

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: 9/17/2024

Applicant/Developer: Jake Varner

Phone Number: (865) 789-6405

Company: Southeast Capital, LLC

Company Website: southeastcapitaltn.com

Email: jvarner@southeastcapitaltn.com

Mailing Address: 800 S. Gay Street, Suite 2126

Knoxville

TN

37929

Street Address / PO Box

City

State / Province

Postal / Zip Code

Project

Location:

Street Address(es)

Site 1:

2501 Edgewood Dr. Knoxville, TN
37917

Site 2:

Parcel ID(s) / CLT # (s)

Separate multiple parcel
numbers with a comma (,)

07101J001, 082OM013

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: Bass, Berry + Sims, Russell Stair, Knoxville, TN

Engineer: Batson, Himes, Norvel & Poe, Kaity Wozek, Knoxville, TN

Architect: Two Oaks Architects, Taylor Eisenhower, Knoxville, TN

Landscape Architect: TBD

General Contractor: Varner Homes & Development, David Varner, Knoxville, TN

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

07101J001 Edgewood APTS, LLC
082OM013 Parkview APTS, LLC

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).*

Edgewood APTS, LLC and Parkview APTS, LLC are both owned by Southeast Capital, LLC

What is the property's current land use?

Both are vacant land

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

07101J001 is zoned C-N, 082OM013 is zoned 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.*

07101J001 will need to go before the Infill Housing board for approval. Currently scheduled to be on the November 20, 2024 agenda.

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.

Both properties have already closed and are under control of the Developer. Projected start date for construction is March 1, 2025. Estimated construction time is twelve months with a completion date of February 28, 2026.

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

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

WHAT IS THE TOTAL INVESTMENT AMOUNT?

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.*

Developer will be asking for \$570,000 from the City of Knoxville's Affordable Rental Development Fund

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).

This 22-unit affordable housing development will address the critical need for affordable housing by providing homes to individuals and families earning 60% of the area median income (AMI) or less. By offering below market rate housing, the project will help alleviate housing insecurity and increase access to stable living conditions for under-served residents. Additionally, the development will contribute to community diversity and long term economic sustainability.

The project's design aligns with Knoxville's Missing Middle Housing and Infill Housing Guidelines, ensuring it compliments the surrounding neighborhoods character and scale. By incorporating architectural elements that blend with existing homes and maintaining appropriate building heights and setbacks, the development will seamlessly integrate into the area's aesthetic. Additionally, thoughtful landscaping and pedestrian friendly design will enhance the neighborhood's appeal while addressing community needs for density and affordability.

The project will incorporate Energy Star Certified appliances and windows, ensuring energy efficiency and reduced utility costs for residents. Additionally, it will utilize low flow water fixtures to conserve water, supporting both environmental sustainability and cost savings for the community.

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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

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

Phone: 865-215-2141