



CITY OF KNOXVILLE, TENNESSEE

City Council

AGENDA INFORMATION SHEET

AGENDA DATE: May 27, 2025

DEPARTMENT: Urban Design and Development

DIRECTOR or DESIGNEE: Rebekah Jane Justice

AGENDA SUMMARY A Resolution approving and adopting the Magnolia Avenue and Chilhowee Park Redevelopment Plan ("Plan") prepared by Knoxville's Community Development Corporation.

COUNCIL DISTRICT(S) AFFECTED All Districts, 6th

BACKGROUND On October 1, 2024 the Council of the City of Knoxville ("Council") authorized and directed Knoxville's Community Development Corporation ("KCDC") to prepare a redevelopment plan for the Magnolia Avenue corridor and adjacent areas. Council further directed and authorized KCDC to conduct a public hearing to determine the necessity of the proposed Plan. On April 28, 2025, KCDC conducted a public hearing at the offices of KCDC with the residents and property owners within the Plan's area.

Attached as an exhibit to the Resolution, is a copy of the Plan including a map of the Plan area and a listing of all the parcels within the Plan area. The area covered by this Plan includes the properties along East Magnolia Avenue commencing at the east border of the redevelopment area described in the Magnolia Avenue Warehouse Redevelopment Plan at Bertrand Street and continuing to the Burlington neighborhood where East Magnolia Avenue terminates, at the start of Rutledge Pike and Asheville Highway. More specifically, the Redevelopment Area will encompass one half of a block along the north and south side East Magnolia Avenue, parts of the Burlington neighborhood, as well as much of the land in and around Chilhowee Park, and the Knoxville Zoo. The Plan has many specific objectives but generally focuses on the implementation of several elements highlighted in Knoxville-Knox County Planning's 2009 comprehensive Magnolia Avenue Corridor plan. This 2009 plan has been referenced and utilized on other projects as well as within other redevelopment plans including the Magnolia Avenue Warehouse District Redevelopment Plan. Several of the areas of focus within that 2009 plan such as land-use and revitalization, historic preservation, improvements to traffic flow and pedestrian experiences are applicable to this Plan and are proposed to be carried through in this Plan. Other specific objectives of this Plan include but are not limited to: the continuation of the Magnolia Avenue streetscapes project eastward; implementation of streetscape improvements along Martin Luther King Jr. Avenue within the Burlington neighborhood; encouraging the preservation and reuse of historic structures; encouraging compatible development consistent with current zoning code that includes mixed-use development, and, in certain cases, higher density mixed-use development, that include a vertical mix of retail, housing and office uses; utilization of tax increment financing; and improving public infrastructure throughout the Plan area but specifically within the

Chilhowee Park area.

Upon adoption of this Plan by Council, KCDC will manage and oversee the implementation of the Plan in coordination with other stakeholders including the City of Knoxville.

ESTIMATED PROJECT SCHEDULE N/A

PRIOR ACTION/REVIEW On October 1, 2024 the Council authorized and directed KCDC to prepare this Plan.

FISCAL INFORMATION The expected impact of the use of Tax Increment Financing in the Redevelopment Area will vary based upon the times that Tax Increment Financing is utilized for various projects but, generally, such impact is expected not to exceed approximately \$3,000,000 per year with respect to either the City or Knox County.