

## Exhibit A. Preliminary Application for Public-Private Partnership



# CITY OF KNOXVILLE

URBAN DESIGN & DEVELOPMENT

### BEFORE COMPLETING THIS APPLICATION, PLEASE ACKNOWLEDGE YOUR REVIEW OF THE FOLLOWING:

Public Private Partnerships Process Roadmap

YES ☒ NO ☐

Workforce Housing Program Description

YES ☒ NO ☐

Public Record Disclosure:

YES ☒ NO ☐

By submitting this application, you are aware that pursuant to Tenn. Code Ann. § 10-7-503 et. seq. and Knoxville City Charter § 1411, and subject to the limitations contained therein and any other applicable law, public records shall be open for public inspection. This rule governs access to and copying of municipal public records.

Date:

Applicant/Developer:

Phone Number:

Company:

Company Website:

Email:

Mailing Address:

Street Address / PO Box

City

State / Province

Postal / Zip Code

Project  
Location:

Street Address(es)

Parcel ID(s) /  
CLT # (s)

Separate multiple parcel  
numbers with a comma (,)

Attach a .pdf of the [KGIS map](#) with the general location of the project site(s) indicated to Exhibit A when emailed to Urban Design & Development staff.

Check here if attached.

☒

Is the project within a current or proposed [City of Knoxville Redevelopment Area](#)?

YES ☐

NO ☒

Describe the project team: (List company/name, city/state)

Legal Counsel:

Engineer:

Architect:

Landscape Architect:

General Contractor:

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**What is the current ownership of the property(s):** *List parcel IDs and current ownership type/name.*

Parcel ID:107GE010  
HERITAGE HOMES FOR SENIORS

**What is the current status of site control for this property?** *Including details of any purchase and sale agreements currently executed or the terms of any option the applicant may hold on the project property(s).*

Under contract

**What is the property's current land use?**

Residential, Commercial

**What is the property's current base zoning?** *List parcel IDs and current base zoning.*

107GE010, RN-4

**Is the property and/or any existing building(s) located in or on the following?** *Check all that apply.*

**OVERLAY ZONES**

- ☐ Historic (H)
- ☐ Neighborhood Conservation (NC)
- ☐ Infill Housing (IH)
- ☐ Technology Park (TO-1)
- ☐ Hillside Protection (HP)

**HISTORIC DESIGNATION STATUS**

- ☐ Listed on the National Register of Historic Places
- ☐ Eligible to be Listed on the National Register of Historic Places

**Will this project require renovation or demolition of a historic building (a structure older than 50 years old)?**

YES ☐ NO ☒ *If yes, briefly describe.*

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**Are there any known environmental remediation requirements or brownfield agreements associated with the property?**

YES ☐ NO ☒ *If yes, briefly describe.*

**Is your proposed project developable by right or will a rezoning, plan amendment, variances or other discretionary approvals be needed?**

YES ☒ NO ☐ *If no, please summarize any entitlement-related modifications, including any rezonings, plan amendments, variances, and/or other board approvals that will be needed to secure building permits.*

**Provide a project timeline estimate including pre-development milestones (e.g. under contract/due diligence, closing date on the property, entitlements, etc...) through construction start and completion dates.**

We are under contract on the property with a due diligence period of 150 days. At the end of the due diligence period, we will have 30 days to close and expect to close on the acquisition by the end of June 2025. Operating under this assumption, we will immediately begin construction renovations to be completed by December 2025.

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### TYPE(S) OF PARTNERSHIP BEING REQUESTED: *Check all that apply.*

<input checked="" type="checkbox"/>	<b>LOCAL TAX ABATEMENT PROGRAMS</b>	<b>DOLLAR AMOUNT REQUESTED (\$)</b>	<b>TERMS (YEARS)</b>
<input type="checkbox"/>	TIF (Tax Increment Financing)		
<input checked="" type="checkbox"/>	PILOT (Payment in Lieu of Taxes)	\$0.00	20
<input type="checkbox"/>	<b>LOCAL GRANT/LOAN PROGRAMS</b>	<b>DOLLAR AMOUNT REQUESTED (\$)</b>	
<input type="checkbox"/>	Façade Improvement Program		
<input type="checkbox"/>	Historic Preservation Program		
<input type="checkbox"/>	<b>OTHER PROGRAMS</b>	<b>APPLICATION DEADLINE</b>	
<input type="checkbox"/>	LIHTC (Low Income Housing Tax Credit) PILOT		

**WHAT IS THE TOTAL INVESTMENT AMOUNT?**

\$ 3,200,000

**Will financial or development assistance be sought from other departments or agencies, including the other city programs not listed above, the county, the state, etc..?**

YES ☒ NO ☐ *If yes, please describe.*

We will be requesting HOME funds, PSH funds, and Housing Trust funds.

**Describe the project concept and intended final use, noting how Knoxville's Key Development Priorities are being met (see also page 5 of this application).**

Through our partnership with Every Child TN, we are converting the senior living facility into housing for youth aging out of foster care in Knoxville. The existing building layout works well to support this housing effort with the existing 20 individual units in place. We plan to upgrade the space by renovating the bathrooms and adding a kitchenette to create studio apartments. The renovated facility will serve as traditional housing for youth ages 18-24 who have aged out of the foster care system. Many of Knoxville's Key Development priorities will be met through the implementation of this project. The project type promotes the expansion of the permanent housing supply for one of the city's most vulnerable populations. By utilizing the Foster Youth to Independence project-based vouchers, the facility will provide free housing for this population for 3 years, making this project the only facility of its kind, offering programming to equip these youth for independence.

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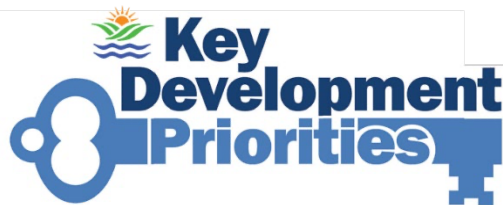


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**Check all Key Development Priorities below that may apply to your project. Before submitting your completed Exhibit A, please meet with City of Knoxville Urban Design & Development staff either virtually or in-person to discuss your project and application.**

Note date of meeting with staff here:



The City of Knoxville values public private partnerships that are aligned with our strategic development priorities, support public benefits and provide community amenities. Public Private Partnerships can include PILOTs, TIFs, Development Agreements, and the like.

Applicants for economic development assistance should thoughtfully design their projects with these development priorities in mind. Full application review will be required for all projects.

### 1 PROJECT TYPE

**Favorable projects include:**

- ☒ Expansion of the permanent housing supply, geared toward family, workforce, or senior demographics, with a preference for affordable and mixed-income properties
- ☐ Mixed-use developments incorporating ground floor commercial and/or the activation of under-utilized street frontage
- ☐ Development of commercial projects that support job growth and expand economic opportunity in alignment with the [Knoxville Chamber's Path to Prosperity](#)

### 2 PROJECT LOCATION

**Project location should promote strategic public benefits in focus areas such as:**

- ☐ Existing redevelopment areas
- ☐ Sites where development would include blight remediation
- ☐ Knoxville's primary transit corridors, particularly locations served by [Knox Area Transit \(KAT\)](#)

### 3 PROJECT CHARACTERISTICS

**Incorporate forward-thinking and creative design characteristics that could include but are not limited to:**

- ☐ Preservation, restoration, and reuse of historic structures
- ☒ Programmatically or architecturally distinctive, innovative or creative
- ☐ Property incorporating other environmentally friendly and sustainable engineering characteristics

### 4 PROJECT INTEGRATION WITH PUBLIC AMENITIES & TRANSPORTATION

**Project should include an emphasis on continued development of public amenities and transportation resources toward holistic growth.**

- ☐ Incorporate new or improved public spaces within the project's footprint and/or the expansion of, or significant upgrades to, connectivity to existing public amenities (e.g. parks, plazas, greenways, water/river front access, etc.)
- ☐ Leverage recent City investments in public infrastructure
- ☐ Widen the supply of smart-parking, structure-parking, and shared-parking resources
- ☐ Further multimodal and alternative transportation opportunities

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**Please email completed digital application and attachments to:**

Email: [RJustice@KnoxvilleTN.gov](mailto:RJustice@KnoxvilleTN.gov)

**For questions and/or if other accommodations are needed for submission of the application please call the office.**

Phone: 865-215-2141

Timbercrest

Far View Hills

Middlebrook Heights

Tonalea Rd

Lonas Dr

Brentway Cir (pvt)

Crossroads West Apts

Chenoweth Condos

Chenoweth (pvt) JC

Addison At Sutherland Apts

Scarlett Oak Ct (pvt)

Heritage Assisted Living

Knoxville

Papermill Place Condos

Stone Hedge Dr (pvt-jpe)

Stonehedge

Lonas Dr

Coleman Rd

Lonas Dr

West Towne Manor Apts

Marigold Ln

Coleman Rd

Colony Park Office Condos

Central Church of God

Azalea Dr

Wesley Heights

Papermill

Holman Rd

Crocus Ln

Jonquill Dr

Papermill Dr



Forest Heights