Map 28: TIF/PILOT Redevelopment Projects

- Active Projects
- PILOT Redevelopment Project
- TIF Redevelopment Project

Map produced by Knoxville-Knox County MPC
Print Date: 9/22/2014
**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.
Map 29: Non-Residential Building Permits

- New Commercial
- Commercial Renovation
- Industrial Renovation
- New Other Non-residential
- Other Non-residential Renovation
- Other Non-Residential Permits (<$100,000)

Non-Residential Permit Value:
- $100,000 - $400,000
- $400,000 - $1,000,000
- $1,000,000 - $2,500,000
- $2,500,000 - $8,000,000
- > $8,000,000

Note: permits for January 2008 to September 2014 shown.

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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.

<table>
<thead>
<tr>
<th>Class</th>
<th>New Construction</th>
<th>Renovation &amp; Addition</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>$36,626,508</td>
<td>$74,599,042</td>
<td>$111,225,550</td>
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<tr>
<td>Industrial</td>
<td>$0</td>
<td>$280,500</td>
<td>$280,500</td>
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<tr>
<td>Other Non-Residential</td>
<td>$273,933</td>
<td>$10,696,456</td>
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<td>Total</td>
<td>$36,900,441</td>
<td>$85,575,998</td>
<td>$122,476,439</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Class</th>
<th>New Construction</th>
<th>Renovation &amp; Addition</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-dwelling structures (Apts/Duplexes)</td>
<td>$69,091,839</td>
<td>$18,052,500</td>
<td>$87,144,339</td>
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<tr>
<td>Attached Housing Units (Condos/Townhomes)</td>
<td>$17,238,393</td>
<td>$3,338,927</td>
<td>$20,577,320</td>
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<td>Detached Housing Units</td>
<td>$289,200</td>
<td>$2,382,586</td>
<td>$2,671,786</td>
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<td><strong>Total</strong></td>
<td><strong>$86,619,432</strong></td>
<td><strong>$23,774,013</strong></td>
<td><strong>$110,393,445</strong></td>
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</tbody>
</table>

Source: City of Knoxville

Compiled by: Knoxville Knox County Metropolitan Planning Commission