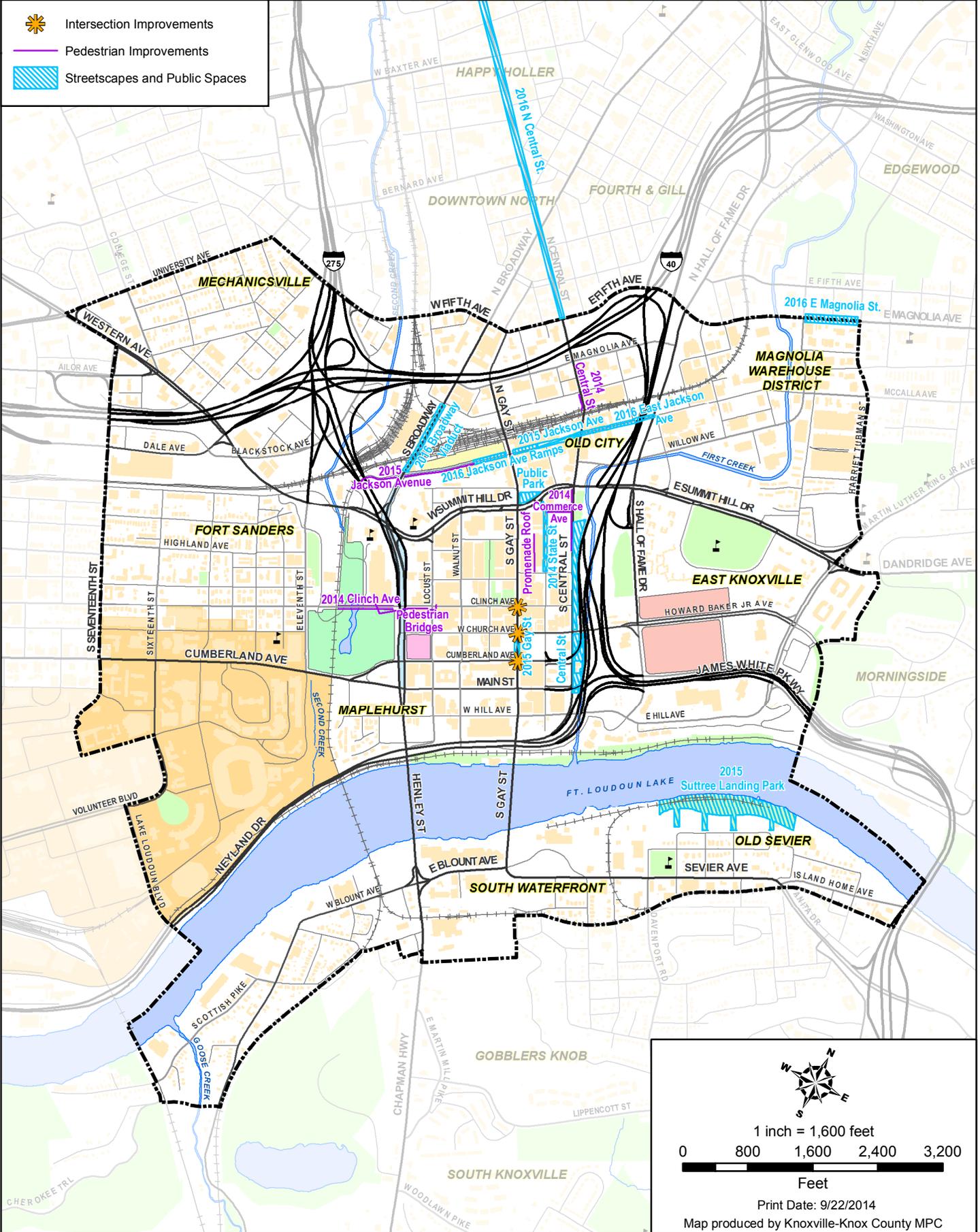
This process culminated in hiring Crandall Arambula, PC to create an Implementation Strategy.

Civic Vision for Knoxville (2004)

The plan by Crandall Arambula outlined an Implementation Strategy, Catalyst Projects, Priority Projects, Organization, and a Market Study. The conclusion was that there is substantial potential to re-create a vibrant retail environment in downtown Knoxville. But that process will require documentation of the area’s economic and market advantages, establishment of a management program that will allow for coordination of multiple downtown stakeholders and partners as well as encouraging leadership among the many players involved. Finally, the grease for the wheel of momentum will be direct and indirect funding and policy support for the Downtown Master Plan. Significant, multiyear funding commitments will accelerate progress, maintain momentum for the program and increase the potential for success.

Map 27: Public Investments

-  Intersection Improvements
-  Pedestrian Improvements
-  Streetscapes and Public Spaces



1 inch = 1,600 feet
 0 800 1,600 2,400 3,200

Feet

Print Date: 9/22/2014

Map produced by Knoxville-Knox County MPC

Public Investment

Jackson Avenue Ramps Project

The Jackson Avenue Ramps are included within the TDOT Bridge Inventory and are inspected on a bi-annual basis. The poor rating of the ramps resulted in qualification for participation in the federal bridge replacement program. TDOT is allowing local agencies to administer projects that affect local streets. Therefore, the City will administer all phases of this project including preliminary engineering, right-of-way and construction.

East Jackson Avenue Streetscapes

The East Jackson Avenue Streetscapes plan had its beginnings when The City of Knoxville contracted with the East Tennessee Community Design Center to conduct a series of charettes to determine common community desires in the Historic Old City. As a result of this work, a contract was awarded to CDM Smith for \$278,400 to develop construction plans for the portion of East Jackson Avenue from the eastern most ramp on East Jackson Avenue to Patton Street. These plans will detail the complete streetscape including street lighting and sidewalk replacement.

The project will further the City of Knoxville goals of better connecting the Old City to both the University of Tennessee and the World's Fair Park and the rest of the downtown area and will encourage redevelopment along the Jackson Avenue corridor. It will also provide a better connection as development continues to occur in the eastern part of Downtown. The construction documents are projected to be completed in late 2014 with phased construction beginning in 2015.

Jackson Avenue West Streetscapes

The Designer for the Jackson Avenue West Streetscapes/Stabilization Project is Vaughn & Melton Consulting Engineers, Inc. The project originated in 2005 through funding from a Tennessee Department of Transportation (TDOT)

High Priority Project for the Upper Second Creek/Old City Greenway, PIN 107380.00. The TDOT contract calls for the City of Knoxville to design and construct a pedestrian connection of approximately 2,400 linear feet from the intersection of World's Fair Park Drive and Grand Avenue to the intersection of Jackson Avenue and Gay Street. The HPP funding was distributed over a 5-year period beginning in 2005 at 20% per year. The proposed project will accomplish the desired pedestrian connection and the streetscape improvements will encourage redevelopment along the Jackson Avenue corridor.

500 block of West Jackson Avenue

In the spring of 2014, City of Knoxville officials asked for public input on how to proceed with reshaping the 500 block of West Jackson Avenue, following a Feb. 1 fire that destroyed the last of the historic McClung Warehouses buildings. Input from an April 3 forum and from online survey comments are helping to guide the City's issuance of a Request for Proposals. The RFP is expected to go out later this year, after additional analysis in the fall of 2014 that draws on the expertise of the Urban Land Institute, a 32,000-member nonprofit research and education organization whose staff facilitates multidisciplinary forums on real estate and aims to create great space.

700 Block of S. Gay Street

This is the last remaining section of Gay Street that has not been brought up to current standards. This project will consist of replacing old, dilapidated sidewalks and roadway in the 700 block of Gay Street with a more functional roadway standard that better addresses the needs of traffic and pedestrians. Utility upgrades here will also benefit all of the property owners as this section of downtown develops.

State Street Streetscapes

Marble Alley Development will add several hundred new apartment units to the Downtown area and as a part of this development a streetscapes plan has

been developed which will bring improved utilities, wider sidewalks and improved street lighting to State Street from Union Avenue to Summit Hill Drive. Construction will begin in late 2014 for approximately 18 months.

100 Block of S. Gay Street

This construction project rebuilt the support structures, relocated and realigned all utilities and replaced surface-level streetscape features. While the primary purpose of the construction was to fix old and compromised infrastructure, the project's surface-level design included cosmetic enhancements like wider sidewalks, street trees, and a sidewalk furnishing zone for features like benches, bike racks, etc. that significantly improved the aesthetic condition of the block.

This construction project was completed in 2011.

Downtown Wayfinding

The goal of the wayfinding effort is to make it easy for visitors and residents to navigate around downtown Knoxville, as well as highlighting its attractions and offerings in an appealing and informative manner. The project area encompasses all of downtown including World's Fair Park. The general boundaries are the Norfolk Southern Tracks to the north, the Tennessee River to the south, Hall of Fame Drive on the east and 11th Street on the west.

Magnolia Avenue Streetscapes Plan

On April 16, 2014, more than 60 people- City Council members and East Knoxville residents and business leaders - shared ideas last on the Magnolia Avenue Streetscapes plan during a public forum at the John T. O'Connor Senior Citizens Center. Participants got a close look at renderings and details on the long-range project.

Citizens were invited to look at the proposal and offer their comments through April 30, 2014. Officials presented schematic designs for the Magnolia Avenue Streetscapes project, based on

recommendations outlined in the 2009 MPC Magnolia Avenue Corridor Plan. One of three nodes, or centers of activity, along the three-mile corridor was recommended for initial designation as a model block, and a consultant, Kimley-Horn and Associates Inc., developed a detailed Streetscapes design for that block. The block spans from Jessamine Street to North Bertrand Street.

Cumberland Avenue Streetscape

The Streetscape Plan proposes a "road diet" for Cumberland reducing the street from four lanes to three lanes with a median to direct left turn movements. In the spring of 2013, the City working with stakeholders and with Council approval split the project into two phases.

Phase I includes improvements to Cumberland Avenue from Alcoa Highway to 22nd Street. The primary objective of Phase I is to address the utilities, roadway capacity, turn lanes, signals, and sidewalks in preparation of Phase II.

Timeline: Bid in September of 2014 - Start Construction in December 2014 or January 2015, estimated completion in July 2015 (approximately 8 months).

Phase II includes improvements to Cumberland Avenue from 22nd Street to west of 16th Street. This phase will include underground utilities (tie to Phase I work) narrowing of Cumberland Avenue from four lanes to three lanes, one of which will be a dedicated median/turn lane, widening sidewalks, adding street trees, plantings and street furniture, accommodations for transit and transit users, and new cross walks.

Timeline: Bid in September of 2014 - Start Construction in December 2015 estimated completion in August 2017 (approximately 21 months).

South Waterfront Redevelopment

The Knoxville South Waterfront Vision Plan, adopted in 2006, describes a long-term improvement strategy for an approximate 750-acre area fronting the 3-mile shoreline of the Tennessee River, directly south of downtown Knoxville and the University of Tennessee-Knoxville. Implementation tools were adopted soon thereafter, including a Knoxville South Waterfront Action Plan, an Urban Renewal and Redevelopment Plan, and the South Waterfront Development Code. The primary implementation strategy of the Vision Plan is to create public-private partnerships by funding, at least in part, public improvements in support of private redevelopment projects. Completion of the plan will take at least 20 years. Some of the public improvements include a continuous pedestrian/bicycle riverwalk along the shoreline, parks and green spaces, new and reconstructed streets, a new pedestrian/bicycle bridge connecting the South Waterfront to the University campus, sidewalks, bike lanes, and parking. It is anticipated that these public improvements will stimulate private investment, resulting in the addition of new residential, commercial, retail, and recreational opportunities. These public-private partnerships are intended to benefit residents, businesses, visitors, and the City's tax base. The intent of the Vision Plan is to create a safe, secure, attractive, and walkable series of mixed use developments that complement and connect to the downtown and the university.

Downtown North Redevelopment

The city of Knoxville has embarked on a plan to create a Downtown North commercial and residential district. The goal is to create an integrated mixed use area with visual, pedestrian, vehicular and land use connections working together to capitalize on the revitalization of Downtown Knoxville and the historic neighborhoods to the north.

Over the past several years this uniquely Knoxville community has made great strides in identifying itself as a special place with a distinctive character. The most noticeable changes have come to the facades over 30 buildings that combined have seen over five million dollars of public and private money invested. There have also been changes made in public infrastructure and plans laid for even more change.

The Downtown North Streetscape Improvement concept Plan was developed in 2009 and identified N. Gay St and N Central St as primary corridors on which to focus infrastructure improvements.

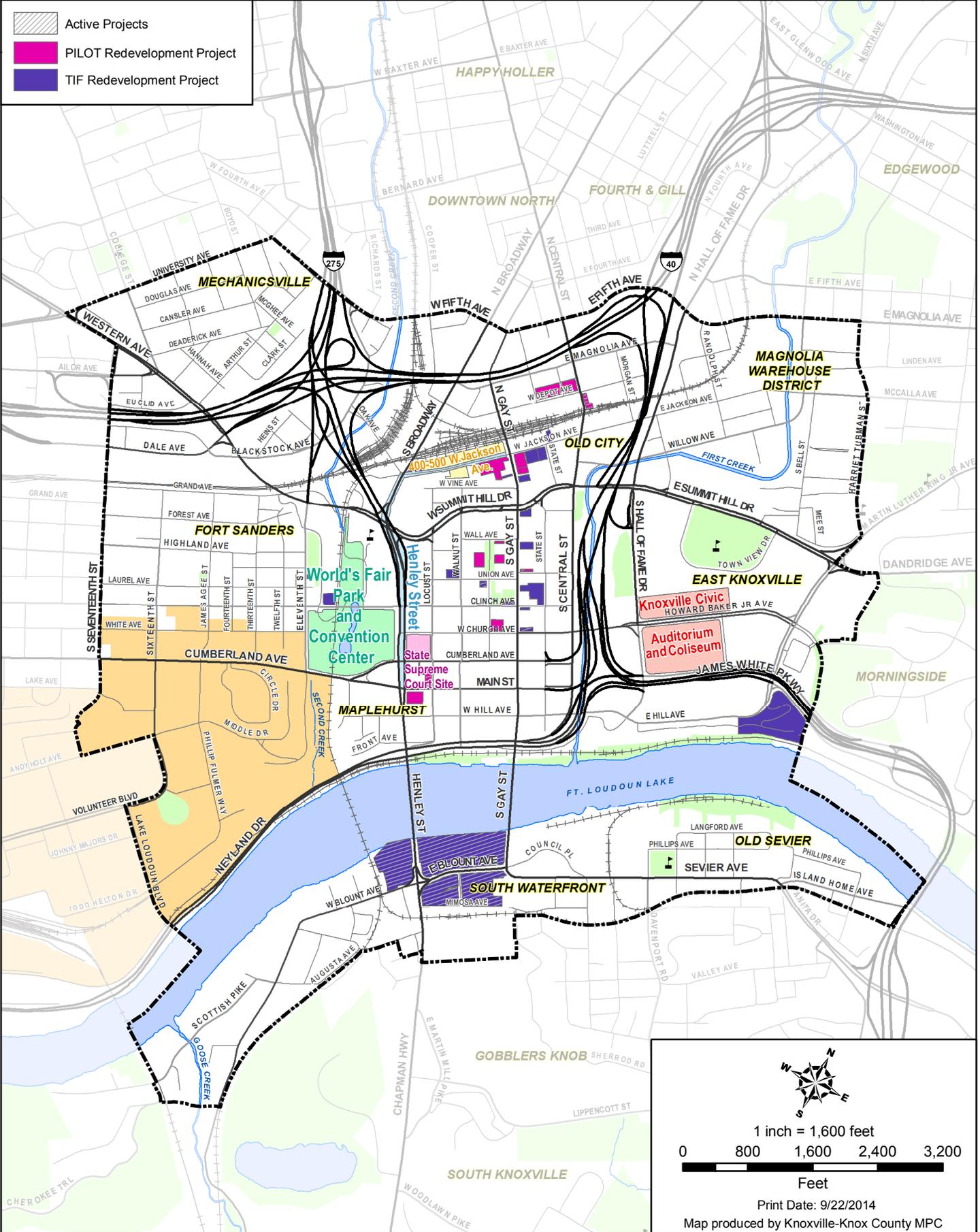
300, 400, 500, and 600 Blocks of North Gay Street
In 2011, improvements for the 300 & 600 blocks of North Gay Street were executed & concept plans for the 400 and 500 blocks were developed into construction plans. The project included narrowing the street with landscaped bulb-outs, installing decorative streetlights and relocating overhead utilities underground. Ground cover and flowering plants were installed in the spring of 2014. At the request of adjacent property owners, a parallel parking stall was added southwest of the intersection of North Gay Street and East Fifth Avenue. The project was completed in 2014 and has been well received by the general public.

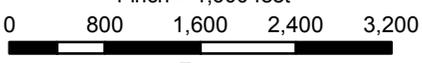
North Central Street Streetscapes

During the summer and fall of 2009 the city of Knoxville worked with Hedstrom Design, Landscape Architects and Vaughn & Melton Engineering to develop a streetscape plan for the major corridors within Downtown North. What emerged from this process was a clear consensus that the first priority for work should be North Gay Street and North Central Street. With that mission in mind, the design team did more detail work in preparing concepts for these two corridors. Funding for this project is an 80/20 split with TDOT and Environmental approvals have been received.

Map 28: TIF/PILOT Redevelopment Projects

-  Active Projects
-  PILOT Redevelopment Project
-  TIF Redevelopment Project




 1 inch = 1,600 feet

 0 800 1,600 2,400 3,200
 Feet
 Print Date: 9/22/2014
 Map produced by Knoxville-Knox County MPC

Private Sector / Public Involvement:

The City of Knoxville, working in conjunction with local economic development agencies including The Industrial Development Board of the City of Knoxville and Knoxville's Community Development Corporation, considers incentives for certain development projects. These incentives can include Payment in Lieu of Taxes (PILOT), Tax Increment Financing (TIF), and infrastructure improvements such as street, sidewalk, and landscaping, among others. These incentives are considered for projects determined to have economic development benefits to areas of the city that have been targeted, through the requisite public processes, for redevelopment and/or for industrial development.

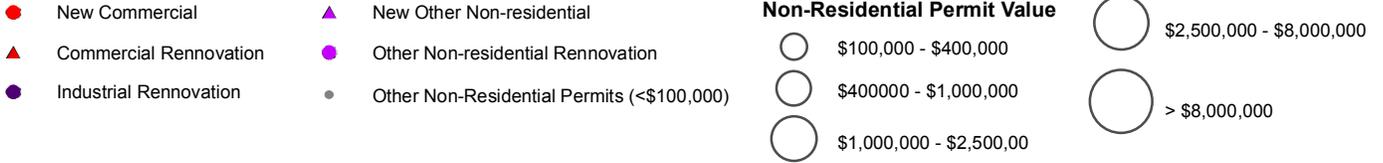
Those seeking such incentives are required to complete an application and submit to the City of Knoxville, Office of Redevelopment. Department staff will review applications with the applicants, city departments, partner agencies and related parties. Following this review the applicant will be contacted regarding the disposition of the application. The administration will forward any positive recommendation to council supplemented with all background information.

The adjacent map shows the completed TIF Projects, PILOT projects, and projects that are in process. In November of 2013, the City held a Downtown Summit to review the state of downtown and provided an overview of the impacts of these partnerships. Several important statistics were presented to the public, including:

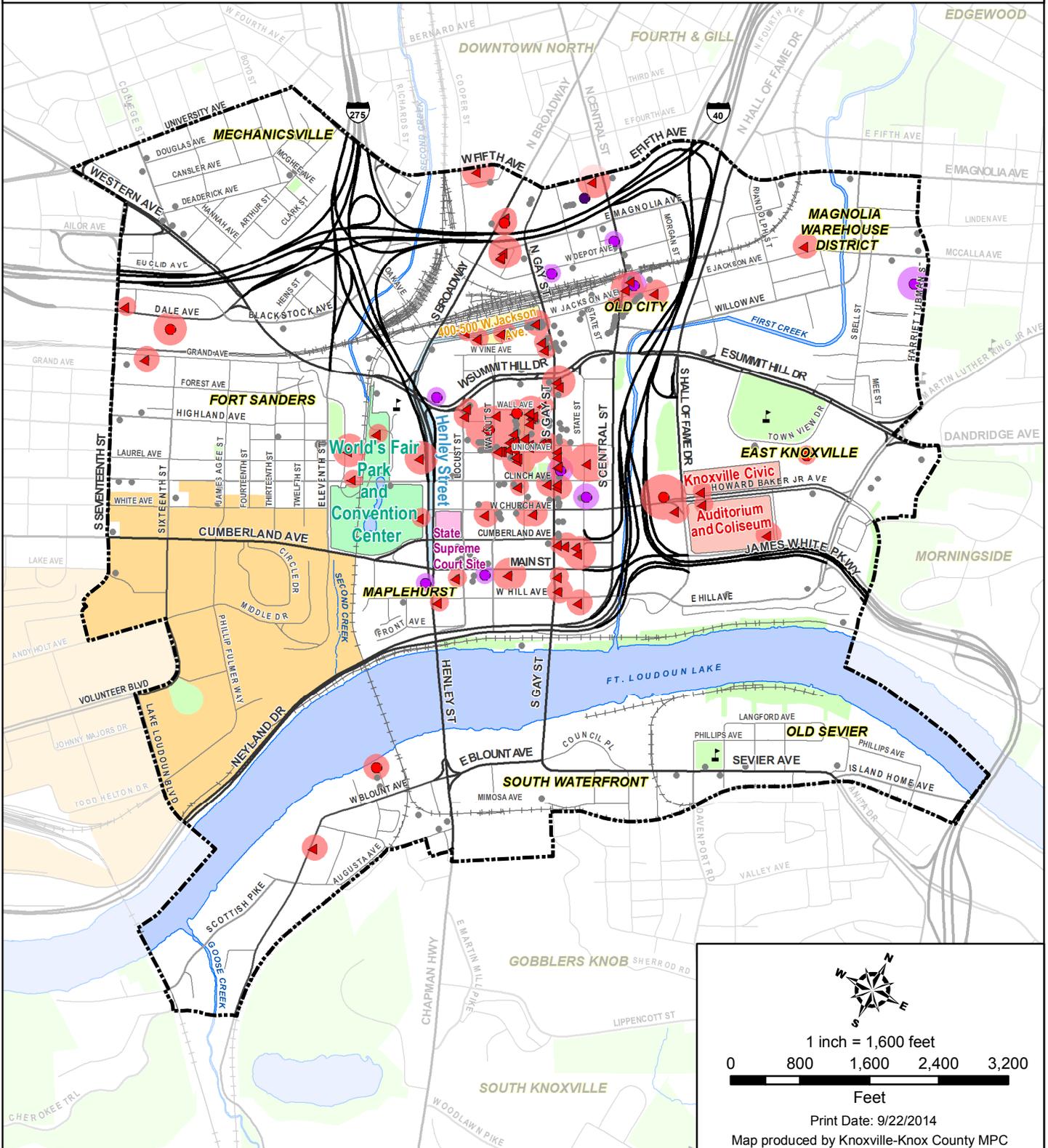
- In 10 years, there has been a \$1.2 million, or 43%, increase in annual local sales tax collection within the CBID.
- In 6 years, an additional \$20.6 million has gone toward retiring Convention Center debt.
- In 8 years, the appraised value of the TIF properties has increased by \$98 million.

- The appraised value of PILOT projects has increased by \$40 million.

Map 29: Non-Residential Building Permits



Note: permits for January 2008 to September 2014 shown



Non-Residential Building Permits

Since 2008, the Metropolitan Planning Commission has tracked non-residential building permits. The adjacent map shows a significant portion of building permits were concentrated in the core of downtown. The red circles indicate commercial development over \$100,000, the purple circles indicate non-residential, non-commercial development over \$100,000, and the grey dots are representative of permits less than \$100,000.

One of the largest circles included on this map is adjacent to the Civic Auditorium and Coliseum and represents the development of the John J. Duncan Jr. Knoxville Station Transit Center. The transit center was a \$27 million project that started in June of 2008 and was opened in August of 2010.

This map also does not account for building renovations or development on the University of Tennessee's campus as it is a function of state government and does not have to pull permits through the standard process.

Value of Non-Residential Building Permit Activity, January 2008-August 2014

Class	New Construction	Renovation & Addition	Total
Commercial	\$36,626,508	\$74,599,042	\$111,225,550
Industrial	\$0	\$280,500	\$280,500
Other Non-Residential	\$273,933	\$10,696,456	\$10,970,389
Total	\$36,900,441	\$85,575,998	\$122,476,439

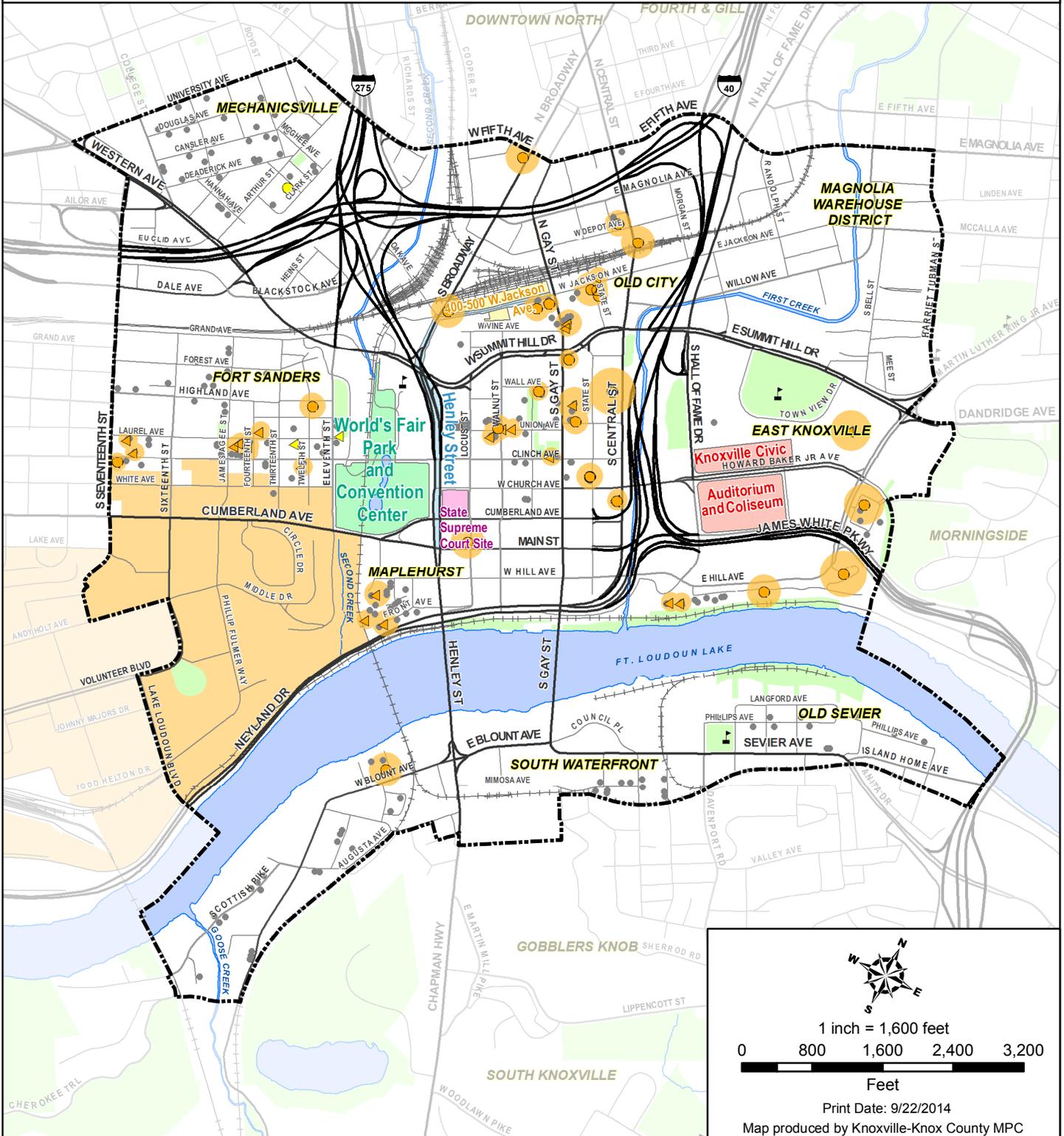
Source: City of Knoxville

Compiled by: Knoxville Knox County Metropolitan Planning Commission

Map 30: Residential Building Permits

- New Multi-dwelling
 - ▲ Multi-dwelling Renovation
 - New Single Dwelling
 - ▲ Single Dwelling Renovation
 - Other Residential Permits (<\$100,000)
- Multi-Dwelling Permit Value**
- \$100,000 - \$750,000
 - \$750,000 - \$2,250,000
 - \$2,250,000 - \$5,000,000
 - \$5,000,000 - \$10,000,000
 - > \$10,000,000

Note: permits for January 2008 to September 2014 shown



Residential Building Permits

The adjacent map depicts the residential building permits that have been permitted since 2008. The orange circles depict multi-family dwelling permits larger than \$100,000; the yellow circles show new single family residential development, the triangle symbol denotes renovations, and the grey circles show other renovations valued at less than \$100,000.

A cluster of multi-family dwelling projects has recently developed on the eastern edge of the study area. One of these projects, The Landings, leveraged Tax Increment Financing to make their project successful – the second phase of that development opened on East Hill Avenue in the summer of 2014.

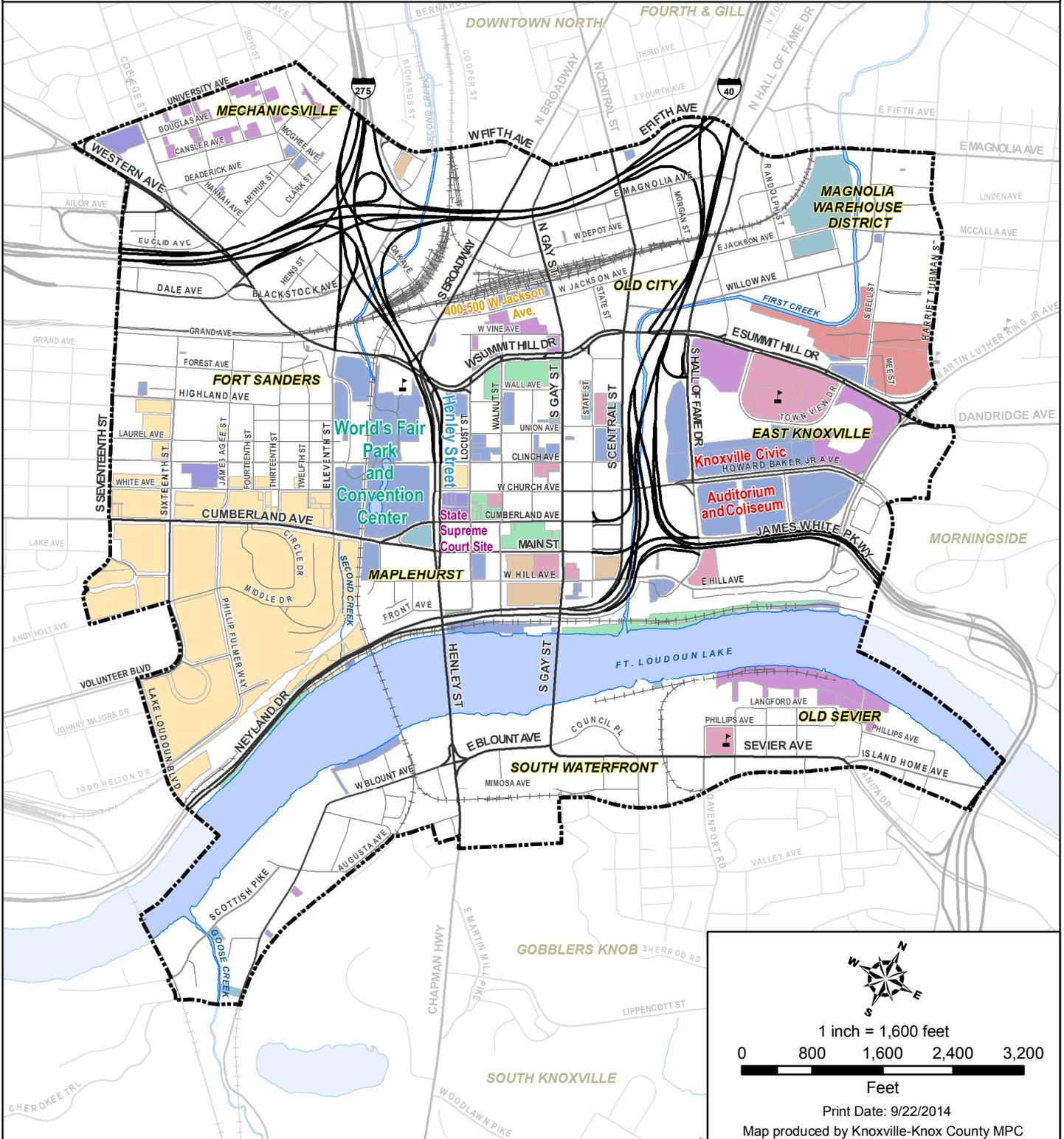
Value of Residential Building Permit Activity, January 2008-August 2014			
Class	New Construction	Renovation & Addition	Total
Multi-dwelling structures (Apts/Duplexes)	\$69,091,839	\$18,052,500	\$87,144,339
Attached Housing Units (Condos/Townhomes)	\$17,238,393	\$3,338,927	\$20,577,320
Detached Housing Units	\$289,200	\$2,382,586	\$2,671,786
Total	\$86,619,432	\$23,774,013	\$110,393,445

Source: City of Knoxville
Compiled by: Knoxville Knox County Metropolitan Planning Commission

Map 31: Large Property Owners (Public)

- | | | | |
|---|--|---|--------------------------------------|
|  | University of Tennessee (135.1 ac.) |  | United States Of America (18.6 ac.) |
|  | City of Knoxville (93.1 ac.) |  | Knoxville Utilities Board (17.7 ac.) |
|  | Knoxville's Community Development Corporation (39.1 ac.) |  | Public Building Authority (7.5 ac.) |
|  | Knox County (23 ac.) |  | State Of Tennessee (6.7 ac.) |
|  | Knoxville Housing Authority Inc (19.8 ac.) | | |

Note: Property owners holding more than 5 ac. within the study area are shown



1 inch = 1,600 feet

0 800 1,600 2,400 3,200

Feet

Print Date: 9/22/2014

Map produced by Knoxville-Knox County MPC

Development Potential – Public Property

A significant portion of the study area land is held by public entities, more than 350 acres or 50 %. The largest land holder at 135 acres is the University of Tennessee and only a portion of that campus is captured in the study area. The City of Knoxville is the next largest public land holder with over 90 acres which is largely composed of the World’s Fair Park site, the Civic Auditorium and Coliseum Site and KPD’s headquarters. Additionally, the third largest public land holder is Knoxville’s Community Development Corporation (KCDC) who provides public housing under state statutes and is also the authorized redevelopment authority in Knoxville. Some of the property that KCDC owns within the study area includes the land being developed for Suttree Landing Park on the South Waterfront and portions of the 400 and 500 blocks of West Jackson Avenue.

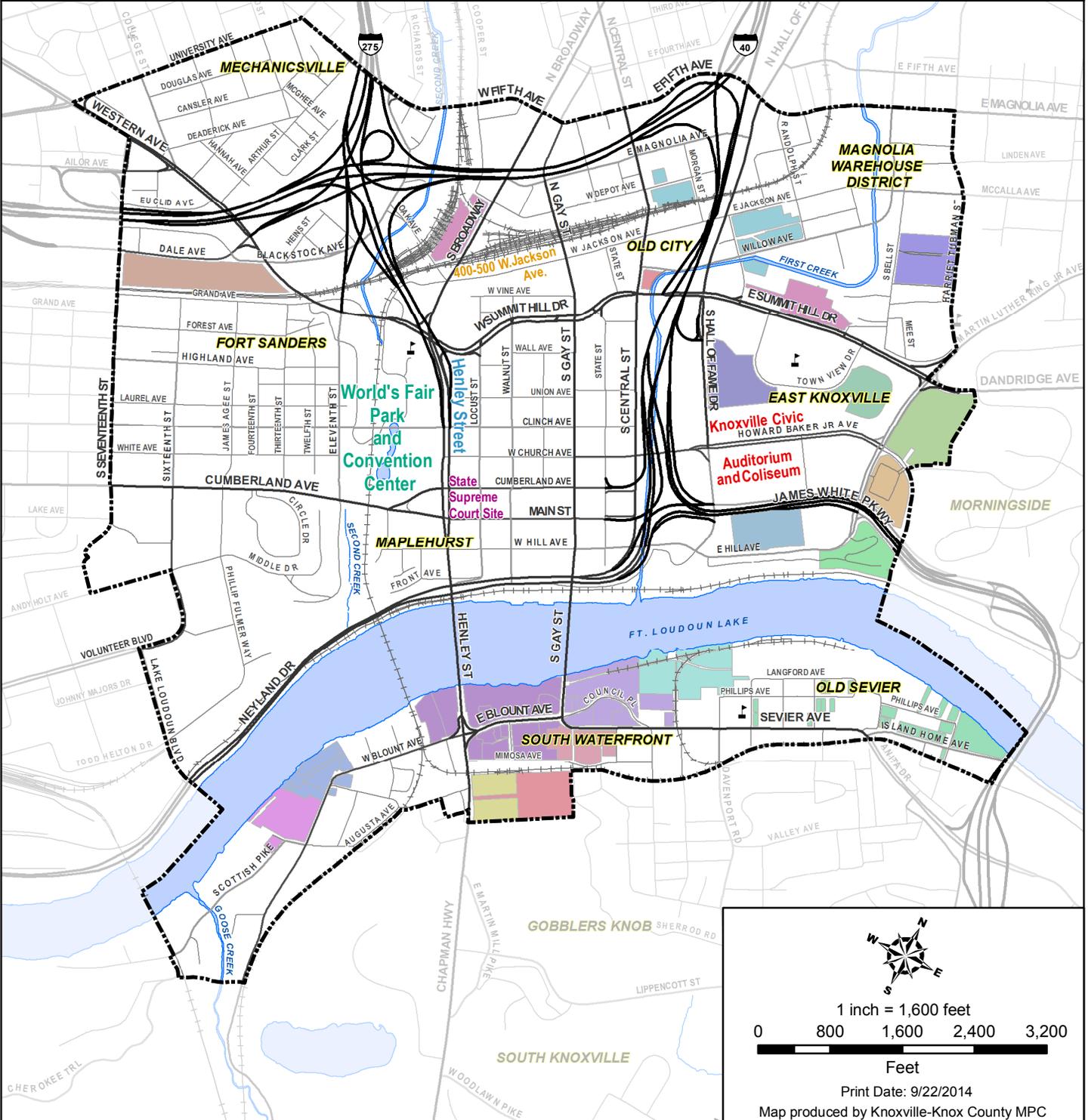
Large Public Property Owners	
Owner	Acres
University of Tennessee	135.1
City of Knoxville	93.1
Knoxville's Community Development Corporation	39.1
Knox County	23
Knoxville Housing Authority Inc	19.8
United States Of America	18.6
Knoxville Utilities Board	17.7
Public Building Authority	7.5
State Of Tennessee	6.7

Notes: Property owners holding more than 5 ac. within the study area are shown

Map 32: Large Property Owners (Private)

- | | | |
|--|---|---|
|  Riverwalk Investors LLC (22.5 ac.) |  Riverview Properties Inc (9.1 ac.) |  Ready Mix Usa LLC (6.4 ac.) |
|  Baxter Properties LP (12.8 ac.) |  320 Partners LP (8.6 ac.) |  Knoxville Housing LLC (5.9 ac.) |
|  Westminster Regency LLC (12.6 ac.) |  Wayland-Goodman Properties L P (8.4 ac.) |  Eleven Hundred LLC (5.5 ac.) |
|  Sansom Family Foundation Inc (12.3 ac.) |  Wdw Warehouse Properties LLC (8 ac.) |  Brown Greer & Co Inc (5.5 ac.) |
|  Marathon Ashland Petroleum LLC (11.1 ac.) |  Columbia Properties Memphis LLC (7.5 ac.) |  Kerbela Temple Holding Co (5.4 ac.) |
|  Smith & Hammaker Enterprises Inc (9.9 ac.) |  Knoxville River Warehouses Ltd (6.9 ac.) | |
|  Frazier Mike (9.3 ac.) |  The Knoxville Landings I, LLC (6.8 ac.) | |

Note: Property owners holding more than 5 ac. within the study area are shown



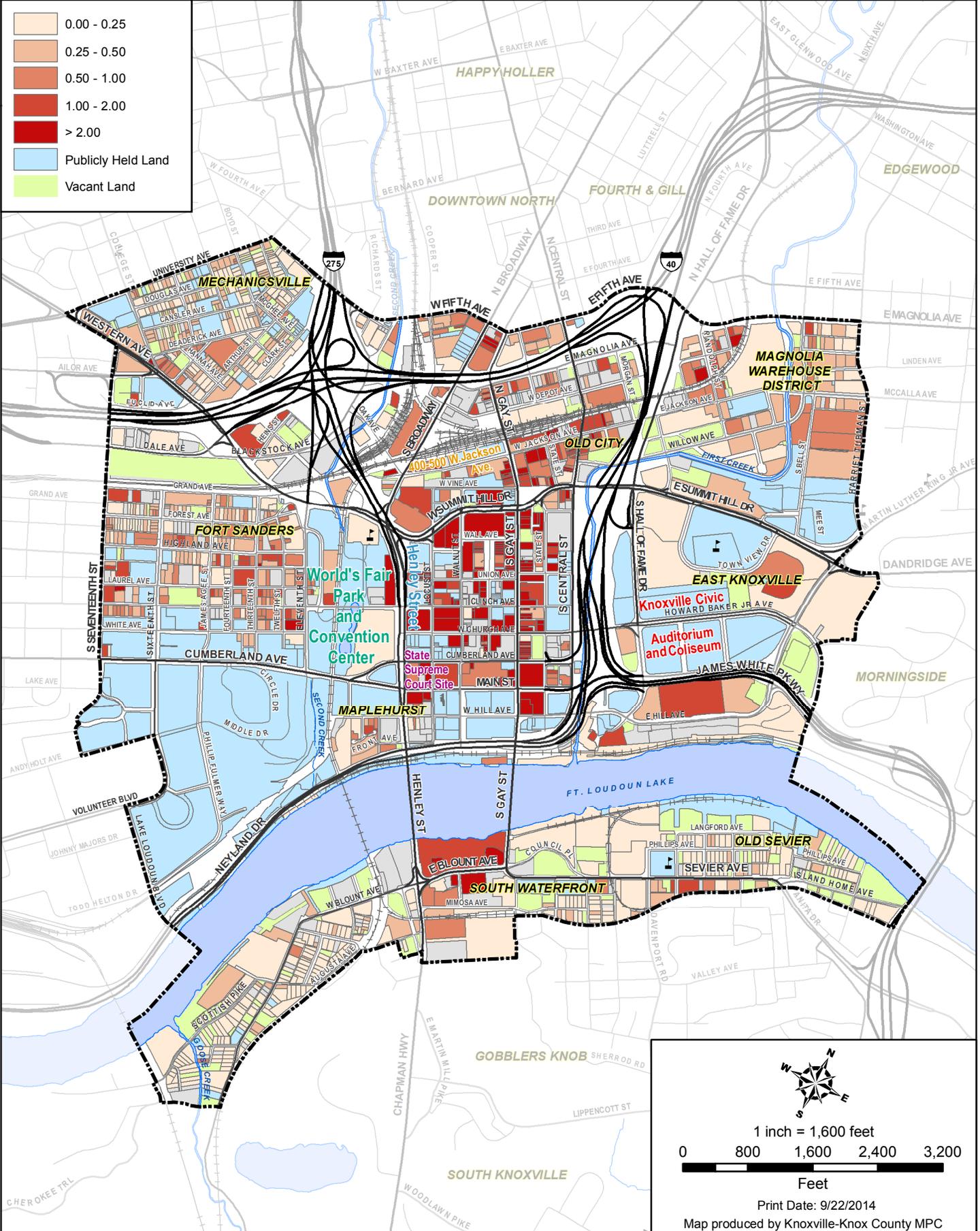
Development Potential – Private Property

Large parcels privately held are typically on the periphery of the study area.

The largest private land holder within the study area is Riverwalk Investors, LLC. who are renovating the former Baptist Hospital site. This site was studied as part of the City of Knoxville’s brownfield assessment grant; Phase I reports were conducted on six parcels, Phase II reports were conducted on three parcels, and lead based paint and asbestos surveys were conducted on the structures. The investment in brownfield assessment reports set the stage for the Riverwalk Investors to obtain a Voluntary Brownfield Agreement with the Tennessee Department of Environment and Conservation and then purchase the property in 2013. The former hospital buildings are currently being demolished as a mixed use redevelopment plan, valued at more than \$150 million has been proposed for the site. A TIF was also approved for the public improvements to Blount Avenue and the Riverwalk in conjunction with this private development.

Large Private Property Owners	
Owner	Acres
Riverwalk Investors LLC	22.5
Baxter Properties LP	12.8
Westminster Regency LLC	12.6
Sansom Family Foundation Inc	12.3
Marathon Ashland Petroleum LLC	11.1
Smith & Hammaker Enterprises Inc	9.9
Frazier Mike	9.3
Riverview Properties Inc	9.1
320 Partners LP	8.6
Wayland-Goodman Properties LP	8.4
Wdw Warehouse Properties LLC	8
Columbia Properties Memphis LLC	7.5
Knox River Warehouses Ltd	6.9
The Knoxville Landings I, LLC	6.8
Ready Mix Usa LLC	6.4
Knoxville Housing LLC	5.9
Eleven Hundred LLC	5.5
Brown Greer & Co Inc	5.5
Kerbela Temple Holding Co	5.4
Notes: Property owners holding more than 5 ac. within the study area are shown	

Map 33: Floor to Area Ratio



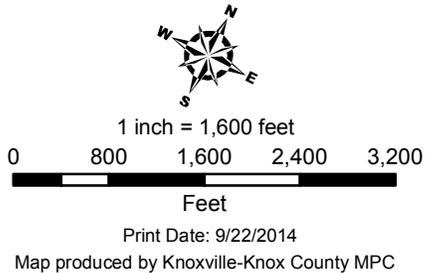
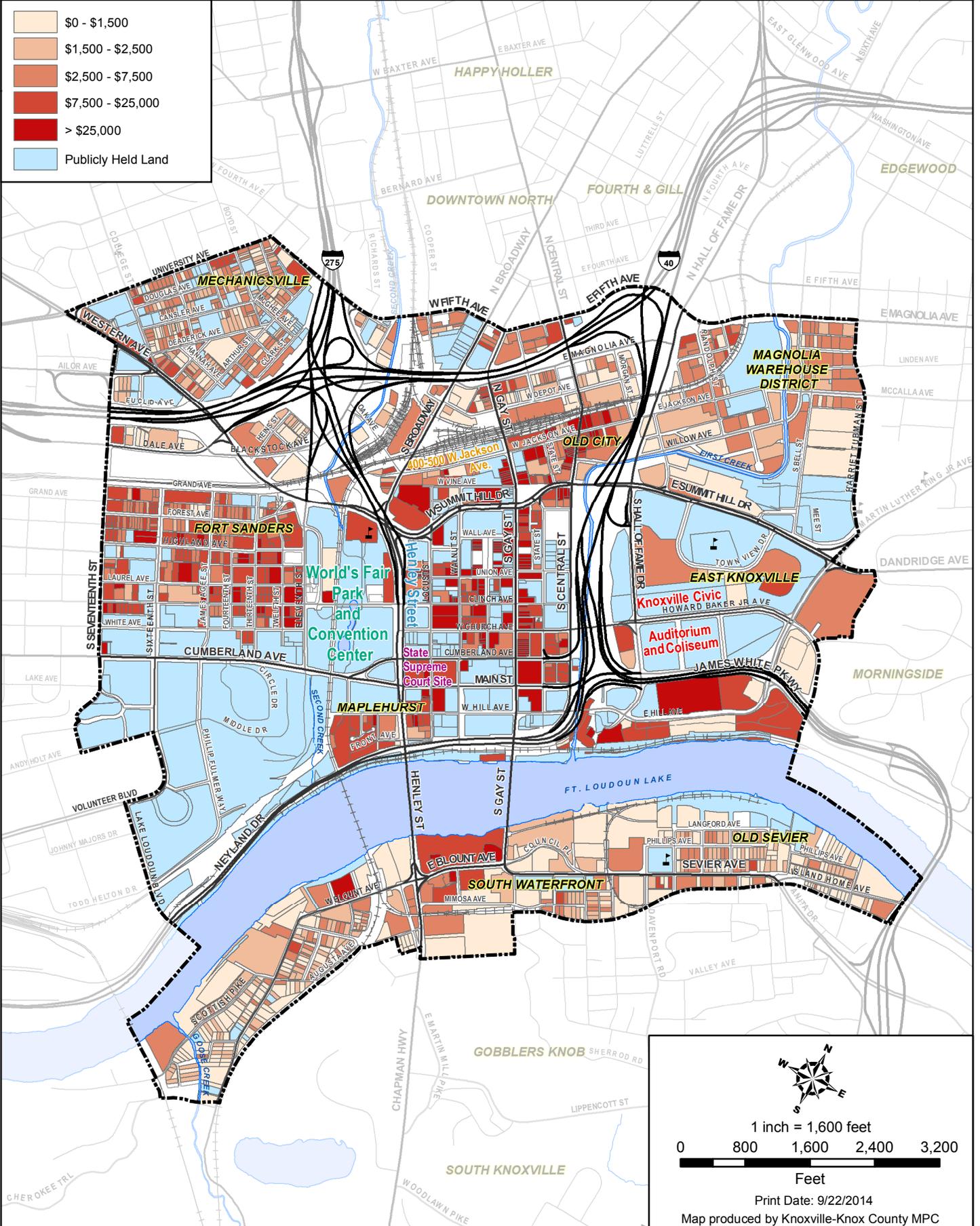
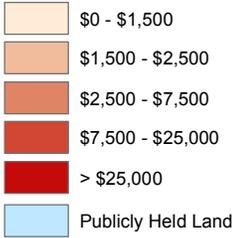
Floor to Area Ratio:

As an indicator of the intensity of use, the ratio of a structure's floor area to the area of the land parcel upon which the building sits can be a useful measure. In general, areas in Downtown Knoxville and areas surrounding the University of Tennessee are the most intensely developed in the region. Within the Central Business Improvement District (CBID), the average FAR is 2.78. This level is ten to twelve times the intensity of typical suburban developments in the area.

Outside of the CBID but within the study area, FAR's are reduced but are still higher than is found in many parts of the city. Two notable areas of more intense use are the Downtown North area and Fort Sanders.

In Downtown North, the commercial and light industrial building stock has an FAR of 0.87. In Fort Sanders, new multi-story, multifamily construction has pushed commercial FAR's to average of 0.92. Homes, originally constructed as single-dwelling units have an average FAR of 0.45.

Map 34: Property Tax Revenue Per Acre



Property Tax Revenue per Acre

The overall generation of tax revenue within the study area is heavily influenced by the fact that only 40% of the total area is assessed. Land in public ownership, quasi-public ownership and rights-of-way make up 50% of the total area. Water accounts for an additional 10%.

Intensive commercial, office and multifamily uses within the Central Business Improvement District added on average \$53,563 per acre to the City's coffers. By comparison, the balance of the study area outside of the CBID, where less intense warehousing and residential neighborhoods are located, netted \$5,364 per acre; a full ten times less revenue on a per acre basis. Higher valued, multi-story structures account for a majority of the difference, but land values on a per acre basis within the CBID are also significantly higher.

A second determinant of the variances in property tax revenue is the use of the land. Looking across the study area, multifamily and office uses yielded an average of \$35,000 in revenue per acre. Commercial uses collected just over \$20,000 per acre. By comparison, single-family residential in the area generated \$3,650 per acre.

Market Studies

Downtown Knoxville's Residents & Workers (2004)

This study notes that Downtown is home to the city's highest employment density, with workers in major corporate headquarters, service operations, and government offices. Downtown also offers attractions such as the Old City and Market Square with shopping and festival opportunities. Residential components also offer opportunities for those wanting to live in the center city.

This report examines the characteristics of the thousands of people who work downtown and those who have made it their home in terms of demographic traits such as age, race, education, employment, and income.

In 2000, 1,300 people lived in downtown. More than 17,000 people worked in downtown Knoxville, representing an 8% share of all people reporting to work in Knox County. Employment density was 26,460 per square mile, almost twice the next highest concentration, found in Fort Sanders.

Industrial Space Inventory (2010)

Market fundamentals remained weak in the U.S. as the economy continued to struggle. In December of 2009, national unemployment notched double digits (10 percent) for a third consecutive month. Unemployment remained high and the economy showed few signs of adding to payrolls in 2010. Manufacturing unemployment continued to rise from an annual rate of 4.3 percent in 2007 to 12.1 percent in 2009. Erosion of the manufacturing employment base reflected declines in the industrial economy as vacancy rates climbed from 12.1 percent in fourth quarter 2008 to 13.2 percent in fourth quarter 2009.

Knoxville's industrial market had mixed reviews.

With over 32.8 million square feet of space this year, total supply was up 2.1 percent since 2007.

Areawide, the market gained eight new industrial buildings since 2007. However as the local inventory grew, so did availability. In the fourth quarter of 2007 the vacancy rate was 11.1 percent. The rate grew 300 basis points to 14.1 percent in the fourth quarter of 2009.

The Industrial Space Inventory is comprised of three sections:

1. Local industrial market analysis: Information provided for the Knoxville market includes current and historical inventory summaries, sub-market totals of occupied and vacant space, facility size and age breakdowns, and planning sector and zip code totals. Several local measures are compared to national and regional market levels.
2. Building-by-building sub-market data: Listings for 13 industrial sub-markets include owner/occupant name, property address, contact information, total floor space, vacancy, and year of construction for each building. Properties are identified on accompanying locator maps.
3. Quick-reference building listings: All industrial properties are listed in three summary tables, sorted by size, property name, and building address.

Office Market Analysis (2013)

Knoxville's office market saw improvement in 2013. The areawide vacancy rate fell 90 basis points, from 16.9 percent in 2012 to 16.0 percent this year. Downtown vacancies declined, shrinking from 14.7 percent in 2012 to 14.0 percent, while the suburban market also improved, shedding 110 basis points to 16.9 percent vacancy this year.

Occupancy increased in seven of the eight Knoxville sub-markets, returning areawide absorption to a positive balance. Suburban markets absorbed

245,992 square feet, however downtown showed a loss of 152,074 square feet.

One new and seven existing office properties, comprising 155,000 square feet, were added to this year's inventory. Also, nine office buildings were removed, due to demolition or converted use, totaling 301,686 square feet. Six of the removed properties were in the Downtown submarket (225,838 square feet) and three in the Central/East/South sub-market (75,848 square feet).

Among Knoxville's three main categories of rentable office inventory, general use accounted for the bulk (68 percent share), with a vacancy rate of 16.8 percent. Medical followed with a 17 percent share of rentable space and 25.9 percent availability, while government use comprised the remaining supply, with the lowest vacancy rate, 4.6 percent.

The 2013 Office Market Analysis provides a detailed examination of private and government office space in Knoxville and Knox County. The report, now in its 30th year, is comprised of three major sections:

1. Local and national market summaries and analysis: Descriptive text and statistical indicators highlight current events in the office segment of Knox County and U.S. property markets.
2. Building-by-building market data: Gross and rentable space, vacancies, rent rates, building services, and lease terms are reported for local office properties. Each is assigned to one of seven sub-markets (Downtown, Central/East/South, North, West City, Cedar Bluff, Hardin Valley/Pellissippi, and Southwest), and accompanying maps show building locations.
3. Quick-reference building listings: All office properties are sorted and individually listed in three summary tables: by gross square footage, by building address, and by building name.

Multi-dwelling Housing Trends (2014)

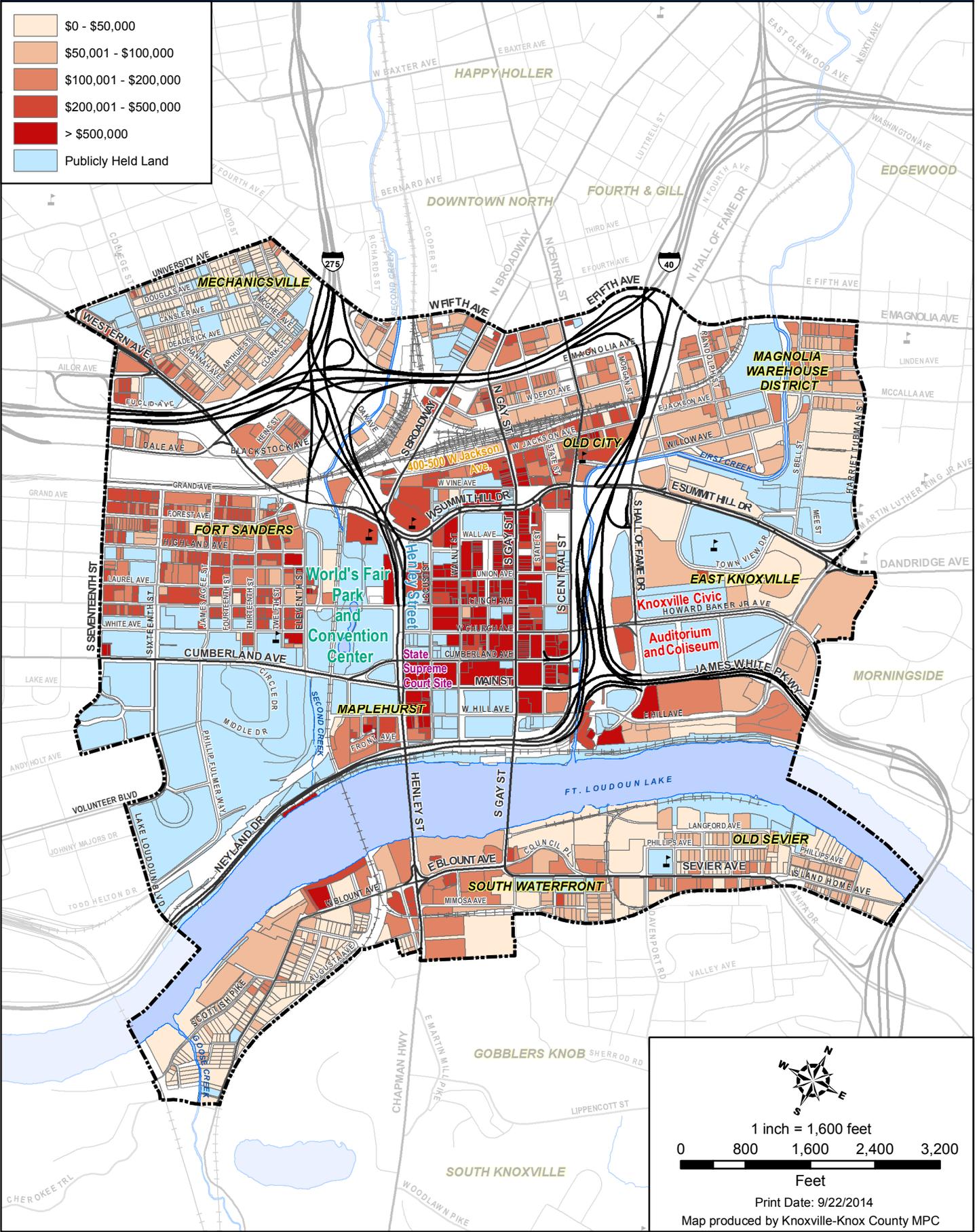
Over the last 10 years, multi-dwelling construction resulted in 6,300 new units in Knox County. Peak activity was measured in 2004 (960 units), while the low was recorded in 2011 (133 units). Removing demolitions from inventory counts, the net gain in local multi-dwelling supply for the decade was 5,301, an annual average of 530 units. This surpassed the annual average of 428 multi-dwelling additions during the 1980s and the 440-unit average of the 1990s.

While the bulk of existing multi-dwelling supply is found in the City of Knoxville, the county balance edged out the City in net additions between 2000 and 2010, capturing 2,858 new units, a 51 percent share of net new supply. The City netted 2,709 units during the period.

An additional 454 units were placed in the suburban balance since 2010, while City development saw 413 new multi-dwellings.

Investors have taken notice of Knoxville's demand for multi-dwelling living, recording a flurry of proposed and completed development activity over the last couple of years. Current interest in the local market could add 2,500 new units to area supply in short order.

Map 35: Appraised Value of Land Per Acre



1 inch = 1,600 feet

 0 800 1,600 2,400 3,200
 Feet
 Print Date: 9/22/2014
 Map produced by Knoxville-Knox County MPC

Appraised Value of Land Per Acre

Based upon 2013 Knox County Property Assessor data, the mean land value for the study area was \$286,671. Land values in excess of \$1,000,000 per acre dominate the entire downtown area. Properties fronting Market Square are among the most valuable in the area, fetching in excess of \$1.52 million per acre. These and other high value lands within the CBID pushed the average per acre value to \$878,000.

Appraised values in surrounding neighborhoods are significantly lower. On the high end, was the Fort Sanders area at \$242,000 per acre where multi-dwelling housing aimed at University students tends to drive property values. The resurgent Downtown North area averaged \$149,000 per acre.

Neighborhoods with a composition of primarily single-dwelling structures and neighborhood oriented commercial, such as Mechanicsville and Old Sevier were valued lower at \$61,300 per acre and \$42,600 per acre respectively.

Interviewee Information

To capture a wide variety of comment and cross sector information the City of Knoxville chose to create four interview tracks for the panelists. These tracks include:

- 1) Administrative: local government representation, appointed boards, safety providers, city staff and university staff.
- 2) Development: downtown developers, special markets, realtors, business owners & merchants, bankers, property owners and hospitality & tourism.
- 3) Design: professional representation, recreation, transportation, owner representatives of key sites, and a volunteer group.
- 4) Civic: neighborhood associations, churches, the arts, the improvement district, chambers, residents, and philanthropic groups.

