



HYATT PLACE • KNOXVILLE



2019

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REGION IV TRAINING CONFERENCE
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Local Projects Tour
October 3, 2019

Knoxville, Tennessee

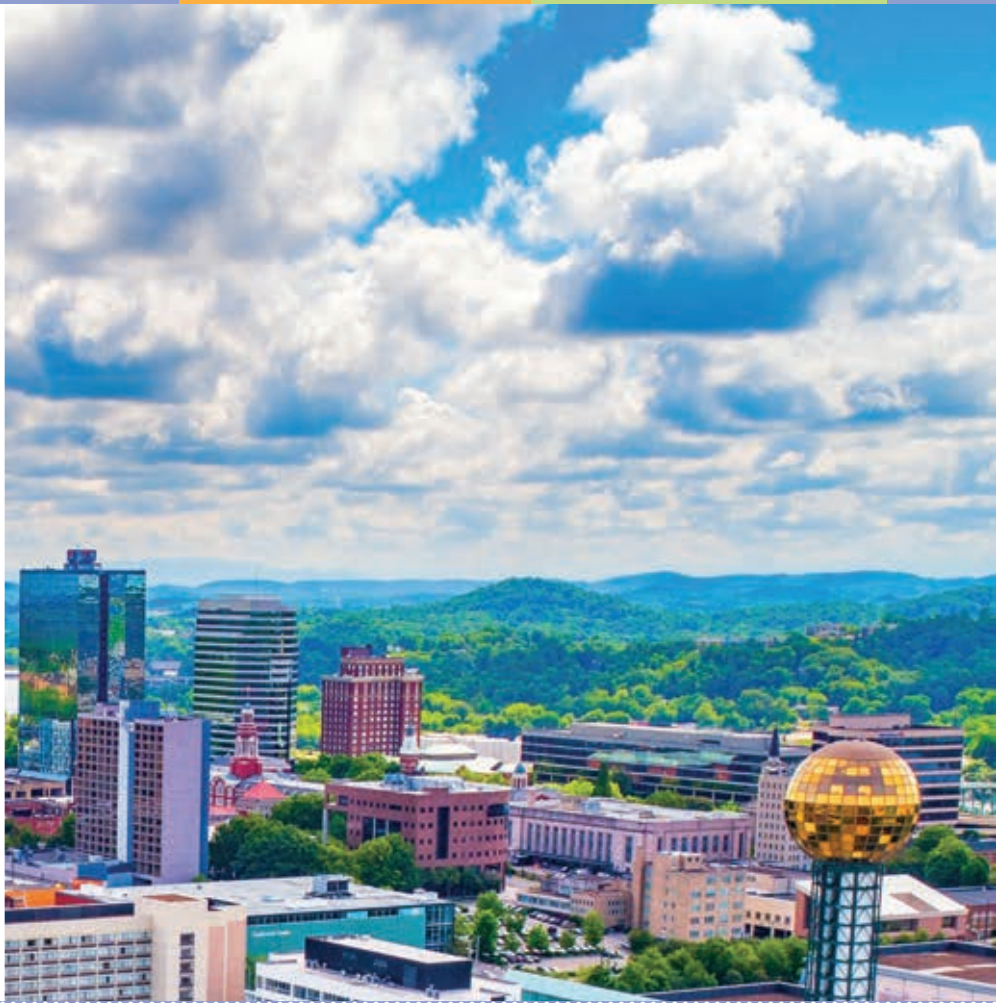


CITY OF KNOXVILLE



Knoxville Background

First settled in 1786, Knoxville was the first capital of Tennessee. The city struggled with geographic isolation throughout the early 19th century. The arrival of the railroad in 1855 led to an economic boom. During the Civil War, the city was bitterly divided over the secession issue, and was occupied alternately by both Confederate and Union armies. Following the war, Knoxville grew rapidly as a major wholesaling and manufacturing center. The city's economy stagnated after the 1920's as the manufacturing sector collapsed, the downtown area declined and city leaders became entrenched in highly partisan political disagreements. Hosting the 1982 World's Fair helped reinvigorate the city, and revitalization initiatives by city leaders and private developers have had major successes in spurring growth in the city, especially the downtown area.



Current Statistics*

Median age: 32.6

Population: 184,465

Median household income: \$36,331

Median property value: \$124,500

Percentage who own their home: 45.3%

Average commute time: 18 mins

* <https://datausa.io/profile/geo/knoxville-tn/#housing>

Knoxville is the home of the flagship campus of the University of Tennessee, whose sports teams, the Tennessee Volunteers, are popular in the surrounding area. Knoxville is also home to the headquarters of the Tennessee Valley Authority, the Tennessee Supreme Court's courthouse for East Tennessee, and the corporate headquarters of several national and regional companies. As one of the largest cities in the Appalachian region, Knoxville has positioned itself in recent years as a repository of Appalachian culture and is one of the gateways to the Great Smoky Mountains National Park.



Featured Projects

1 605 Sevier Avenue | Computer Systems Plus COK \$52,000 • Owner \$27,000 exterior improvements 18 jobs retained and 4 new jobs created

Our first façade program project on Sevier Avenue, completed in 2015, is home to a 30-year-old technology company. Resulting improvements led to a 30 percent increase in property value.



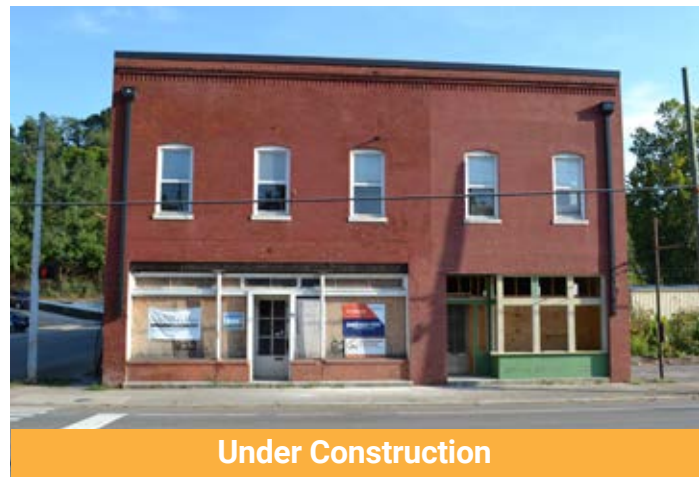
2 700 Sevier Avenue | Honeybee Coffee COK \$50,000 • Owner \$64,000 exterior improvements • 10 new jobs created

This previously vacant structure now houses a neighborhood coffee house on the street level and two market-rate lofts on the second floor. The appraised value more than tripled.



3 822 Sevier Avenue | Retail/Housing COK \$50,000 • Owner \$27,000 exterior improvements; \$250,000+ interior improvements 10 new jobs projected

This long-vacant structure is being converted into two retail spaces on ground floor, with three new lofts being created on second floor (one will be owner occupied).



4 906 Sevier Avenue | Hi-Wire Brewing and future grocery, retail, restaurant
COK \$100,000 • Owners \$177,000 exterior improvements; \$1 million + estimated interior improvements • 20 new jobs in brewery; 80+ jobs in additional businesses

This previously vacant structure is now home to Hi-Wire Brewing in rear and upper portions of building. The front areas of the building are being developed into grocery retail, other retail and a restaurant.



Under Construction

5 1130 Sevier Avenue | Alliance Brewing
COK \$50,000 • Owners \$23,000 exterior improvements • 20 new jobs created

This previously vacant building now houses South Knoxville's first craft brewery, as well as two retail shops and an architect office. The building's appraisal doubled after the completion of renovations.



Before



After

6 1147 Sevier Avenue | Landing House Restaurant
COK \$42,000 • Owners \$9,000 exterior improvements • 10 new jobs created

This nearly 100-year-old home previously housed the Tennessee Wing Civil Air Patrol. Now it's a cozy, locally owned restaurant serving Chinese, Cambodian, and French-inspired food in an inviting, homey atmosphere. The Landing House opened in July 2017 as one of the first restaurants on Sevier.



Before

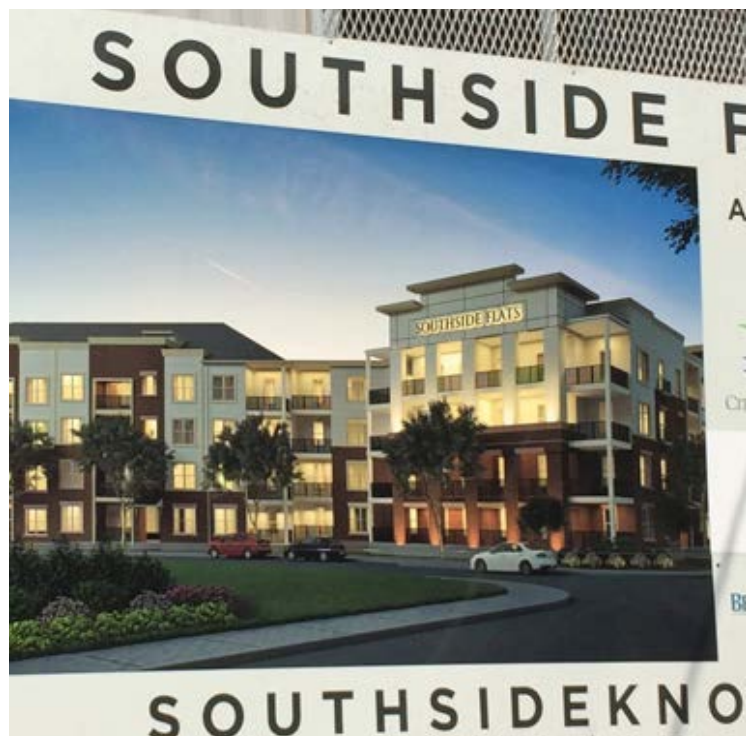


After



Southside Flats is a 172 unit affordable apartment community being developed by Elmington Capital Group. The development will have 84 one bedrooms, 51 two bedrooms and 37 three bedrooms and is projected to start leasing in November, 2019. The City is providing \$360,000 in local funds and \$540,000 in HOME funds. The remaining costs of approximately \$29M are being funded with 4% tax credits, bond financing and a deferred developer fee. The City has restricted 36 units to households earning less than 50% AMI and the remaining units

are restricted to households earning less than 60% AMI. All units have rent restrictions and 60 units will have project based vouchers through the local public housing authority, Knoxville's Community Development Corporation (KCDC).



115 Flenniken Avenue | Flenniken Landing

Flenniken Landing is a 48-unit permanent supportive housing development that opened November 12, 2011. The fully restored historic schoolhouse is LEED for Homes Gold and Energy Star certified. This \$7.3 million project received City support from NSP, CDBG and HOME funds totaling \$1.15 million.

A prime example of the *Housing First* concept, Flenniken houses people who were previously chronically homeless and provides them with 24/7 on-site staff and full-time case managers who help residents with the challenges and successes of reestablishing stable life choices.

The stability of permanent housing and a strong community provides the foundation for residents to address the other underlying issues that had caused them to be homeless.



Before

After



Before



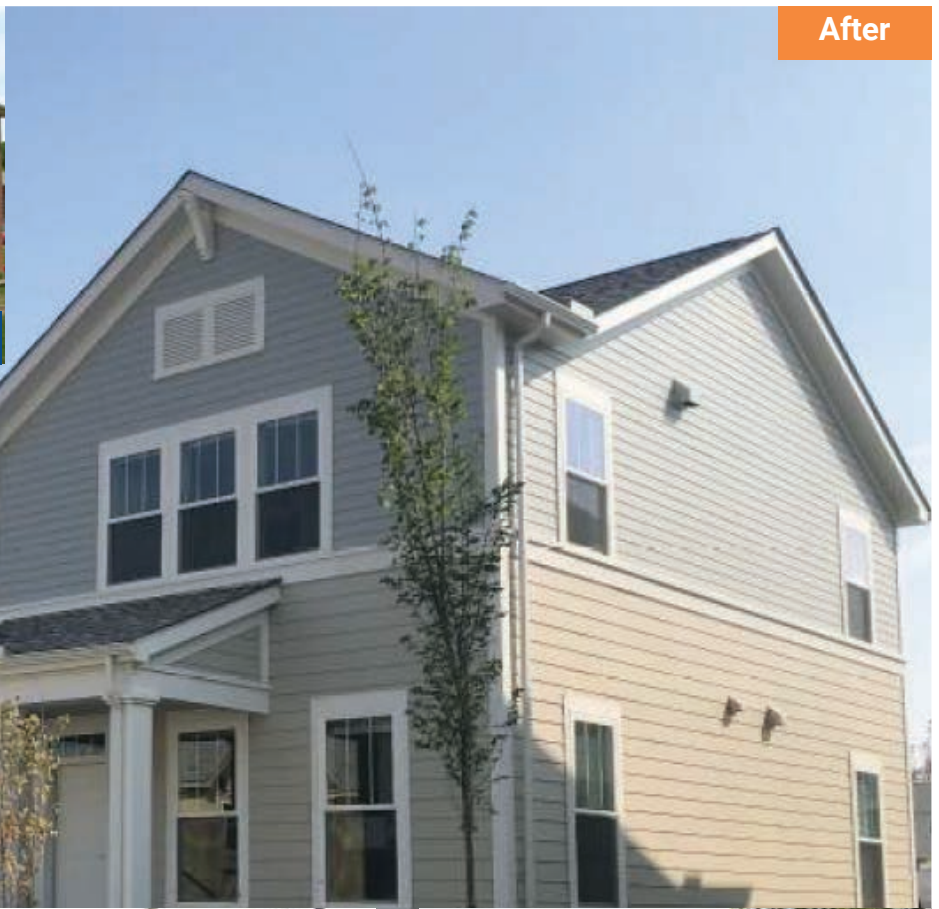
After



After



Before



After



Before



After

9

East Knoxville | Five Points

In 2009, Knoxville's Community Development Corporation (KCDC) began a multiyear, multiphase revitalization of public housing in East Knoxville's Five Points neighborhood. Named for the original intersection of East Vine Avenue (now Martin Luther King, Jr. Avenue), Ben Hur Avenue, McCalla Avenue and two sections of Olive Street, Five Points was home to two large KCDC properties built in the 1960s: Walter P. Taylor Homes and the Dr. Lee L. Williams Senior Complex.

KCDC is now in the final and fourth phase of redevelopment that began over a decade ago. Phase 1 was realized in 2017 with the opening of The Residences at Five Points, a three-story, 90-unit complex of housing for seniors and people with disabilities. Phase 2, a 10-building, 84-unit affordable housing community, opened in 2018. Also in 2018, construction began on Phase 3, a 28-building, 80-unit affordable housing community. Phase 3 is nearing completion, and many units are already occupied. When complete, the entire development will include 330 affordable housing units. The City of Knoxville has committed over \$13 million for utilities, sidewalks, street lights and other infrastructure. Construction costs were funded through both federal funds and private loans via the HUD Rental Assistance Demonstration (RAD) program.

10

3900 Martin Luther King Jr. Avenue | Under Construction**COK \$50,000 • Owner funds \$109,000**

Previously a jewelry store, but vacant for many years. It is now nearing the completion of exterior renovations, and negotiations are underway with possible tenants. The Burlington Commercial District was an important part of community life in Burlington up until the 1980's, when most of the existing businesses closed and/or moved elsewhere.

11

1300 McCalla Avenue | Bird on the Wire Studios**COK \$50,000 • Owner \$25,000 investment in the building façade.**

Artist/Maker Derek White established Bird on the Wire Studios in 2012, creating a collaborative space for maker projects, architectural element design/creation, and as a catalyst for the Knoxville maker community. He moved to his current location in 2017. Please note the Shou Sugi Ban (charred Cedar) siding details around the building.

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