



CITY OF KNOXVILLE

Knoxville's South Waterfront Redevelopment Area

■ A 20-Year Plan for Revitalization and Preservation of the South Waterfront

February 2022



Introduction: A Vision for Redevelopment



Completed in 2019 on an abandoned hospital site, One Riverwalk is a multi-use complex that includes apartments, potential retail, and Regal national headquarters overlooking the Tennessee River.

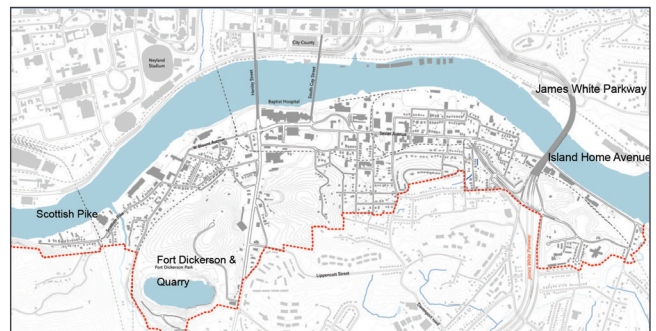
■ In 2006, the City of Knoxville adopted the South Waterfront Redevelopment and Vision Plan to put redevelopment into action.

The South Waterfront is a long-term improvement strategy for approximately 750-acres fronting three-miles of the Tennessee River, directly south of downtown and the University of Tennessee-Knoxville. Improvements have included more than \$61 million in public investment and \$400 million in private investment to date and more is on the horizon.

In 2006 under Mayor Haslam, the City of Knoxville adopted the South Waterfront Redevelopment and Vision Plan to put redevelopment into action. This 20-year plan for revitalization was developed with extensive public involvement through a coordinated series of progressing input sessions with the goal of creating a citywide asset, attraction, and destination while still preserving what makes the riverfront special to long-time residents.

South Knoxville has a more rugged topography with significant rock features. There are two quarries and the popular Tennessee Marble has been heavily mined from the area. Separated from much of the the City by the Tennessee River and with tough topography, South Knoxville's wilderness has historically seen little development.

Realization of this plan has continued under Mayors Brown, Rogero, and now, Kincannon with a number of components coming to life such as significant outdoor spaces, a Riverwalk, increased housing of all price points, increased bike and walking transportation modes, and new private retail and business establishments.



Outline of the Redevelopment area



The City has created walkable and bikeable spaces that intentionally connect streets and neighborhoods. Connecting three miles of riverfront for residents, retail, business, and restaurants.

Recreational and Connectivity Improvements:

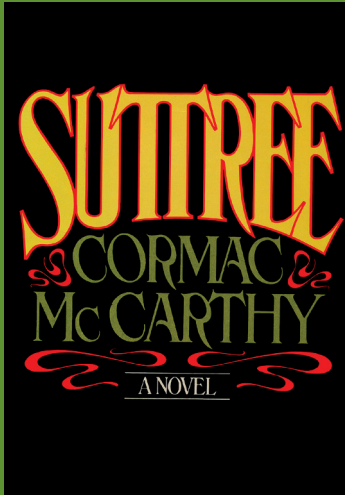
Suttree Landing Park

■ Suttree Landing Park is an award-winning waterfront park and outdoor recreation space that was redeveloped in 2016 with a \$5.4 million investment by the City of Knoxville. The Park has become an anchor destination, bringing residents from across Knoxville to the southside.

Just a mile southeast of downtown Knoxville, Suttree Landing hugs the shoreline of the Tennessee River, providing a wonderful waterfront play space for walkers, runners, paddlers, anglers, and children of all ages. Developed on a remediated brownfield site, this 7.57-acre linear park features a festival/event lawn, children’s playground, an accessible put-in for kayaks and canoes, two accessible river overlooks, picnic tables, pavilion with restrooms, and a public Riverwalk.

Complementing the park is Waterfront Drive an almost 3,000-foot-long two-lane streetscape including sidewalks, trees and landscaping, and LED road and pedestrian lighting. Specially-designed engineering features, like bioswales and pervious concrete pavement, make sure the runoff that reaches the Tennessee River is clean water.

The park has hosted a myriad of events, including an annual music festival, and is within three blocks of restaurants and retail on the thriving Sevier Avenue.



Suttree Landing Park is named after Cornelius Suttree, a character in the first novel written by Knoxville author, Cormac McCarthy. The story is set in Knoxville in 1951 and follows the life of a man who gave up his wealth and became a fisherman on the Tennessee River.



Picnic tables, bike racks, precast concrete benches, and additional benches with backs are scattered throughout, providing opportunities for visitors to leisurely enjoy the park and scenic views along the Tennessee River.

Recreational and Connectivity Improvements:

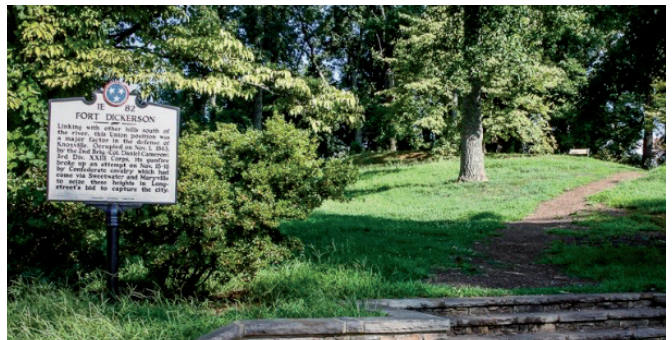
Fort Dickerson

- One of the best-preserved Union Army earthen forts from the Civil War era rests on a knob in South Knoxville, providing a high vantage point to get a full view of the downtown skyline as well as the high peaks of the Great Smoky Mountains.

History buffs will enjoy wandering over the historic Civil War fort to stroll around the interpretive trail. There are two shelters for enjoying a picnic after walking the trail around the fort, which includes three authentic replica cannons. The overlook peers across the placid turquoise waters that pool in the 350-foot deep quarry. The four miles of natural trails wind through the woodlands from the top of the quarry cliffs to the pool below, then meanders through the woods to the Earthen Fort area and back to the quarry overlook. The [Fort Dickerson Greenway](#) connects with the natural trails in several places.

The Augusta Quarry can be viewed from Fort Dickerson park and also accessed directly from the opposite side with additional hiking and mountain bike trails.

Investment in the amenities and redevelopment of this park totals \$5 million. In addition to City funds, the Aslan Foundation provided support for an enhanced design plan. The Aslan Foundation is a private foundation investing in connecting and strengthening the overall Knoxville community.



Recreational and Connectivity Improvements:

Fort Dickerson-Augusta Quarry

- The entrance to Augusta Quarry is on the opposite side from the Fort Dickerson entrance and both are included in the South Waterfront Redevelopment Area.

Nearby, but just outside the Waterfront area is High Ground Park which commemorates the historic site of Fort Higley.

Connecting Fort Dickerson, Augusta Quarry and High Ground Park is The Battlefield Loop trail. This loop is 600-acres of forest overlooking the Tennessee River in South Knoxville that includes historical, cultural and natural assets such as two civil war defense fortifications and a battlefield site; two naturally occurring lakes and a large quarry lake; as well as a 200' high bluff overlooking the University of Tennessee and Tennessee River below. The Battlefield Loop adds another layer of interest for outdoor and historic enthusiasts.



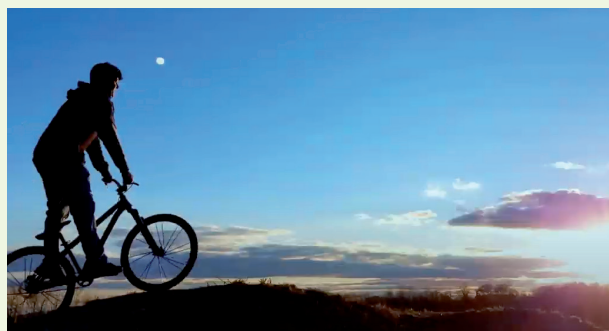
While the majority of Knoxville's Urban Wilderness is outside the South Waterfront Redevelopment Area, part of The Battlefield Loop is included and several other access points are less than a mile from the South Waterfront.

This spectacular outdoor area attracts members of the neighborhood, residents from all over Knoxville, and outdoor enthusiasts from across the globe to hike, bike, climb, paddle, swim, or just wander in the woods – all within the heart of the city. More than 50 miles of trails and greenways connect to a beautiful nature center, pristine lakes, historic sites, dramatic quarries, adventure playgrounds, five city parks, and a 500-acre wildlife area. There's an adventure for everyone!

The collective vision, strategy, and manual labor of partners have supported this truly expansive outdoor destination. Along with the City of Knoxville, partners like Appalachian Mountain Bike Club, Legacy Parks Foundation, Aslan Foundation, and many others have helped invest

more than \$50 million into creating a world class outdoor adventure area in Knoxville.

This investment is in addition to the South Waterfront Redevelopment Area investments, but is intertwined and directly connected as a part of this vibrant and sought after South Knoxville community.



Mountain biking Baker Creek Preserve in Knoxville's Urban Wilderness.

Housing:

The Housing Need in Knoxville and South Knoxville

Cities across the Country are facing the need for a larger housing stock, and Knoxville is no exception. As the City grows, the need for more and denser housing will be necessary to keep prices affordable.

The City of Knoxville under the previous Mayor, Madeline Rogero, established the Affordable Rental Development Fund (ARDF) in response to the community's lack of affordable rental housing. Current Mayor Indya Kincannon has continued to aggressively support this fund with a commitment of a \$50 million investment in the fund over the next 10 years. Since its initiation, the ARDF, has invested \$16,725,000 resulting in more than 1,235 additional affordable housing units in Knoxville.

The Urban Land Institute's 2021 Terwilliger Center Home Attainability Index indicated **Knoxville is number one in the U.S. for supply of units of affordable housing** to those most significantly in need. While there is still not enough affordable housing, the intentional efforts to judiciously spend ARDF funds has clearly made a positive impact compared to other metro areas.

With the redevelopment plan and with the growth of the University of Tennessee, Knoxville is becoming a magnet for outdoor enthusiasts. In addition, a reasonable cost of living has made the need for housing a focus of the City's Economic and Community Development department.

South Knoxville is uniquely positioned to support housing for a broad cross section of needs. Knoxville needs housing at all price points and diversity of low, mid, and high range rental and privately-owned properties have been developed in the South Waterfront with more in process. This page features some of the types of private housing investment South Knoxville has seen in recent years.

"South Knoxville is uniquely positioned to support housing for a broad cross section of needs. Knoxville needs housing at all price points ..."



Private Investment in Housing



303 Flats

Predominately designed as college student housing apartments immediately across the Henley Street bridge from Downtown and UT Campus was completed in 2018 with 138 units.



Private Homes

New home completed in 2018 by a family that enjoys the outdoor opportunities in South Knoxville, the convenience of the location, and diverse neighborhood.



Phillips Avenue Townhomes

Phillips Avenue Townhomes in South Knoxville were completed in March 2021. This location is a block from Suttree Landing and from the Sevier Avenue Merchants District.

Housing:

Southside Flats

Southside Flats is an affordable, multi-family rental complex that establishes modern, quality affordable housing alongside market-rate housing that was already under construction at the time.

Completed in April 2020, Southside Flats offers 172 units of affordable housing for families at or below 60% of the Area Medium Income (AMI). Knoxville's Community Development Corporation (KCDC) provides project-based subsidies for 58 of these units, guaranteeing affordability below 50%.

This non-smoking community features a fitness and computer center, is walkable from downtown, and in close proximity to restaurants, retail, grocery, and a vibrant South Knoxville business district.

Southside Flats are zoned for Dogwood Elementary Community School. The Community School has actively supported the families in this development with welcome bags including coupons and discounts for area businesses, special events onsite at the complex, community wide events, and ongoing afterschool activities, homework help, and enrichment.

“The Urban Land Institute’s 2021 Terwilliger Center Home Attainability Index indicated Knoxville is number one in the U.S. for supply of units of affordable housing to those most significantly in need. Yet there is still not enough affordable housing.”



Schools:

South Knoxville Elementary



- Located in the middle of the South Waterfront Redevelopment area is South Knoxville Elementary Community School. This historic school on Sevier Avenue has been teaching generations of South Knoxville’s students for more than 100 years.



Serving disadvantaged students, families and communities, the Community School Strategy invested in South Knoxville Elementary in 2003 with a full-time site coordinator, community resources like mental health counselors, and school district level support. With a focus on breaking down the barriers to student learning, Community Schools brings community resources in to support students, teachers, families, and the neighborhoods. From basic needs to tutoring, from art lessons to gardening, and English lessons to helping families find jobs, Community Schools finds ways to support the needs. In recent years, families have chosen to send their children to SKE because of the diverse population, excellent academic progress, and the Community Schools initiative.



Recently the school became STEM Certified through curriculum and competency-based learning.

Additional notable achievements for South Knoxville Elementary Community School include:

- STEM programming to include robotics club, and girls STEAM club, and STEM Scouts
- Truly invested business community – Old Sevier Merchants Association, businesses, and neighbors are devoted partners of school on a regular basis
- Numerous grants and tremendous support from faith-based partners
- The PTO has been initiated by parents and is growing across all socio-economic levels

Dr. Tanna Nicely

Principal, South Knoxville Elementary

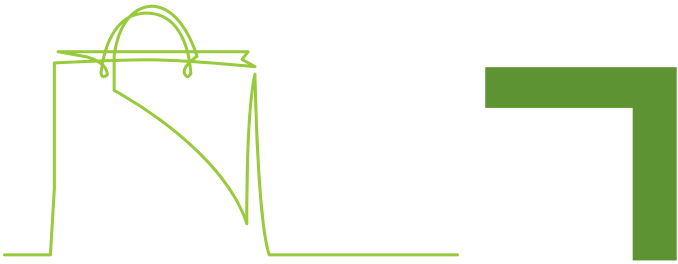
In 2021, the school was designated Level 5 by the Tennessee Value-Added Assessment System through the TN Dept. of Education. Measuring student growth year over year, it is particularly notable as the school was a Level 1 when it first became a Community School.

Dr. Tanna Nicely, principal, is pictured here with students. “This school family has worked so hard over many years,” said Nicely. “Community Schools has helped us integrate the neighborhood with the school in unique and education forward ways which is reflected in this recognition.”



Business & Retail:

Sevier Avenue Merchant District



■ Sevier Avenue follows the Tennessee River along the entire length of the South Waterfront Redevelopment Area.

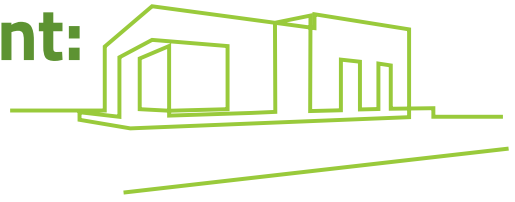
This vibrant street has developed as a mixed use business district which hosts four restaurants, a coffee shop, veterinarian clinic, several retail shops, holistic medicine, therapy center, computer center, breweries, a selfie photo lab, community garden and gardening supplies, a production studio, t-shirt shop, a small gas station market, individual homes as well as housing developments, and the list continues to grow.

The entire area is very walkable, has bus transit, and connects easily to the Riverwalk and Suttree Landing Park. Bicycle traffic is somewhat seasonal but a big part of this neighborhood community.



Commercial Redevelopment:

Commercial Facade Improvement Program



- Vibrant communities require a mix of new development and redevelopment for both commercial and residential buildings.

The City of Knoxville established the Facade Improvement Program in 2005 to encourage sustainable redevelopment. This program focuses on commercial exterior renovation and requires an investment match at a minimum on behalf of the property owner. All owners have invested significantly more. Over the years, the City has funded a number of projects in the South Waterfront redevelopment area including those featured here.

Loveliest Bridal Boutique & Honey Bee Coffee



Before: Largely vacant



After: Mixed use redevelopment with multiple ground level retail spaces (including Loveliest Bridal Boutique) and housing on the second floor.



Before: Office and largely vacant



After: Mixed use development with a ground level Honey Bee Coffee Shop and housing on the second floor.



Alliance Brewing & Taproom

Before: Location before Commercial Facade Improvement



After: Mixed use – Alliance Brewing and Taproom, Architect Office, and Simpl farm to table restaurant

Red Bud Kitchen & Hi-Wire Brewing

Before: Red Bud Kitchen and Hi- Wire on Sevier Ave.



After: Hi-Wire Brewing–Taproom and game room.



After: Knox Selfie Lab and Red Bud Kitchen on Sevier Ave. with Hi-Wire roof top area above.

City of Knoxville Investments:

Tax Increment Financing Projects

- As a part of the South Waterfront Redevelopment Area Action Plan, a TIF district was created to support appropriate redevelopment activities that coincide with or further the vision plan. To date, four projects have had Tax Increment Financing from the City of Knoxville.



One Riverwalk

In 2019, an abandoned hospital site was transformed to the \$160 million, 303-unit One Riverwalk Apartments. This complex has direct access to the Riverwalk connecting to outdoor recreation and parks, the Sevier Avenue merchant district, and is an easy walk to downtown. The mixed use development includes Regal Cinemas headquarters and consumes the entire space between the Gay Street and Henley Street bridges. The City of Knoxville provided a TIF in the amount of **\$22,000,000** for public amenities and the redevelopment of this abandoned but highly visible element of the South Waterfront.



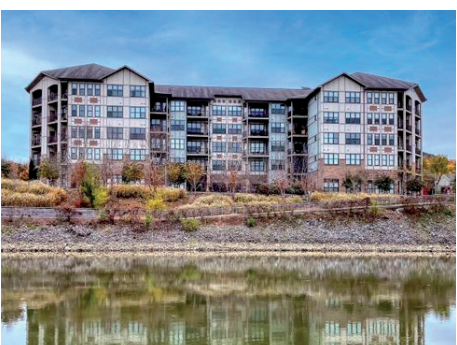
CitySouth

A \$15 million, 120-unit housing complex, rose out of a sea of surface parking in 2021. It offers modern urban living in South Knoxville's booming Old Sevier district, minutes from downtown and the Urban Wilderness. Market-rate studio, one, and two-bedroom units, offer a plethora of amenities. The City of Knoxville invested in the infrastructure to support this formerly blighted property through a TIF in the amount of **\$1,161,400**.



River's Edge

Opening in 2016, these market-rate well-appointed apartments feature a number of outdoor spaces, pool overlooking the river, fitness center, and convenient location. The City expanded the Riverwalk to create a widened boardwalk across from River's Edge as is pictured on page 2. The City of Knoxville also provided a TIF in the amount of **\$2,500,000** in support of anchoring the east end of the South Waterfront Redevelopment Area.



CityView at Riverwalk

Completed in 2009, these luxury condos have dock and river access, incredible views of downtown and UT, are close to the vibrant Sevier Avenue merchant district, and are rarely on the market for very long. The City of Knoxville provided a TIF in the amount of **\$2,800,000** in support of new ownership after a forced foreclosure auction in 2009.

City of Knoxville Investments:

Financial Investments

\$61.6 Million City of Knoxville Investment
\$400 Million Private Investment – At Least
... and more is on the near horizon.

Private investment has significantly outpaced public support and a number of additional projects are well into the planning phase. Housing investments have covered very high-end luxury to urban market rate, student housing, and affordable housing options. The retail and restaurant investment continues to grow with a food hall planned for late in 2022. Private developers have been pleased to support mixed-use development that supports a vibrant urban environment and attracts people to their spaces.

Facade Program Projects				
Business	Address	Status	Facade Amount	Job Creation
Computer Systems Plus	605 Sevier Avenue	Completed 7/10/2015	\$52,197.00	4
Advance Metals	2018 Davenport Road	Completed 7/14/2015	\$50,000.00	3
Alliance Brewing, architect office, restaurant	1120 Sevier Avenue	Completed 8/31/2016	\$50,000.00	30
Honey Bee Coffee with two residences upstairs	700 Sevier Avenue	Completed 1/31/2017	\$50,000.00	20
Landing House Restaurant	1147 Sevier Avenue	Completed 9/30/2017	\$41,790.00	10
Animation Studio, Film Studio, Sound Studio	2216 W. Blount Avenue	Completed 10/8/2019	\$50,000.00	15
2 retail spaces, 1 residence	822 Sevier Avenue	Completed 1/3/2020	\$50,000.00	6
Hi-Wire Brewing, Redbud Kitchen, Selfie Lab	906 Sevier Avenue	Completed 8/5/2021	\$100,000.00	60
Total:			\$43,987.00	148
Tax Increment Financing Program Projects				
Name	Address	Status	TIF Amount	
CityView at Riverwalk	445 West Blount Ave.	Completed 2009	\$,800,000.00	
River's Edge Apartment Homes	1701 Island Home Ave.	Completed 2016	\$2,500,000.00	
One Riverwalk Apartments	221 E. Blount Ave.	Completed in 2019	\$22,000,000.00	
City South Apartments	2004 City Vista Way	Completed 2021	\$1,161,400.00	
TOTAL:			\$28,461,400.00	
Affordable Rental Development Fund				
Name	Address	Status	ARDF Amount	
Southside Flats	2727 Fort Stanley Way	Completed 2020	\$360,000.00	
TOTAL:			\$360,000.00	
Low Income Owner Occupied Rehab Projects				
Name	Address	Status	Rehab Amount	
Sunshine Circle Residential Rehab/new addition	Sunshine Circle	Completed 2013	\$118,265.00	
Davis Street Residential Rehab	Davis Street	Completed 2021	\$75,000.00	
TOTAL:			\$193,265.00	
Infrastructure Projects				
Name	Address	Status	Rehab Amount	
Blount Ave. Reconnect (at CityView)	Blount Ave	Completed 8/2009	\$1,800,000.00	
CityView Greenway Extension	Blount Ave	Completed 10/2012	\$700,000.00	
Fort Dickerson Road Realignment & Gateway Park	Chapman Highway	Completed 2/14 & 2/16	\$2,100,000.00	
Augusta Quarry Entrance & Parking Lot	Chapman Highway	Completed 2/2018	\$1,800,000.00	
Waterfront Drive & Infrastructure	Waterfront Drive	Completed 2016	\$4,000,000.00	
Suttree Landing Park	Waterfront Drive	Completed 2016	\$5,400,000.00	
South Banks Waterfront Drive (several phases)	Waterfront Drive	To Be Completed 2022	\$2,400,000.00	
Sevier Avenue Streetscapes	Sevier Ave	To Be Completed 2022	\$14,000,000.00	
TOTAL:			\$32,200,000.00	
Overall City Investment to Date:			\$61,658,652.00	

South Knoxville is growing with intentional investments in the place, the people, the connectivity, the outdoors, and the community as a whole.



CITY OF KNOXVILLE

400 Main Street ■ Knoxville TN ■ 37902