



**KNOXVILLE HISTORIC ZONING COMMISSION  
STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROPERTY ADDRESS:** 1717 White Ave  
**DISTRICT:** Ft. Sanders NC-1

**FILE NO.:** 6-G-16-HZ

**MEETING DATE:** 6/16/2016  
**APPLICANT:** Steve Wise (attorney)  
**LEVEL OF WORK:** Level IV. Demolition or relocation of contributing structure

**PROPERTY DESCRIPTION:** Craftsman (c. 1924) Contributing  
Two-story frame with brick veneer wall covering. Pyramidal hip roof with asphalt shingle covering. Enclosed and extended shed-roof front porch and added enclosed entry on east elevation. Three-over-one paired double-hung windows on second level. Projecting bay on east side. Brick foundation. Rectangular plan constructed as a duplex.

► **DESCRIPTION OF WORK:**  
Demolish contributing structure

► **APPLICABLE DESIGN GUIDELINES:**  
Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.  
The Historic Zoning Commission shall take the following into account in making their determination about whether or not a building may be demolished:

**PHYSICAL CONDITION:**  
The HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.

**ARCHITECTURAL INTEGRITY:** The HZC may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.

**COMMENTS:**

**STAFF FINDINGS:**

- 1) The building is deemed a contributing structure within both the local H-1 Overlay and the National Register historic districts. It is contributing due the fact that it was constructed during the Fort Sanders Historic District period of significance and contributes to the White Avenue streetscape as a two-story brick structure as are others on the street. Additionally, the Craftsman style is typical in that portion of the district.
- 2) The building has not been condemned by the City of Knoxville, nor has the City enacted the demolition-by-neglect ordinance for this property. (Ord. No. O-427-03, § 9, 12-9-03) Sec. 6-180)
- 3) An application for demolition was denied by the Knoxville HZC in May 2015, based on the findings that the essential form and integrity of the house could be re-established with removal of the enclosure on the front, and the exterior perimeter foundation framing wall is in good condition according to the submitted Engineer's report



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dated 9-14-13."

4) The owner has submitted a report (contained in this submittal tab 12) from a licensed structural engineer and appraisals from real estate professionals standards which together make the claim that the costs to bring the structure up to safe and habital standards are not financially warranted.

5) The main structural deficiencies based on the engineering report appears to be the lack of the front foundation wall which was removed when the front porch was replaced, the inadequate interior floor structure, and the lack of the original interior dividing wall on the first floor which created the former duplex structure.

6) The owner has submitted an architect's report (contained in this submittal tab 14) which lists the repairs/replacements needed to make the building more structurally sound. These include new windows, repair of soffits, replacement of roof sheathing and shingles, filling in the opening created by removing the existing restaurant-era front porch enclosure, frame-in new interior wall dividing the first floor along the original wall line, and replacing entry doors. The exterior repairs and replacements would render a sound building shell and are the only work that would be reviewed by the HZC.

► **STAFF RECOMMENDATION:**

According to the Fort Sanders Guidelines for Demolition, based on the assessments provided with this submittal by a licensed structural engineer, architect, contractor, and real estate professionals, the HZC must determine whether structural problems and associated costs to address the problems warrant demolition.

Also according to the Fort Sanders Guidelines for Demolition, the HZC must determine whether or not the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.

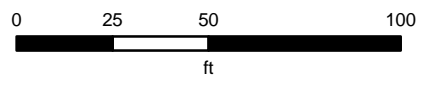


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1717 White Avenue  
Fort Sanders NC-1

Printed: 6/10/2016 at 10:12:17 AM

**Knoxville - Knox County - KUB Geographic Information System**



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Certificate (File) No: \_\_\_\_\_

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
KNOXVILLE/KNOX COUNTY HISTORIC ZONING COMMISSION**

Please print all information:

1. **NAME OF APPLICANT:** Stephen R. Wise

Address: 625 S. Gay Street, Suite 160, Knoxville, TN 37902

Telephone: 865-544-1199 E-mail address: srwise@wiseandreeves.com

Relationship to Owner: Attorney

2. **NAME OF OWNER:** Edward P. Whitaker, III

Address: 258 Galway Road, Bristol, TN 37620

Telephone: 423-646-6460 E-mail address: epwhitaker42@aol.com

3. **LOCATION OF PROPERTY:**

Address: 1717 White Avenue, Knoxville, TN Tax ID/Lot/Parcel No: Tax Map 94N Parcel 16 Group J

4. **LEVEL OF WORK** (circle Level)

**Level I** Routine repair, replacement of non-original materials in-kind; removal of artificial siding or late additions; installation of gutters, storm windows/doors, screen doors, satellite dishes, or signage; demolition of a noncontributing structure; renewal of COA

**Level II** Major replacement of materials or architectural elements; construction of addition or outbuilding

**Level III** Construction of a new primary building; subdivision of individually designated property

**Level IV** Demolition or relocation of a contributing structure

5. **DESCRIPTION OF WORK:** (See Part 2 of this application for additional information that is required for submittal with the application. (A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

**SEE EXHIBITS ATTACHED**

6. **SIGNATURE OF APPLICANT:**  Date: \_\_\_\_\_

Return application to: MPC, Knoxville/Knox County Historic Zoning Commission, Suite 403, City/County Building, 400 Main Street, Knoxville, Tennessee 37902 or Fax: 865-215-2068. **Incomplete applications will not be accepted.**

**FOR STAFF USE ONLY**

Date Received	Approved	Disapproved	Approved As Modified
Date Acted On			

DEMOLITION PERMIT  
AUTHORIZATION

## J. DEMOLITION

*Property owners may demolish structures in the NC-1 District that the Knoxville Historic Zoning Commission (HZC) finds to be non-contributing to the district. A report, dated July/August 2000, establishes the location of non-contributing structures at the time that the NC-1 district was under consideration.*

In the future, the Historic Zoning Commission shall take the following into account in making their determination about whether or not a building may be demolished.

1. **PHYSICAL CONDITION:**  
The HZC may allow demolition if a building has been condemned by the City of Knoxville for structural reasons, or if the HZC finds that structural problems and associated costs to address the problems warrant demolition; the decision shall be based on an assessment by a licensed structural engineer or architect.
2. **ARCHITECTURAL INTEGRITY:**  
The HZC may allow demolition if the original design is so compromised that historic architectural integrity is lost and cannot, in the Commission's view, be reasonably re-established.

DEMOLITION PERMIT  
CRITERIA

## MEMORANDUM

TO: City of Knoxville Historic Zoning Commission; MPC Historic Preservation Planner  
FROM: Crista Cuccaro, Staff Attorney for the City of Knoxville  
RE: Evaluating Economic Factors for Demolition in Ft. Sanders  
DATE: August 28, 2015

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### Issue

How should the City of Knoxville Historic Zoning Commission handle a request to demolish a building within the Fort Sanders Neighborhood Conservation Overlay District?

### Background & Recommendation

The City of Knoxville Historic Zoning Commission is authorized to review and regulate demolition in Neighborhood Conservation Overlay (NC-1) Districts within the City of Knoxville. The Historic Zoning Commission ("Commission") must issue a certificate of appropriateness before any property can be demolished within a NC-1 District. The Fort Sanders NC-1 District guidelines provide for the demolition of structures within the District and suggest that the Commission should take into account the physical condition and architectural integrity of a structure when determining whether it should be demolished. The Commission may allow demolition if it finds that structural problems and the associated costs to address such problems warrant demolition. The Commission's decision of the physical condition of the property must be based upon an assessment by a licensed structural engineer or architect. The Commission also may allow demolition if the original design of the structure has been compromised such that its historical integrity has been lost and cannot be reasonably reestablished. Although the Commission does not typically consider cost or economic factors in determining whether to issue a certificate of appropriateness, the Fort Sanders guidelines allow the Commission to consider costs in the context of a demolition. Unfortunately, the Fort Sanders guidelines do not offer any thresholds, procedures, or criteria for evaluating costs to repair the structural condition of a structure.

Conversely, the City of Knoxville Code of Ordinances provides detailed procedures regarding historic properties that are subject to "demolition by neglect." In December 2003, the City of Knoxville City Council adopted its demolition by neglect ordinance (O-427-03), which is authorized under Tenn. Code Ann. § 13-7-407. The ordinance is housed within the building code and is aimed at preventing the slow deterioration of historic buildings by neglect. The ordinance is applicable automatically to properties listed in the National Register for Historic Places or properties located within an H-1 or NC-1 overlay district. Authority for enforcement of the demolition by neglect ordinance is given to a public officer appointed by the City and to the Better Building Board. The ordinance requires the City to provide written notice of a violation to the owner, which in turn prompts the owner to repair the building within a certain time period. If the owner does not take such action, the public officer refers the property to the BBB. The ordinance contains a provision designed to protect an owner from an economic hardship related to the repairs of the building. The



economic hardship provisions require the owner to supply the Better Building Board with information and evidence to support the claim, such as assessed value of the property, annual debt service, and history of the ownership of the property. For income-producing properties, the owner can also offer evidence about the cash flow, operating expenses, and gross income for the property. Ultimately, the BBB must decide if the owner has proved that the building is incapable of earning a reasonable return; that the building cannot be adapted to another use that would result in a reasonable return; *and* that the owner has tried and failed to find a purchaser willing to repair the property. The BBB cannot require the owner to make any repairs that will exceed the appraised value of the property and the land on which it is located. This detailed procedure for consideration of an economic hardship is only applicable to properties that have been identified, petitioned, and properly noticed by the City as qualifying as a demolition by neglect.

Thus, the question remains how the Commission should approach a consideration of costs for a property in the Fort Sanders neighborhood that has not qualified as a property for demolition by neglect. When considering a certificate of appropriateness, state law enables the Commission to give prime consideration to the historical or architectural features of a structure, the relationship of the exterior of the structure to the surrounding area and character of the district, the general compatibility of the proposal, *and any other factor, including aesthetic, which is reasonably related to the purposes of statutes regarding historic zoning.*<sup>1</sup> In one of the few Tennessee cases that discusses economic hardship in the context of historic zoning, the Court of Appeals overturned Nashville's Metropolitan HZC's denial of a demolition permit based on economic hardship.<sup>2</sup> It is important to note that Nashville's ordinances on historic zoning specifically enable the commission to consider economic hardship and further provide criteria for evaluation. As a result of the Court of Appeals opinion, the Metro code now also includes self-created hardship as a factor for consideration by the commission.

Without criteria to assess the cost of structural repairs, the Commission is left with a large amount of discretion in determining whether the structural problems and costs associated with the repair of the problems warrant demolition. Since the Commission has discretion, the Commission could use information and factors that are commonly used to assess economic hardship. Examples of these factors could include:

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<sup>1</sup> The purposes of the historic zoning statutes are stated in Tenn. Code Ann. § 13-7-401: "The purpose of this part is to promote the educational, cultural, and economic welfare of the people of the state of Tennessee by enabling municipalities and counties to preserve and protect historic structures, areas and districts which serve as visible reminders of the history and cultural heritage of the state and the United States. Furthermore, it is the purpose of this part to strengthen the economy of the state and of the adopting governmental entities by stabilizing and improving the property values in historic areas, by encouraging rehabilitation and new construction and development that will be harmonious with the historic structures, areas and districts, and by preserving and rehabilitating buildings which are of significance to historic districts."

<sup>2</sup> *Byron Ave. 3501, LLC v. Metro. Historic Zoning Comm'n of the Metro. Gov't of Nashville*, No. M2010-01652-COA-R3CV, 2011 WL 2112774 (Tenn. Ct. App. May 24, 2011).

- An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with renovation and restoration of the building
- The estimated market value of the property in its current condition; its estimated market value after the proposed demolition; and its estimated value after renovation or restoration
- An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure
- Amount paid for the property and current appraised and assessed value of the property
- If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period
- The past capital expenditures during the ownership of the current owner
- An estimate of the cost of the proposed demolition

Economic hardship often turns on whether the property can generate a reasonable return on investment or provide a reasonably beneficial use. Ultimately, whatever decision the Commission makes, it must base its decision on an assessment by a licensed engineer or architect. It is not sufficient for the Commission to rely on speculative figures to deny a permit; the Commission's decision must be supported by material evidence. Material evidence is relevant evidence that a reasonable person would accept as adequate to support a rational conclusion.

PROPERTY OWNERSHIP  
AND  
PURCHASE PRICE

This instrument prepared by:

RICK J. BEARFIELD, Attorney at Law  
Wesley Plaza, Suite 1  
2513 Wesley Street  
P.O. Box 4210 CRS  
Johnson City, TN 37602  
(423) 282-1006  
(423) 282-3081 (fax)

STEVE HALL  
REGISTER OF DEEDS  
KNOX COUNTY

COUNTERSIGNED

FEB 25 2003

JERRY R. WHITEHEAD  
KNOX COUNTY  
PROPERTY ASSESSOR  
BY *[Signature]*

For Register's Office Use

QUITCLAIM DEED

THIS DEED, made and entered into this the 19<sup>th</sup> day of February, 2003, by and between EDWARD WHITAKER IV, hereinafter known as Party of the First Part, and EDWARD WHITAKER III also known as EDWARD PARRISH WHITAKER, III, hereinafter known as the Party of the Second Part.

WITNESSETH:

The Party of the First Part has this day quitclaimed, and does by these presents hereby quitclaim, transfer and convey unto the Party of the Second Part, all of his one-half (1/2) undivided interest in and to the hereinafter described real estate situate and lying in the 4<sup>th</sup> Civil District of Knox County, Tennessee, and more particularly described as follows, to-wit:

SITUATED in the Fourth Civil District of Knox County, Tennessee, within the 10<sup>th</sup> Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 1 in the Property of Hawkeye's Corner, a subdivision to Knox County, Tennessee, as shown by map of said subdivision of record in Map Cabinet N, Slide 236D, in the Knox County Register's Office, said lot being more particularly bounded and described as follows:

BEGINNING at an iron pin (original) located at Tennessee coordinates N 597,653.518 and E 2,580,174.872 and located within the sidewalk at the intersection of the southwestern right-of-way line of Seventeenth Street and the northwestern right-of-way line of White Avenue; thence leaving said point and place of BEGINNING and with the inside edge of the sidewalk along the northwestern right-of-way line of White Avenue, South 64 deg. 08 min. 15 sec. West 253.29 feet to an iron pin, corner to property now or formerly belonging to Shell (Deed reference: Warranty Book 1873, page 1080), said iron pin located at Tennessee coordinates N 597,543.026 and E 2,579,946.952; thence along the common dividing line with Shell, North 25 deg. 15 min. 01 sec. West 124.89 feet to an iron pin (original) located in the southeastern right-of-way line of a 14-foot alley; thence along the southeastern right-of-way line of said alley, North 64 deg. 01 min. 36 sec. East 149.37 feet to a spike, corner to University Concepts (Deed Reference: Warranty Book 1802, page 417); thence along the dividing line with University Concepts the following two calls and distances: First, running South 25 deg. 43 min. 04 sec. East 62.87 feet to an iron pin (original) and North 62 deg. 33 min. 03 sec. East 103.37 feet to an iron pin (original) located at the southwestern edge of the sidewalk along the southwestern right-of-way line of Seventeenth Street; thence with the southwestern edge of the sidewalk along the southwestern right-of-way line of Seventeenth Street, South 25 deg. 20 min. 38



Instr: 200302260076033 Page: 1 of 3  
REC'D FOR REC 02/25/2003 2:37:42PM  
RECORD FEE: \$17.00  
M. TAX: \$0.00 T. TAX: \$0.00

sec. East 65.16 feet to an iron pin (original) marking the point and place of BEGINNING, containing 0.578 acre.

THERE IS SPECIFICALLY LESS AND EXCEPTED from the above-described property that curved portion of the sidewalk which lies southeast of the curve formed by the intersection of the southwestern right-of-way line of Seventeenth Street and the northwestern right-of-way line of White Avenue as shown on said map of record in Map Cabinet N, Slide 236D, in the Knox County Register of Deeds Office.

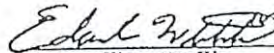
Being the same property conveyed to Edward Whitaker III and Edward Whitaker IV, from Charles P. Ericson and wife, Linda Ericson by Warranty Deed dated October 18, 2000, and recorded at Instrument No. 200010190027495, in the office of the Register of Deeds for Knox County, Tennessee.

PARCEL IDENTIFICATION: TAX MAP 94-N, GROUP J, PARCEL 16.00

It is understood that this is a Quitclaim Deed for the purpose of conveying whatever interest, if any, the Party of the First Part may have in and to the above-described property. No warranties, either expressed or implied, are made by the Party of the First Part concerning the title and/or use of the above-described property.

This conveyance is made subject to valid restrictive covenants and easements, if any, appearing of record.

IN TESTIMONY WHEREOF the Party of the First Part has executed this instrument the day and year first above written.

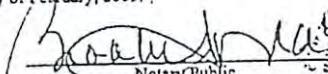
  
EDWARD WHITAKER IV

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

STATE OF TENNESSEE )  
COUNTY OF Knox )

Personally appeared before me, Brooke Macy, a Notary Public of the State and County aforesaid, EDWARD WHITAKER IV, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19<sup>th</sup> day of February, 2003.

  
Notary Public



  
Instr: 203302250078033  
PAGE: 2 OF 3

My commission expires Dec. 7, 2006

STATE OF FLORIDA     )  
                                  )  
COUNTY OF BREVARD

The undersigned hereby swears or affirms that the actual consideration for this transfer of the property is \$ 0.00.

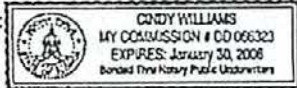
Witness my hand, at office this 19 day of February, 2003.

Edward Parrish Whitaker, III

Sworn to and subscribed before me this 19 day of February, 2003.

Cindy Williams  
Notary Public

My Commission Expires:



Name and Address of Owner:

EDWARD PARRISH WHITAKER, III  
238 Galway Road  
Bristol TN 37620

Name and Address of Person  
Responsible for the Payment  
of Real Property Taxes:

Same as above

QUIT8460RF.221-02



OWNER/RESPONSIBLE TAXPAYER:  
Edward Whitaker III and  
Edward Whitaker IV  
237 Sycamore Rd  
Bristol, TN 37620-3036  
CLT No. 094NJ-016

THIS INSTRUMENT PREPARED BY:  
JAMES E. BONDURANT, JR., ESQ.  
CROLEY, DAVIDSON & WHITE  
1500 TENNESSEE PLAZA  
KNOXVILLE, TN 37929  
(66855)

OCT 19 2000

JOHN R. WHITEHEAD  
KNOX COUNTY  
PROPERTY ASSESSOR

WARRANTY DEED

THIS INDENTURE made this 18 day of October, 2000, between CHARLES P. ERICSON and wife, LINDA ERICSON, of Knox County, Tennessee, First Parties, and EDWARD WHITAKER III and EDWARD WHITAKER IV of Knox County, Tennessee, Second Parties:

W I T N E S S E T H:

THAT SAID FIRST PARTIES, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, to them in hand paid by said Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do by these presents grant, bargain, sell and convey unto Second Parties, the real property described as follows, to-wit:

SITUATED in the Fourth Civil District of Knox County, Tennessee, within the 10th Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 1 in the Property of Hawkeye's Corner, a subdivision to Knox County, Tennessee, as shown by map of said subdivision of record in Map Cabinet N, Slide 236D, in the Knox County Register's Office, said lot being more particularly bounded and described as follows:

BEGINNING at an iron pin (original) located at Tennessee coordinates N 597,653.518 and E 2,580,174.872 and located within the sidewalk at the intersection of the southwestern right-of-way line of Seventeenth Street and the northwestern right-of-way line of White Avenue; thence leaving said point and place of BEGINNING and with the inside edge of the sidewalk along the northwestern right-of-way line of White Avenue, South 64 deg. 08 min. 15 sec. West 253.29 feet to an iron pin, corner to property now or formerly belonging to Shell (Deed reference: Warranty Book 1873, page 1080), said iron pin located at Tennessee coordinates N 597,543.026 and E 2,579,946.952; thence along the common dividing line with Shell, North 25 deg. 15 min. 01 sec. West 124.89 feet to an iron pin (original) located in the southeastern right-of-way line of a 14-foot alley; thence along the southeastern right-of-way line of said alley, North 64 deg. 01 min. 36 sec. East 149.37 feet to a spike, corner to University Concepts (Deed Reference: Warranty Book 1802, page 417); thence along the dividing line with University Concepts the following two calls and distances: First, running South 25 deg. 43 min. 04 sec. East 62.87 feet to an iron pin (original) and North 62 deg. 33 min. 03 sec. East 103.37 feet to an iron pin (original) located at the southwestern edge of the sidewalk along the southwestern right-of-way line of Seventeenth Street; thence with the southwestern edge of the sidewalk along the southwestern right-of-way line of Seventeenth Street, South 25 deg. 20 min. 38 sec. East 65.16 feet to an iron pin (original) marking the point and place of BEGINNING, containing 0.578 acre.

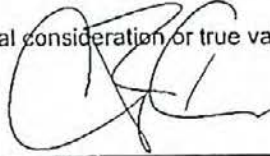
THERE IS SPECIFICALLY LESS AND EXCEPTED from the above-described property that curved portion of the sidewalk which lies southeast of the curve formed by the intersection of the southwestern right-of-way line of Seventeenth Street and the northwestern right-of-way line of White Avenue as shown on said map of record in Map Cabinet N, Slide 236D, in the Knox County Register of Deeds Office.

BEING the same property conveyed to Charles P. Ericson by Warranty Deed from Shelby J. Shoemaker, an unmarried individual; Wendell Shoemaker, an unmarried individual and formerly the husband of





I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is \$525,000.00.

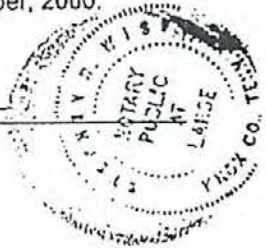


\_\_\_\_\_  
AFFIANT

Subscribed and sworn to before me this 18<sup>th</sup> day of October, 2000.



\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires: 3-26-05

EXHIBIT "A"

- (1) Terms and provisions of Lease between Charles P. Ericson as Lessor and Le Petit Chateau, Inc., (now known as Hawkeye's Corner, Inc., pursuant to name change) as Lessee, recorded August 10, 1995, in Trust Book 3015, page 74, in the records of the Knox County Register of Deeds Office, Hawkeye's Corner, Inc.
- (2) Matters disclosed or depicted on map of record in Map Cabinet N, Slide 236D, in the Knox County Register of Deeds Office, including, but not limited to, the following:
  - (a) 10-foot drainage and utility easement inside all lot lines
  - (b) A fence apparently appurtenant to the subject property encroaches slightly onto the property of Shell located to the southwest of the subject property.



ASSESSED VALUE  
OF PROPERTY

# KNOX COUNTY TENNESSEE



## Property Tax Search

Search for a property by entering a name, address, or property id.  
Do not enter designations such as North, South, Cove, Rd, Blvd, Ave, etc.

<b>General Information</b>		<b>Tax Information</b>	
Owner's Name	WHITAKER EDWARD III	Tax Rate	2.32 / \$100
Property Address	1717 WHITE AVE	Total Balance	\$0.00
Mailing Address	238 GALWAY RD	Due:	<input type="button" value="Pay Taxes Online"/>
Search for Property	094NJ-016 BRISTOL, TN 37620	Search	Back
	<a href="#">Change Address</a>		

[General Information](#)

[Detailed Information](#)

[Print Tax Report](#)

[Print Tax Notice](#)

[Property Map](#)

[Print Tax Receipt](#)

[City Tax Lookup](#)

**Property Value** A convenience fee will be assessed by the service provider for each online payment transaction. The Trustee does not receive any portion of this fee.

Appraised Value: \$513,200.00  
Assessed Value: \$205,280.00

Year	Status	Amount	Due Date	Amount	Amount
2014	PAID	4,763.00	02/27/2015	4,763.00	0.00
2013	PAID	4,763.00	02/27/2014	4,763.00	0.00
2012	PAID	4,609.00	01/30/2013	4,609.00	0.00
2011	PAID	4,609.00	02/28/2012	4,609.00	0.00
2010	PAID	4,609.00	02/18/2011	4,609.00	0.00
2009	PAID	4,609.00	02/25/2010	4,609.00	0.00

If you are having problems using this search please [click here](#) for help.



City of Knoxville

New Search

[Return To Results List](#)

Taxes are levied for the calendar year and billed October 1.  
Taxes become delinquent on March 1.

Property Address: **1717 WHITE AVE**  
 Owner Name: **WHITAKER EDWARD III**  
 Owner Address: **238 GALWAY RD  
BRISTOL TN 37620**  
 Property ID / Ward: **094NJ016 / 47**  
 Subdivision: **HAWKEYES CORNER**  
 Block Lots: **- / -**  
 Classification: **COMMERCIAL**

Current Tax Year: **2014**  
 Appraised Value: **\$513,200.00**  
 Assessed Value: **\$205,280.00**  
 Tax Rate: **\$ 2.7257 / \$100**  
 Tax Levy: **\$5,595.32**  
 Tax Discount: **\$0.00**  
 Tax for 2014 if paid in 07/2015: **\$0.00**  
 Taxes and Fees for Prior Years: **\$0.00**  
 Total Balance Due: **\$0.00**

[Map of Property](#)

[County Tax Lookup](#)

\*\*Use the Printer icon at the top of the page to print tax report.\*\*

Calculation Date: **7/29/2015**

For payment in a later month: **7/29/2015**

[Recalculate](#)

Payment Information is correct as of **7/28/2015**

Please mail payments to: **City of Knoxville  
P. O. Box 1628  
Knoxville, TN 37991**

**Tax Summary**

Tax Year	Receipt Number	Status	Last Date Paid	Tax Levy	Tax Balance	Interest Penalty	Suit Expense	Court Cost	Misc Fee	Total
2014	020247	PAID	2/27/2015	\$5,595.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	024395	PAID	2/27/2014	\$4,897.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	045832	PAID	1/29/2013	\$4,803.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	003298	PAID	2/29/2012	\$4,803.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	012613	PAID	2/18/2011	\$4,803.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	003129	PAID	3/2/2010	\$4,803.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	002987	PAID	3/4/2009	\$5,253.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	002923	PAID	3/28/2008	\$5,253.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	002842	PAID	3/28/2008	\$5,253.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2005	002796	PAID	3/28/2008	\$5,253.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2004	002816	PAID	5/2/2007	\$4,150.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	002741	PAID	4/12/2006	\$3,674.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

OK

This website provides tax information for the City of Knoxville ONLY. Questions regarding information provided here can be answered by calling 865-215-2084 or email at [citytaxoffice@cityofknoxville.org](mailto:citytaxoffice@cityofknoxville.org).

For County tax information, contact Knox County Trustee at 865-215-2305 or [www.knoxcounty.org/apps/tax\\_search](http://www.knoxcounty.org/apps/tax_search)

## USE HISTORY OF PROPERTY

HISTORY OF USE  
(per Knoxville City Directory)

- 1968 – Residence of Mrs. Droke
  - 1969 – “Torn down”
  - 1970 – Student Housing
  - 1971 – Adjacent House 1709 torn down
  - 1980 – Barrentine’s Restaurant– converted to commercial
  - 1981 – Barrentine’s Restaurant
  - 1982 – La Petit Chateau – Restaurant/Bar
  - 1983 – Hawkeye’s Corner - Restaurant/Bar
  - 1984 – Hawkeye’s Corner
  - 1985 – Hawkeye’s Corner
  - 1986 – Hawkeye’s Corner
  - 1987 – Hawkeye’s Corner
  - 1988– Hawkeye’s Corner
  - 1989 – Hawkeye’s Corner
  - 1990 – Hawkeye’s Corner
  - 1991 – Hawkeye’s Corner
  - 1992 – Hawkeye’s Corner
  - 1993 – Hawkeye’s Corner
  - 1994 – Hawkeye’s Corner
  - 1995 – Hawkeye’s Corner
  - 1996 – Hawkeye’s Corner
  - 1997 – Hawkeye’s Corner
  - 1998 – Hawkeye’s Corner
  - 1999 – Hawkeye’s Corner
  - 2000 – Hawkeye’s Corner
- Property Acquired by Applicant
- Neighborhood Conservation Overlay District Adopted
- 2001 – Vacant
  - 2002 – Havana Spice – Fine Italian Cuisine

2003 – Friends Night Club  
2004 – 17<sup>th</sup> Street Venue - Bar  
2005 – The Crow's Nest - Bar  
2006 – Vacant  
2007 – Vacant  
2008 – Club Legacy – Alternative Bar  
2009 – Vacant  
2010 – Caribbean Vibe – Bar  
2011 – Caribbean Vibe - Bar  
2012 – Nicely's Tavern  
2013 – Nicely's Tavern  
2014 – Nicely's Tavern  
2015 – Vacant  
2016 - Vacant



# INCOME & EXPENSES

2011-2013

**SCHEDULE E**

(Form 1040)

Department of the Treasury  
Internal Revenue Service (99)

**Supplemental Income and Loss**

(From rental real estate, royalties, partnerships,  
S corporations, estates, trusts, REMICs, etc)  
▶ Attach to Form 1040, 1040NR, or Form 1041.  
▶ See separate instructions.

OMB No. 1545-0074

**2011**

Attachment  
Sequence No. **13**

Name(s) shown on return

**EDWARD P. AND MARGARET R. WHITAKER**

Your social security number

**228-52-5021**

- A Did you make any payments in 2011 that would require you to file Form(s) 1099? (see instructions).....  Yes  No  
 B If 'Yes,' did you or will you file all required Forms 1099?.....  Yes  No

**Part I Income or Loss From Rental Real Estate and Royalties** Note. If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

**Caution.** For each rental property listed on line 1, check the box in the last column only if you owned that property as a member of a qualified joint venture (QJV) reporting income not subject to self-employment tax.

1	Physical address of each property — street, city, state, zip	Type — from list below	2	Fair Rental Days	Personal use Days	QJV
A	135 KILGORE DRIVE BRISTOL, VA 24201	1	For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions.	A 365		
B	1717 WHITE AVE KNOXVILLE, TN 37916	4		B 365		
C				C		

**Type of Property:**

- 1 Single Family Residence    3 Vacation/Short-Term Rental    5 Land    7 Self-Rental  
 2 Multi-Family Residence    4 Commercial    6 Royalties    8 Other (describe)

**Income:**

	Properties		
	A	B	C
3a Merchant card and third party payments. For 2011, enter -0-...	0.	0.	
b Payments not reported to you on line 3a.....	12,000.	27,500.	
4 Total not including amounts on line 3a that are not income (see instructions).....	12,000.	27,500.	

**Expenses:**

5 Advertising.....	5		
6 Auto and travel (see instructions).....	6	175.	
7 Cleaning and maintenance.....	7	300.	
8 Commissions.....	8		
9 Insurance.....	9	563.	
10 Legal and other professional fees.....	10		
11 Management fees.....	11		
12 Mortgage interest paid to banks, etc (see instructions).....	12	4,907.	43,805.
13 Other interest.....	13		
14 Repairs.....	14		
15 Supplies.....	15	200.	
16 Taxes.....	16		9,413.
17 Utilities.....	17		400.
18 Depreciation expense or depletion.....	18	4,918.	5,977.
19 Other (list) ▶ See Stmt 9.....	19	92.	
20 Total expenses. Add lines 5 through 19.....	20	11,155.	59,595.

21 Subtract line 20 from line 4. If result is a (loss), see instructions to find out if you must file Form 6198.....

21	845.	-32,095.
----	------	----------

22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions).....

22		-32,095.
----	--	----------

23a Total of all amounts reported on line 3a for all rental properties.....	23a	
b Total of all amounts reported on line 3a for all royalty properties.....	23b	
c Total of all amounts reported on line 4 for all rental properties.....	23c	
d Total of all amounts reported on line 4 for all royalty properties.....	23d	
e Total of all amounts reported on line 12 for all properties.....	23e	
f Total of all amounts reported on line 18 for all properties.....	23f	
g Total of all amounts reported on line 20 for all properties.....	23g	

24 Income. Add positive amounts shown on line 21. Do not include any losses.....

24	
----	--

25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here.....

25	
----	--

26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2.....

26	
----	--

**SCHEDULE E**  
**(Form 1040)**

**Supplemental Income and Loss**  
**(From rental real estate, royalties, partnerships,**  
**S corporations, estates, trusts, REMICs, etc)**  
**▶ Attach to Form 1040, 1040NR, or Form 1041.**

OMB No. 1545-0074

**2012**

Attachment  
Sequence No. **13**

Department of the Treasury  
Internal Revenue Service (99)

▶ Information about Schedule E and its separate instructions is at [www.irs.gov/form1040](http://www.irs.gov/form1040).

Name(s) shown on return

**EDWARD P. AND MARGARET R. WHITAKER**

Your social security number

**228-52-5021**

**Part I** **Income or Loss From Rental Real Estate and Royalties** Note. If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

- A Did you make any payments in 2012 that would require you to file Form(s) 1099? (see instructions)  Yes  No  
 B If 'Yes,' did you or will you file required Forms 1099?  Yes  No

**1 a** Physical address of each property (street, city, state, ZIP code)

A **1717 WHITE AVE, KNOXVILLE, TN 37916**

B  
C

1 b Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.	Fair Rental Days	Personal Use Days	QJV
A 4		365		
B				
C				

**Type of Property:**

- 1 Single Family Residence    3 Vacation/Short-Term Rental    5 Land    7 Self-Rental  
2 Multi-Family Residence    4 Commercial    6 Royalties    8 Other (describe)

Income:	Properties:	A	B	C
3 Rents received	3	40,020.		
4 Royalties received	4			
<b>Expenses:</b>				
5 Advertising	5			
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7			
8 Commissions	8			
9 Insurance	9			
10 Legal and other professional fees	10			
11 Management fees	11	6,850.		
12 Mortgage interest paid to banks, etc (see instructions)	12	39,813.		
13 Other interest	13			
14 Repairs	14			
15 Supplies	15			
16 Taxes	16	9,413.		
17 Utilities	17	1,025.		
18 Depreciation expense or depletion	18	5,977.		
19 Other (list) ▶	19			
20 Total expenses. Add lines 5 through 19	20	63,078.		
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198.	21	-23,058.		
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	-23,058.		
23 a Total of all amounts reported on line 3 for all rental properties	23 a			
b Total of all amounts reported on line 4 for all royalty properties	23 b			
c Total of all amounts reported on line 12 for all properties	23 c			
d Total of all amounts reported on line 18 for all properties	23 d			
e Total of all amounts reported on line 20 for all properties	23 e			
24 Income. Add positive amounts shown on line 21. Do not include any losses.	24			
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here.	25			
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2.	26			

BAA For Paperwork Reduction Act Notice, see instructions.

FDIZ2301L 01/07/13

Schedule E (Form 1040) 2012

**SCHEDULE E**  
(Form 1040)

**Supplemental Income and Loss**

(From rental real estate, royalties, partnerships,  
S corporations, estates, trusts, REMICs, etc)  
▶ Attach to Form 1040, 1040NR, or Form 1041.

OMB No. 1545-0074

**2013**

Attachment  
Sequence No. **13**

Department of the Treasury  
Internal Revenue Service (99)

▶ Information about Schedule E and its separate instructions is at [www.irs.gov/schedulee](http://www.irs.gov/schedulee).

Name(s) shown on return

**EDWARD P. AND MARGARET R. WHITAKER**

Your social security number

**228-52-5021**

**Part I** **Income or Loss From Rental Real Estate and Royalties** Note. If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

- A Did you make any payments in 2013 that would require you to file Form(s) 1099? (see instructions).....  Yes  No  
 B If 'Yes,' did you or will you file required Forms 1099? .....  Yes  No

1 a Physical address of each property (street, city, state, ZIP code)  
 A **1717 WHITE AVE, KNOXVILLE, TN 37916**  
 B  
 C

1 b Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.	Fair Rental Days	Personal Use Days	QJV
A 4		30		
B				
C				

Type of Property:

- 1 Single Family Residence    3 Vacation/Short-Term Rental    5 Land    7 Self-Rental  
 2 Multi-Family Residence    4 Commercial    6 Royalties    8 Other (describe)

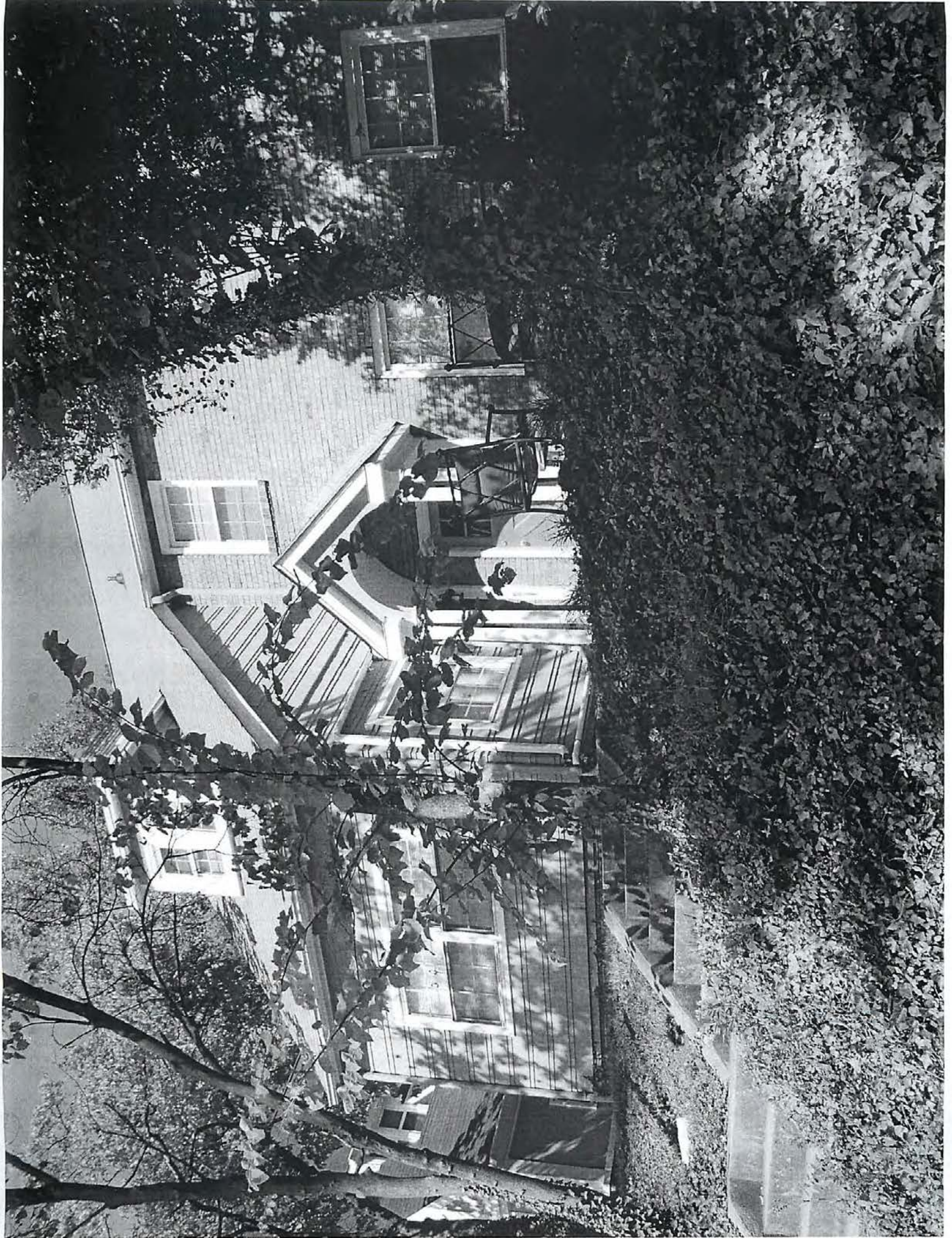
Income:	Properties:	A	B	C
3 Rents received.....	3	5,000.		
4 Royalties received.....	4			
<b>Expenses:</b>				
5 Advertising.....	5	850.		
6 Auto and travel (see instructions).....	6	475.		
7 Cleaning and maintenance.....	7	835.		
8 Commissions.....	8			
9 Insurance.....	9			
10 Legal and other professional fees.....	10	25,000.		
11 Management fees.....	11	500.		
12 Mortgage interest paid to banks, etc (see instructions).....	12	38,986.		
13 Other interest.....	13			
14 Repairs.....	14	75.		
15 Supplies.....	15	2,300.		
16 Taxes.....	16	9,660.		
17 Utilities.....	17	6,525.		
18 Depreciation expense or depletion.....	18	5,977.		
19 Other (list) ▶ <u>See Stmt 7</u> .....	19	5,425.		
20 Total expenses. Add lines 5 through 19.....	20	96,608.		
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198.....	21	-91,608.		
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions).....	22	-91,608.		
23 a Total of all amounts reported on line 3 for all rental properties.....	23 a			
b Total of all amounts reported on line 4 for all royalty properties.....	23 b			
c Total of all amounts reported on line 12 for all properties.....	23 c			
d Total of all amounts reported on line 18 for all properties.....	23 d			
e Total of all amounts reported on line 20 for all properties.....	23 e			
24 Income. Add positive amounts shown on line 21. Do not include any losses.....	24			
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here.....	25			
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2.....	26			

BAA For Paperwork Reduction Act Notice, see the separate instructions.

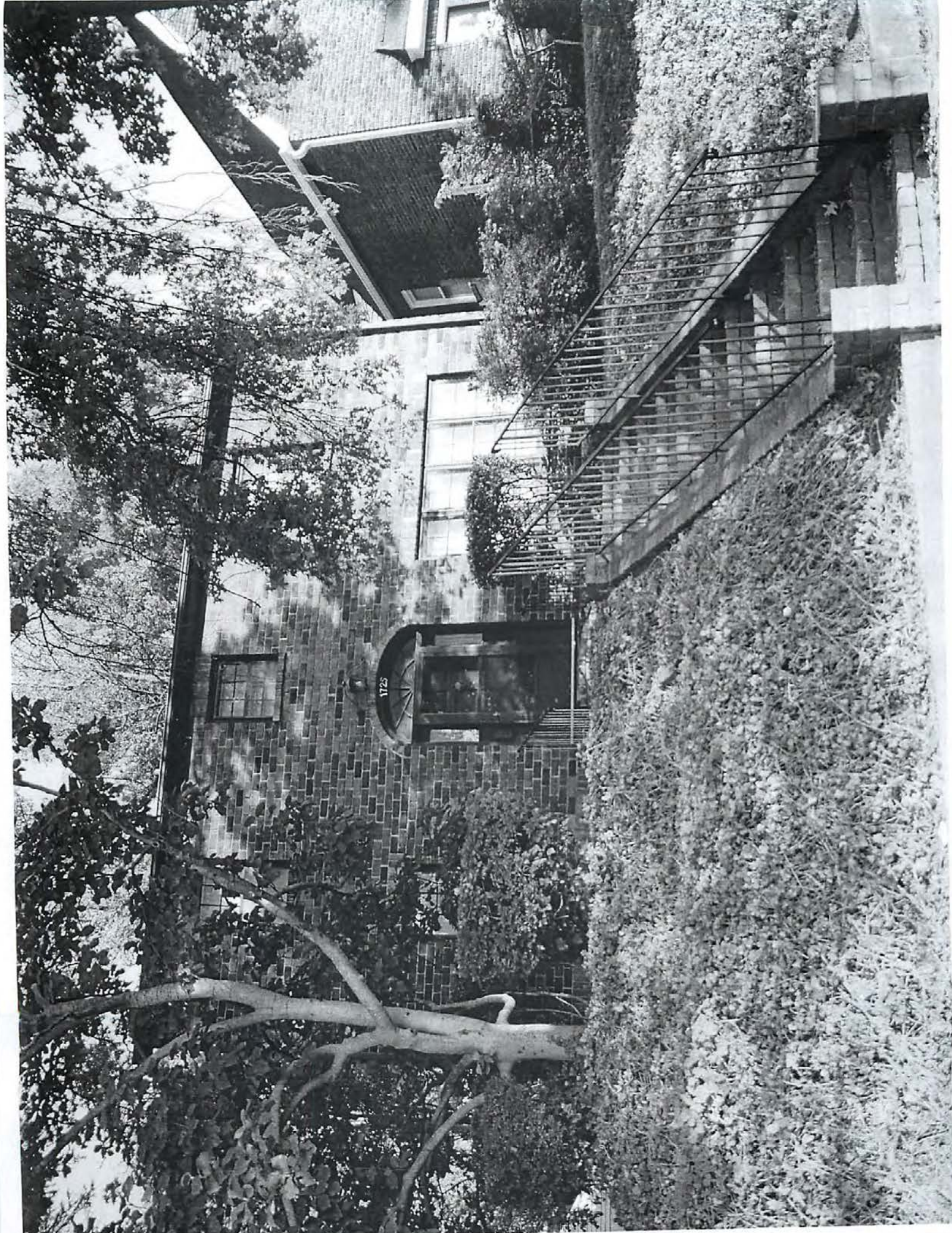
FDI22301L 10/29/13

Schedule E (Form 1040) 2013

NEIGHBORING PROPERTIES  
IN OVERLAY

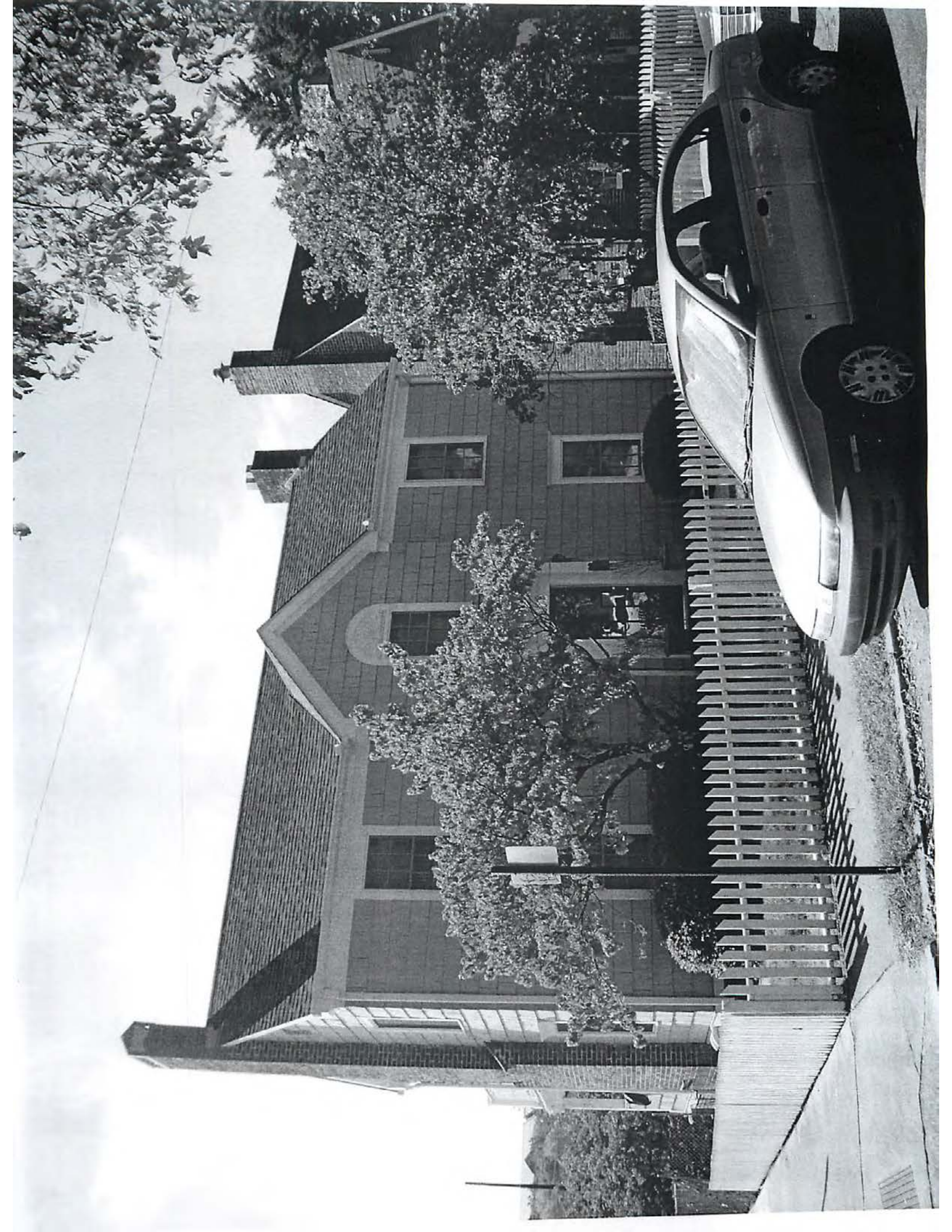








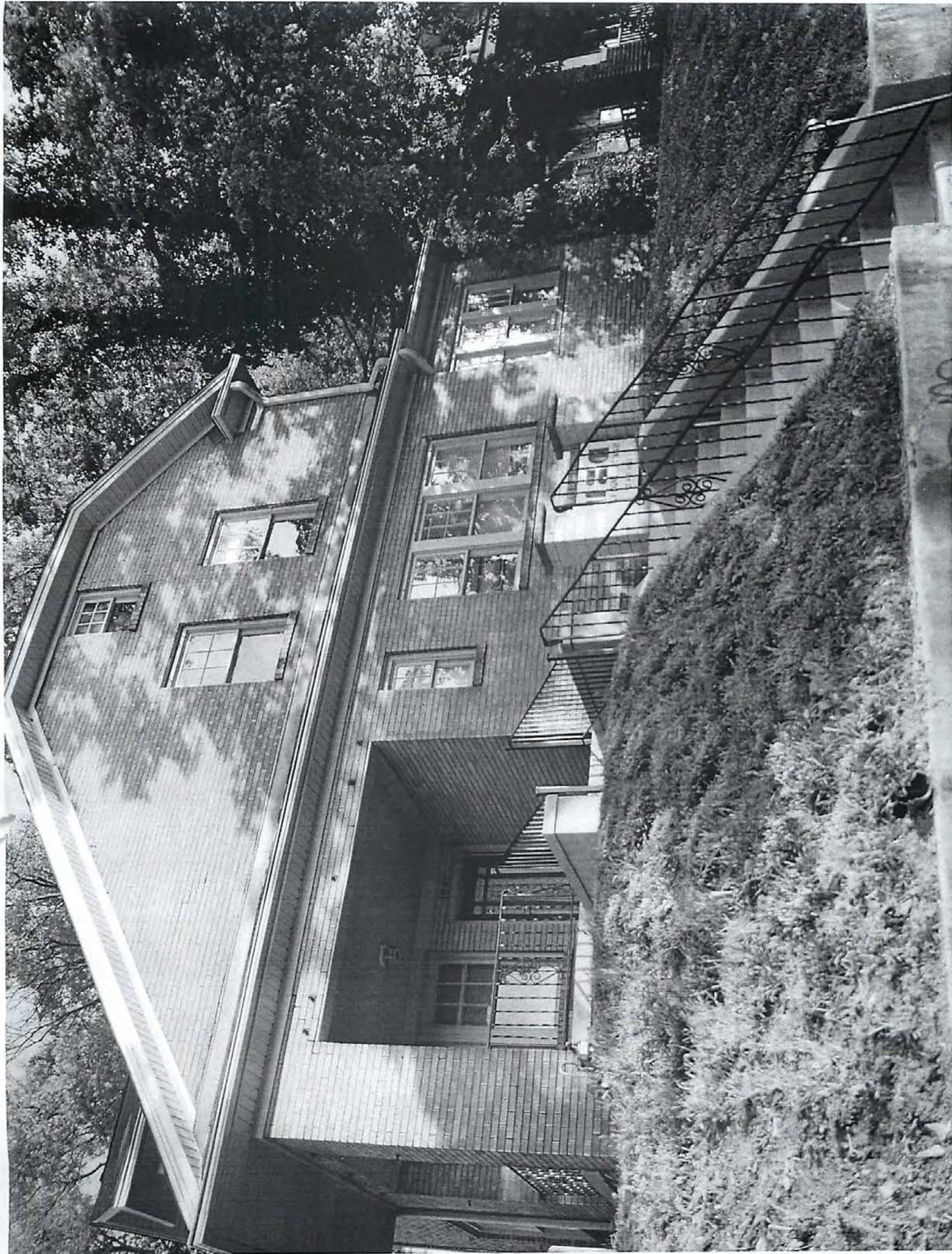




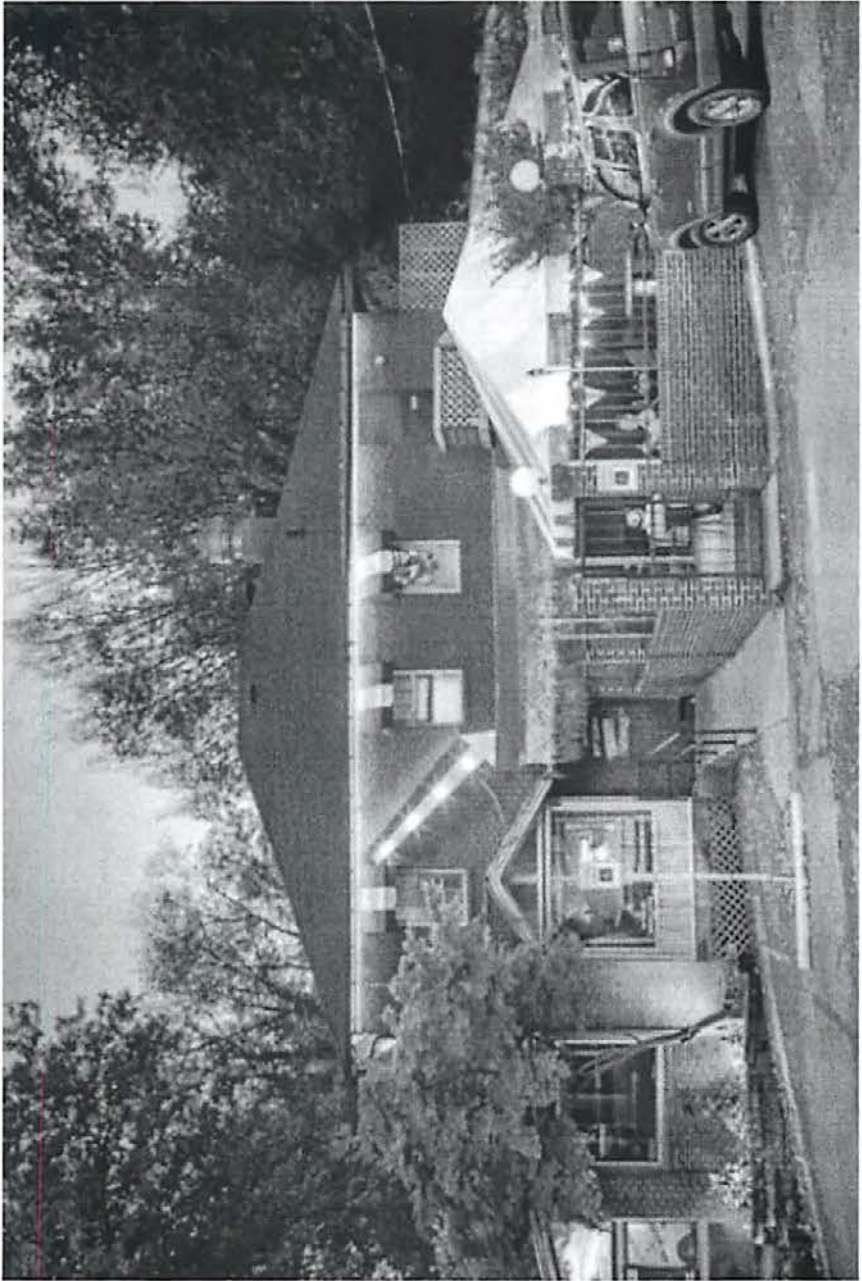








SUBJECT PROPERTY







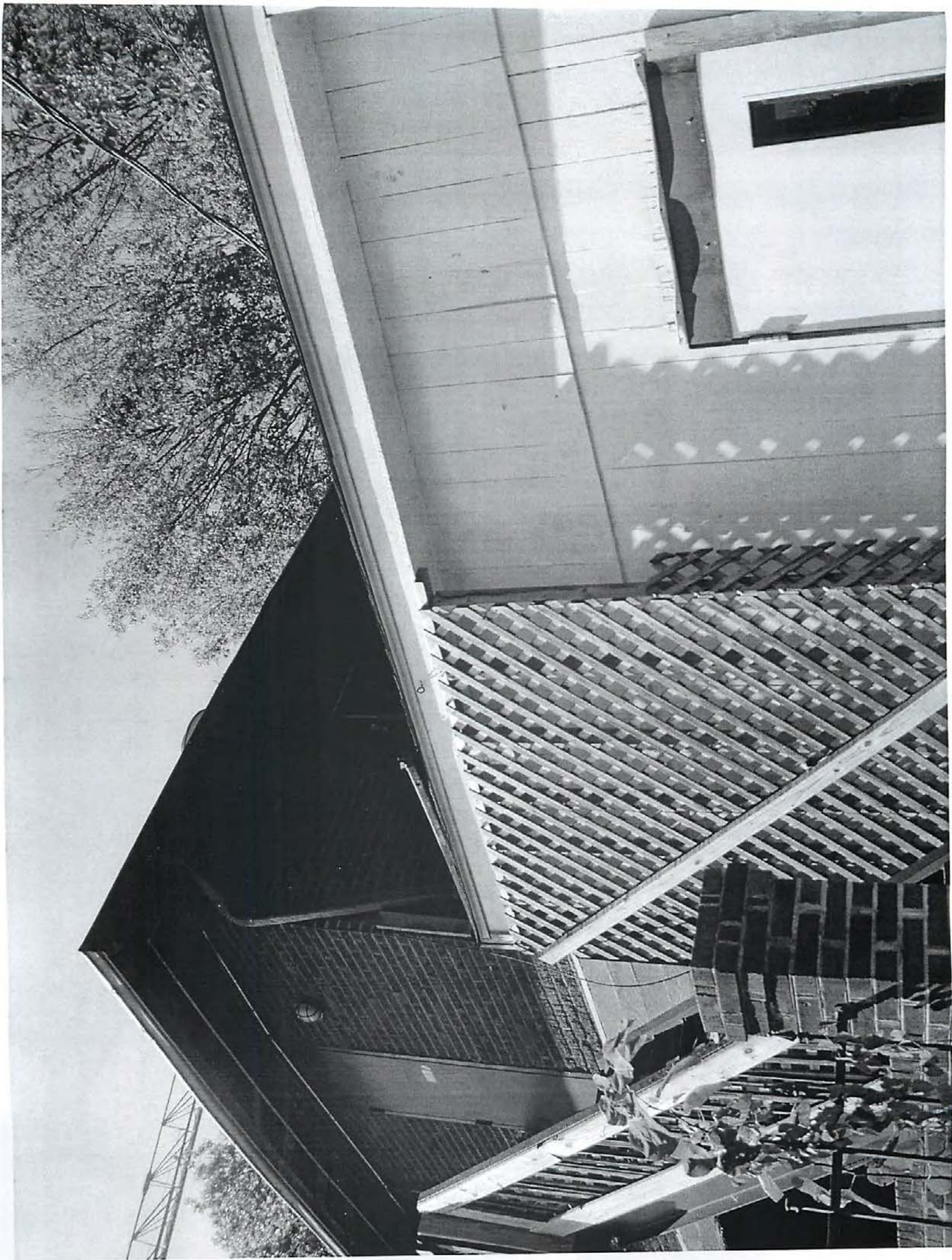


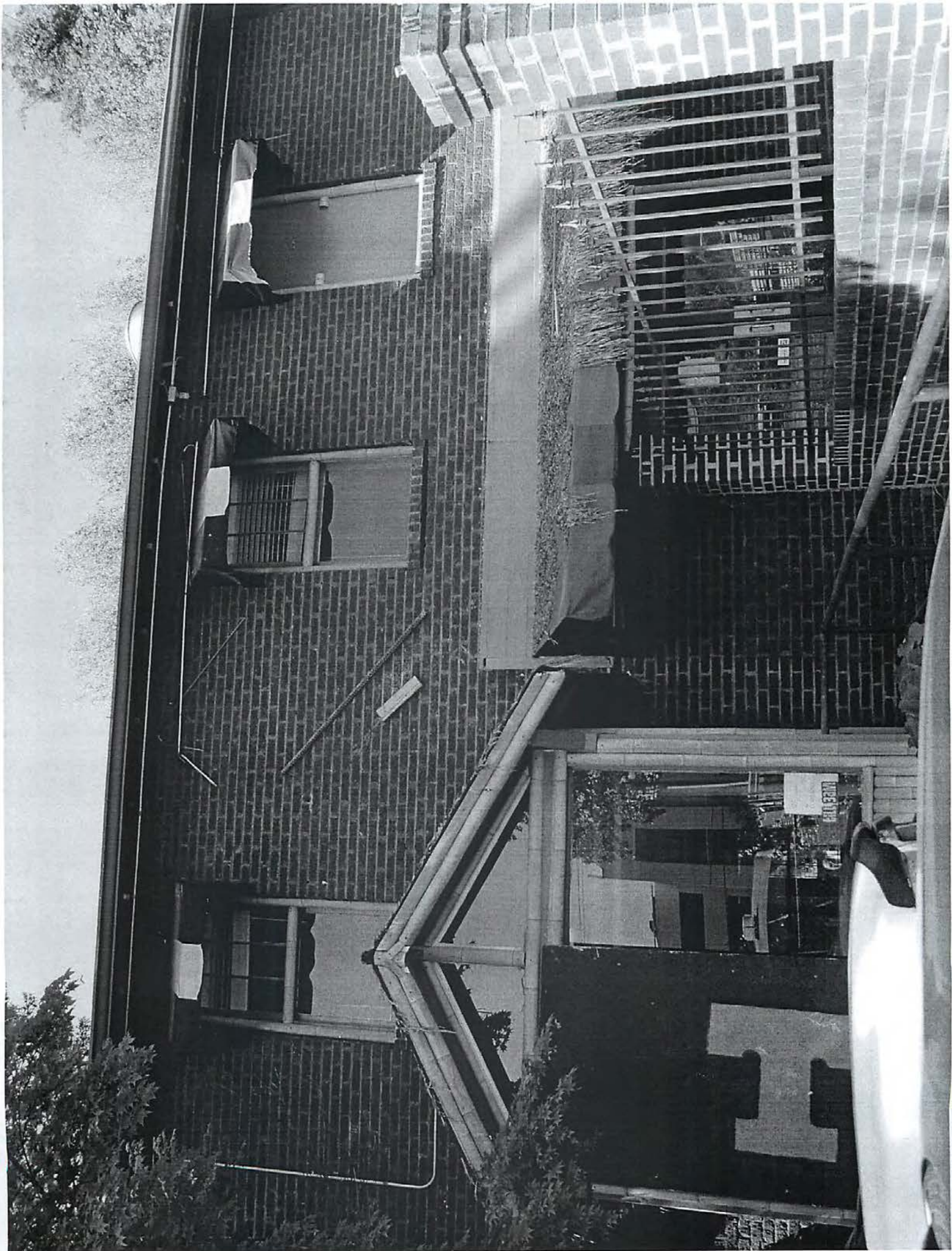














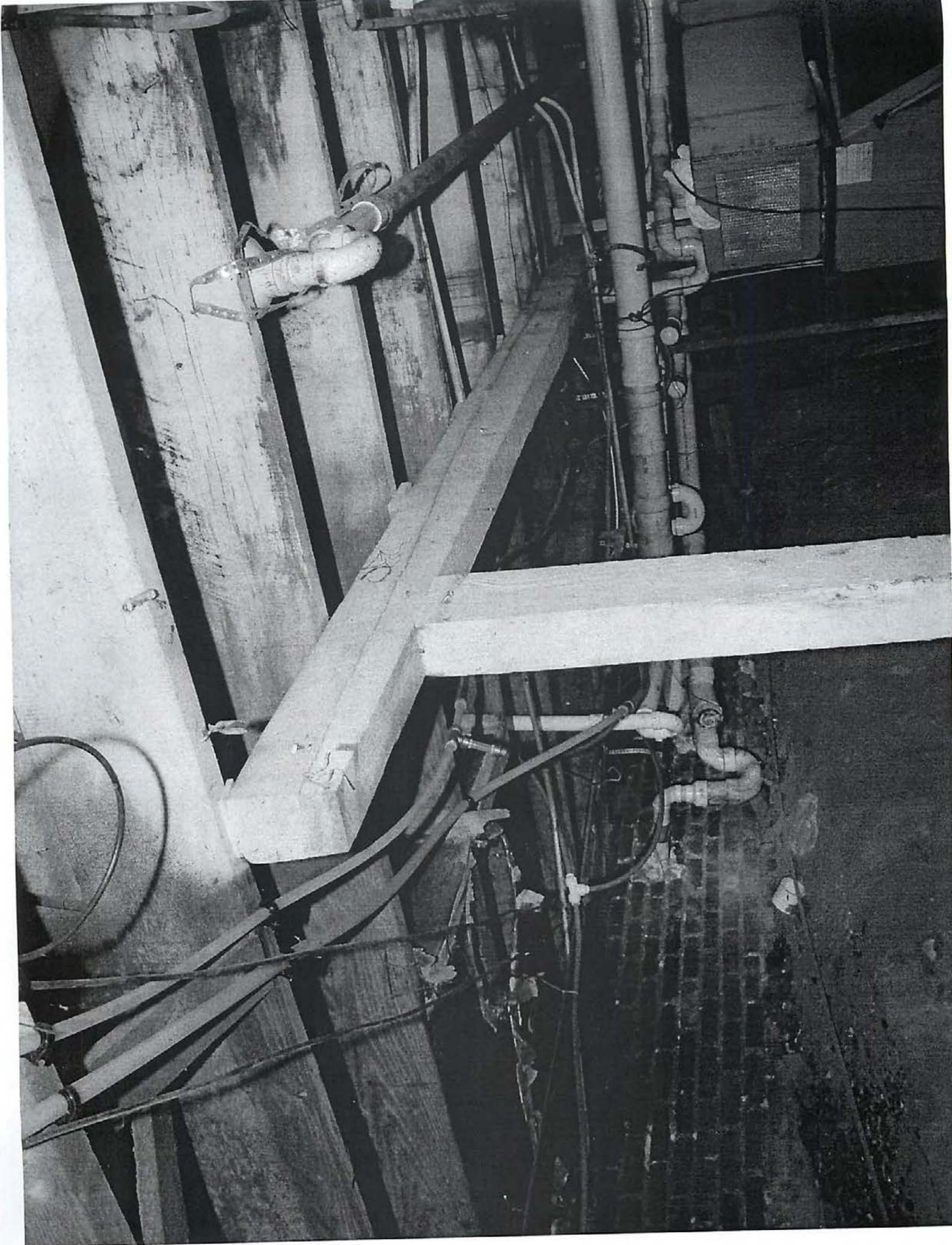


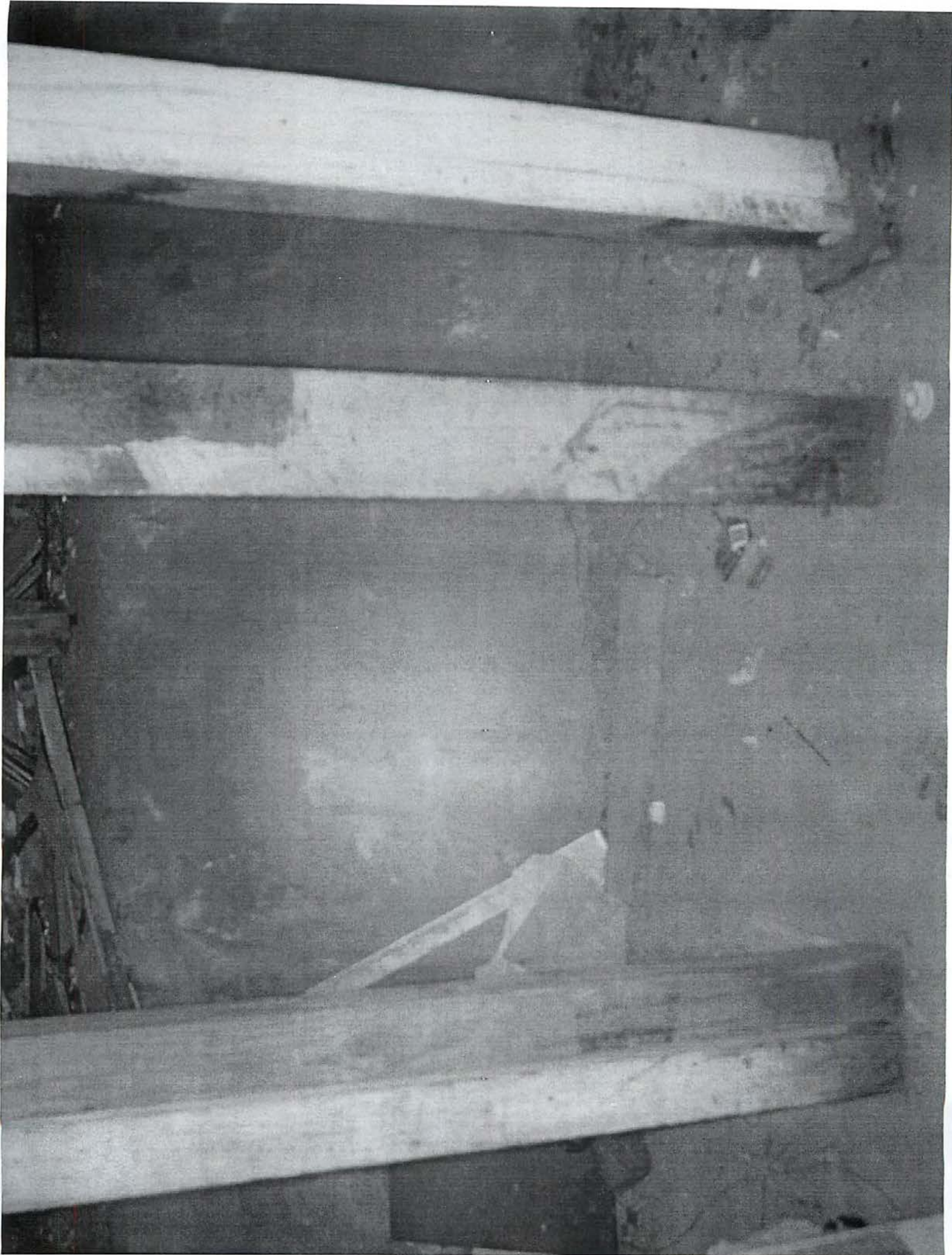






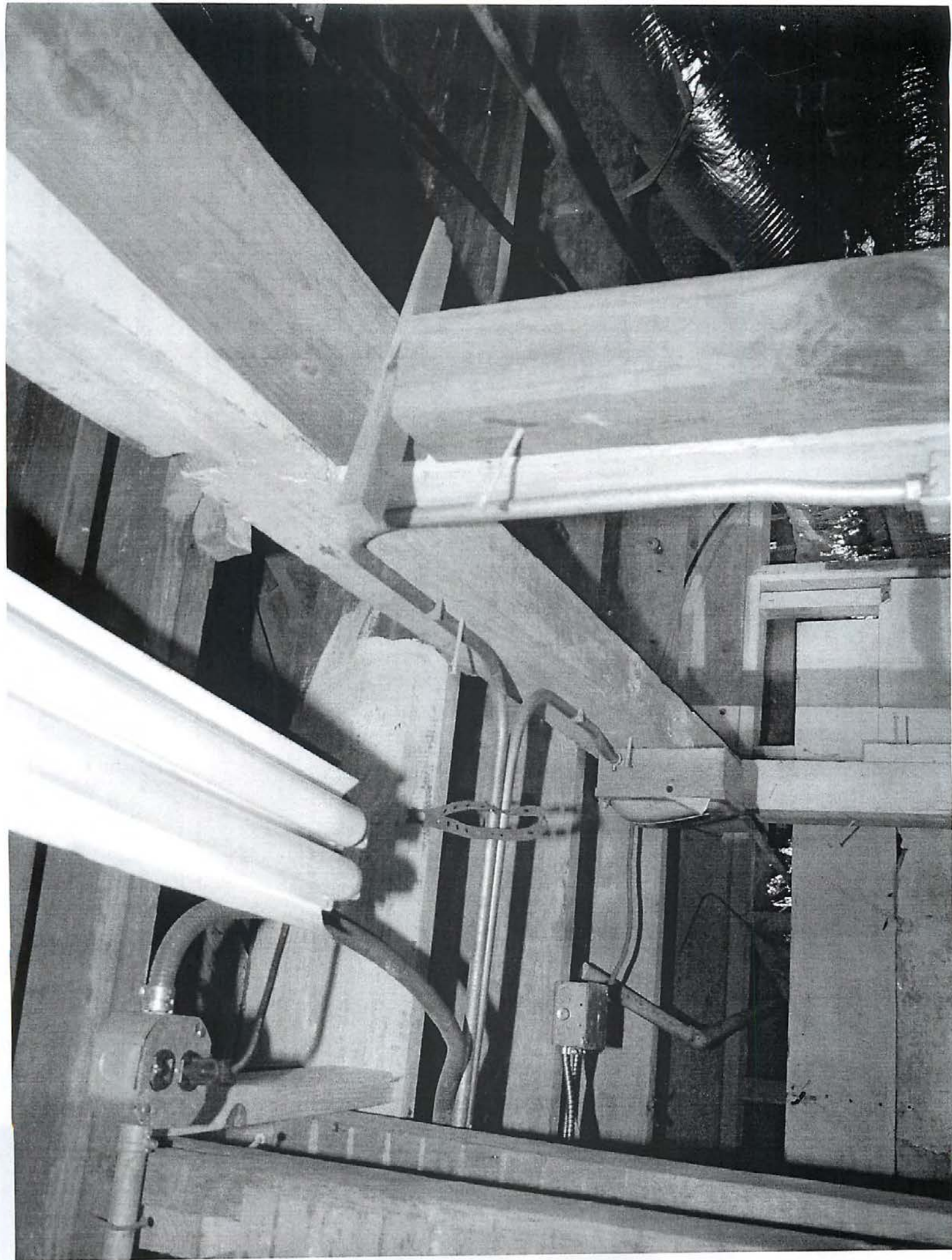
**PRIVATE PAID-PARKING LOT**  
TOWING & BOOTING BY ORDER OF MISS RUDY  
UNAUTHORIZED VEHICLES WILL BE TOWED &  
BOOTED AT OWNER'S EXPENSE & WITHOUT  
NOTICE. PARKING IN THIS LOT IS FOR SPACES  
ONLY. ELECTRONIC TICKETS ARE AVAILABLE. NO CASH  
TICKETS. TICKETS ARE NON-TRANSFERABLE. NO VEHICLE  
MAY BE TOWED FROM THIS LOT WITHOUT A BOOT.  
THE LOCATION IS 1000 W. 1000 N. BOOY.  
BOOT MAY BE REMOVED AT ANY TIME  
UPON PAYMENT OF \$3.00 BOOT FEE  
**BOOT MAN INC. O'BA PPE**  
1-866-671-1971

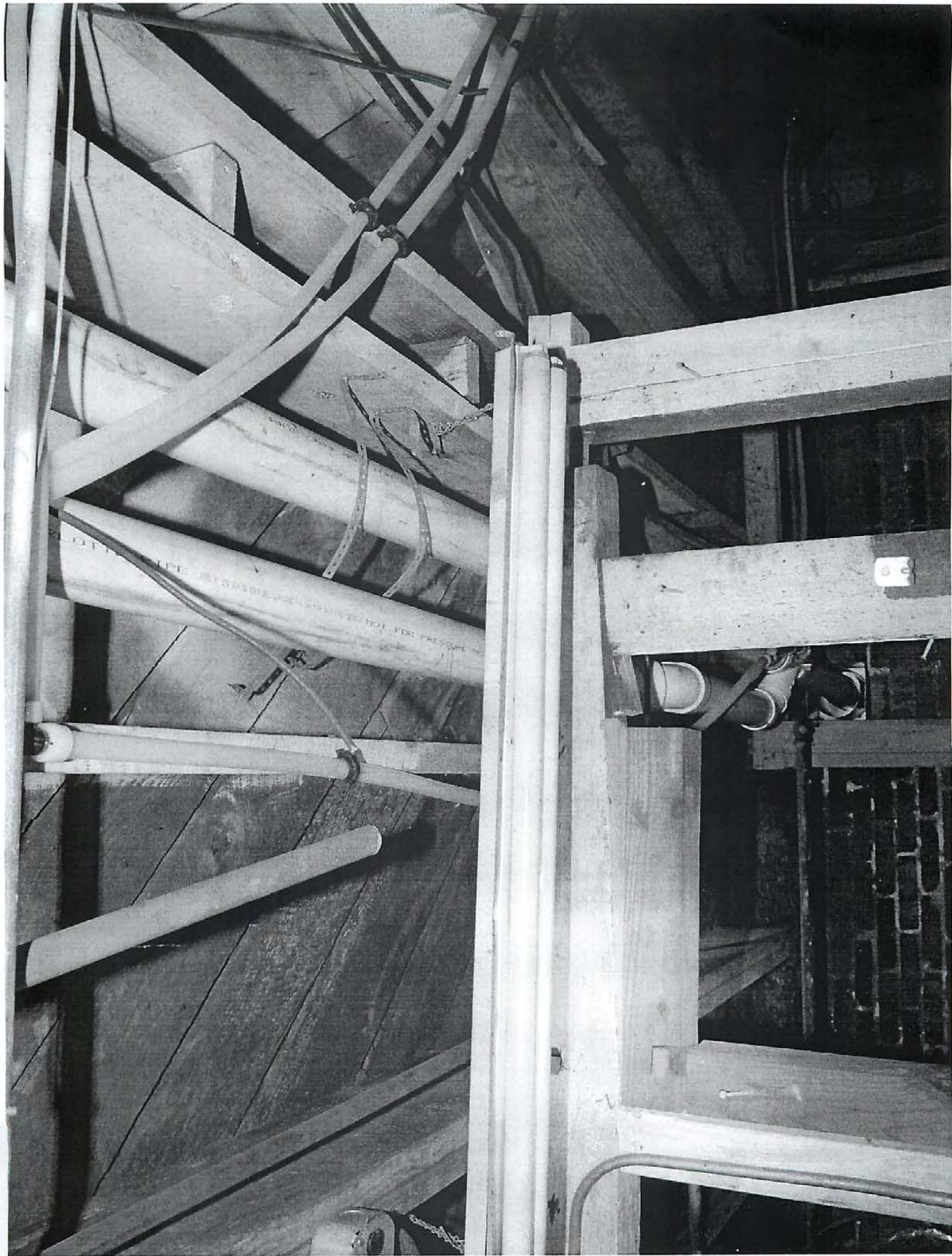


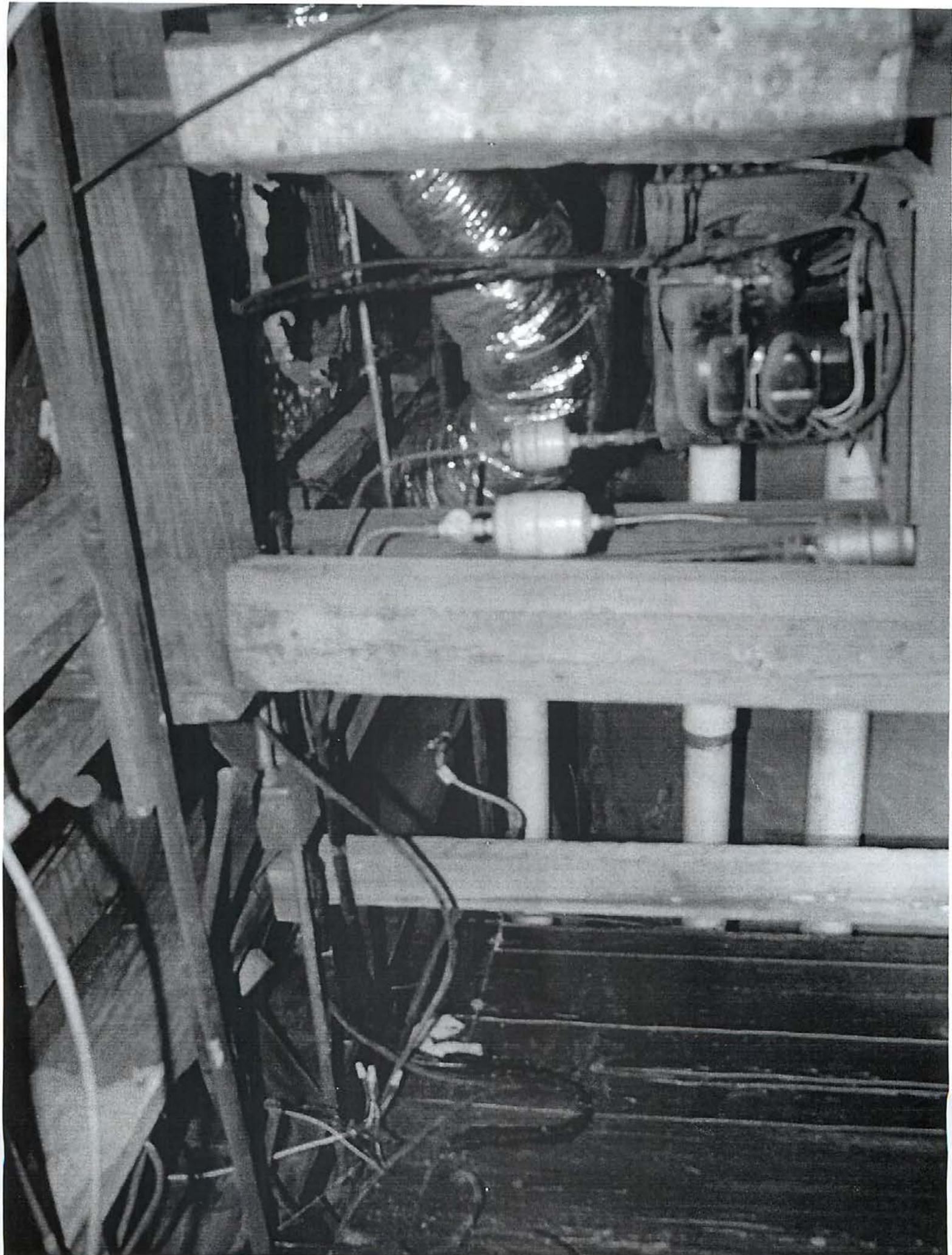


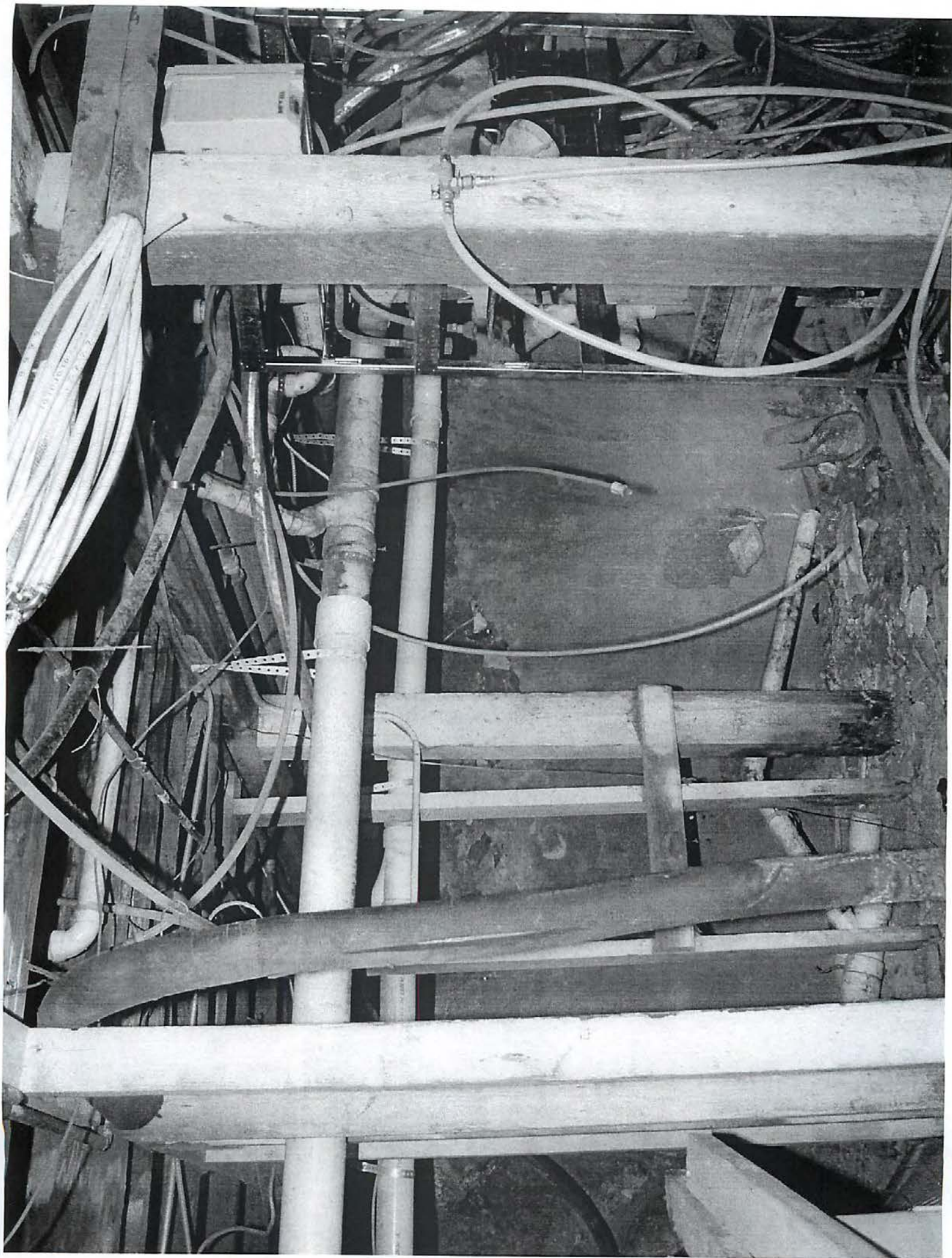


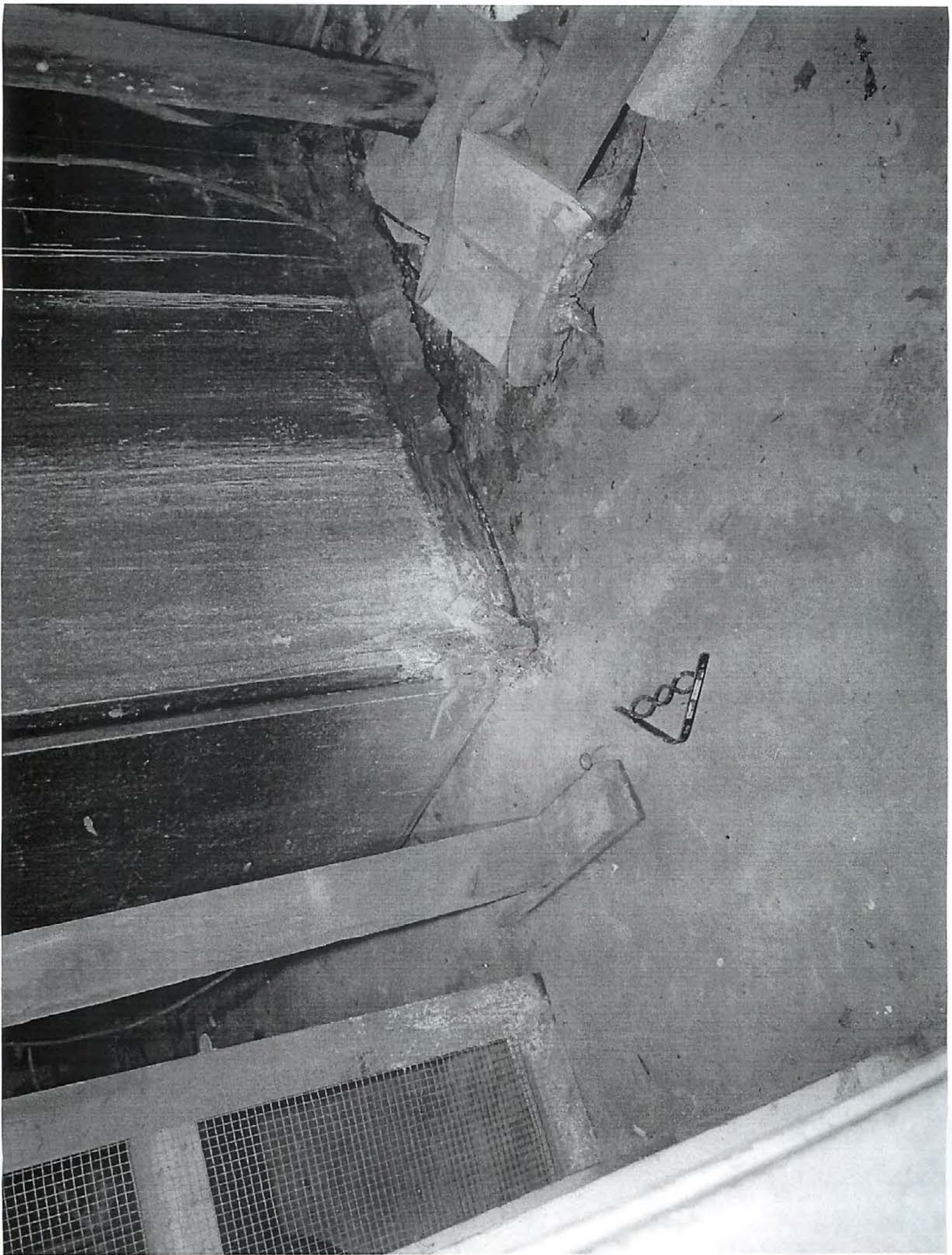




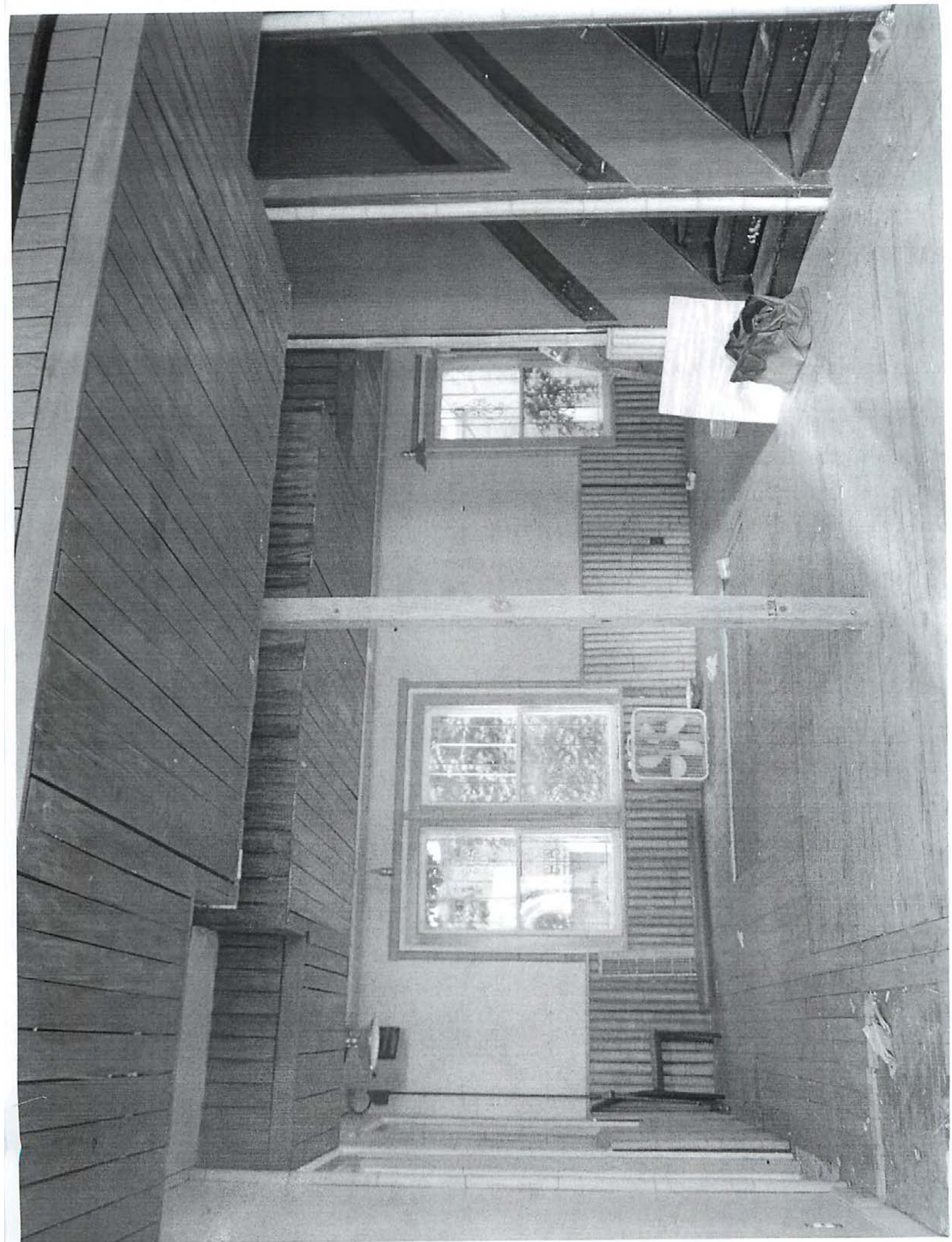












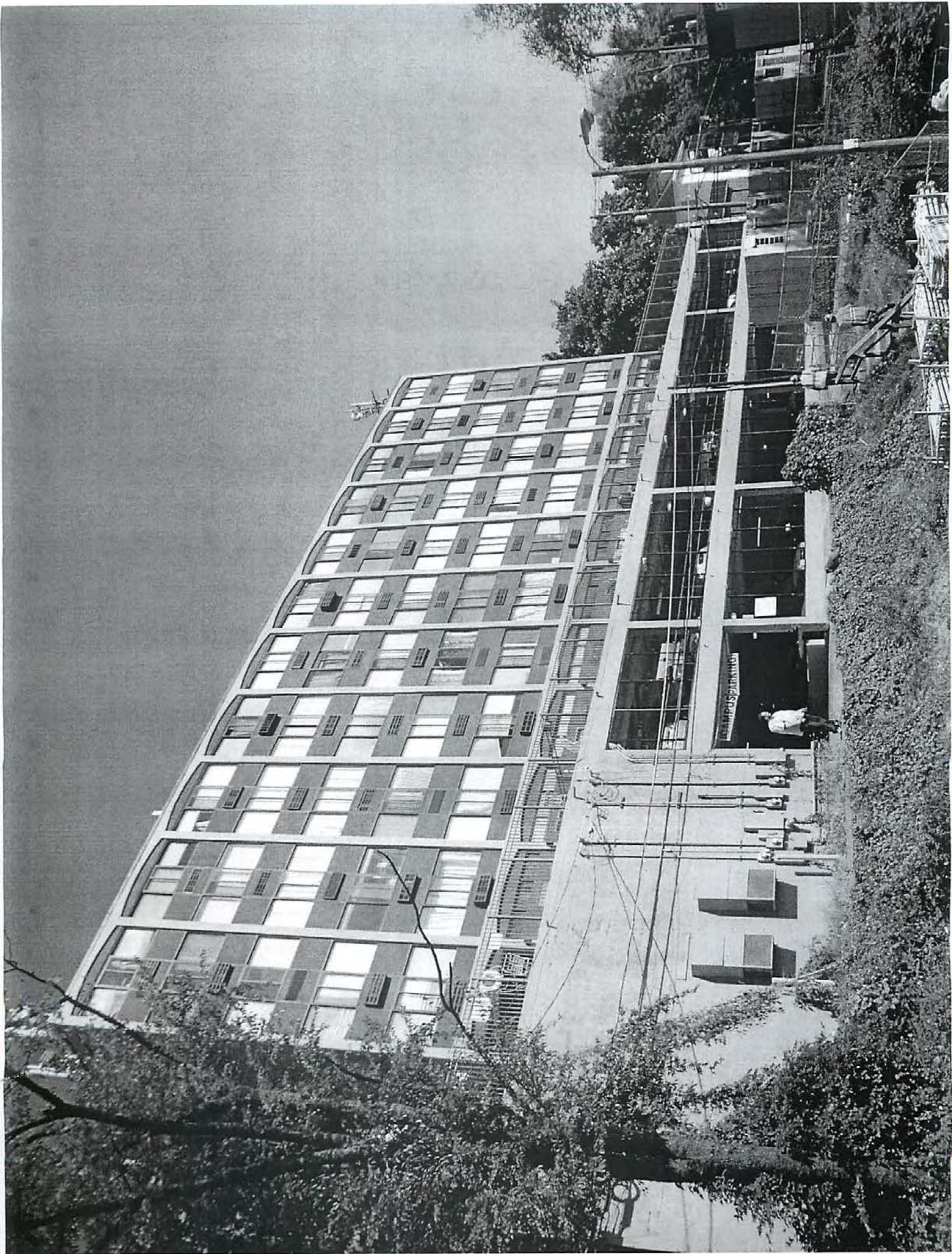


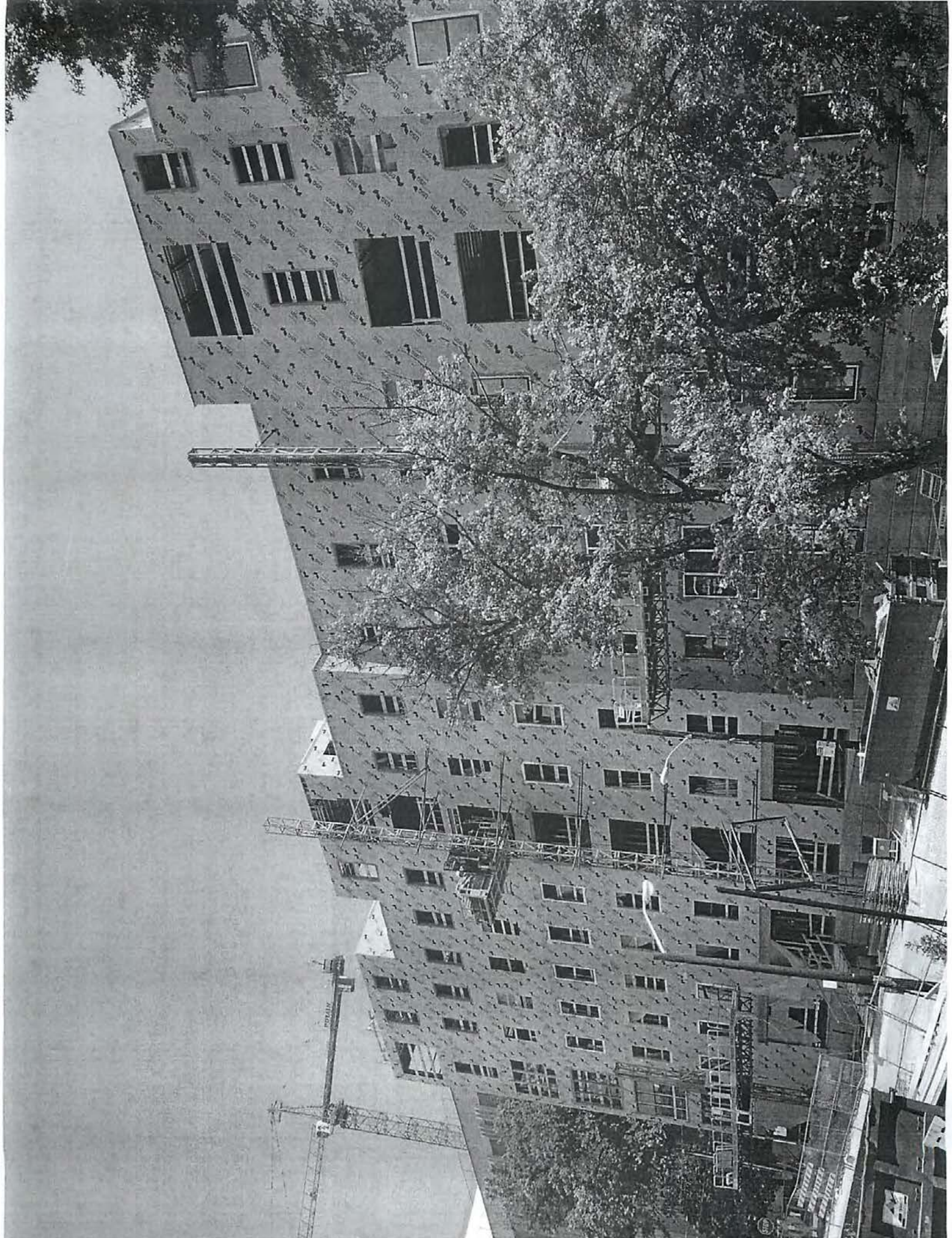


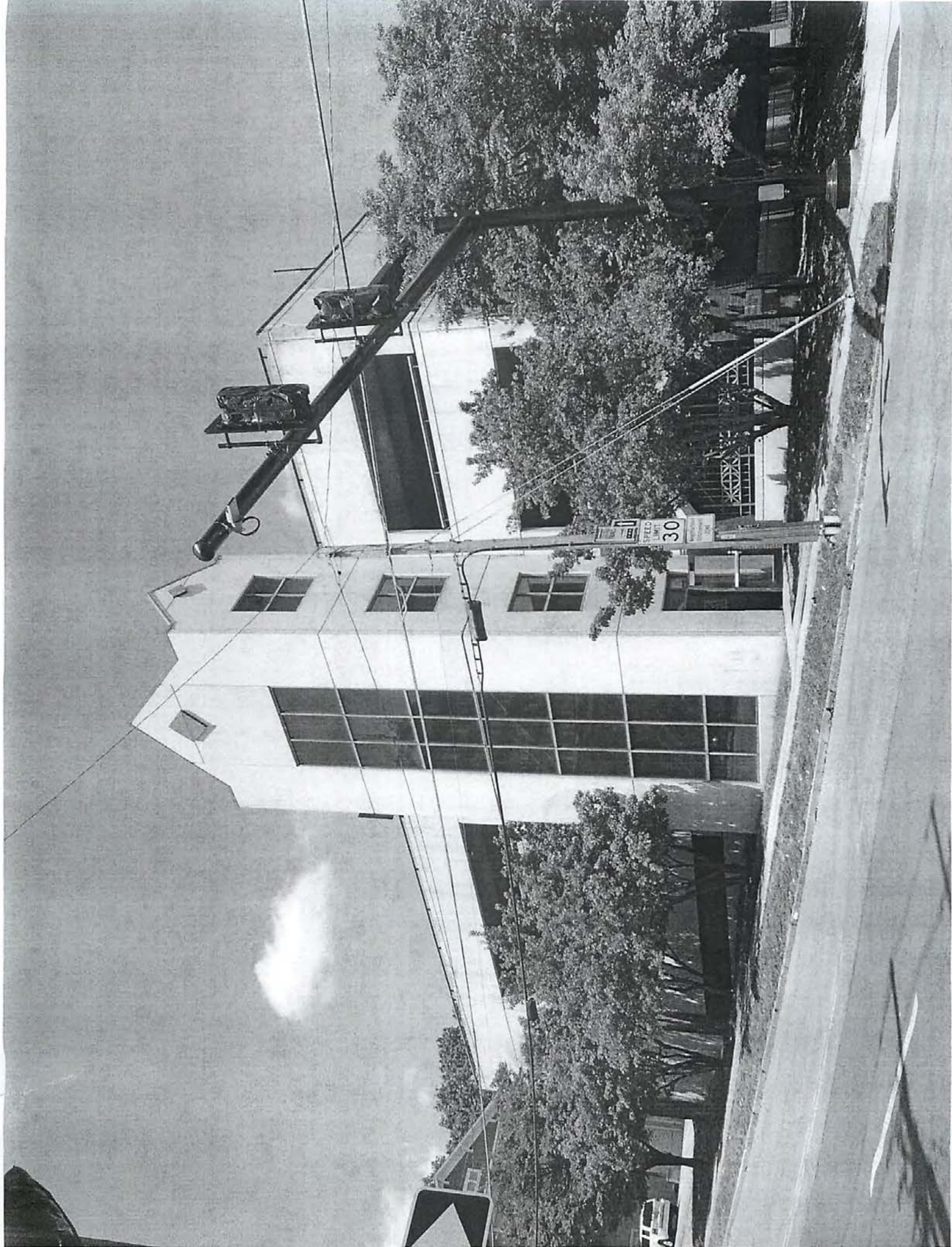




NEIGHBORING PROPERTY  
NOT IN OVERLAY







# ZONING MAP

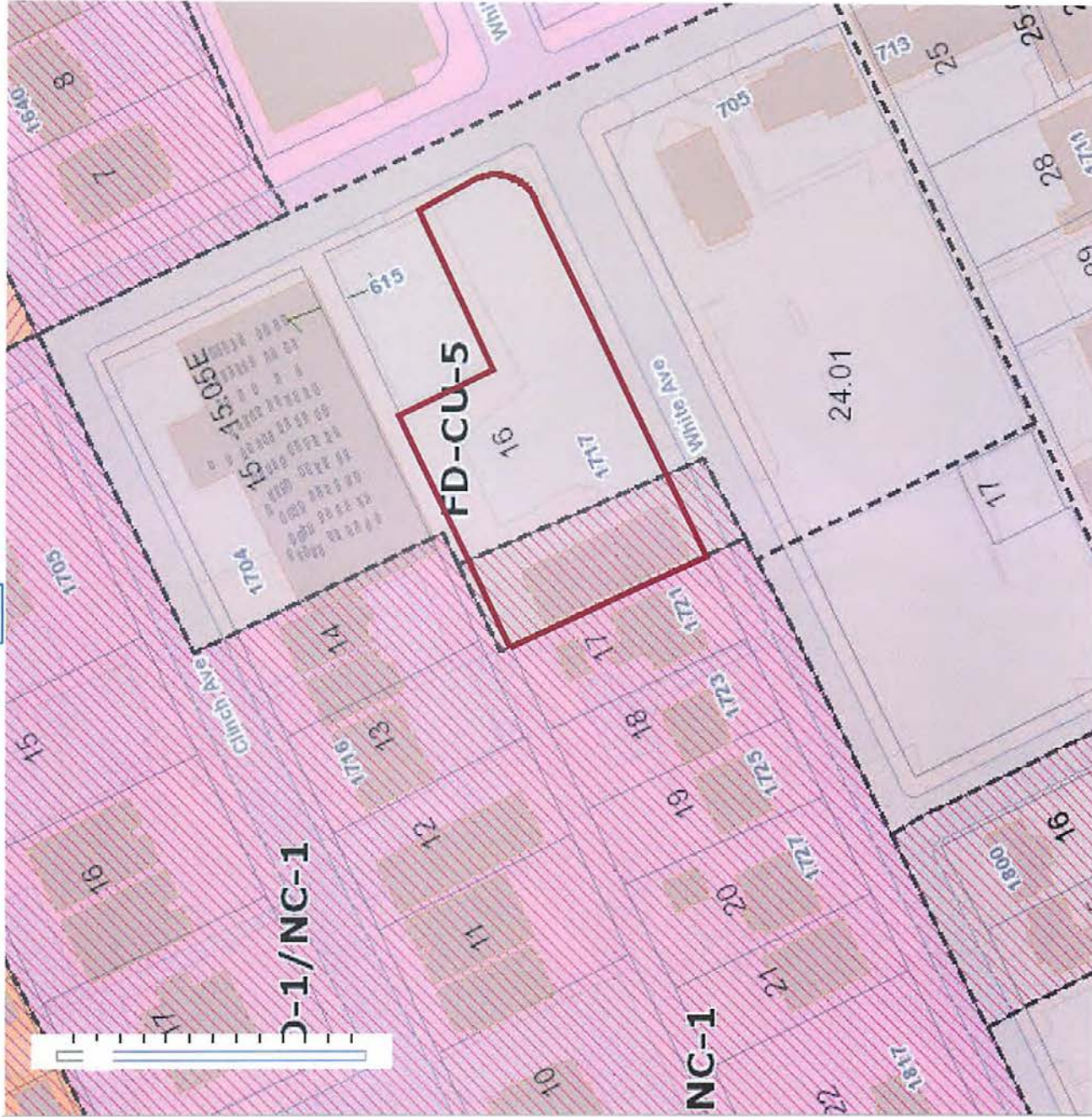


**KGIS Maps**  
a Kgis website

- Intro
- Maps
- Results
- Legend
- Help

Search By: Address Parcel Owner Place

Enter Address: 1717 WHITE AVE





EXISTING USE MAP  
OF CONSERVATION DISTRICT

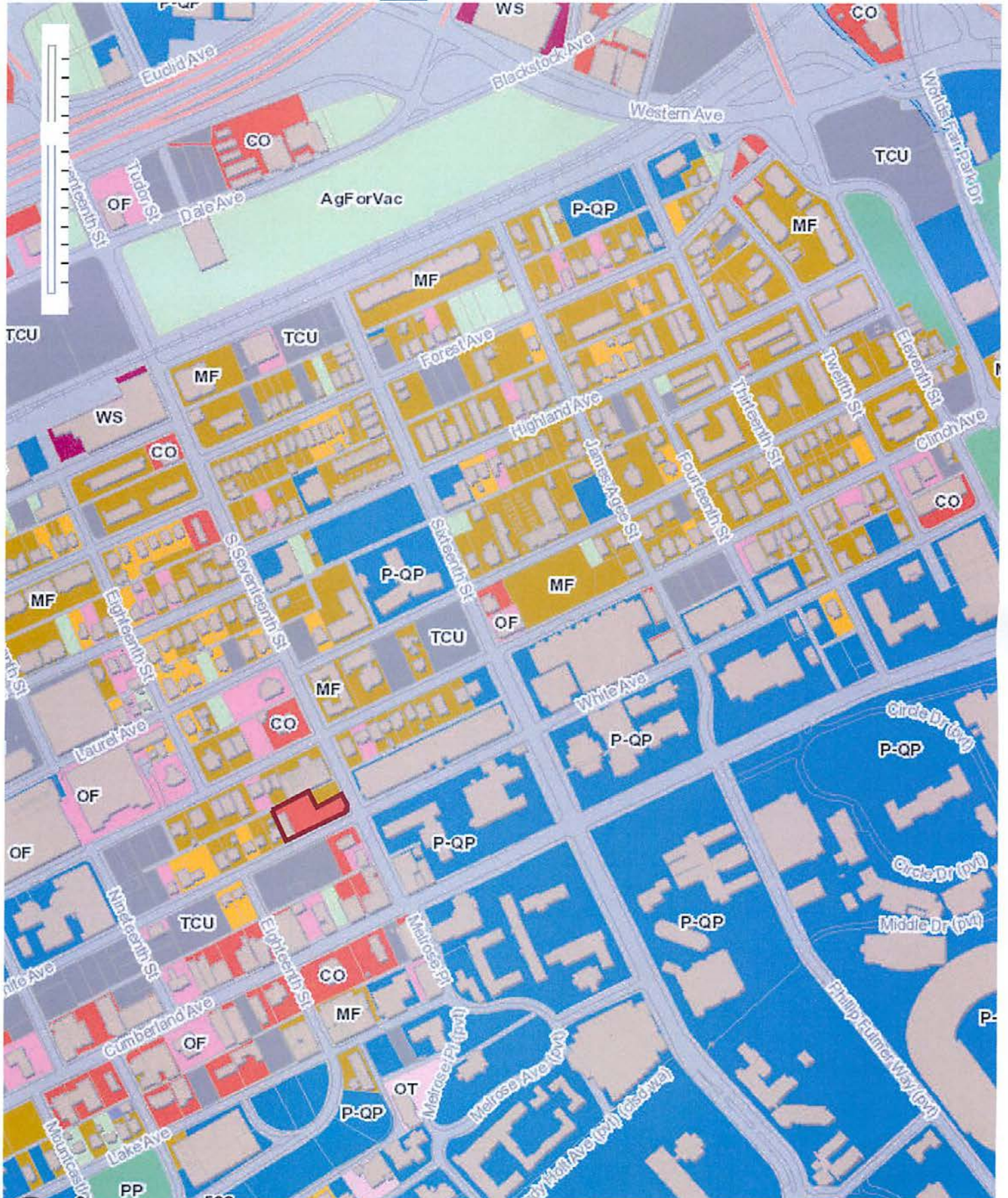


Search By: Address

Enter Address: 1717 WHITE AVE



Launch



CURRENT COMMERCIAL USES  
IN  
FORT SANDERS NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

Ronald McDonald House

17<sup>th</sup> Street at Clinch Ave.

Laurel Theatre

16<sup>th</sup> Street at Laurel Ave.

Car Wash

17<sup>th</sup> Street at Forest Ave.

Conner Market

13<sup>th</sup> Street at Bridge Ave.

STRUCTURAL ENGINEER'S  
REPORT AND ADDENDUM



## PROJECT REPORT

September

**SUBJECT:** 1717 White Avenue, Knoxville, Tennessee 37916

**REQUESTED BY:** Mr. Rick Gentry

**DATE OF SITE VISIT:** Wednesday September 4, 2013

**MEC PROJECT No:** 13061

### INTRODUCTION:

This report has been based solely on visual observations at the site. No destructive or material testing has been performed. In the event that any additional information becomes available, we reserve the right to revise the opinion contained within.

This report has been prepared for the exclusive use of Mr. Rick Gentry. Third parties must not rely on this report without consulting with the author at Mallia Engineering Company, Inc.

The scope of this investigation was to determine the structural soundness of the foundation system of the subject.


### OBSERVATION:

The subject is a two story residential type structure that has been remodeled into a restaurant. The foundation walls are composed of solid brick, the main level and upper level walls are composed of conventional wood framing and brick veneer. The floors are composed of solid wood joists.

We inspected the crawl space to gain an opinion on the structural soundness of the foundation and found that the brick foundation walls are in good shape, we did not find any significant sign of settlement or stress. However, we found that the floor framing that constitute the main level is in a poor state. Most of the floor joists are supported by makeshift wood stud walls and wood beams supported by wood posts. All of these supports are rooted or in the process of rotting and covered in mold. Numerous modifications and alterations have been done to the floor framing, most of these alterations have been done in a poor manner leaving a framing system that is not entirely safe or capable to support the intended occupancy load. Sometime in the past the crawl space has been excavated to create a walking space, presumably to be used as a mechanical room. In the process, the foundation wall of the front brick wall has been removed and replaced with a series of wood beams supported by posts and stud walls. All of these supports rest directly on the earth, hence subject to deterioration; there is no evidence of brick cracking on the front brick wall, however the support condition is not structurally acceptable.

CONCLUSIONS AND RECOMMENDATIONS:

- The exterior perimeter foundation wall of the subject are in good condition.
- The floor framing of the main level is structurally unsafe and must be re-placed in its entirety.
- A masonry wall that bears on a continuous concrete footing must be built under the entire length of the front wall in order to support it.

  
Maurice Mallia, PE



Date: 9.14.2013



Typical post used to support the main level floor framing.



Posts and studs used to support the main level floor framing.



Rim joist is wet, indicating water penetration from outside. Joists connection is being lost.



New joists replaced original joists. New joists connection failed.



Triple beam framing into girder that supports the front brick façade. Wall not adequate to support load.





November 3, 2015

ADDENDUM to Inspection Report dated September 4, 2013

Subject: 1717 White Avenue, Knoxville, Tennessee 37916

MEC Project number 13061

Observation:

As stated in the Inspection Report dated September 4, 2013, Mallia Engineering Company (MEC) reserves the right to revise the report based on new discoveries. Such discoveries have come to light, hence MEC hereby amends the report as such:

Discoveries and Amendments:

1. Floor framing of second floor is composed of 2x8 wood joists spaced at 16 inches on center spanning 16 feet. Such framing is adequate for a superimposed load of 30 pounds per square foot, that is, the floor framing is adequate for sleeping areas only.  
Unless the entire second floor space is converted to sleeping areas, the floor framing will have to be improved accordingly or replaced.
2. The roof framing is composed of 2x4 wood members spaced at 30 inches on center. The framing is inadequate to support the roof load, and is thusly visibly sagging.  
The existing roof framing must be shored up or improved with additional 2x4 members. If shored up, the shoring must rest on load bearing walls.
3. The front façade wall is supported by wood beams. The wood beams are sagging. The sag is creating cracks in the brick wall.  
The existing support system of the front façade wall must be removed and replaced with either a continuous foundation wall or adequately sized beams, posts, and footings.

Sincerely,

A handwritten signature in cursive script that reads "Maurice Mallia".

Maurice Mallia, PE

ARCHITECT'S INITIAL  
SITE OBSERVATIONS

LEONARD A. "BUTCH" ROBERTSON - ARCHITECT  
8401 ALDER DRIVE  
KNOXVILLE, TN 37919  
(865) 604-2163  
BUTCHROBERTSON64@GMAIL.COM  
TN LICENSE #I2536

RE: Initial Site Observations -  
1717 White Avenue  
Knoxville, TN

Initial visit conducted 10/13/2015 with subsequent visits thereafter

1. Description of Property:
  - a. Two stories, wood framed, brick veneer building with asphalt shingle roof. Aluminum storefront glass enclosed sun room on the front. Single story, wood framed with plywood siding, asphalt shingle roof, addition on the rear.
  - b. Lot is approximately 80 to 85% covered with building footprint or concrete / asphalt parking surfaces and walks.
2. History:
  - a. Originally built in the 1920's as a residential duplex (determined by examination of existing internal structural and floor plan layout).
  - b. Converted to a restaurant in 1980 (Barrentine's).
  - c. Current owner acquired property in 2000.
  - d. Maintained as such through series of tenants until 2012.
  - e. Building has been unoccupied since that time.
3. General Physical Condition:
  - a. Building Envelope:
    - i. Upper asphalt roof is relatively intact. Some deterioration of fascia and soffits (**Exhibit 1**). There is some moisture penetration at the joints between the aluminum storefront sunroom and the original structure. Sloped roof over single story addition is showing signs of deterioration and has been compromised (**Exhibit 2**). (Note: Asphalt shingles were installed at less than a 3/12 pitch). Water has been blown under the shingles. The roof substrate has been totally compromised with significant leaking over a long period of time.
    - ii. Masonry façade shows cracking in some locations (**Exhibit 3**). Areas along the crawl space foundation wall have been compromised by the installation of mechanical penetrations allowing for the entry of moisture into the basement / crawl space areas. Daylight is observable from within the crawl space / basement at these openings (**Exhibit 4**).
    - iii. Many of the existing windows are of original single pane wood frame construction and are not operational.
    - iv. All original exterior doors have been removed. Entry into the building is accomplished thru an addition utilizing an existing window opening.
    - v. Exterior metal fire escape is rusted and deteriorated. Many of the treads are unsafe to use (**Exhibit 5**).
    - vi. Aluminum storefront sunroom glazing has several compromised panels which indicate failure in the insulating glass unit (**Exhibit 6**).
    - vii. One story addition: Plywood siding at the base of the walls has rotted away (**Exhibit 7**). Base plates and some of the wood studs have been compromised by moisture (**Exhibit 8**).
  - b. Building Interior:

- i. Pine wood flooring had been laid over existing hardwood flooring. Many areas are damaged, patched, and broken.
  - ii. Wall surfaces show abuse in some areas which had been used primarily for circulation
  - iii. Existing wood stairs to second floor do not meet code requirements for headroom clearances.
  - iv. Floor surfaces in kitchen areas are broken, damaged, and stained with heavy grease and moisture concentrations (**Exhibit 9**).
  - v. Two bar / beverage service areas are present – one on each floor. Each has exposed plumbing drains lines running across the top of the floor surfaces.
  - vi. Crawl Space / Basement:
    - 1. Accessed by wood framed stair that does not meet codes with respect to head clearances.
    - 2. Combination of concrete floor with exposed earth walls and surface areas under significant portions of the original building.
    - 3. Exterior wall surfaces have been compromised.
    - 4. Evidence of structural failures in the form of joists that have slipped from original bearing lines; additional non-original columns and beams in various locations; rotted and deteriorated column bases due to moisture accumulation and contact of non-pressure treated wood with concrete (**Exhibit 10**).
    - 5. There is at least one cracked beam indicating either extensive settlement or structural overloading at some time.
    - 6. There is evidence of animal habitation.
  - vii. One story food storage / prep addition.
    - 1. Evidence of significant and continuing leaks through entire roof area (**Exhibit 11**). Particle board ceiling is failing in many areas.
    - 2. Moisture evident on the interior of the perimeter wall.
    - 3. Steel column, bolted wood beam down center of addition does not appear to meet code requirements with respect to span loading.
- c. Building Structure:
- i. See attached Structural Engineering Reports
- d. Electrical System:
- i. Existing primary switchgear in poor condition
  - ii. Existing wiring consists of surface mounted rigid conduit; surface mounted romex cable; and surface mounted wire. It is not known if existing in-wall wiring is still operational.
  - iii. Loose laid wiring of various types is present in the attic. Exposed connections and open junction boxes are present in the attic (**Exhibit 12**).
- e. Mechanical System:
- i. Appears to be a split system with at least two individual units serving the main building. One additional unit serves the one story addition. All are at least twenty plus years old.
  - ii. Supply and return air is delivered through a system of rigid and flexible ductwork. Flexible ductwork had holes and broken joints in crawl space and attic.
  - iii. Some areas have additional heat provide by gas fired heaters.
- f. Plumbing:
- i. There is one toilet room on the first floor. Two others are on the second floor. The second floor rooms appear to have had bathtubs or showers at one point. Fixtures have been removed by previous tenants
  - ii. Kitchen area has supply lines and drains. Sinks and other equipment have been removed by previous tenants.

- iii. Bar areas on each floor have dual compartment sinks with exposed plumbing lines.
- iv. Compressed gas carbonated drink lines are present in several locations

g. Miscellaneous Equipment:

- i. There is a large commercial grade stove located in the kitchen area that appears to be non-functional.
- ii. There is a large commercial grade kitchen hood with fire suppressions system that appears to be non-operational located above the existing stove.
- iii. Various coolers and freezers remain in the one story addition.
- iv. Other large pieces of equipment remain in the crawl space.

h. Exterior site conditions:

- i. Access to the building is provided by a concrete ramp with a deteriorating metal handrail. Ramp does not meet existing codes with respect to both width and slope.
- ii. Vehicle access is obtained from White Avenue up a steeply sloping drive. Pavement is cracked and in poor condition.
- iii. There is an existing brick wall enclosed courtyard. The concrete pavement within the courtyard is cracked and deteriorated. Access is obtained only from within the building through a ground level door.
- iv. There is a series of railroad tie retaining walls in the front of the building. All are rotting and deteriorating (**Exhibit 13**).
- v. The existing side walk at White Avenue is cracked, broken and uneven.
- vi. Ground vegetation consists primarily of ivy and weeds. There are some large trees at the White Avenue side of the property.

4. Approach:

- a. Considerations of applicable uses under current zoning regulations
  - i. Residential including duplex residential
  - ii. Professional Office
- b. Reference Structural Engineers Comments regarding second floor loading restrictions with respect to potential redeveloped uses outlined previously.

EXHIBIT  
1  
Labbies

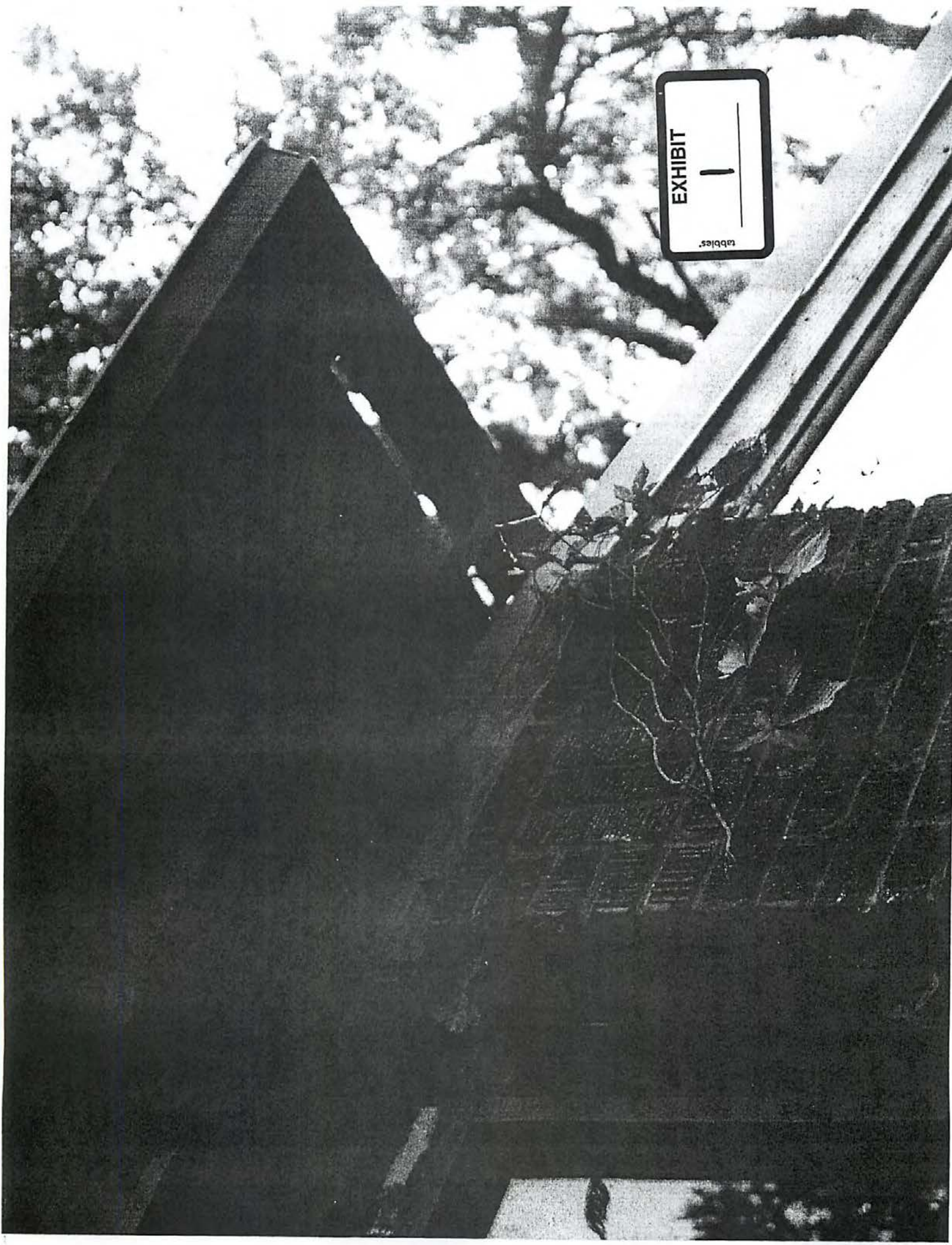
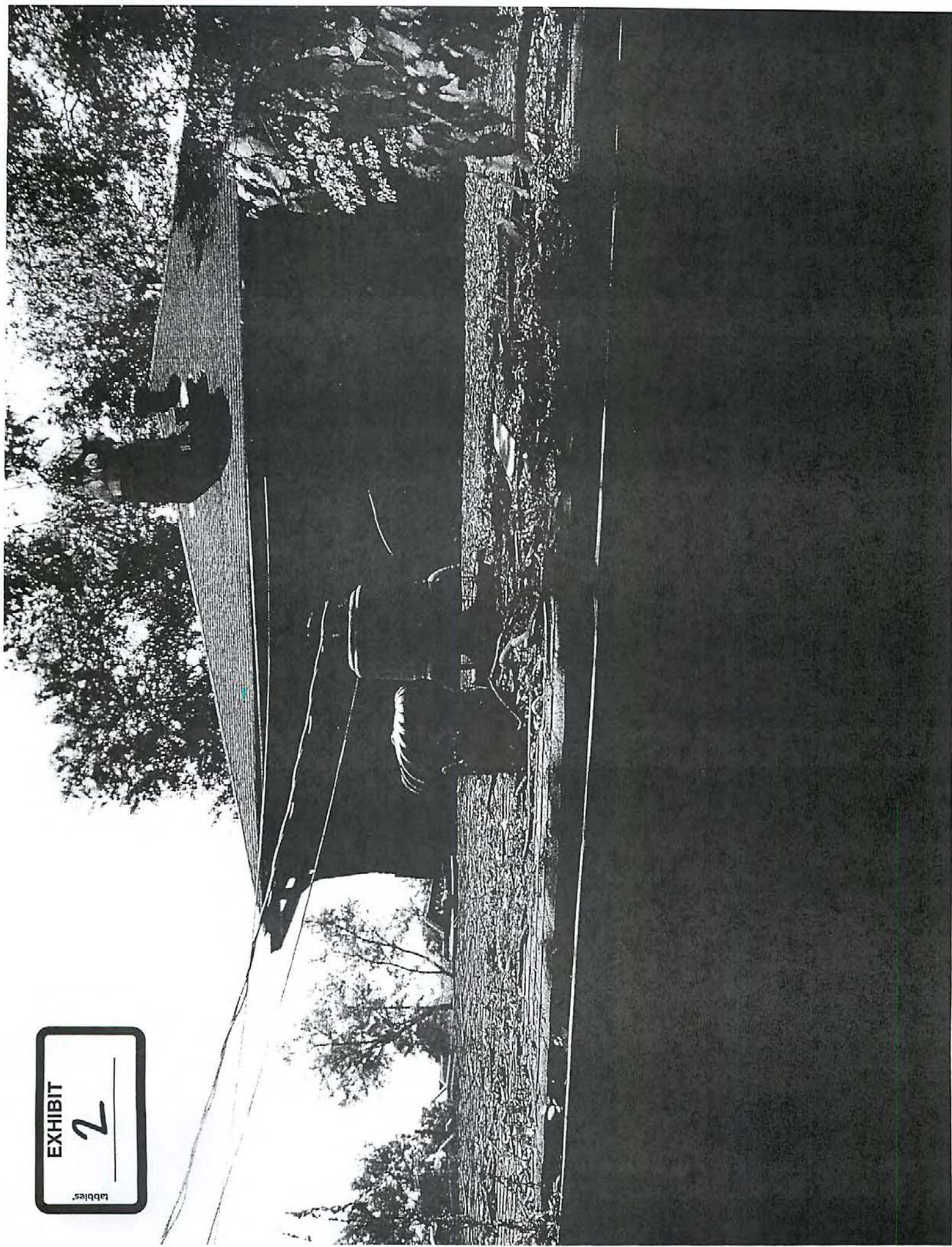
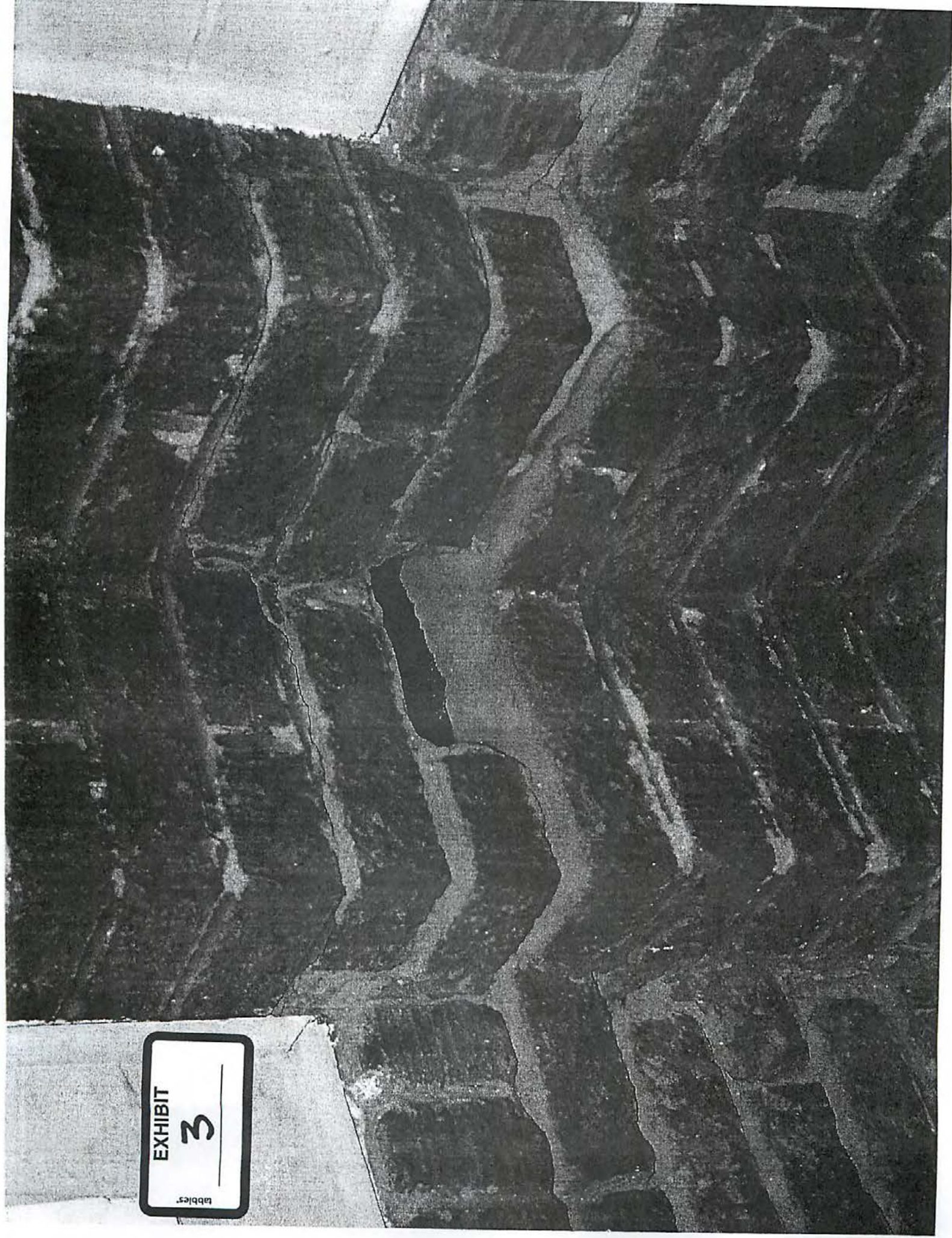


EXHIBIT  
2  
labblers





labblers  
**EXHIBIT**  
**3**





EXHIBIT  
3

labbies



EXHIBIT  
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tabbles

EXHIBIT  
5  
tabbles®

*Budweiser*

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*Budweiser*

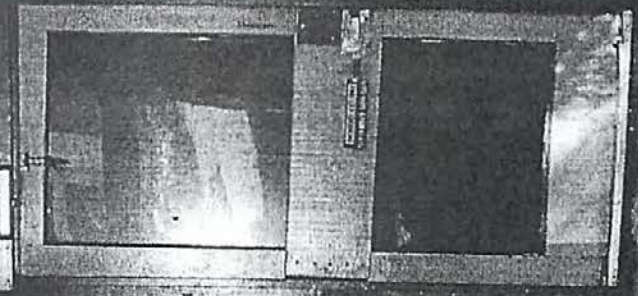


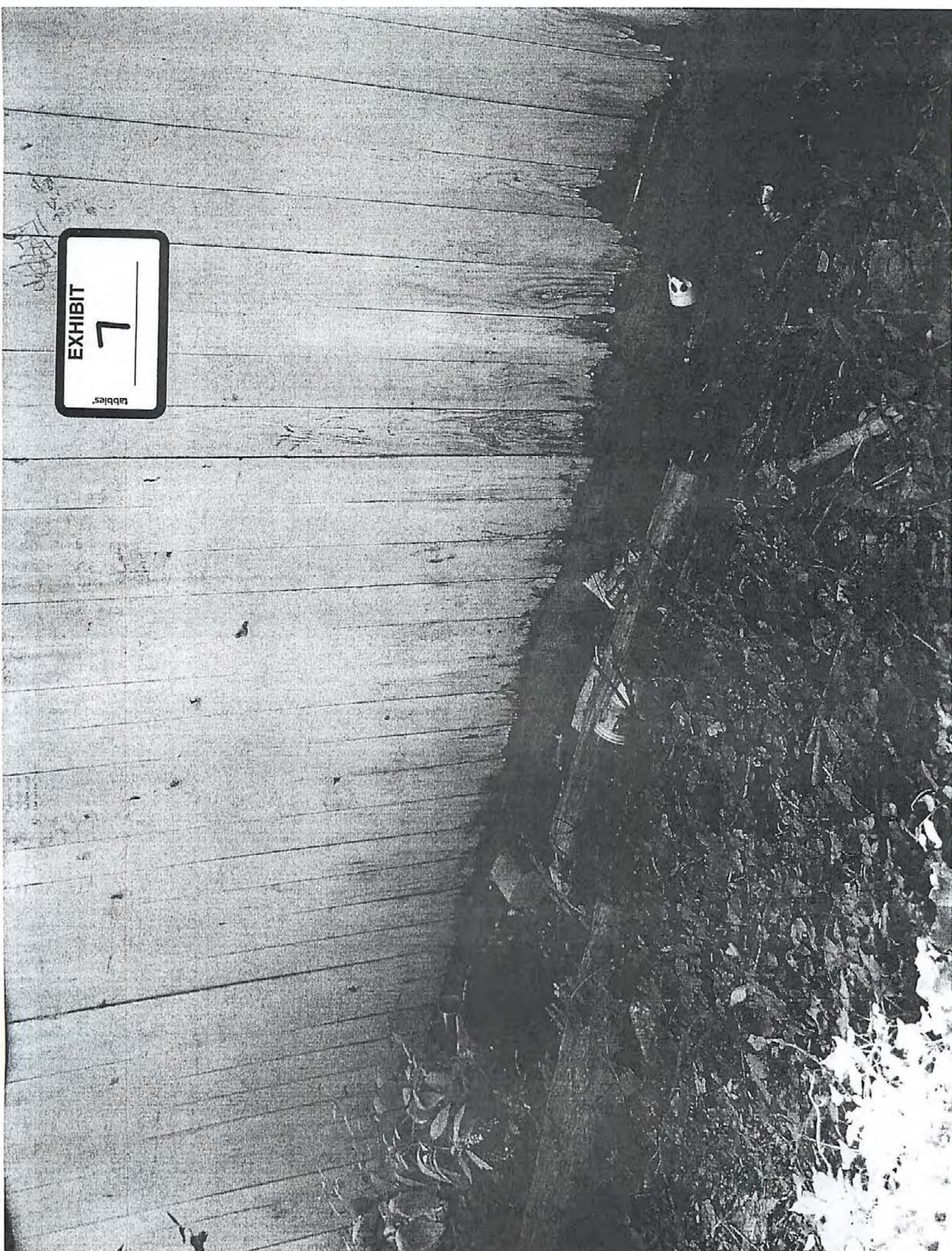
EXHIBIT  
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EXHIBIT

7

Labbles



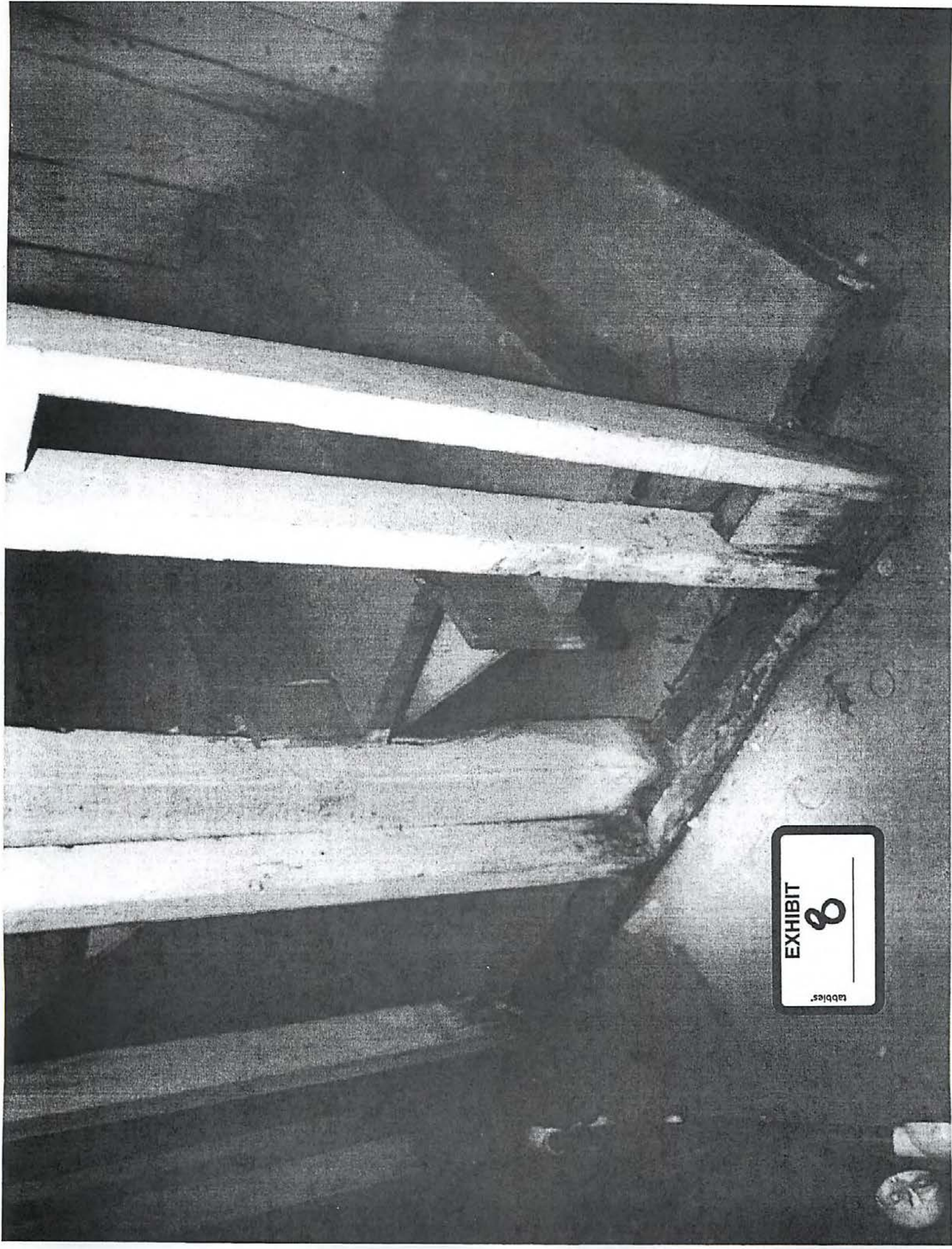


EXHIBIT 8

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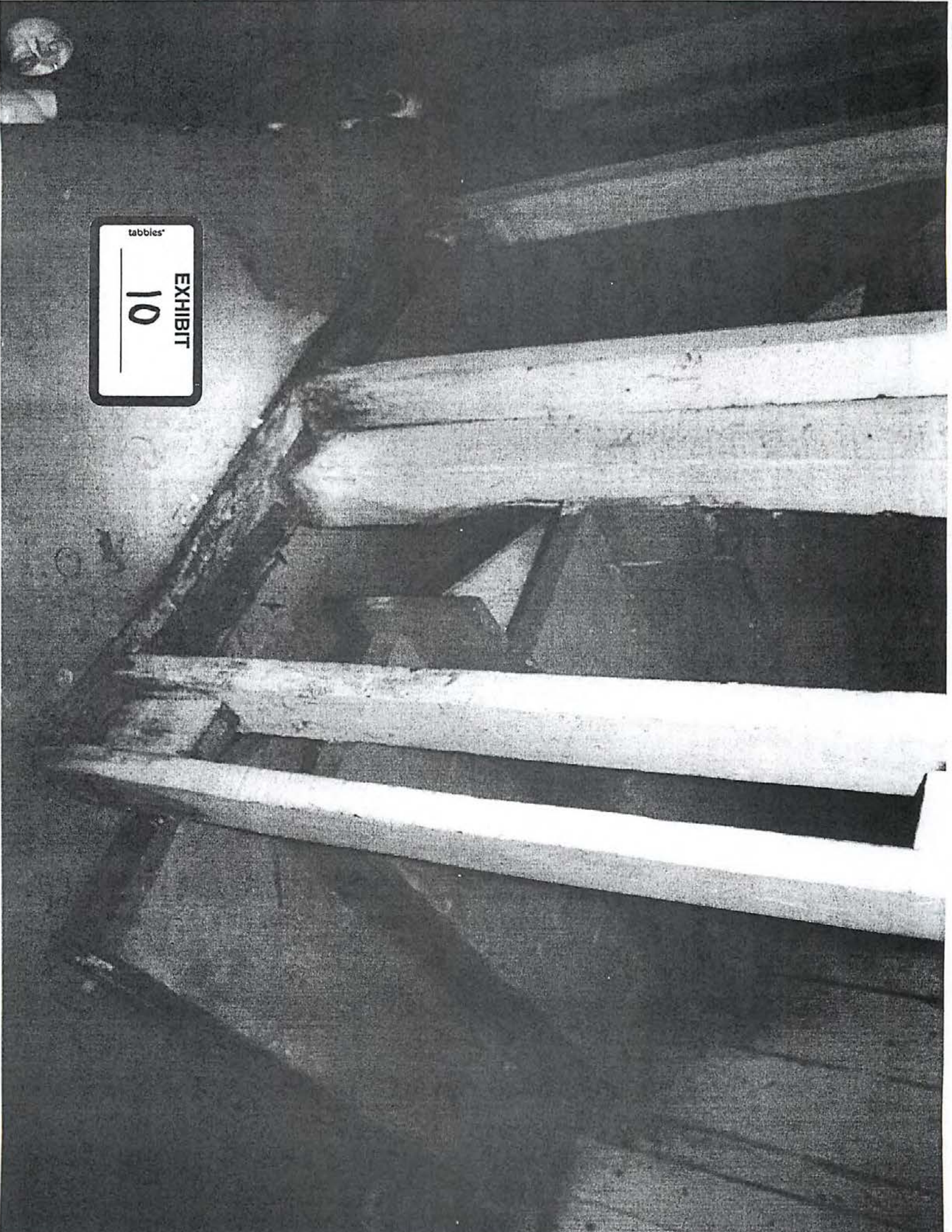
EXHIBIT

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tabbies



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EXHIBIT  
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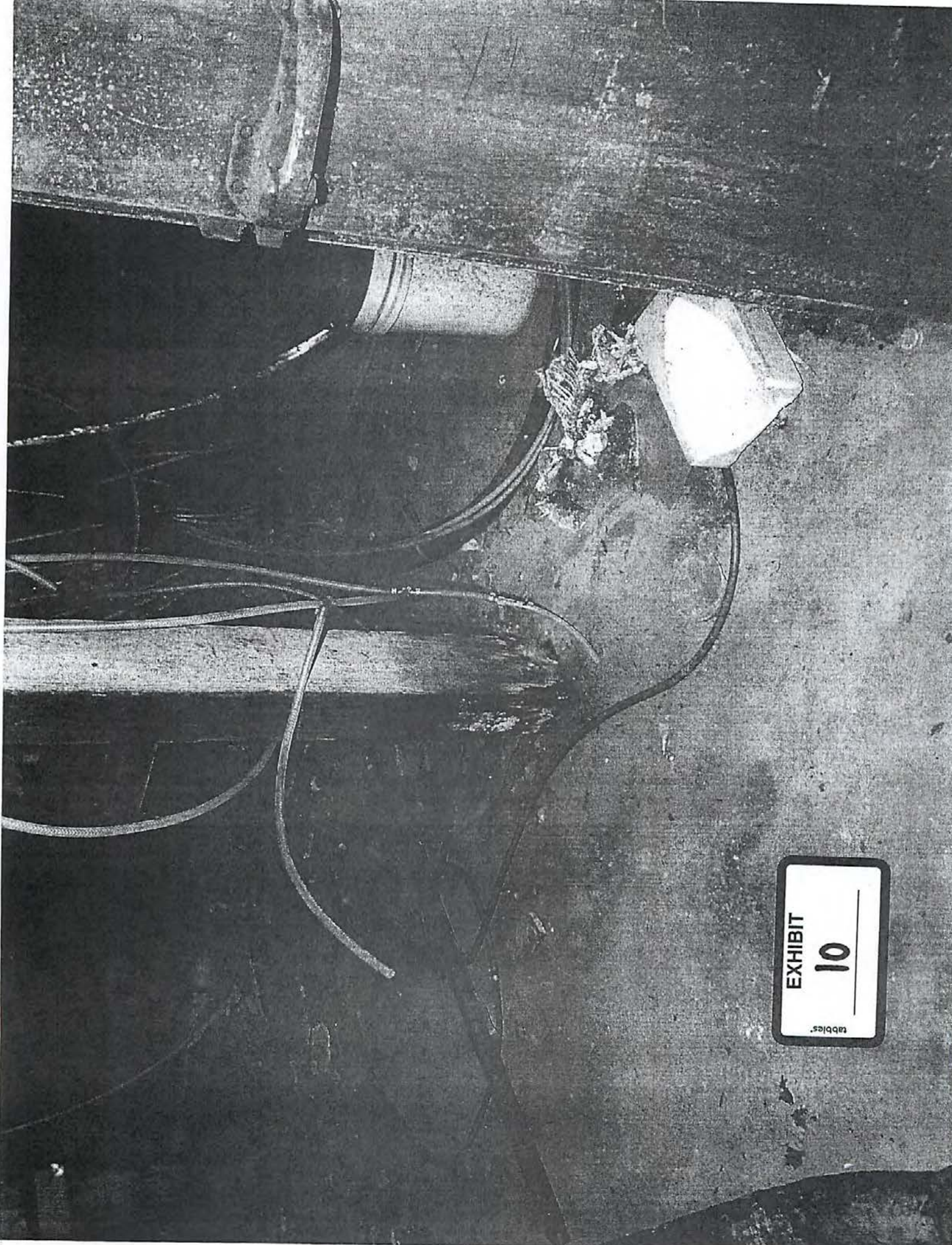


EXHIBIT  
**10**  
tabbles

EXHIBIT  
**10**  
tabbles

EXHIBIT

11

tabbles

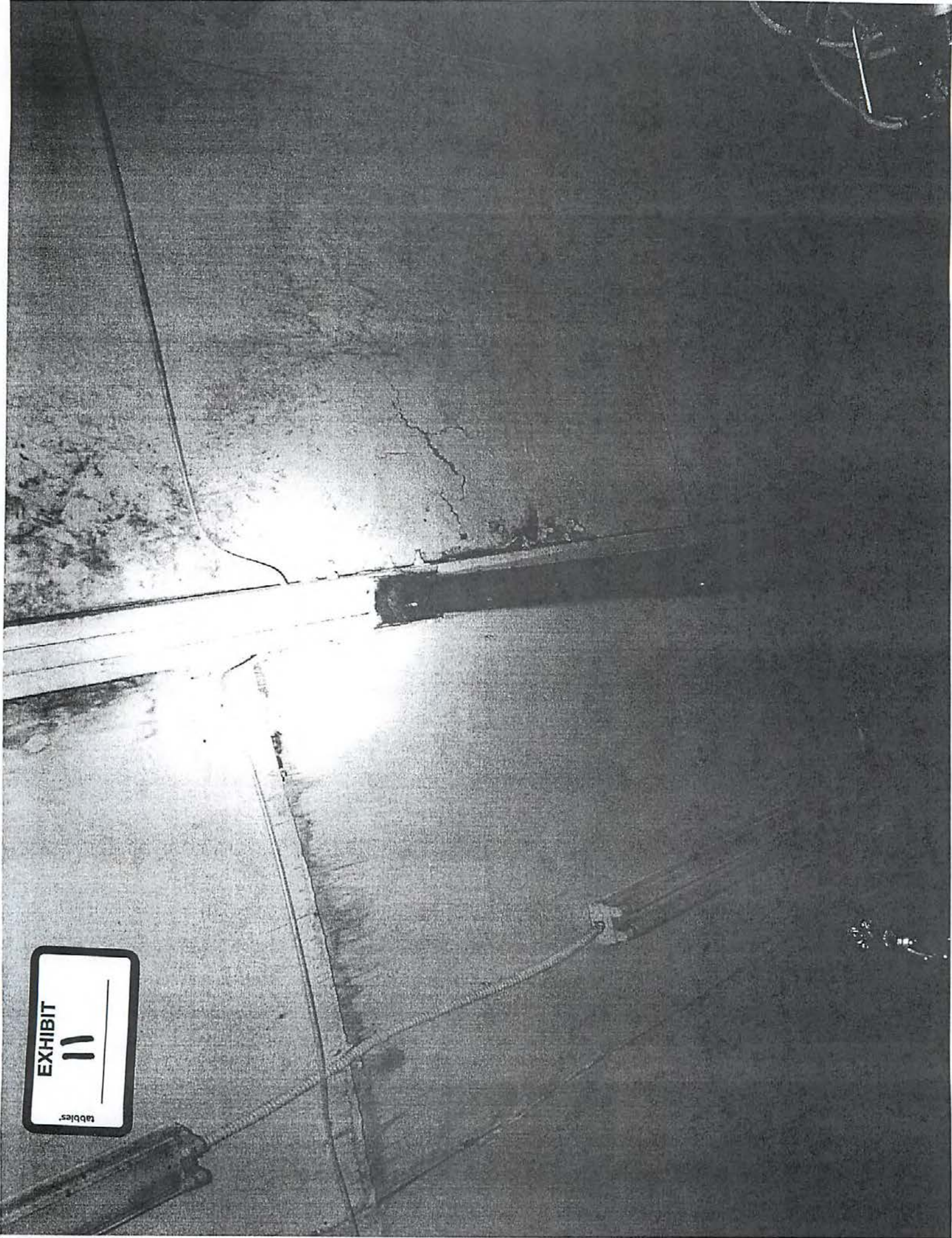
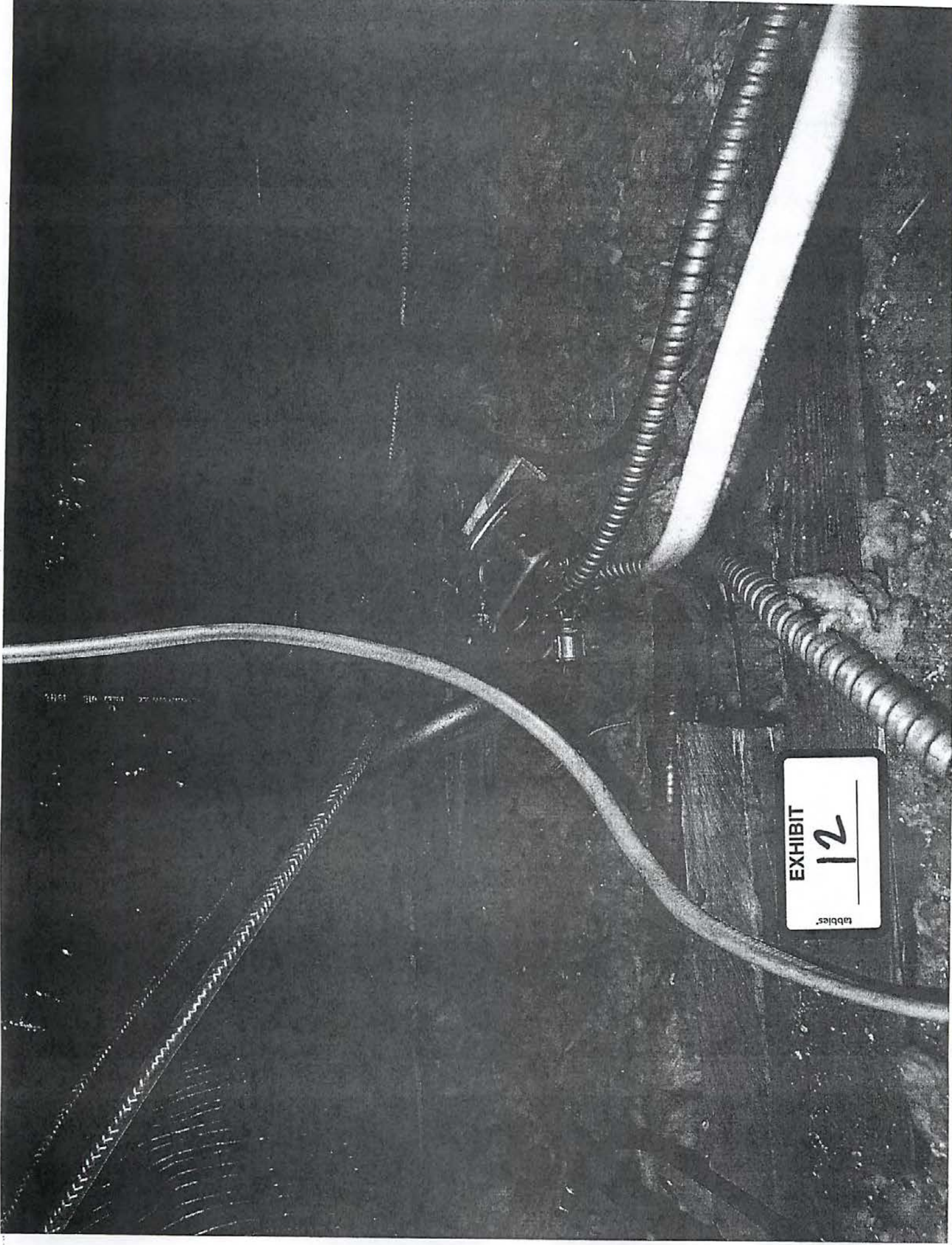
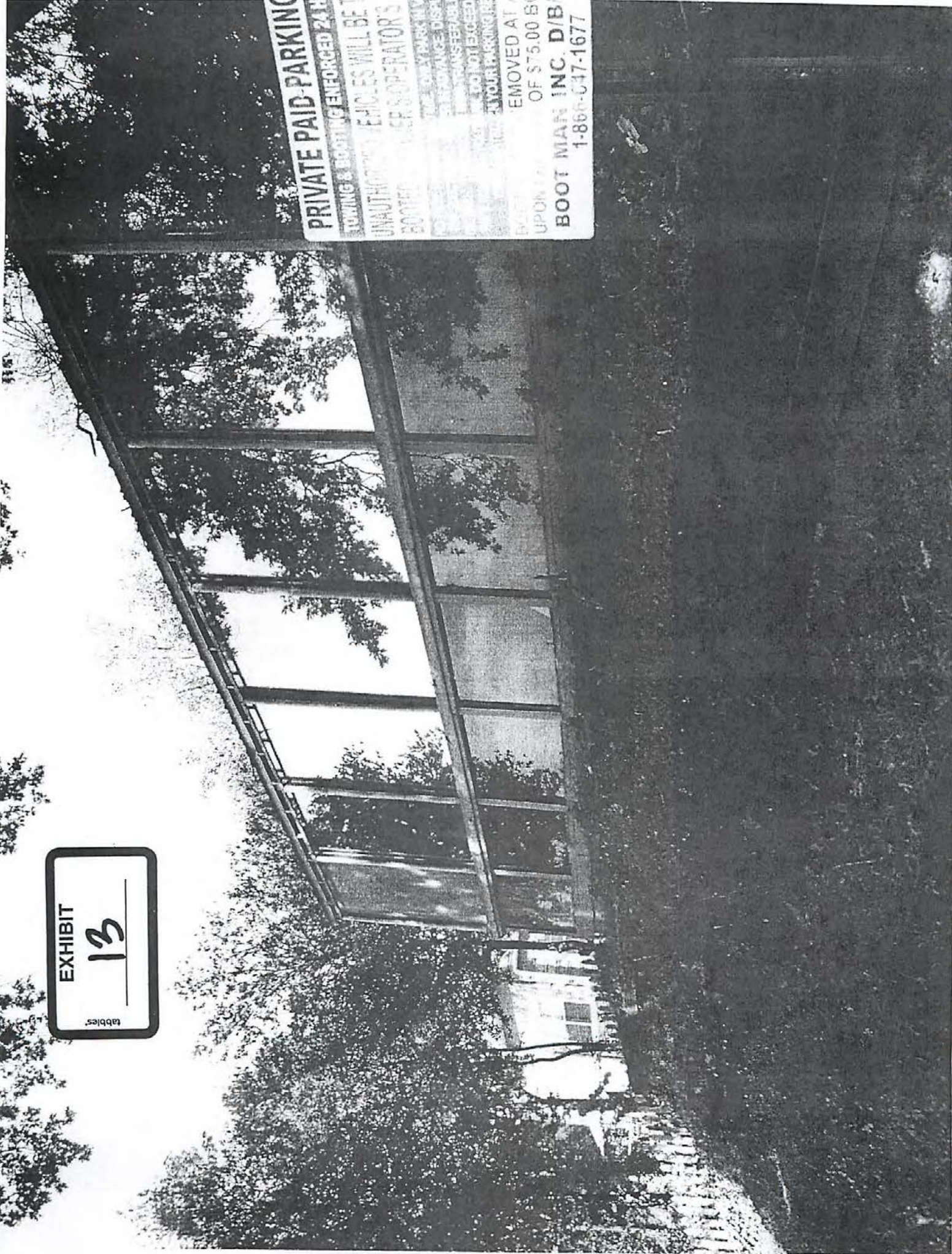


EXHIBIT  
12  
tabbles





**PRIVATE PAID-PARKING**  
TOWING & BOOTING ENFORCED 24 HRS  
UNAUTHORIZED VEHICLES WILL BE TOWED  
BOOTED & OPERATORS WILL BE PROSECUTED  
IF YOU ARE NOT THE OPERATOR OF THE VEHICLE  
DO NOT TOW OR REMOVE ANYTHING FROM  
YOUR VEHICLE OR PROPERTY WITHOUT  
THE PERMISSION OF THE OPERATOR  
EMOVED AT THE DISCRETION OF THE  
OPERATOR OF \$75.00 PER HOUR  
**BOOT MAN INC. D/B/A**  
**1-866-647-1677**

LEONARD A. "BUTCH" ROBERTSON - ARCHITECT  
8401 ALDER DRIVE  
KNOXVILLE, TN 37919  
(865) 604-2163  
BUTCHROBERTSON64@GMAIL.COM  
TN LICENSE #12536

RE: Initial Site Observations -  
1717 White Avenue  
Knoxville, TN

Initial visit conducted 10/13/2015 with subsequent visits thereafter

1. Description of Property:
  - a. Two stories, wood framed, brick veneer building with asphalt shingle roof. Aluminum storefront glass enclosed sun room on the front. Single story, wood framed with plywood siding, asphalt shingle roof, addition on the rear.
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    1. Evidence of significant and continuing leaks through entire roof area (**Exhibit 11**). Particle board ceiling is failing in many areas.
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  - ii. Professional Office
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EXHIBIT  
1  
labbies

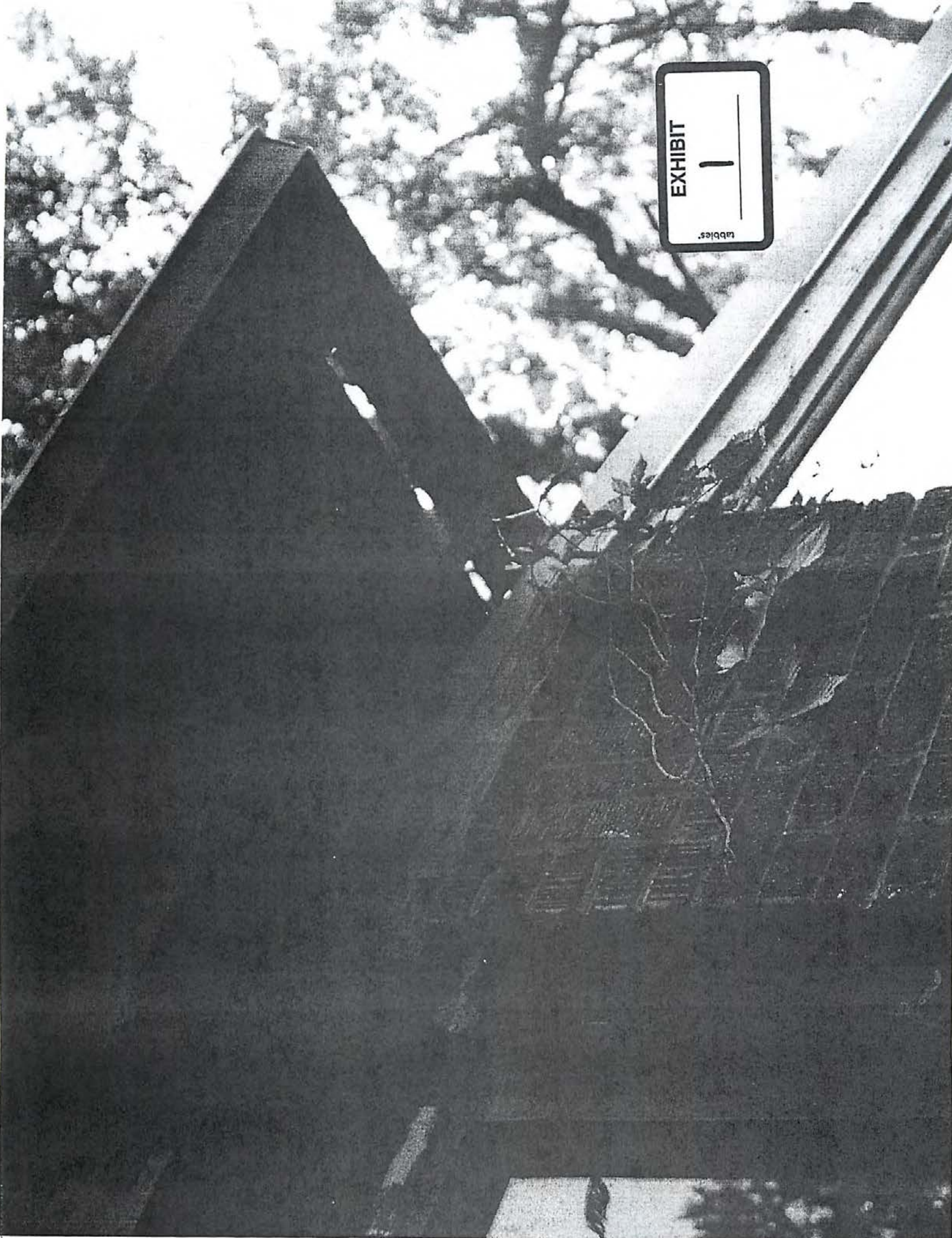
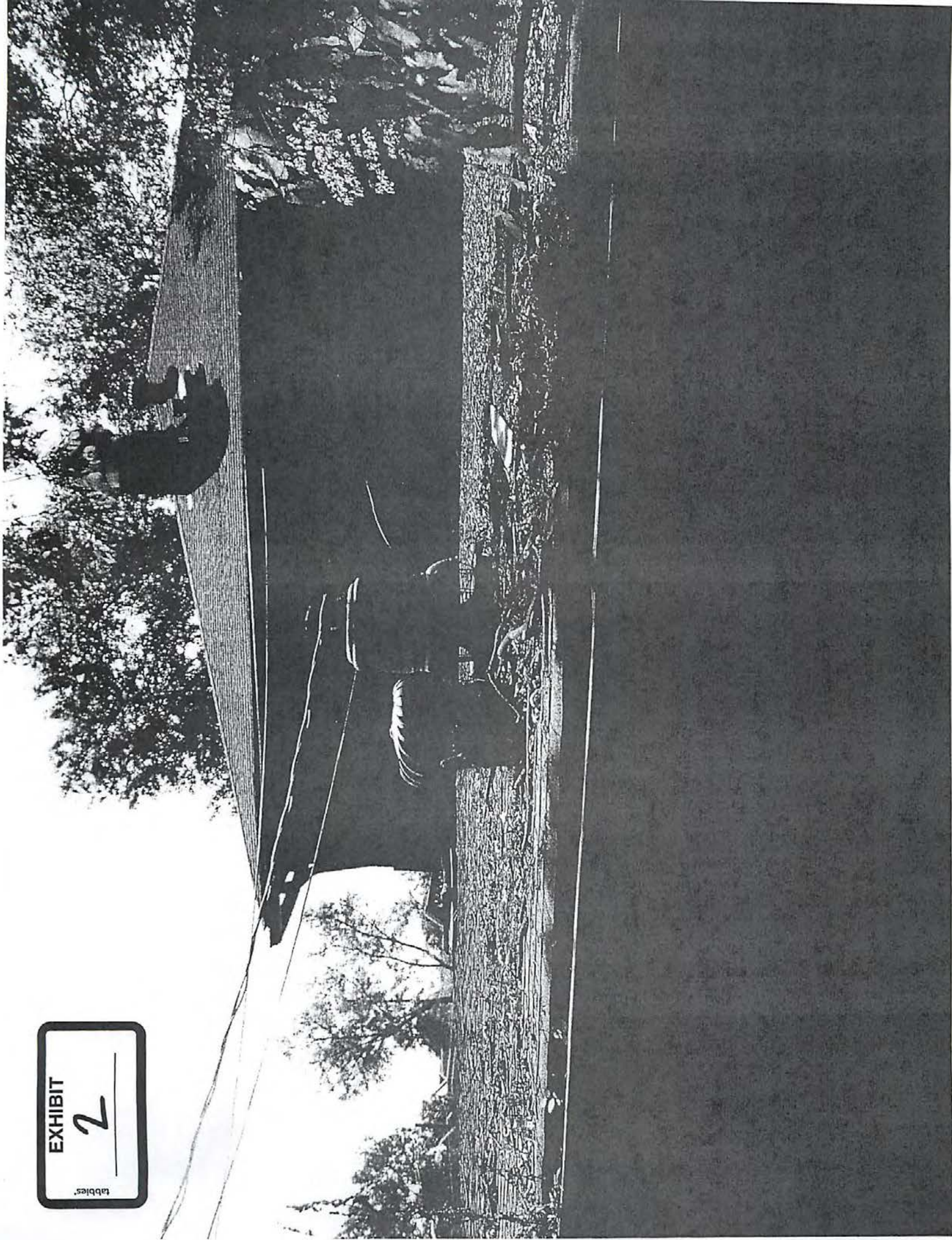


EXHIBIT  
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labblers





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EXHIBIT  
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EXHIBIT  
**3**  
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EXHIBIT  
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tabbies



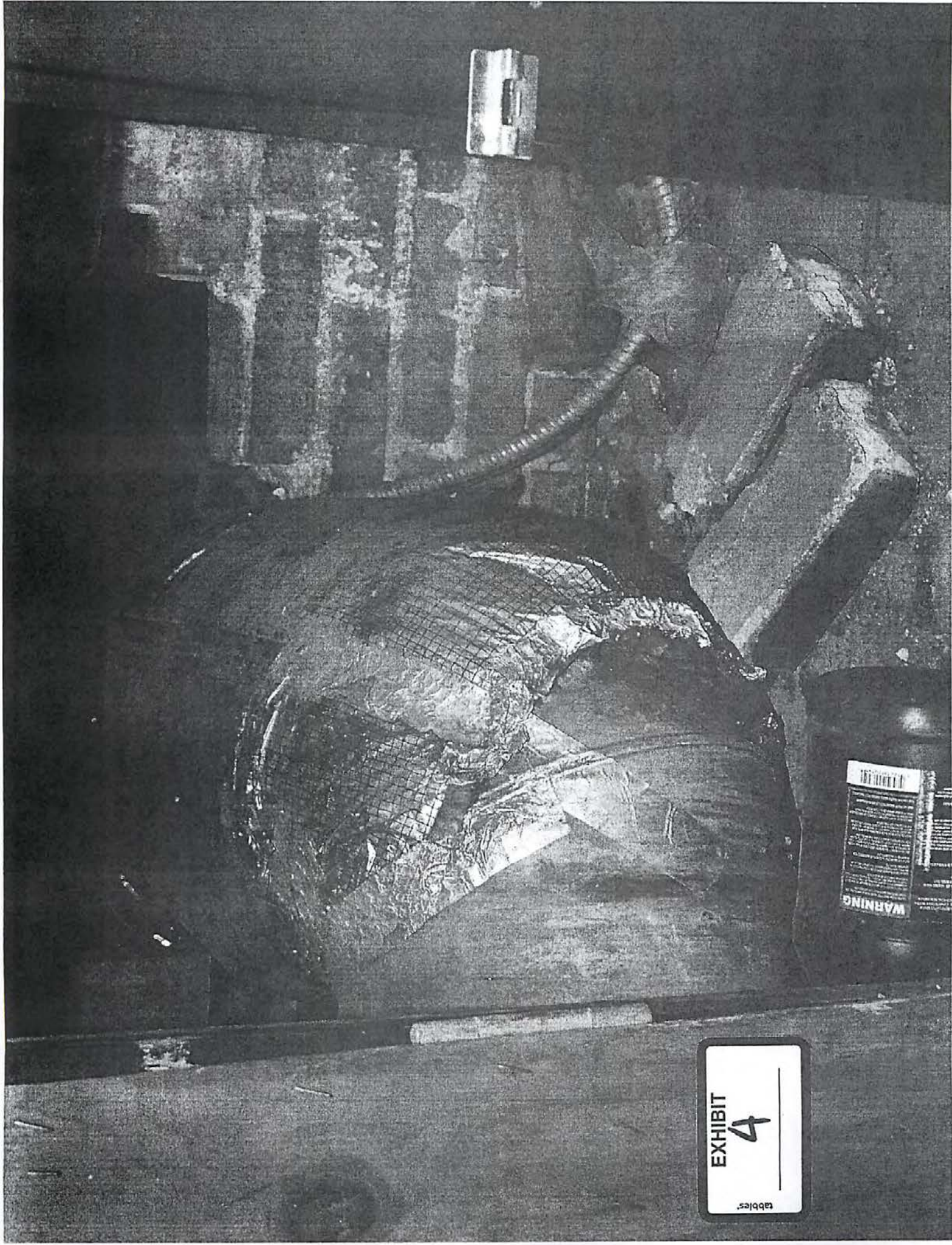


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EXHIBIT

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labblers

Budweiser

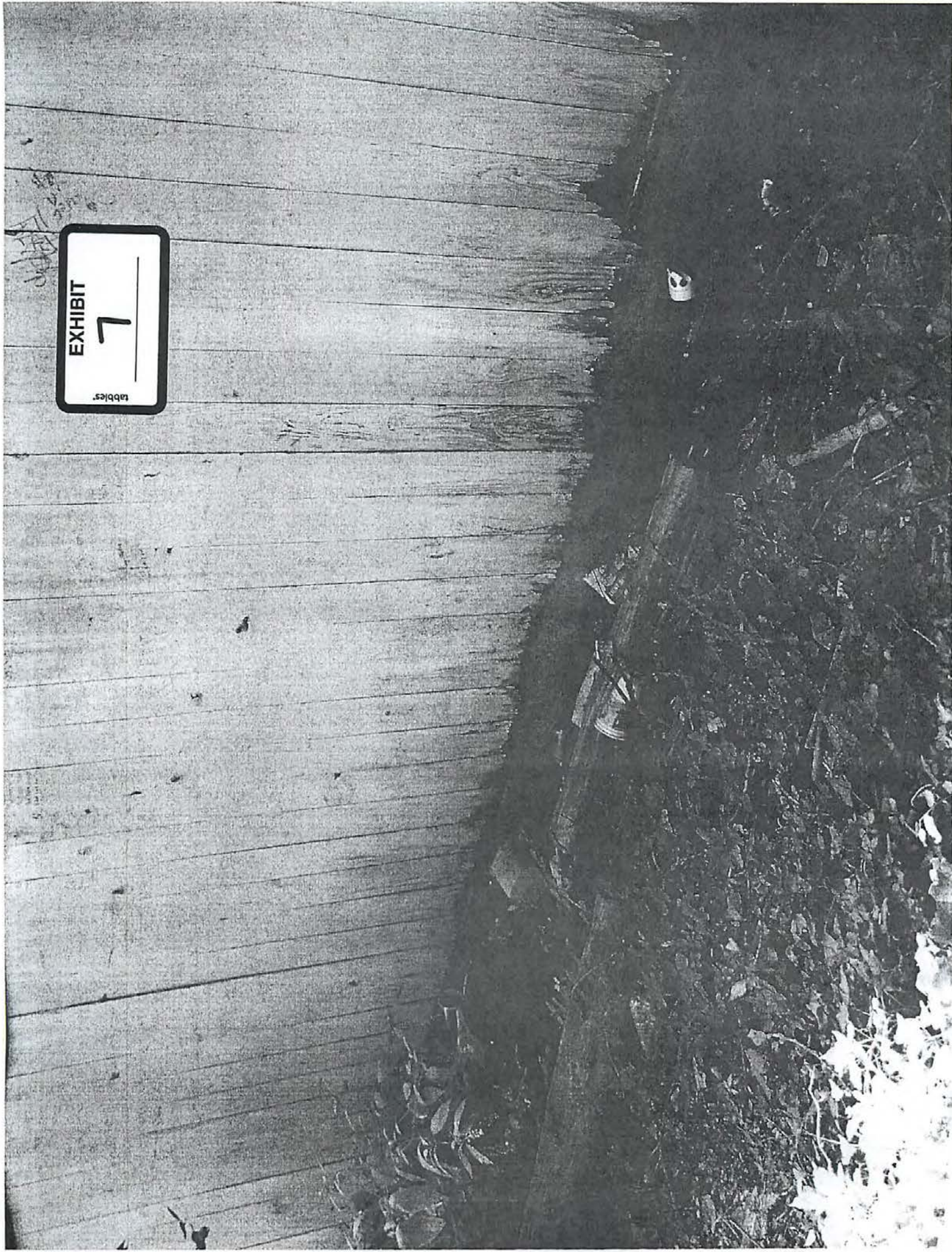
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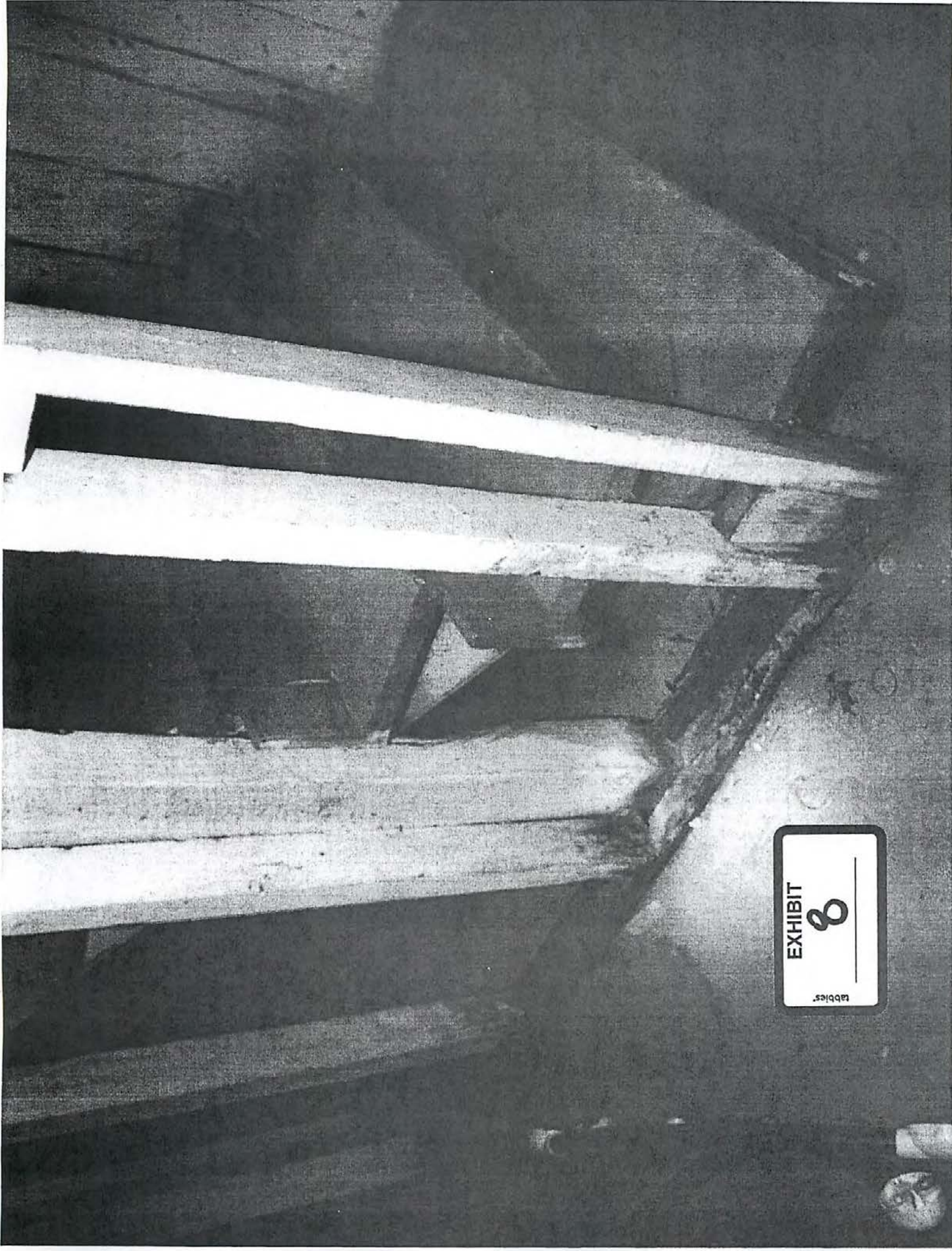


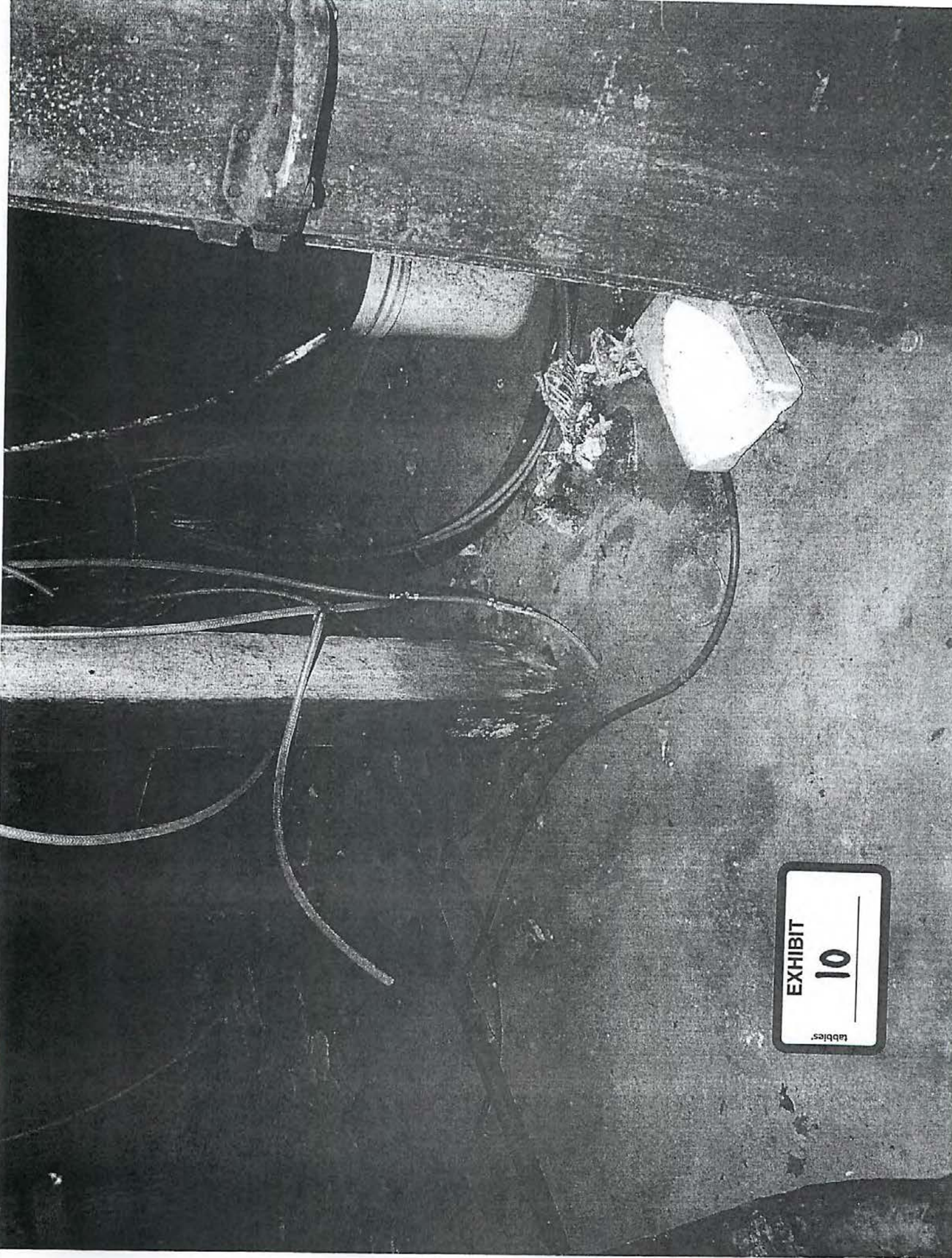
EXHIBIT  
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EXHIBIT  
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tabbies®



EXHIBIT

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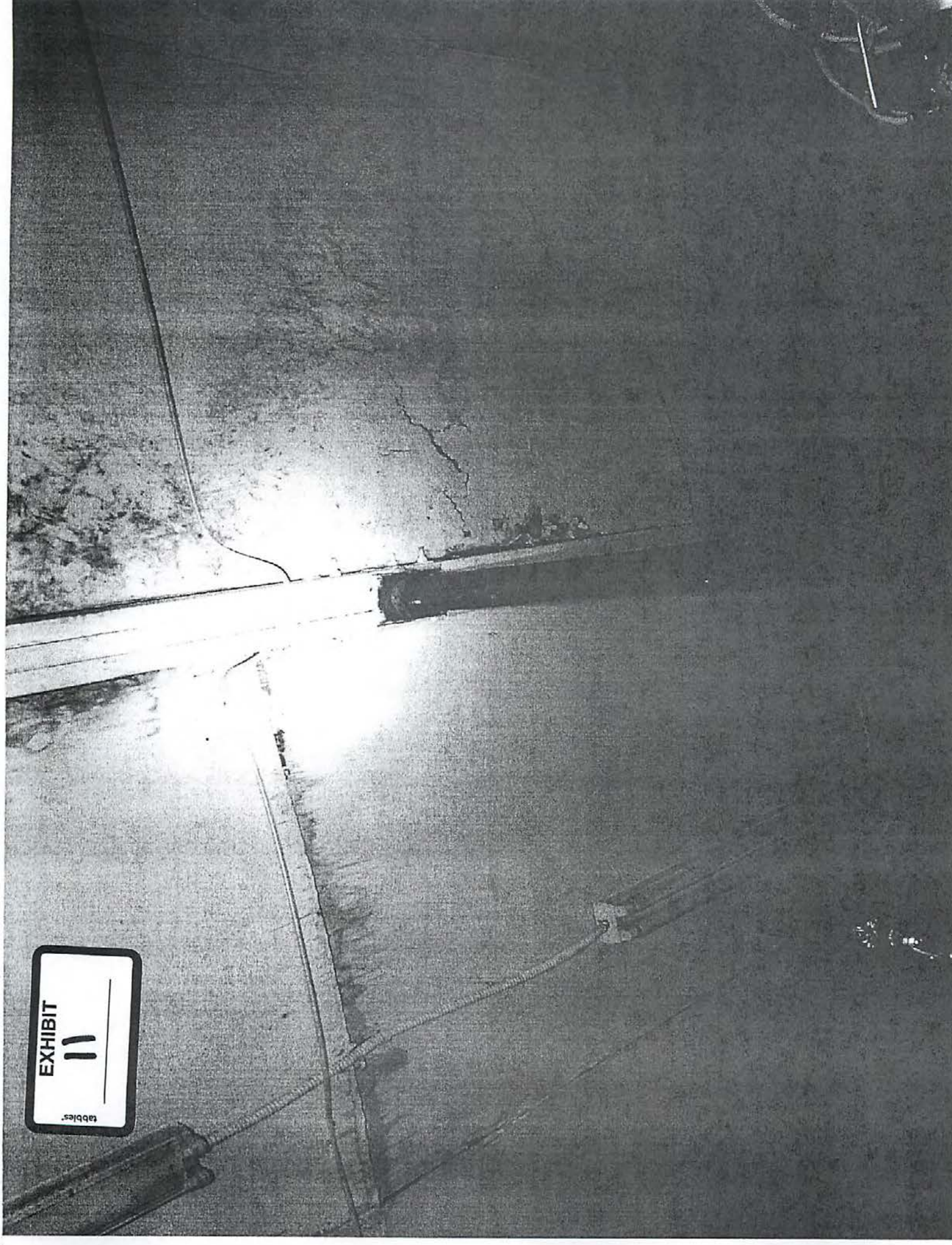
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EXHIBIT  
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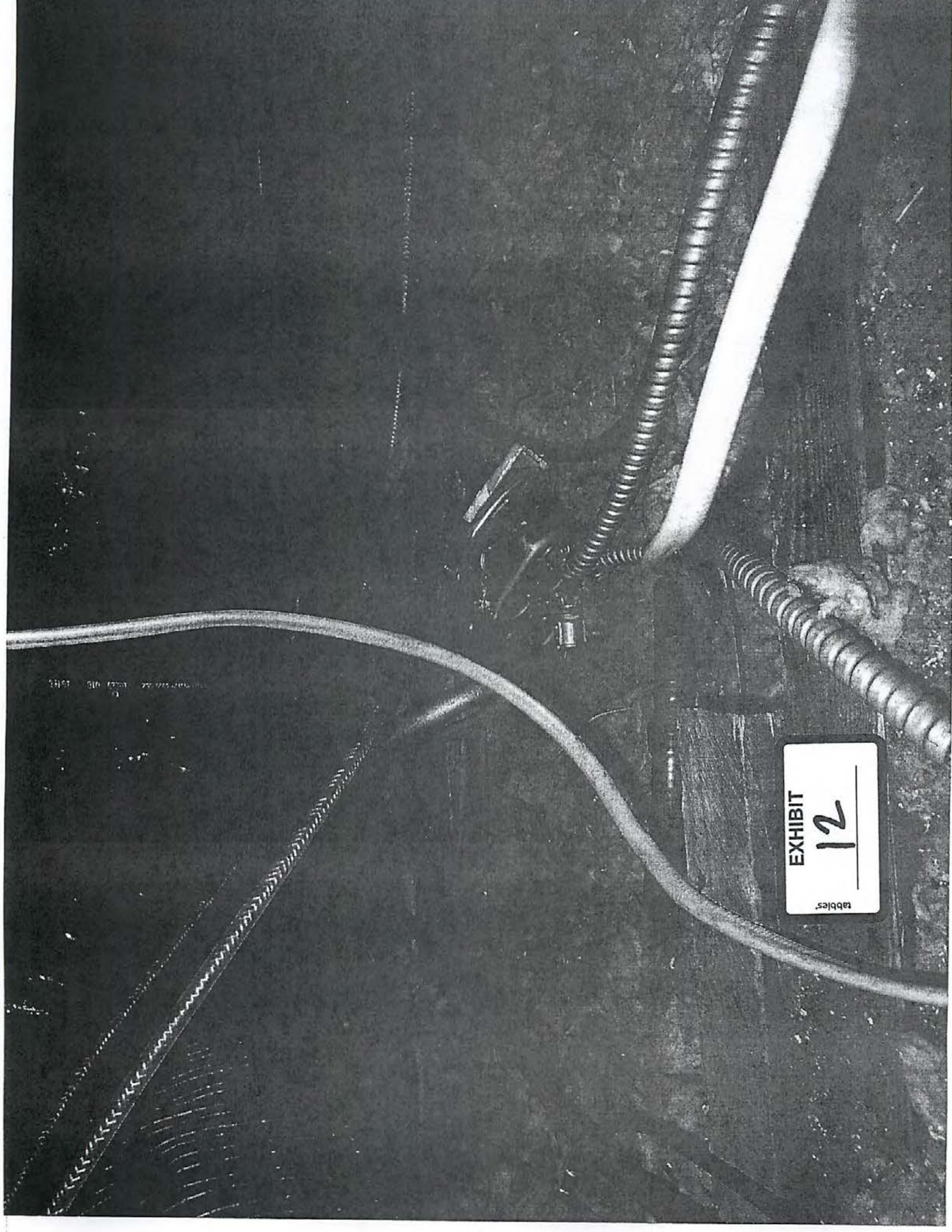
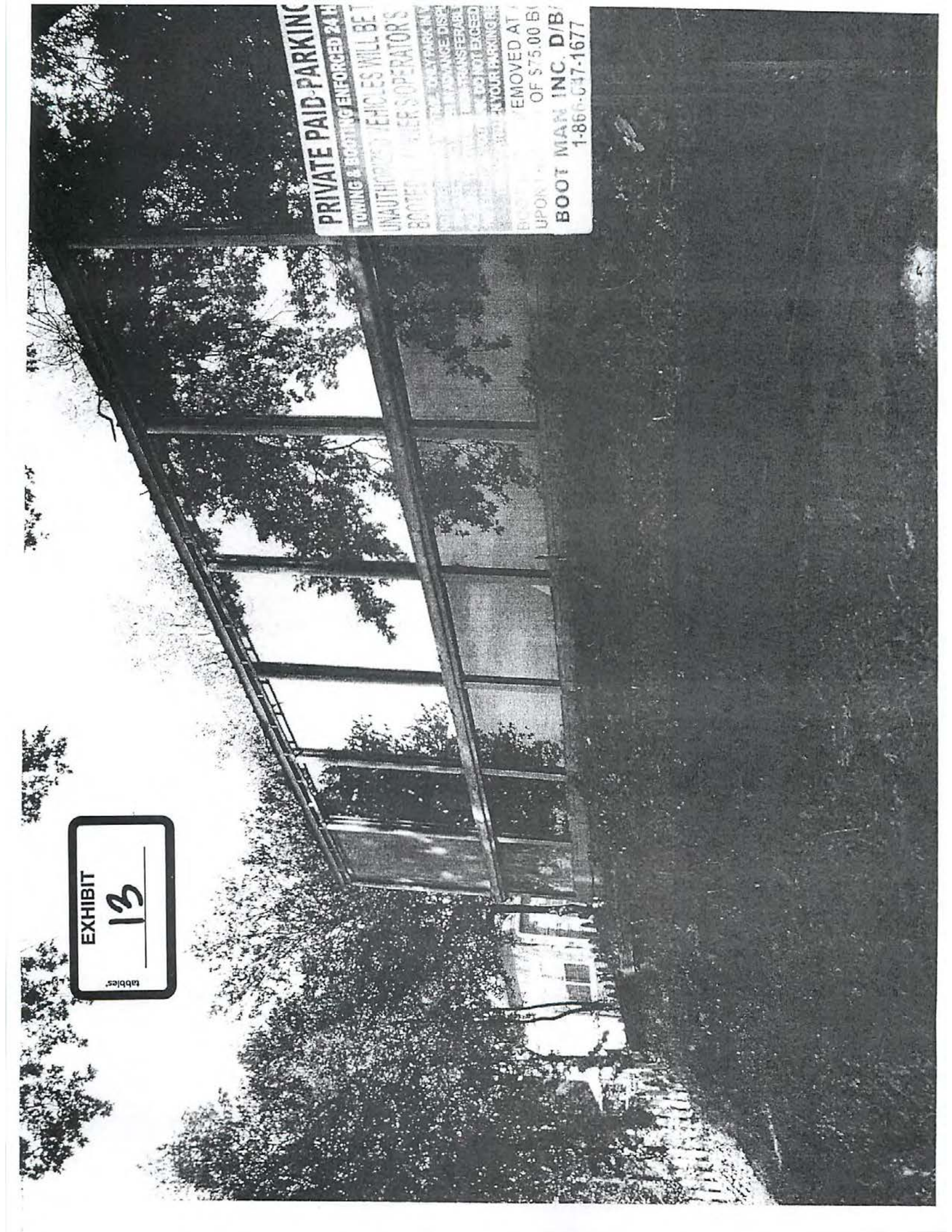


EXHIBIT  
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tabbles



EXHIBIT  
13  
labbles

**PRIVATE PAID PARKING**  
TOWING & BOOting ENFORCED 24 HR.  
UNAUTHORIZED VEHICLES WILL BE TOWED AT OPERATOR'S RISK  
BOOting ONLY PERMITTED IN THIS PARKING LOT  
NO VEHICLES WITH EXHAUST, AIR CONDITIONING, DISK BRAKES, OR TRANSMISSIONS TO BE BOOged  
VEHICLES DO NOT EXCEED 10' IN LENGTH  
VEHICLES DO NOT EXCEED 5' IN WIDTH  
VEHICLES TO BE REMOVED AT THE DISCRETION OF BOOTING SERVICE  
REPORT TO: BOOT MAN INC. D/B/A/ BOOT MAN  
1-866-647-1677



ARCHITECT'S NARRATIVE FOR  
STRUCTURALLY SOUND BUILDING

Leonard A. "Butch" Robertson - Architect  
8401 Alder Drive  
Knoxville, TN 37919  
(865) 604-2163  
ButchRobertson64@gmail.com  
TN License #12536

**RE: Narrative Program Description – Structurally Sound Environmentally Sealed Building  
1717 White Avenue, Knoxville TN**

**Demolition:**

1. Remove existing equipment located in basement; kitchen; storage addition; first and second floors.
2. Remove existing exposed conduit ; wiring; plumbing; and other utility lines in basement.
3. Remove existing flexible and rigid ductwork in basement.
4. Remove existing surface mounted conduit; romex cable; miscl. wiring; surface mounted fixtures, switches; boxes; etc.; first and second floors.
5. Remove existing service panels.
6. Remove existing exterior mechanical units.
7. Remove existing single pane windows.
8. Remove existing ceiling in second floor.
9. Remove existing ceiling in first floor.
10. Remove existing interior wall surfaces first and second floor. (expose all studs).
11. Remove existing entry porch.
12. Remove existing sunroom including foundation slab.
13. Remove existing landscape timber retaining walls and earth to expose original stairs and sidewalk.
14. Remove existing Kitchen Addition including slab.
15. Remove existing exterior emergency escape stair.

**Structural:**

1. Provide double 2 x 10 beam including columns and footings at @ 8'-0" o.c. at front masonry wall. Columns to be 6 x 6 pt or steel post. Footings to be 2' x 2' x 1' with 3 # 4 rb each way.
2. Install @ 38' triple 2 x 10 beam under existing floor joists at @ 8' from East and West foundation wall ( 2 required) Provide 6 x 6 pt. or steel columns with 2' x 2' x 1' conc. Footings with 3 # 4 rb each way – typical at @ 8' o.c.
3. Remove and replace existing damaged floor joists (estimate 30 total).
4. Remove and replace existing 2 x 10 band board at front entrance. Est. @ 10' in length.
5. Reinforce existing roof trusses – top and bottom cord. Attach 2 x 6 to each cord. Existing webs to remain.
6. Reinforce existing 2 x 8 second floor joists. Attach 2 x 8 to each joist.
7. Remove existing double loaded stair to second floor and single run stair to basement to meet existing codes regarding width and overhead clearances. Reference residential sketch plans.
8. Repair existing holes and other openings in foundation wall to match existing brick.

**Architectural:**

1. Provide new double pane wood, metal clad windows to match existing pattern.
2. Repair existing soffits as required.
3. Replace damages roof sheathing and replace roof shingles as required.
4. Enclose opening left by removal of existing restaurant entry porch.
5. Frame in new interior wall dividing first floor along original wall line. Reference residential sketch plans.
6. Remove and replace existing doors at rear entry.

ARCHITECT'S NARRATIVE FOR  
SINGLE FAMILY RESIDENCE

Leonard A. "Butch" Robertson - Architect  
8401 Alder Drive  
Knoxville, TN 37919  
(865) 604-2163  
ButchRobertson64@gmail.com  
TN License #12536

**RE: Narrative Program Description – Single Family Residential  
1717 White Avenue  
Knoxville, TN**

**Demolition:**

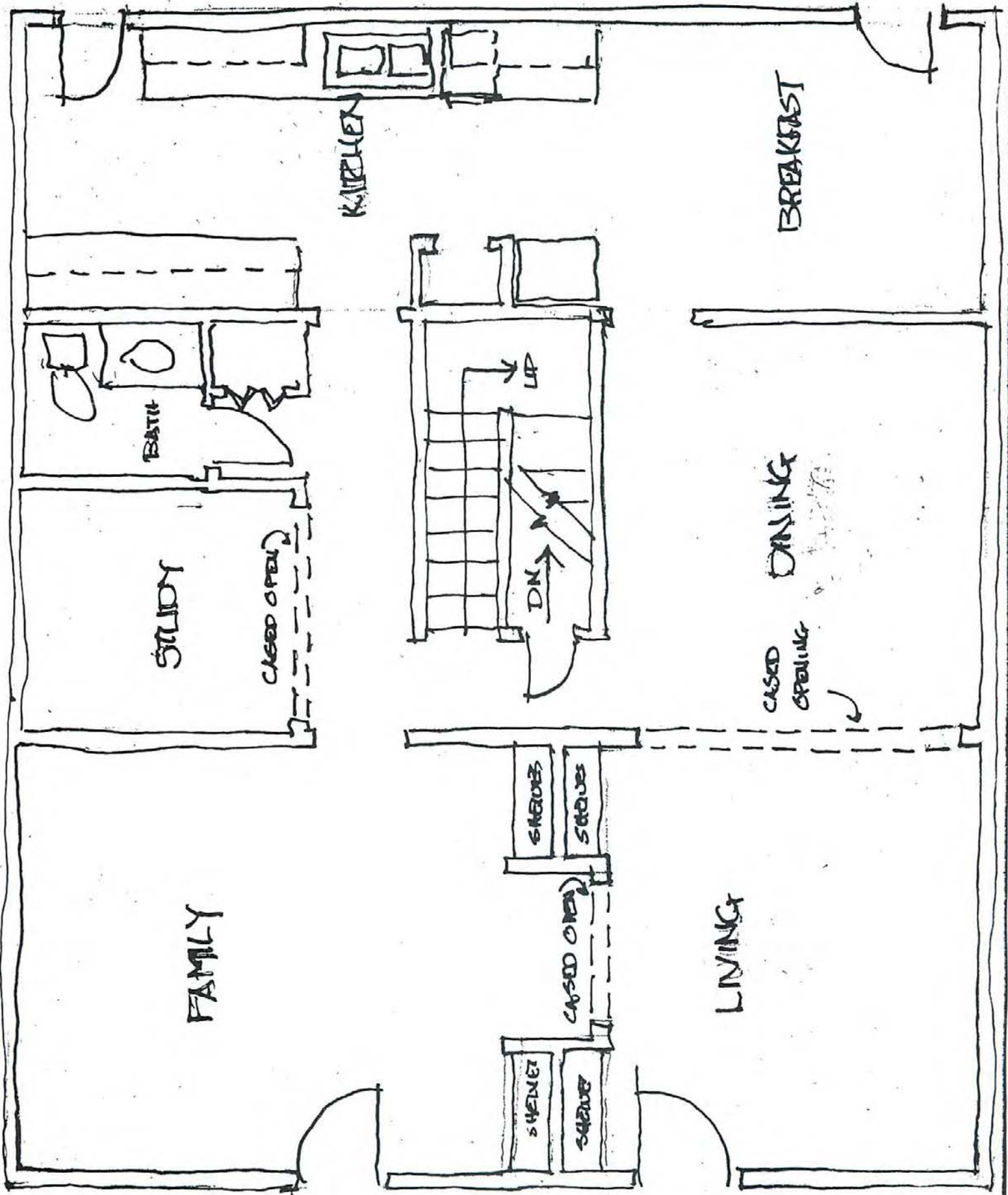
1. Remove existing driveway and paving.
2. Remove existing concrete patio and brick columns.

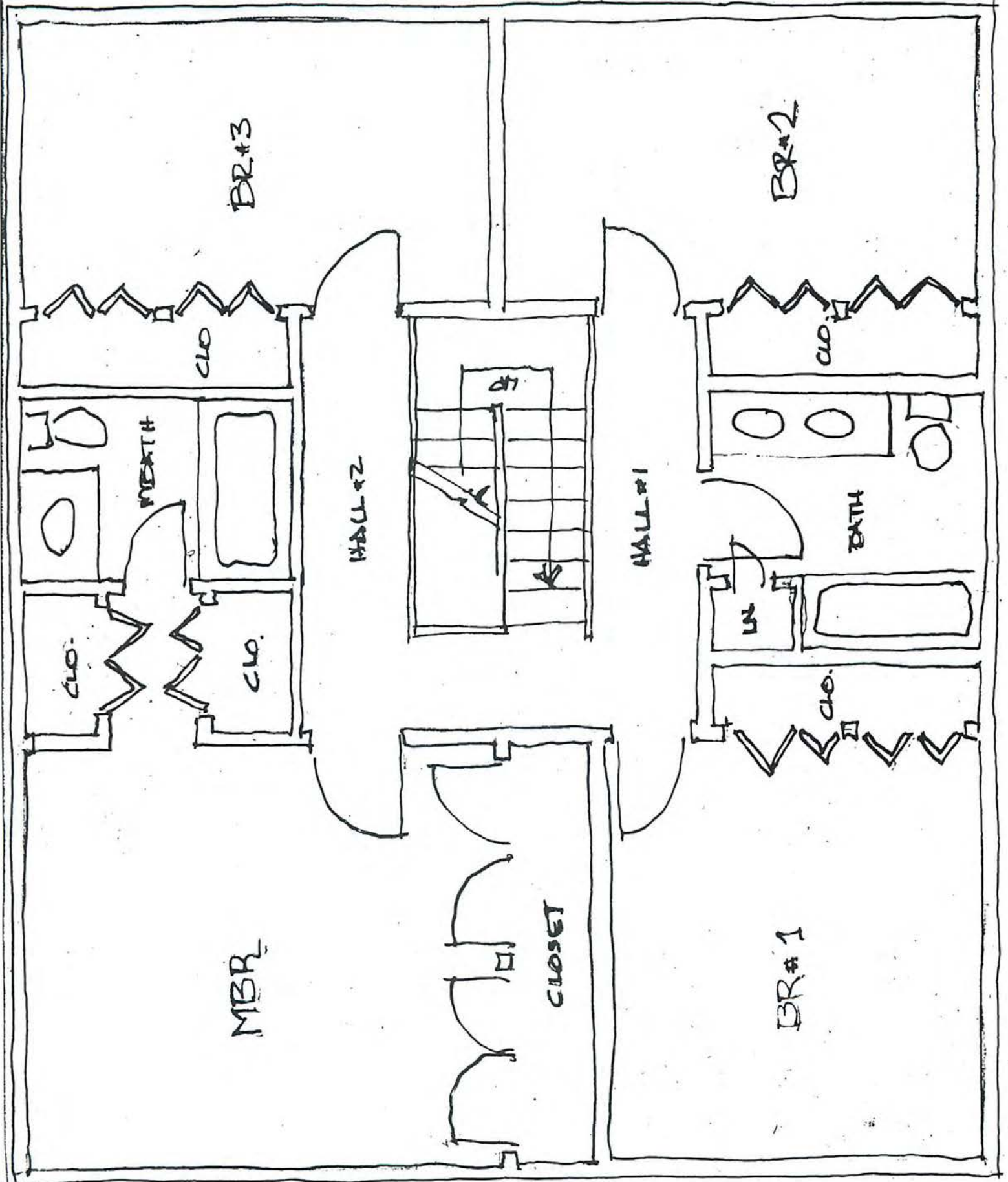
**Architectural:**

1. Provide interior partition framing per residential sketches.
2. Provide interior gypsum board surfaces on all walls and ceilings.
3. Provide six panel solid wood doors at openings indicated. Provide bi-folding wood panel doors at closet openings.
4. Provide new millwork, cabinets, vanities at locations shown in baths and kitchen. Assume medium quality residential grade.
5. Provide new insulation (r 13-19 batt in walls; r-30 blown in attic).
6. Paint all interior gypsum surfaces, doors, frames, trim etc.
7. Provide allowance for carpet, vinyl, ceramic tile surfaces.
8. Provide new drive, walks, parking area.
9. Provide landscape allowance to include topsoil, grasses and planting.

**Mechanical / Electrical / Plumbing:**

1. Provide new hvac system (contractor's recommendation for budget purposes)
2. Provide new electrical system including interior and exterior fixtures (contractor's recommendations for budget purposes).
3. Provide new plumbing system including fixtures (contractor's recommendations for budget purposes).





BR#3

BR#2

CLO

CLO

MBR

HALL#2

HALL#1

BATH

CLO

CLO

IN

CLO

MBR

CLOSET

BR#1

BATH

ARCHITECT'S NARRATIVE  
FOR OFFICE RENOVATION



Leonard A. "Butch" Robertson - Architect  
8401 Alder Drive  
Knoxville, TN 37919  
(865) 604-2163  
ButchRobertson64@gmail.com  
TN License #12536

**RE: Narrative Program Description – Single Tenant Professional Office  
1717 White Avenue  
Knoxville, TN**

**Demolition:**

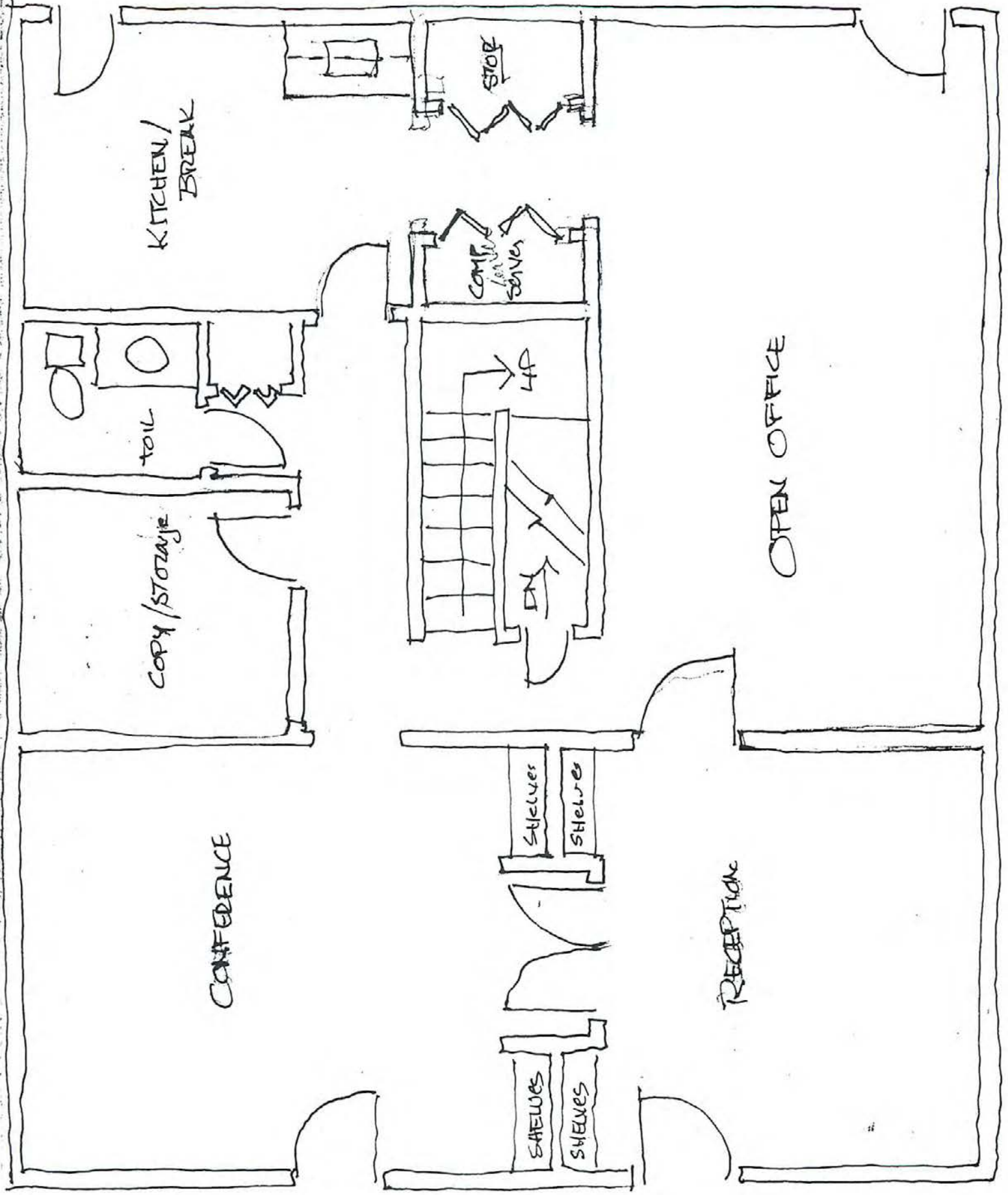
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2. Remove existing concrete patio and brick columns.

**Architectural:**

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KITCHEN/  
BREAK

STOR

COMP  
server

TOIL

COPY/STORAGE

SHELVES

SHELVES

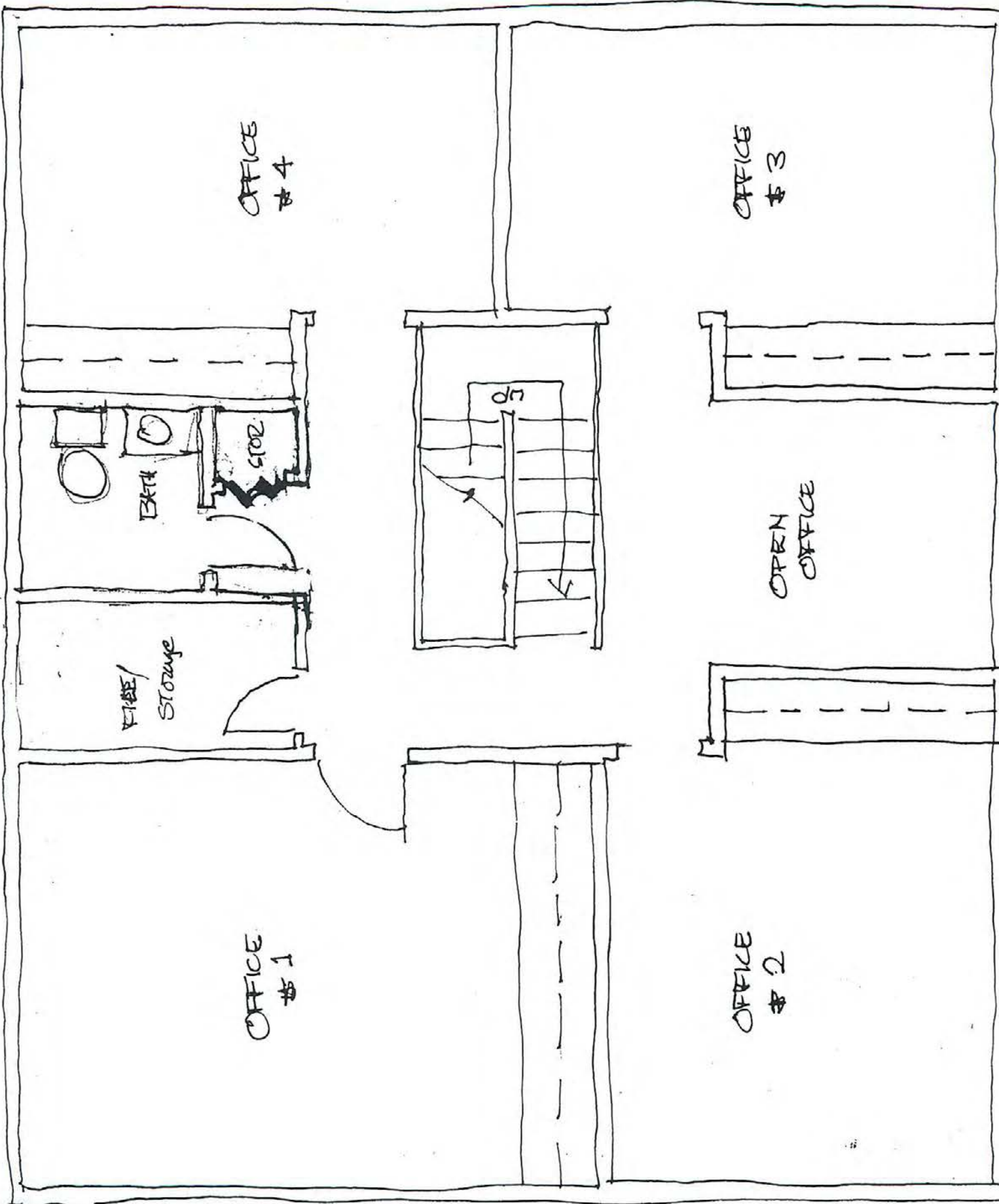
OPEN OFFICE

CONFERENCE

SHELVES

SHELVES

RECEPTION



OFFICE  
# 4

OFFICE  
# 3

OPEN  
OFFICE

OFFICE  
# 1

OFFICE  
# 2

BATH

STOR

FILE /  
Storage

UP

DN

CONSTRUCTION ESTIMATE  
FOR  
STRUCTURALLY SOUND BUILDING

Daniel L. Cox Construction Inc.  
6838 Texas Valley Rd.  
Phone (865)922-9442 – Fax (865)922-9462  
Tennessee Contractor License #21118  
Danny Cox (865) 755-2547, Creed Cox (865) 755-2549

Estimate for 1717 White Ave.  
Structure Repairs Necessary to Achieve Basic Building Shell  
(Excluding HVAC, Electrical & Plumbing)

- Remove debris & restaurant equipment from the basement, first floor and second floor access to existing structure	\$12,500.00
- Remove old plumbing, electrical & HVAC to access damaged & rotting posts, beams & floor joists	\$13,900.00
- Temporary shoring, jacks & posts, to support the structure during repairs	\$9,500.00
- Hand dig footings, & pier holes. Concrete pump & concrete	\$21,900.00
- Block support walls (reference engineer report) for the center & front of the Building. Labor & materials	\$8,500.00
- Remove front porch (glass & concrete slab) and earth removal	\$11,000.00
- Replace 2x12 band on the front of the Building	\$4,800.00
- Fresh air/Exhaust ventilation for basement work (Rental)	\$3,000.00
- Remove & replace approximately 30 damaged/rotten floor joists	\$9,200.00
- Install 2-38', 3 member 2x10 beams, 8' off exterior walls with steel jack columns	\$5,500.00

- Remove & replace basement stairs to Code specifications (inadequate headroom clearance)	\$3,500.00
- Repair holes in foundation walls	\$1,200.00
- Install vapor/moisture barrier	\$3,500.00
- Demo & removal of kitchen shed	\$10,000.00
- Replace first floor center wall running from front to back of the Building	\$4,100.00
- Demo and replace existing first floor to second floor stairs to Code requirements (inadequate overhead clearance), reconfigured for single tenant access to second floor. Install necessary supports and beams	\$9,400.00
- Double all 2x8 second floor floor joist to stabilize and level floor	\$15,000.00
- Close in existing restaurant doorway, & repair entry	\$6,900.00
- Remove iron bars from windows & patch holes in brick	\$5,900.00
- Repair & replace rear doors & windows to enclose the Building after removal of commercial kitchen shed	\$7,300.00
- Scab 2x6 to the top & bottom cords of all roof trusses & rafters to correct deflections	\$18,600.00
- Complete demo of second floor interior to access framing in roof	\$13,000.00
- Replace existing single pane non-operable wood frame windows	\$14,300.00
- Remove & replace roof (repair damaged sheathing)	\$8,600.00
- Environmental testing (required)	\$2,500.00

- Dumpsters (16 estimated)	\$8,000.00
- General labor/supervision	\$5,000.00
- Building permits	\$1,500.00
- Erosion/storm water control	\$1,200.00
- Chain link fencing (security/liability) rental	\$3,500.00
- General materials	\$3,500.00
- Misc. Hardware	\$750.00
- Temporary Utilities	\$300.00
- Portolet	\$320.00
- Insurance (Workers Comp., General liability, Builders Risk)	\$22,000.00
- Removal of structurally unsound outside fire escape & demo brick columns and walls to facilitate removal of kitchen shed	\$4,000.00
- Other contingencies	\$5,000.00
- Subtotal	<u>\$278,670.00</u>
+ 10% Profit	\$27,867.00
+ 10% Overhead	<u>\$27,867.00</u>
Total Cost of structural repairs	\$334,404.00

Disclaimer

- This estimate does not include the cost of environmental abatement for asbestos, lead paint, or microbial bacteria.

- This estimate does not include any costs for concealed conditions, additional Code requirements and other unanticipated issues.

- All costs estimates are based on the engineer's report and our observations of the conditions of the existing condition of the Building and Site.

CONSTRUCTION ESTIMATE  
FOR SINGLE FAMILY RESIDENCE



Daniel L. Cox Construction Inc.  
6838 Texas Valley Rd.  
Phone (865)922-9442 – Fax (865)922-9462  
Tennessee Contractor License #21118  
Danny Cox (865) 755-2547, Creed Cox (865) 755-2549

Estimate for 1717 White Ave.  
Buildout for Single Family Residential Use

<b>- Basic Building Shell Cost - less overhead &amp; profit</b>	<b>\$278,670.00</b>
- Provide first floor partition walls	\$8,500.00
- Complete electrical	\$28,000.00
- Plumbing Rough-In	\$16,000.00
- Plumbing Fixtures	\$8,500.00
- HVAC	\$26,000.00
- Cabinets & Vanities	\$16,800.00
- Drywall (Materials & Labor)	\$19,000.00
- Paint (Materials & Labor)	\$11,500.00
- Shelving, Interior Doors & Trim (Materials & Labor)	\$16,200.00
- Insulation (Flashing & Batt)	\$13,800.00
- Patching floors for carpet	\$1,200.00
- Carpet/Vinyl/Tile	\$18,000.00
- Remove & dispose existing driveway & concrete patio	\$6,600.00
- New front entry, doors & steps (White Ave.)	\$14,800.00
- Replace Driveway	\$7,800.00
- General Labor/Supervision	\$5,000.00

- Building Permits	\$1,500.00
Subtotal	<u>\$497,870.00</u>
+ 10% Profit	\$49,787.00
+ 10% Overhead	<u>\$49,787.00</u>
Total Cost of Buildout for Single Family Residential Use	\$597,444.00

CONSTRUCTION ESTIMATE  
FOR OFFICE RENOVATION

Daniel L. Cox Construction Inc.  
6838 Texas Valley Rd.  
Phone (865)922-9442 – Fax (865)922-9462  
Tennessee Contractor License #21118  
Danny Cox (865) 755-2547, Creed Cox (865) 755-2549

Estimate for 1717 White Ave.  
Buildout for Single Tenant Office Use

<b>- Basic Building Shell Costs - less overhead &amp; profit</b>	<b>\$278,670.00</b>
- Provide first floor partition walls	\$12,500.00
- Complete electrical	\$54,000.00
- Plumbing Rough-in	\$16,000.00
- Plumbing Fixtures	\$12,800.00
- HVAC	\$28,000.00
- Cabinets & Vanities	\$12,800.00
- Drywall (materials & labor)	\$19,000.00
- Paint (materials & labor)	\$11,500.00
- Shelving, interior doors & trim (materials & labor)	\$16,200.00
- Insulation (flash & batt)	\$13,800.00
- Patching floor for carpet	\$1,200.00
- Carpet/Vinyl/Tile	\$21,000.00
- Remove & dispose of existing driveway & concrete patio	\$6,600.00
- New front entry way, doors & steps (White Ave.)	\$14,800.00
- Replace driveway	\$16,800.00
- General Labor/Supervision	\$5,000.00

- Building Permits	\$1,500.00
Subtotal	<u>\$542,170.00</u>
+ 10% Profit	\$54,217.00
+ 10% Overhead	<u>\$54,217.00</u>
Total Cost of Buildout for Single Tenant Office Use	\$650,604.00

ARCHITECT'S FEE ESTIMATE  
FOR  
STRUCTURALLY SOUND BUILDING

Leonard A. "Butch" Robertson – Architect  
8401 Alder Drive  
Knoxville, TN 37919  
(865) 604-2163  
ButchRobertson64@gmail.com  
TN License #12536

February 10, 2016

**RE: Document Preparation Estimate – Basic Building Shell  
1717 White Avenue  
Knoxville, TN**

1. Meet with Knoxville Building Code Officials to determine which of the existing Knoxville City Code requirements will need to be met.
  - a. Additions to Single and Two Family Residences
  - b. Alterations to Commercial Buildings
  - c. Change of Occupancy
  - d. New Construction
  - e. Plot Plans – which of the above will be applicable
  
2. Determine which Code Departments will have input (these are all listed as departments that could have an input according to which code requirements have to be met) – reference meeting above.
  - a. Parking spaces
  - b. Zoning and Building Regulations
  - c. Electrical and Solar Regulations
  - d. Gas/Mechanical/Plumbing Regulations
  - e. Fire Regulations
  - f. Arborist Regulations
  - g. Alternative Building Code, NC-1, H-1, CBID
  - h. Site and drainage
  - i. Parking Access and Layout
  - j. Waste Water

Note: Results of above meetings will determine to a great extent what types of documentation will be needed to present Complete Plans suitable for a Building Permit.

Basic Documents required for all contingencies above:

1. Existing drawings including floor plans; wall sections – exterior and interior; existing site layout and boundary survey.
2. New architectural drawings including demolition plans and appropriate details, exterior door and window schedules and details, and other details to insure a watertight structure.
3. Structural drawings including demolition plan (first floor), new footing plan; new first floor framing plan; sections and details (beam for front wall and side walls); notes; schedules; specifications – if required by scope of work (on drawings). In addition, details for the shoring up of the roof structure would be required.
4. Site plans to include dimensions of existing lot; setbacks; overall existing building exterior dimensions; North Arrow; existing paving; existing utilities and easements; and other information required by the City of Knoxville.

Note: The scope of information required on the above referenced documents varies significantly depending upon which code conformance standards are required by the City of Knoxville.

Additional Documents may be necessary depending upon code conformance requirements from the City of Knoxville.

#### Document Preparation Estimate:

##### Architectural:

1. Meet with Knoxville Building Officials
  - a. 2 hours @ \$ 125
2. Develop Program for revisions including sketch floor plan layouts
  - a. 2-4 hours @ \$125
3. Field Measure Existing Building
  - a. Includes both floors; obtaining data for exterior and interior wall sections; details regarding existing stairwell; window dimensions; door dimensions; ceiling information; exterior overall building dimensions; information for elevations
  - b. 16-20 hours @ \$137 (Lar + one helper @ \$12)
4. Meet onsite with structural consultant
  - a. 1 hours @ \$125
5. Input into computer format base drawing information for architectural and consultants use
  - a. 24 hours @ \$40 (Architectural drafter under LAR's direct supervision)
6. Develop demolition plans to include existing interior structures and equipment and exterior portions of the building
  - a. 2 hours @ 125 + 4 hours @ 40
7. Produce architectural drawings to include exterior wall sections; stair renovation details; exterior window and door schedules; miscellaneous details; appropriate notes associated with producing a structurally sound, weather tight enclosure.
  - a. 16 hours @ 125 + 24 hours @ 40
8. Coordination with consultants
  - a. 2 hours @ 125
9. Review with Knoxville City Officials
  - a. 2 hours @ 125

##### Structural:

Produce footing plan; first floor framing plan; footing schedule; column schedule; details for support of front wall; details for additional roof framing; notes; specifications; miscellaneous details, per fee proposal provided.

Mechanical: Not Required.

Plumbing: Not Required.

Electrical: Not Required.

##### Additional Consultants:

Site Surveyor (if required by City of Knoxville for document submission)

Existing site layout drawing as required by the City of Knoxville in all cases  
Est: - \$2000



Civil Engineer: Not Required.

Landscape Architect: Not Required.

Contingency for revisions of first submittal to City of Knoxville:  
Est: 10%

Total:

Architectural:	\$ 9,632 - \$ 10,930
Structural	\$ 10,360
Contingency @ 10%	<u>\$ 1,999 - \$ 2,129</u>
Estimate of Total Professional Fee	\$21,991 - \$ 23,419

Note: Civil Engineering , if required , is not included in the above estimate.

ARCHITECT'S FEE ESTIMATE  
FOR SINGLE FAMILY RESIDENCE

Leonard A. "Butch" Robertson – Architect  
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February 10, 2016

**RE: Document Preparation Estimate – Additional Work to Complete Renovations for a Single Family Residence  
1717 White Avenue  
Knoxville, TN**

Note: The following is an estimate of fees for the completion of design documents required to provide a finished single family residence in the previously renovated structure at 1717 White Avenue. The estimate addresses both interior and exterior scopes of work. It utilizes data and documents developed in the first phase which produced a structurally sound, environmentally sealed building

Basic Documents required for all contingencies above:

1. New architectural drawings including interior floor plans; interior finish, door, window schedules; details, interior elevations as required.
2. Mechanical drawings including new ductwork plans – first and second floor; equipment specifications; schedules and details; specifications on drawings; gas equipment plans; riser diagrams; schedules and details (if used)
3. Electrical drawings to include power and lighting plans for first and second floor; panel board schedules; device and fixture schedules and details; specifications on drawings.
4. Plumbing drawings to include fixture plans – first and second floor; waste & water riser diagrams; fixture schedules and detail; specifications on drawings.
5. Site plans to include new sidewalks, driveways, site drainage and drainage structures, new grading and contours and other miscellaneous details.

Additional Documents may be required depending upon code conformance requirements from the City of Knoxville:

1. Planting / Landscape Plan including landscape layout; plant schedule, specifications and details on drawings.

Document Preparation Estimate:

Architectural:

1. Meet with Knoxville Building Officials
  - a. 2 hours @ \$ 125
2. Develop Program for revisions including sketch floor plan layouts
  - a. 2 hours @ \$125
3. Meet onsite with all consultants
  - a. 2 hours @ \$125
4. Produce finished architectural floor plans; interior wall sections; stair renovation details; interior door schedules; finish schedules; door, miscellaneous details; appropriate notes; details concerning kitchen and bathroom.
  - a. 16 hours @ 125 + 32 hours @ 40
5. Coordination with consultants
  - a. 4 hours @ 125

6. Review with Knoxville City Officials
  - a. 2 hours @ 125

Structural: Not Required

Mechanical:

Produce new ductwork plans – first and second floor; mechanical unit plans; unit schedules; duct schedules; details; notes; specifications.

Budgeted Fee - \$ 8,000

Plumbing:

Produce new fixture plans – first and second floor; waste and water riser diagrams; fixture schedules; details; notes; specifications.

Budgeted Fee - \$ 5,500

Electrical:

Produce first and second floor power plans; first and second floor lighting plans; panel board schedules; fixture schedules; details; notes; specifications (site lighting and site power are not included – may be required)

Budgeted Fee - \$ 8,000

Additional Consultants:

Site Surveyor

Provide existing site layout drawing as required by the City of Knoxville in all cases

Est: - \$2000

Civil Engineer

Provide new grading and site layout plans for drives; sidewalks; drainage structures; notes; details; specifications.

Est: \$ 1500

Landscape Architect

Provide planting plans; plant specifications; notes; details; specifications

Est: \$1000

Contingency for revisions of first submittal to City of Knoxville: 10%

Summary of Professional Fee Estimate:

Professional Fees for Basic Building Shell \$ 21,991 - 23,419

Professional Fees for Single Family Residence

Architectural	\$ 4,780
Mechanical	\$ 7,000
Plumbing	\$ 5,000
Electrical	\$ 7,000

Site Surveyor	\$ 2,000
Civil Engineer	\$ 1,500
Landscape Architect	\$ 1,000
Contingency @ 10%	<u>\$ 3,078</u>

Subtotal \$31,358

Estimated Total Professional Fees \$53,349 – 54,777

ARCHITECT'S FEE ESTIMATE  
FOR OFFICE RENOVATION

Leonard A. "Butch" Robertson – Architect  
8401 Alder Drive  
Knoxville, TN 37919  
(865) 604-2163  
ButchRobertson64@gmail.com  
TN License #12536

February 10, 2016

**RE: Document Preparation Estimate – Additional Work to Complete Renovations for a Single Tenant Office Facility  
1717 White Avenue  
Knoxville, TN**

Note: The following is an estimate of fees for the completion of design documents required to provide a finished single family residence in the previously renovated structure at 1717 White Avenue. The estimate addresses both interior and exterior scopes of work. It utilizes data and documents developed in the first phase which produced a structurally sound, environmentally sealed building

Basic Documents required for all contingencies above:

1. New architectural drawings including interior floor plans; interior finish, door, window schedules; details, interior elevations as required.
2. Mechanical drawings including new ductwork plans – first and second floor; equipment specifications; schedules and details; specifications on drawings; gas equipment plans; riser diagrams; schedules and details (if used)
3. Electrical drawings to include power and lighting plans for first and second floor; panel board schedules; device and fixture schedules and details; specifications on drawings.
4. Plumbing drawings to include fixture plans – first and second floor; waste & water riser diagrams; fixture schedules and detail; specifications on drawings.
5. Site plans to include new sidewalks, driveways, site drainage and drainage structures, new grading and contours and other miscellaneous details.

Additional Documents may be required depending upon code conformance requirements from the City of Knoxville:

1. Planting / Landscape Plan including landscape layout; plant schedule, specifications and details on drawings.

Document Preparation Estimate:

Architectural:

1. Meet with Knoxville Building Officials
  - a. 2 hours @ \$ 125
2. Develop Program for revisions including sketch floor plan layouts
  - a. 2 hours @ \$125
3. Meet onsite with all consultants
  - a. 2 hours @ \$125
4. Produce finished architectural floor plans; interior wall sections; stair renovation details; interior door schedules; finish schedules; door, miscellaneous details; appropriate notes; details concerning kitchen and bathroom.
  - a. 16 hours @ 125 + 32 hours @ 40
5. Coordination with consultants
  - a. 4 hours @ 125

6. Review with Knoxville City Officials
  - a. 2 hours @ 125

Structural: Not Required

Mechanical:

Produce new ductwork plans – first and second floor; mechanical unit plans; unit schedules; duct schedules; details; notes; specifications.

Budgeted Fee - \$ 8,000

Plumbing:

Produce new fixture plans – first and second floor; waste and water riser diagrams; fixture schedules; details; notes; specifications.

Budgeted Fee - \$ 5,500

Electrical:

Produce first and second floor power plans; first and second floor lighting plans; panel board schedules; fixture schedules; details; notes; specifications (site lighting and site power are not included – may be required)

Budgeted Fee - \$ 8,000

Additional Consultants:

Site Surveyor

Provide existing site layout drawing as required by the City of Knoxville in all cases

Est: - \$2000

Civil Engineer

Provide new grading and site layout plans for drives; sidewalks; drainage structures; notes; details; specifications.

Est: \$ 1500

Landscape Architect

Provide planting plans; plant specifications; notes; details; specifications

Est: \$1000

Contingency for revisions of first submittal to City of Knoxville: 10%



Summary of Professional Fee Estimate:

Professional Fees for Basic Building Shell      \$ 21,991-23,419

Professional Fees for Single Tenant Office Facility

Architectural	\$ 4,780
Mechanical	\$ 8,000
Plumbing	\$ 5,500
Electrical	\$ 8,000

Site Surveyor	\$ 2,000
Civil Engineer	\$ 1,500
Landscape Architect	\$ 1,000
Contingency @ 10%	<u>\$ 3,078</u>

Subtotal	\$33,858
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Estimated Total Professional Fees:      \$55,849 – 57,277

## ARCHITECT'S CONCLUSIONS

Leonard A. "Butch" Robertson - Architect  
8401 Alder Drive  
Knoxville, TN 37919  
(865) 604-2163  
ButchRobertson64@gmail.com  
TN License #12536

**Conclusions and Recommendations:**  
**1717 White Avenue, Knoxville, TN**

**Process:**

As outlined in the documents submitted in this report, a series of site visits and observations were conducted at the existing building located at 1717 White Avenue. These visits were conducted by registered Architects, Engineers and other construction professionals. The purpose of these visits and observations was to evaluate the building with respect to its suitability for renovations and remodeling to allow it to be brought to existing code and made available for either sale or long term lease.

Research indicated existing documents for the original construction and subsequent modifications did not exist or was otherwise unavailable for use either in the initial observations or for any subsequent document preparation for building permit processes. As a result, the building program which was developed for economic evaluation was based upon a combination of field measurements, destructive testing, and visual and photographic data.

Two possible uses were identified:

- Redevelopment into the original duplex residential dwelling.
- Renovation for use as a single tenant professional office.

A building program sufficient to stabilize the existing structure and address issues with the building envelope was first developed for budget purposes. Subsequent programs for duplex residential and professional offices were then prepared. Both of these programs essentially picked up where the initial structural stabilization project ended and included exterior site development as well as new interior construction.

A licensed General Contractor was invited to prepare construction estimates based upon these building programs and resulting preliminary construction budgets were developed. It is anticipated that these budgets would be subject to revisions when final construction documents have been completed and approved by appropriate code authorities. These budgets are attached to this report. In addition, cost proposals for professional fees were also prepared and are attached as well.

Simultaneously with the above reference activities, professional property appraisers were employed to evaluate the market potential for both the sale of a redeveloped duplex residential property and the potential economic benefit of the conversion of the building into suitable space for a single tenant professional office occupancy. These appraisals are attached at the appropriate sections of this submittal.

**Conclusions and Recommendations:**

Based upon the comparisons of the two estimated construction budgets and the property appraiser's assessment of the market conditions for each potential use, it appears that there is not a solution which would generate any positive or even neutral economic condition for the current property owner. It would make no sense for the property owner to invest hundreds of thousands of dollars in the renovation of a deteriorated structure only to realize significant financial loss.

Therefore it is recommended that the existing property at 1717 White Avenue be demolished to allow for the construction of a completely new building.

# DEMOLITION ESTIMATE

Daniel L. Cox Construction Inc.  
6838 Texas Valley Rd.  
Phone (865)922-9442 – Fax (865)922-9462  
Tennessee Contractor License #21118  
Danny Cox (865) 755-2547, Creed Cox (865) 755-2549

1717 White Ave.  
Demolition Estimate

- Environmental Testing (Required)	\$2,500.00
- Permits	\$200.00
- Insurance (Workmens Comp., General Liability)	\$2,300.00
- Erosion Control/Storm Water	\$1,200.00
- Chain Link Fencing (Security/Liability) Rental	\$1,500.00
- Flagmen for Dumptrucks during removal	\$300.00
- Disconnect Gas & Electrical Service	\$1,000.00
- Demolition of Structure & Parking Lot (Removal Included)	\$25,000.00
- General Labor	\$5,000.00
- Subtotal	<u>\$39,000.00</u>
+ 10% Profit	\$3,900.00
+ 10% Overhead	<u>\$3,900.00</u>
Total Demolition Cost	\$46,800.00

# APPRAISAL

**Market Value Estimate / Feasibility Study Of**

Hawkeyes Too  
1717 White Avenue  
Knoxville, Tennessee

**Prepared For**

Mr. Stephen R. Wise, Attorney at Law  
Wise & Reeves, P.C.  
625 Gay Street, Suite 160  
Knoxville, TN 37902

**By**



**Woodford & Associates**  
6201 Central Avenue Pike  
PO Box 12027  
Knoxville, Tennessee 37912

Kenneth R. Woodford, MAI, SRA, AI-GRS  
Todd R. Flanders, MAI





6201 Central Avenue Pike  
Knoxville, Tennessee 37912

P.O. Box 12027  
Knoxville, Tennessee 37912-0027

T 865.686.3300

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Tax I.D.: 62-1313925

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WOODFORD & ASSOCIATES

REAL ESTATE APPRAISERS AND CONSULTANTS

May 11, 2016

Mr. Stephen R. Wise, Attorney at Law  
Wise & Reeves, P.C.  
625 Gay Street, Suite 160  
Knoxville, TN 37902

RE:

Feasibility Study  
Hawkeyes Too Property  
1717 White Avenue  
Knoxville, Tennessee

Dear Mr. Wise:

As requested, we have visited the above property for the purpose of conducting a feasibility study and market value estimate on the commercial property at 1717 White Avenue in Knoxville, Tennessee. The attached report includes certain assumptions, limiting conditions and specific contingencies to which the feasibility study is subject.

The property consists of a 4,300± square foot former residence at 1717 White Avenue in Knoxville, Tennessee. The residence has been retrofitted for commercial use (most recent use was a bar that ceased operation several years ago). The former residence (and its proportionate site area of the parent tract – roughly 0.20 acres) has the Neighborhood Conservation Overlay (NC-1) zoning, in addition to the Cumberland Avenue – 17<sup>th</sup> Street District commercial zoning. The client has requested the feasibility analysis only be applied to the area under the Neighborhood Conservation Overlay zone (roughly 0.20 acres, or 8,712 square feet). The subject's parent site is further identified for tax purposes as parcel 16, group J on tax map 94N in the Property Assessor's Office in Knox County.

Based upon our site visit and analysis of sales and related data, it is our conclusion that market value of the underlying land as of October 7, 2015 is:

**\$480,000 – As Is Value (Current Condition)**

**\$525,000 – After Demolition Value**

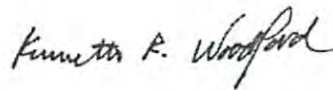
A feasibility analysis was also employed to determine the feasibility of renovating the existing structure to either a residential or office use. The forecasted values (\$160,000 and \$500,000, respectively) indicated it was not feasible to convert the existing structure to either use. As a result, the highest and best use of the tract is to raze the existing structure for multi-family redevelopment.

Mr. Stephen Wise, Attorney at Law  
Page 2  
May 11, 2016

This appraisal is specifically made subject to the extraordinary assumption(s) detailed on page three of this appraisal report. The use of such may have impacted the assignment results.

If after reading this report you have any questions or concerns regarding the appraisal or the conclusion, please do not hesitate to call. It has been a pleasure providing you this service.

Yours truly,



Kenneth R. Woodford, MAI, SRA, AI-GRS  
State Certified General Appraiser, CG-342



Todd R. Flanders, MAI  
State Certified General Appraiser, CG-3053

## ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal state and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless nonconformity has been stated, defined and considered in the appraisal report.
9. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

## **ASSUMPTIONS AND LIMITING CONDITIONS – Continued**

This appraisal report has been made with the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety. A party receiving a report copy from the stated intended user does not, as consequence, become party to the appraiser-client relationship.
3. The appraiser herein by reason of this appraisal is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales or other media without the prior written consent and approval of the appraiser.

## ASSUMPTIONS AND LIMITING CONDITIONS – Continued

5. This report is made under the following Extraordinary Assumption and the use of this assumption may have impacted the assignment results.

**The client supplied several estimates relative to demolition and renovation of the structure. An extraordinary assumption is made assuming that, if the facility were to be renovated, it would be renovated in a manner consistent with the renovation estimates provided to the appraisers.**

The Uniform Standards of Professional Appraisal Practice defines Extraordinary Assumption as:

An assumption, directly related to a specific assignment, as of the effective date of assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

An extraordinary assumption may be used in an assignment only if:

1. It is required to properly develop credible opinions and conclusions;
2. The appraiser has a reasonable basis for the extraordinary assumption;
3. Use of the extraordinary assumption results in a credible analysis; and
4. The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

## **SPECIFIC CONTINGENCIES**

1. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
2. "I (we) have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

## **UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) COMPETENCY RULE**

Prior to accepting an assignment or entering into an agreement to perform any assignment, an appraiser must properly identify the problem to be addressed and have the knowledge and experience to complete the assignment competently; or alternatively, must:

1. disclose the lack of knowledge and/or experience to the client before accepting the assignment;
2. take all steps necessary or appropriate to complete the assignment competently; and
3. describe, in the report, the lack of knowledge and/or experience and the steps taken to complete the assignment competently.

The appraisers have considered the nature of this assignment and have relevant experience both in the field and appraising this property type. This qualifies us to engage in this assignment based on the USPAP Competency Rule.

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## SUMMARY OF FACTS AND CONCLUSIONS

<b>Property Identification:</b>	Hawkeyes Too 1717 White Avenue Knoxville, Tennessee
<b>Effective Value Date:</b>	As Is                      October 7, 2015
<b>Property Rights Appraised:</b>	Fee Simple
<b>Land Data:</b>	0.20 Acres or 8,712 Square Feet
<b>Building Data:</b>	4,300± Square Feet
<b>Zoning:</b>	O-I, Office, Medical, and Related Services District NC-I, Neighborhood Conservation Overlay FD-CU-5, Cumberland Avenue – 17 <sup>th</sup> Street District
<b>Highest and Best Use:</b>	Commercial Redevelopment
<b>Cost Approach:</b>	N/A
<b>Sales Comparison Approach:</b>	\$480,000 – As Is Value (Current Condition) \$525,000 – After Demolition Value
<b>Income Approach:</b>	N/A



**SUMMARY OF FACTS AND CONCLUSIONS – Continued**

<b>Final Conclusion:</b>	<b>\$480,000</b>	<b>As Is Value (Current Condition)</b>
	<b>\$525,000</b>	<b>After Demolition Value</b>

A feasibility analysis was also employed to determine the feasibility of renovating the existing structure to either a residential or office use. The forecasted values (\$160,000 and \$500,000, respectively) indicated it was not feasible to convert the existing structure to either use. As a result, the highest and best use of the tract is to raze the existing structure for multi-family redevelopment.

**Reasonable Exposure Time:** Eight to Twelve Months

**Reasonable Marketing Time:** Eight to Twelve Months

## PROPERTY IDENTIFICATION

The property considered in this feasibility study/appraisal consists of former Hawkeyes Too property at 1717 White Avenue in Knoxville, Tennessee.

According to tax records, the structure was constructed in 1931 as a single family residence. It was later retrofitted for commercial use with most recent operation as a bar. The structure offers roughly 3,000 square feet on the main level and approximately 1,300 square feet on the second level, giving it a gross building area of around 4,300 square feet. The building offers a partial unfinished basement area.

The building has been closed for some time and is in poor condition. During inspection, the appraisers observed several areas of apparent building settlement, evidence of possible water penetration in the ceilings, cracks in the wooden support frame in the basement, damage to walls and flooring, etc.

The property is identified for tax purposes as Parcel 16, Group J, on Tax Map 94N in the Property Assessor's Office in Knox County.

## SALES HISTORY

The property has not been sold in the three years prior to this appraisal. It was last conveyed by a Quit Claim Deed executed by and between Scott M. Boruff (Grantor) and Edward Whitaker, III (Grantee) on April 8, 2013 for an undisclosed consideration as recorded in the Knox County Register of Deeds Office as Instrument #.

A copy of the above listed title document is included in the addenda to this report.

This does not constitute a formal opinion of title.

In early 2012, the entire property was listed for \$1,190,000. However, that listing expired on March 25, 2013, after a little more than a year on the market. According to the listing, the property was being marketed as vacant land at that time, with the notation that approval must be given by the Historic Zoning Commission for demolition of the structure.

Around April 2014, the entire property was relisted for sale at \$2,900,000 and was withdrawn from the market on May 29, 2015 after almost a year on the market. Similar to the 2012 listing, the property was again being marketed for redevelopment (with approval required for building demolition).

## SCOPE OF WORK

The Appraisal Institute defines Scope of Work as:

The type and extent of research and analyses in an appraisal or appraisal review assignment. (USPAP 2016-2017 ed.)<sup>1</sup>

This includes, but is not limited to: the degree to which the property is identified; the extent to which tangible property is inspected; the type and extent of data researched; and the type and extent of analyses applied to arrive at opinions or conclusions.

Following the scope of work principle, the appraiser identifies the client, intended user(s), intended use and type of value to be determined. For each appraisal and appraisal review assignment, an appraiser must identify the problem to be solved; determine and perform the scope of work necessary to develop credible assignment results; and disclose the scope of work in the report. After these items are defined, the amount of research and analysis is adapted to the specific appraisal problem, rather than following the same rote steps for each assignment.

The Scope of Work centers around what is typically acceptable by the appraiser's peers, as well as what is best suited to perform a credible analysis.

In preparing this appraisal, the following steps were taken:

1. Kenneth R. Woodford, MAI, SRA, AI-GRS and Todd R. Flanders, MAI visited the property on October 7, 2015. The scope of the property visit included interior and exterior viewing of the building and site. Building measurements were obtained from a prior inspection.
2. Todd R. Flanders, MAI researched records with reference to land sales and rental data for comparable properties. Sources for comparable data included various public record sources as well as subscription based data services.
3. Todd R. Flanders, MAI analyzed collected data and produced this report.
4. Kenneth R. Woodford, MAI, SRA, AI-GRS reviewed this report.

The client has requested the appraisers conduct a feasibility study under the two pretenses that the building is renovated for a) single family use and b) commercial/office use. In addition to this feasibility study, the client has requested the market value of the property be estimated in its current condition and after demolition of the structure.

The property consists of a 4,300± square foot former residence at 1717 White Avenue in Knoxville, Tennessee. The residence has been retrofitted for commercial use (most recent use was a bar that ceased operation several years ago). The former residence (and its proportionate site area of the parent tract – roughly 0.20 acres) has the Neighborhood Conservation Overlay (NC-1) zoning, in addition to the Cumberland Avenue – 17<sup>th</sup> Street District commercial zoning. The client has requested the feasibility analysis only be applied to the area under the Neighborhood Conservation Overlay zone (roughly 0.20 acres, or 8,712 square feet).

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<sup>1</sup> The Appraisal Foundation, *Uniform Standards of Professional Appraisal Practice (USPAP)*, 2016-2017 ed. (Washington D.C.: The Appraisal Foundation)

### **SCOPE OF WORK – Continued**

Rents will be collected and analyzed relative to residential uses within the subject's immediate area, as well as for commercial uses within close proximity. After accounting for applicable vacancies and expenses, the forecasted net operating incomes in each scenario will be capitalized and compared against the subject's underlying land value to determine the feasibility of each scenario, if any.

## REPORT TYPE

According to amendments to the Uniform Standards of Appraisal Practice, effective January 1, 2014, appraisal reports are placed into two categories. The categories are: Appraisal Report and Restricted Appraisal Report.

This is an **Appraisal Report**.

An Appraisal Report is the written communication of an appraisal prepared under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice, 2016-2017 ed.

An Appraisal Report contains a summary of all information significant to the solution of the appraisal problem and must be consistent with the intended use of the appraisal.

## SCOPE OF WORK SUMMARY

<b>Client:</b>	Mr. Stephen R. Wise, Attorney at Law
<b>Subject Property:</b>	Hawkeyes Too at 1717 White Avenue in Knoxville, Tennessee
<b>Intended User(s):</b>	Client; no other intended users named
<b>Intended Use:</b>	Feasibility Study and Market Value Estimate
<b>Property Rights Appraised:</b>	Fee Simple
<b>Type of Value:</b>	Market Value
<b>Report Option:</b>	Appraisal Report
<b>Hypothetical Conditions:</b>	None
<b>Extraordinary Assumptions:</b>	See Page Three
<b>Effective Date of Value:</b>	October 7, 2015      As Is
<b>Date of Report:</b>	May 11, 2016

## DEFINITION OF MARKET VALUE

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States:

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

## PROPERTY RIGHTS APPRAISED

The Appraisal Institute defines an estate as:

A right or interest in property. Defines an owner's degree, quantity, nature and extent of interest in real property. There are many different types of estates, including freehold (fee simple, determinable fee, and life estate) and leasehold. To be an estate in land, an interest must allow possession (either now or in the future) and be differentiated primarily by its duration.<sup>2</sup>

The **Unencumbered Fee Simple Estate** is appraised in this report.

### **Unencumbered Fee Simple Estate**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>3</sup>

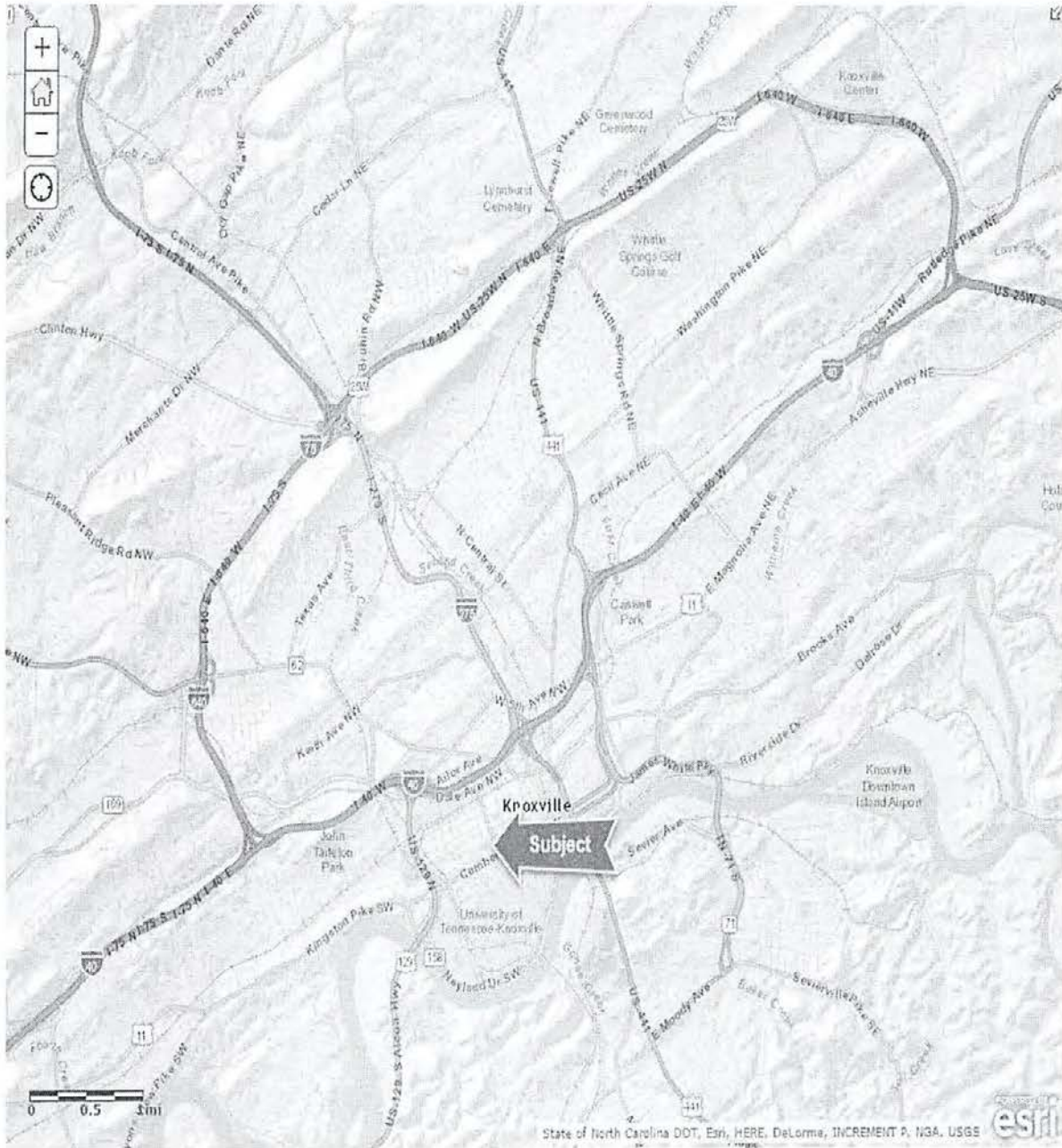
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<sup>2</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6<sup>th</sup> ed. (Chicago: Appraisal Institute, 2015)

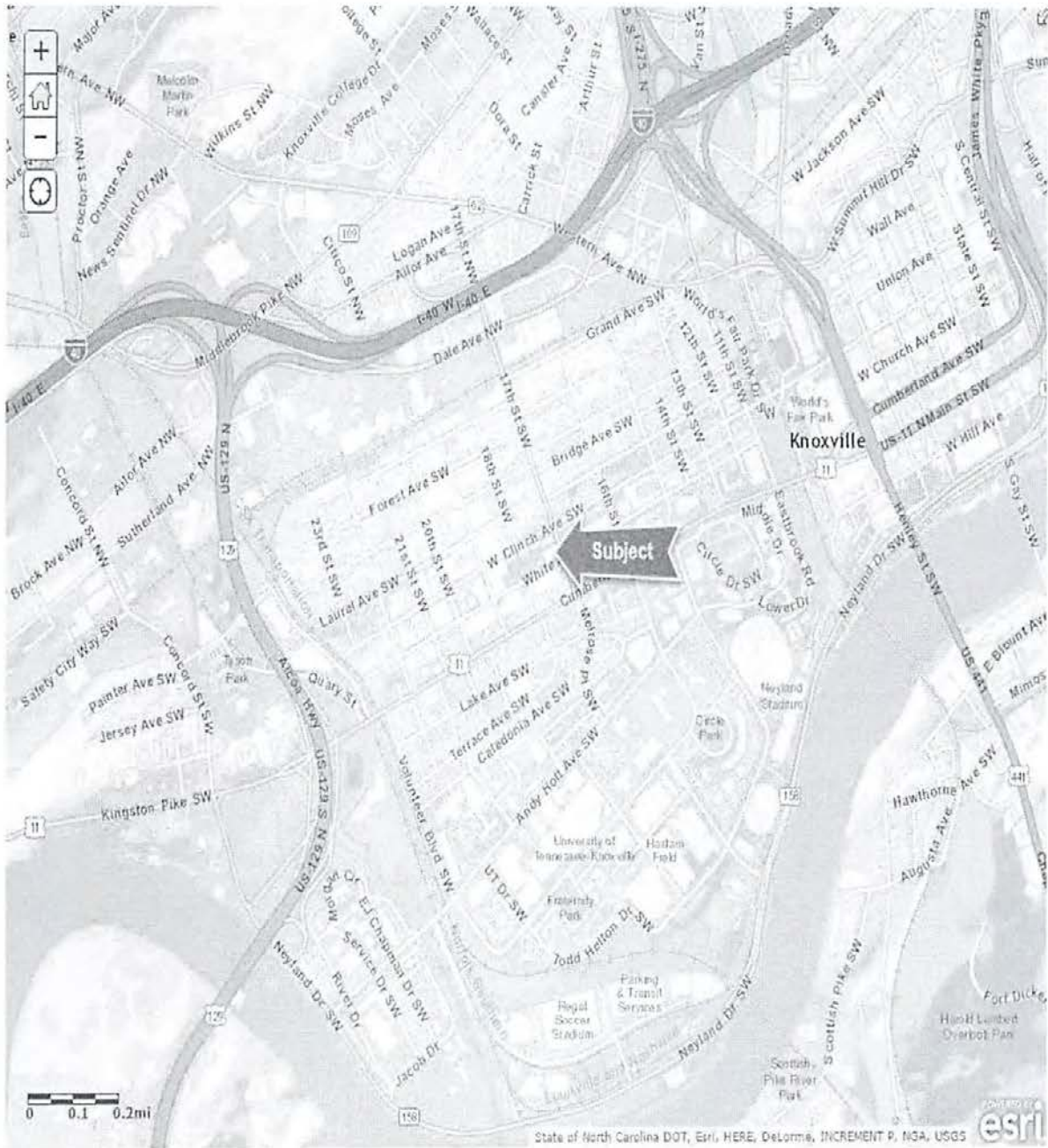
<sup>3</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6<sup>th</sup> ed. (Chicago: Appraisal Institute, 2015)



### LOCATION MAP Area Map



### LOCATION MAP Local Map



**AERIAL PHOTO**



Note: Dashed yellow lines are for illustrative purposes only and are not considered indicative of actual property boundaries. Reference is made to the following survey for exact boundaries.

## SITE DATA

### Size/Dimensions

The parent tract offers a flag shape at the northwestern corner of 17<sup>th</sup> Street and White Avenue. According to the survey, the site offers 253.29' along the northern side of White Avenue and roughly 65' along the western side of 17<sup>th</sup> Street with a gross land area of 0.578 acres, or 25,117 square feet. Copies of the site map and survey are on the following pages.

The former residence (and its proportionate site area of the parent tract – roughly 0.20 acres) has the Neighborhood Conservation Overlay (NC-1) zoning, in addition to the Cumberland Avenue – 17<sup>th</sup> Street District commercial zoning. The client has requested the feasibility analysis only be applied to the area under the Neighborhood Conservation Overlay zone (roughly 0.20 acres, or 8,712 square feet). While no survey pertaining to the area under the Neighborhood Conservation Overlay district was supplied to the appraisers, the area measurement tool on the KGIS website was employed to estimate this area (a copy of this map is on the following page). It is recommended that a survey be obtained to determine the exact area under the NC-1 zoning.

### Contour

The property offers a gently upward sloping contour from the grade of White Avenue.

### Utilities

The site is situated within the City of Knoxville and offers access to public electricity, water, gas and sewer.

### Other Site Improvements

The bulk of the site is comprised of a paved parking lot with ingress/egress from both White Avenue and 17<sup>th</sup> Street.

### Off Site Improvements

White Avenue is a paved, one way street (west to east) at this location. 17<sup>th</sup> Street is a paved, four lane street connecting to Cumberland Avenue south of the subject and Western Avenue north of the subject.

## **SITE DATA – Continued**

### **Function and Usefulness**

The majority of the subject's unimproved area is zoned under the Cumberland Avenue District (FD-CU-5) for the City of Knoxville. The improvement is zoned for office use (O-1) with the Neighborhood Conservation Overlay (NC-1).

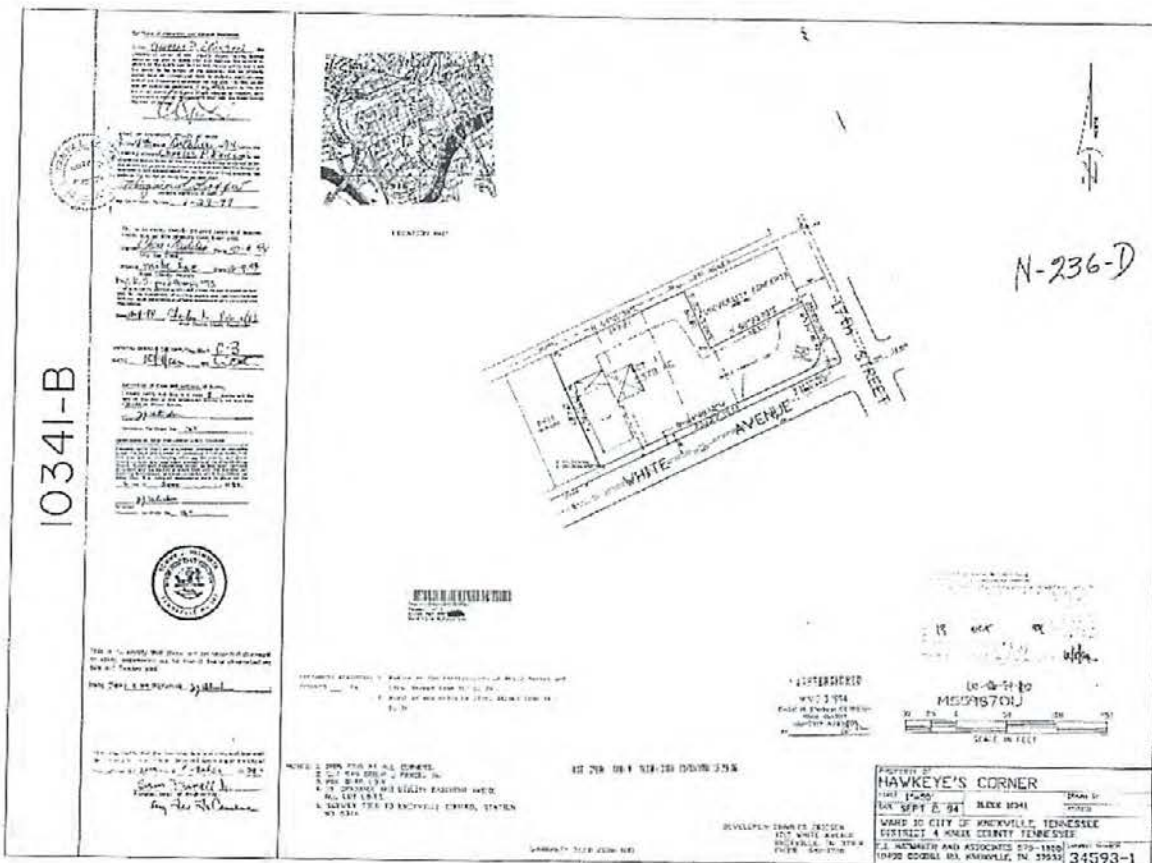
While the improvement is zoned for office use, the neighborhood conservation overlay is in place to regulate the development and demolition of any structures under this overlay. The Cumberland Avenue District (FD-CU-5) relates to the 17<sup>th</sup> Street corridor which is intended to primarily regulate development of existing structures to retail on the ground floor and residential uses in any upper stories.

If the parent site were vacant, the Cumberland Avenue District zoning permits multi-family development, which is similar to the developments within close proximity to the subject. The subject appears to offer reasonable utility to function under such use.

### SITE MAP



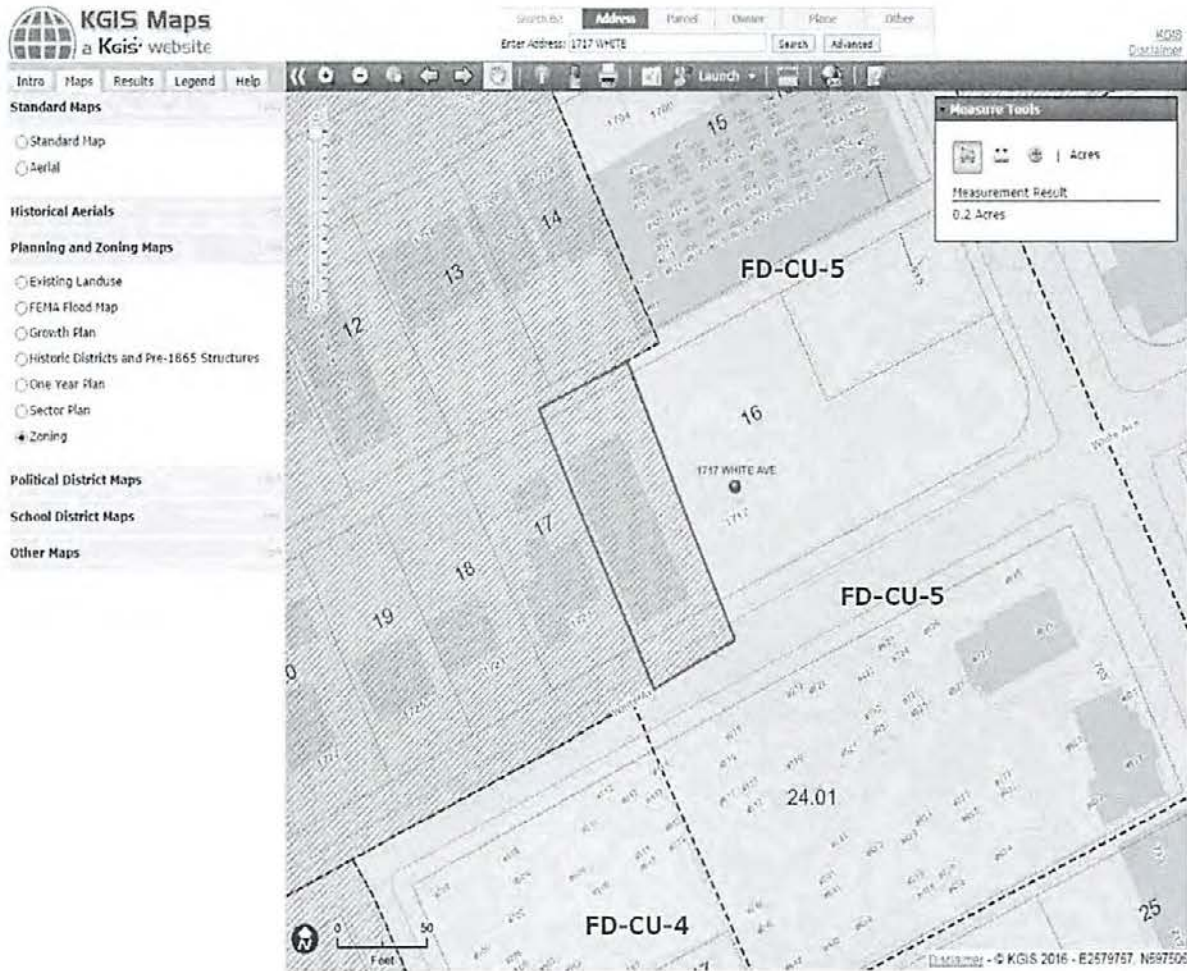
**SITE MAP - Continued  
Survey**



10341-B

10341-B

## SITE MAP – Continued Neighborhood Conservation Overlay Area Estimate





### ZONING

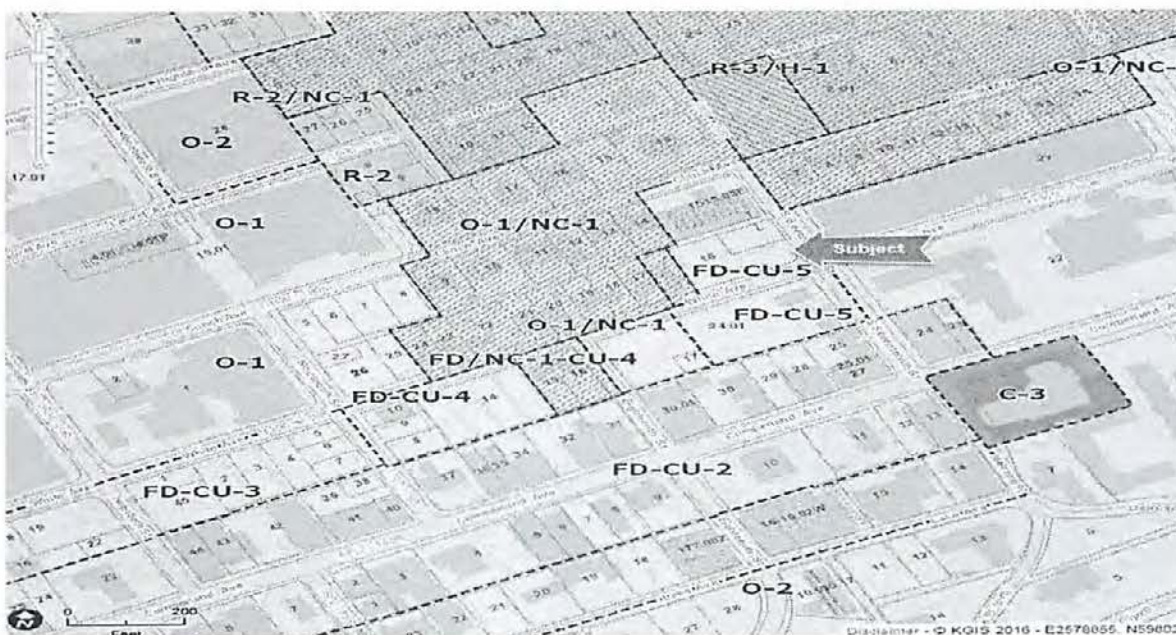
The improved portion of the property is zoned O-1, Office, Medical, and Related Services District (with NC-1, Neighborhood Conservation Overlay District) under the zoning ordinance for the City of Knoxville County. This zone provides for a variety of office uses and the property is a legal non-conforming use. The balance of the property is zoned FD-CU-5, Form District – Cumberland Avenue (Seventeenth Street). This Cumberland Avenue district was established to implement the Cumberland Avenue Corridor Plan (a summary of guidelines for the redevelopment of the Cumberland Avenue corridor). The subject’s Seventeenth Street district is primarily intended to accommodate ground floor retail with upper story residential or office uses. A summary of the zoning district regulation(s) is included within the addenda of the report for further reference. Setbacks and restrictions for the applicable zoning district(s) are set out below.

Zoning District	Cumberland Avenue – Seventeenth Street
Front Setback	5'
Side Setback	5'
Rear Setback	10'
Maximum Building Height	8 Stories

In addition to the retail/office uses permitted under the Cumberland Avenue – Seventeenth Street zoning, residential uses (to include multi-family development) are permitted as well.

A copy of the zoning map identifying the location of the property is also included as an exhibit below.

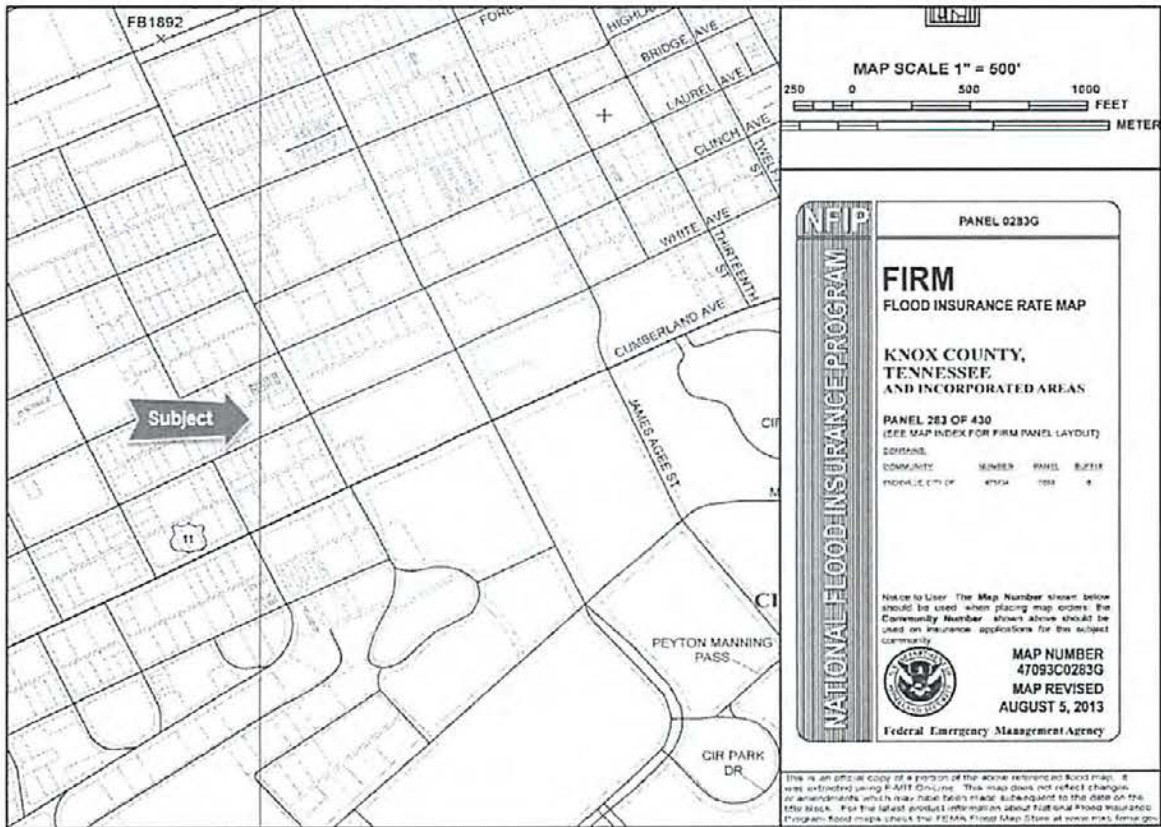
### ZONING MAP



## FLOOD DATA

According to the Flood Insurance Rate Map as published by the Federal Emergency Management Agency (FEMA), the property is not located within a designated 100 Year Flood Zone and is not subject to flooding. The Community Panel Map Number is 47093C 0283G, effective August 5, 2013. A copy of the Flood Map identifying the location of the property is included below.

## FLOOD MAP




## ASSESSMENT AND TAXES

The property is currently assessed at a commercial rate of 40% of appraised value. The City of Knoxville collects property taxes at a rate of \$2.7257 per \$100 of assessed value. Knox County collects property taxes at a rate of \$2.32 per \$100 of assessed value, rounded to the nearest dollar. The real estate taxes are broken down for the property as follows:

Map/Group/Parcel	094NJ016
<b>APPRAISAL</b>	
Land	\$160,800
Improvements	\$352,400
<b>Total Appraisal</b>	<b>\$513,200</b>
<b>Assessment Rate</b>	40%
<b>Total Assessment</b>	<b>\$205,280</b>
<b>County Taxes</b>	<b>\$4,762.50</b>
<b>City Taxes</b>	<b>\$5,595.32</b>
<b>Total Real Estate Taxes</b>	<b>\$10,357.82</b>

The total tax burden for the property is \$10,357.82 which calculates to \$2.41 per square foot of finished building area.

## DESCRIPTION OF IMPROVEMENTS

General Description		
<b>Building Type:</b>	Retrofitted former Residence	
<b>Year Built:</b>	~ 1931	
<b>Year Renovated:</b>	~ 1980	
<b>Actual Age:</b>	85 Years	
<b>Effective Age:</b>	50 Years	
<b>Foundation:</b>	Concrete Footing	
<b>Total Area (SF):</b>	~ 4,300 SF	
<b>Story/Floor/Level</b>	<b>Area (SF)</b>	
<i>First</i>	~ 3,000 SF	
<i>Second</i>	~ 1,300 SF	
<i>Basement</i>	Unfinished	

Exterior Description		Interior Description	
<b>Roof Covering:</b>	Composition Shingle	<b>Ceiling Finish:</b>	Sheetrock/Wooden Panel
<b>Roof Structure:</b>	Wooden Truss System	<b>Wall Finish:</b>	Sheetrock/Wooden Panel
<b>Exterior Siding:</b>	Brick Veneer	<b>Floor Coverings:</b>	Hardwood/Vinyl
<b>Exterior Wall:</b>	Frame	<b>Doors:</b>	3' Solid Wooden Interior
<b>Windows:</b>	Wooden Frame		
<b>Doors:</b>	3' Store Front Entry		
	3' Steel Auxiliary		

Comments
<p>Under its current configuration, the main floor is comprised of an entry, dining area, bar, kitchen with food preparation, restrooms and storage area and patio. The second floor is comprised of a bar area, small dining area, office and restrooms.</p> <p>The building is in poor condition. During inspection, many areas of settlement were noted from observation of cracks in the brick exterior. Additionally, the wood trim around the doors, windows and baseboards was damaged in many places. Several areas of the hardwood flooring were damaged and/or uneven. In the basement, several of the structural support beams were cracked and bowed. Several areas in the ceilings were discolored, possibly from water penetration.</p> <p>It is likely that significant renovations will be needed to return the facility to a usable condition.</p>

### SUBJECT PHOTOS



<b>Subject</b>	Front view
<b>Viewing</b>	West



<b>Subject</b>	View from White Avenue
<b>Viewing</b>	North



<b>Subject</b>	Main floor
<b>Viewing</b>	Interior



<b>Subject</b>	Main floor
<b>Viewing</b>	Interior

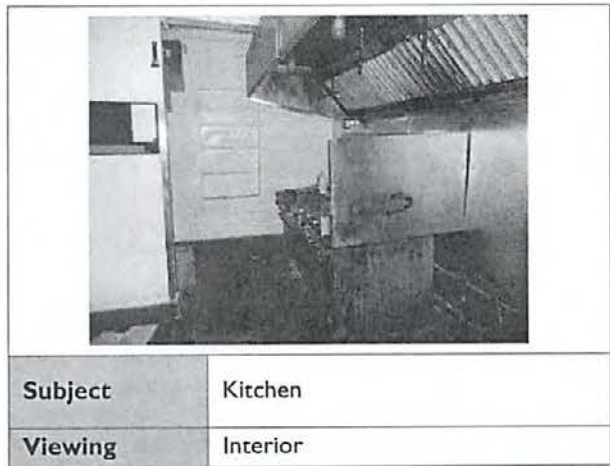
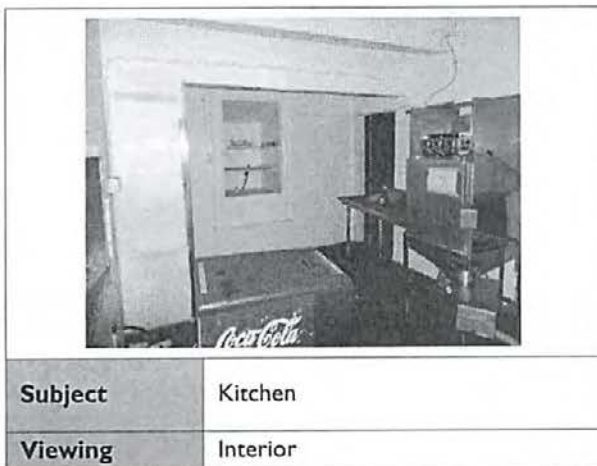
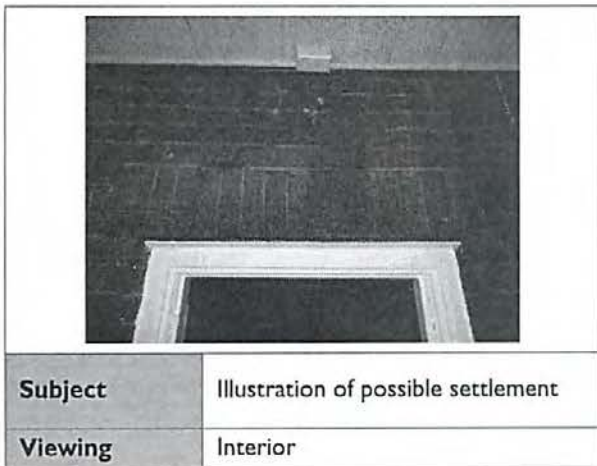
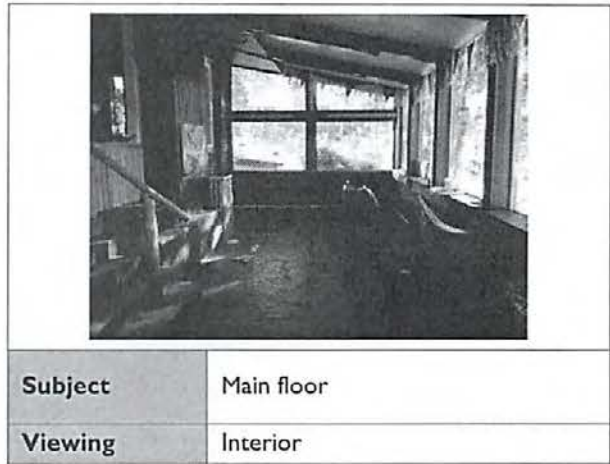
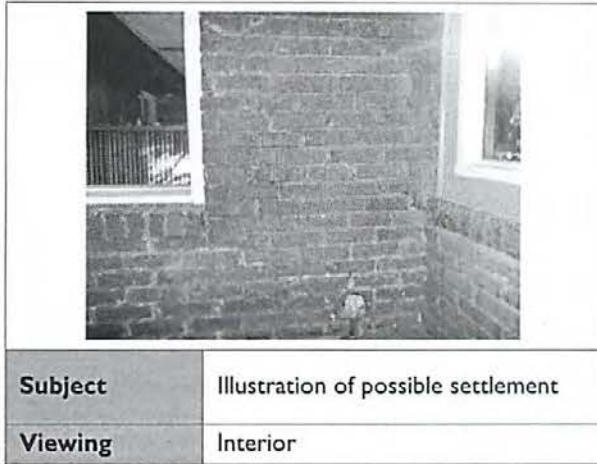


<b>Subject</b>	Main floor
<b>Viewing</b>	Interior



<b>Subject</b>	Main floor
<b>Viewing</b>	Interior

### SUBJECT PHOTOS – Continued



**SUBJECT PHOTOS – Continued**



<b>Subject</b>	Kitchen
<b>Viewing</b>	Interior



<b>Subject</b>	Ceiling discoloration
<b>Viewing</b>	Interior



<b>Subject</b>	Second floor
<b>Viewing</b>	Interior



<b>Subject</b>	Second floor
<b>Viewing</b>	Interior

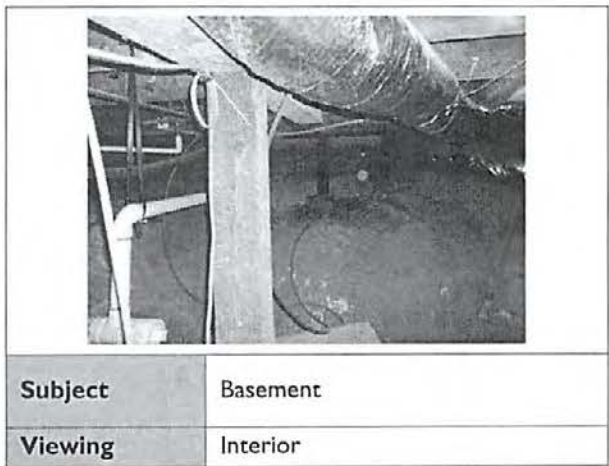
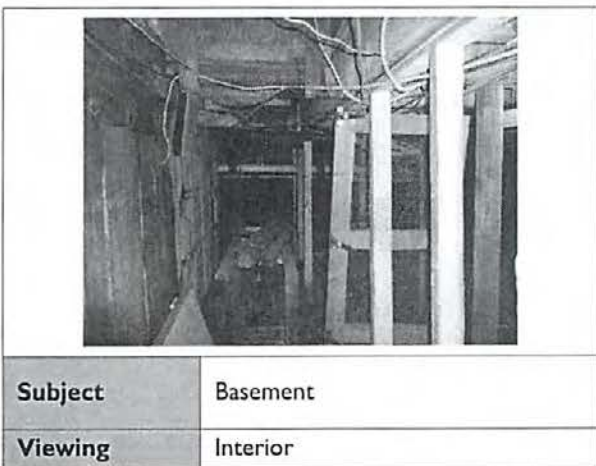
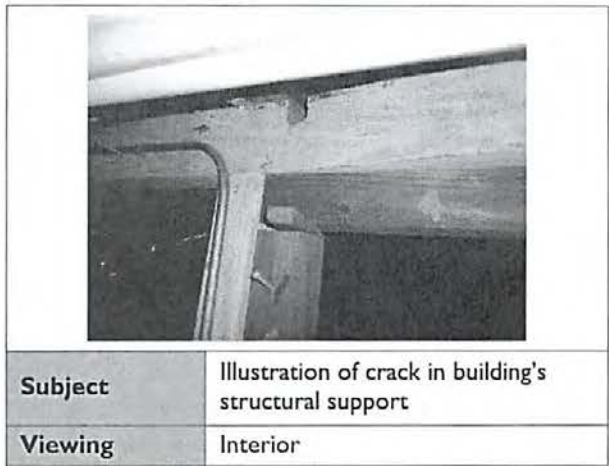
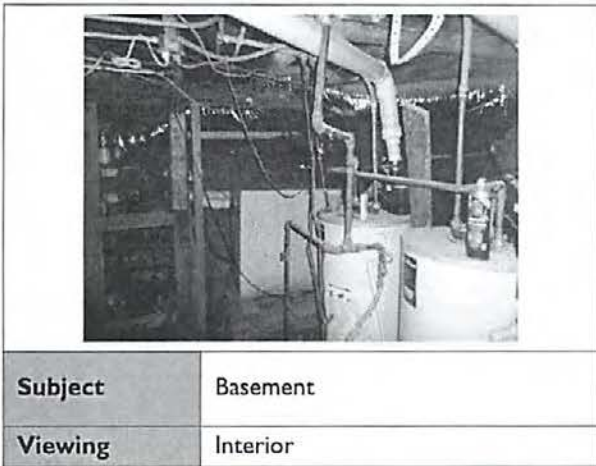
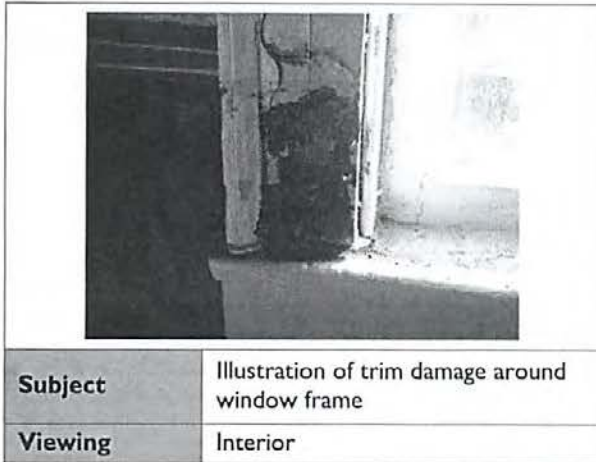


<b>Subject</b>	Second floor
<b>Viewing</b>	Interior



<b>Subject</b>	Second floor
<b>Viewing</b>	Interior

### SUBJECT PHOTOS – Continued





## NEIGHBORHOOD DATA

The subject is located in the University of Tennessee residential neighborhood of Knoxville known as "Fort Sanders." The neighborhood comprises older Victorian homes converted to apartment use and purpose built apartments and condominiums accommodating University of Tennessee students.

The neighborhood is bordered by downtown Knoxville to the east, University of Tennessee campus to the south, Alcoa Highway to the west and Interstate 40 to the north. The downtown area is accessed from Clinch Avenue across a bridge over the World's Fair site. The site is within two blocks of the University of Tennessee campus, which is directly south on the south side of Cumberland Avenue.

The neighborhood has seen a surge in development in recent years with the renovation and rehabilitation of many older homes into apartment units and renovation of existing apartment buildings.

New multi-level apartment developments on campus include Evolve Apartments along the southern side of Cumberland Avenue, Crowne at Campus Pointe Apartments, Commons at Knoxville, etc. Directly across White Avenue from the subject, construction is ongoing for the development of the Standard at Knoxville, a seven story 672 bed apartment complex.

Additionally, the University of Tennessee has completed a new sorority housing near the main entrance to the University of Tennessee at Knoxville campus.

Another recent development is Wal-Mart and Publix anchored University Commons development at the southwest corner of Cumberland Avenue and Volunteer Boulevard.

The trend for the neighborhood is toward growth. The recent development of several apartment complexes, as well as the University Commons and Cumberland Avenue redevelopment project, is seen as a positive for this property type.

## HIGHEST AND BEST USE

The Appraisal Institute defines and explains Highest and Best Use as follows:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.<sup>4</sup>

“Land is said to have value, while improvements contribute to the value of the property as a whole. The theoretical emphasis of highest and best use analysis is on the potential uses of the land as though vacant.”

“That use of the land which may reasonably be expected to produce the greatest net return to land over a given period of time. That legal use which will yield to land the highest present value, sometimes called ‘optimum use’.”

In estimating Highest and Best Use, there are four stages of analysis:

1. Permissible Use (Legal) – what uses are permitted by zoning and deed restrictions on the site in question?
2. Physical Use – to what uses is it physically possible to put the site in question?
3. Feasible Use – which possible and permissible uses will produce any net return to the owner of the site?
4. Highest and Best Use – among the feasible uses, which use will be maximally productive and offer the highest present worth?

The process for determining the highest and best use of a property has four main steps. The first two are applied in the analysis of highest and best use of the land or site as though vacant; the third and fourth steps are applied in the analysis of the highest and best use of the property as improved.

1. Determine the highest and best use as of the site as though vacant.
2. Determine the ideal improvement for development of the site.
3. Compare the ideal improvement and the existing improvement.
4. Conclude whether the improvements should be maintained as is or be renovated, converted or demolished.

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<sup>4</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6<sup>th</sup> ed. (Chicago: Appraisal Institute, 2015)

## HIGHEST AND BEST USE – Continued

The highest and best use of the land, if vacant and available for use, may be different from that of the improved property. This will be true when the improvement is not an appropriate use, yet makes a contribution to total property value in excess of the value of the site.

### *As Vacant*

#### **Legally Permissible**

Legal restrictions fall into two main categories – public and private. Private restrictions are agreements imposed by previous owners and can include access easements, use limitations, and leases. Public constraints include zoning, right-of-way easements, historic districts and utility easements.

From a legal standpoint, the improved portion of the property is zoned O-1, Office, Medical, and Related Services District (with NC-1, Neighborhood Conservations Overlay District) under the zoning ordinance for the City of Knoxville County. This zone provides for a variety of office uses and some single family uses.

The balance of the property is zoned FD-CU-5, Form District – Cumberland Avenue (Seventeenth Street). This Cumberland Avenue district was established to implement the Cumberland Avenue Corridor Plan (a summary of guidelines for the redevelopment of the Cumberland Avenue corridor). The subject's Seventeenth Street district is primarily intended to accommodate ground floor retail with upper story residential or office uses. In addition to the retail/office uses permitted under the Cumberland Avenue – Seventeenth Street zoning, residential uses (to include multi-family development) are permitted as well.

#### **Physically Possible**

Physical attributes commonly considered include size, shape, access, flood potential, contour and utility availability. Characteristics that may be significantly detrimental, but the appraiser(s) are not trained to detect or determine, are environmental hazards and soil conditions.

From a physical standpoint, the site area considered in this analysis (see Scope of Work section) contains approximately 0.20 acres (8,712 square feet) near the northwestern corner of 17<sup>th</sup> Street and White Avenue.

Site size is considered ample for a variety of small scale commercial or multi-family developments, taking advantage of its proximity to Cumberland Avenue and the University of Tennessee – Knoxville campus.

## HIGHEST AND BEST USE – Continued

### *As Vacant (Continued)*

#### **Financially Feasible**

From a feasibility standpoint, the immediate area offers a variety of commercial and multi-family developments. Considering the subject's secondary location relative to Cumberland Avenue, the most likely financially feasible use would be for small scale multi-family development.

#### **Maximally Productive**

The maximally productive use for this property would be for small scale multi-family development aligning with similar multi-family developments situated within close proximity.

#### **Likely Purchaser**

The likely purchaser for this site is an investor who intends to build and lease a multi-family property.

#### **Timing of Development**

A tour of the neighborhood does not indicate atypical vacancy. Considering the recent growth along, and off, Cumberland Avenue, development would likely occur within the next six to eight months.

## HIGHEST AND BEST USE – Continued

### *As Improved*

The highest and best use analysis as-improved is included to compare the existing building(s) with the ideal improvement conclusion from the as-vacant analysis. Three general conclusions can be drawn.

1. Land value exceeds the value of the improved property and the building should be demolished.
2. The building(s) should remain with alterations that are economically viable.
3. The building(s) should remain in the current state.

The four step test as-improved is completed as follows:

### **Legally Permissible**

Questions considered here include the legal possibility of enlarging the building as well as any historic or other designation that precludes demolition.

From a legal standpoint, the existing use conforms to the zoning regulation and reasonably represents highest and best use.

### **Physically Possible**

Items to consider here include:

- Is the site large enough and is the existing building appropriately positioned to enlarge the building?
- Should the building be demolished, renovated, repaired or converted to another use?

From a physical standpoint, the improvement is in poor condition. The building demonstrates several areas of neglect and deterioration (reference is made to the photographs within this report), as well as potential areas of instability.

As shown in the following feasibility analysis, it does not appear feasible to renovate the structure for either a residential or commercial use.

## HIGHEST AND BEST USE – Continued

### Financially Feasible

Relevant questions include:

- Is it financially feasible to expand or alter the structure or convert to another use?

From a feasibility standpoint, the capitalized net operating incomes (based on forecasted market rents for a multi-family use, as well as an office use) do not exceed the underlying land value, indicating it is not financially feasible to convert the structure to either use.

### Maximally Productive

The only use that survives the first three tests is for razing the existing structure for commercial or multi-family redevelopment.

### Reasonable Exposure Time

Considering the site's location, zoning and physical attributes, a reasonable exposure time of eight to twelve months is reflective of the area, if priced competitively.

### Reasonable Marketing Time

Reasonable marketing time is concluded in line with the estimated exposure time at eight to twelve months.

## DESCRIPTION OF THE APPRAISAL PROCESS

An appraisal is an opinion of value. Value estimated is dependent upon the specific definition of value. In this case, the value estimated is Market Value or the most probable selling price.

The appraisal process is an organized format utilized to estimate and test for value. Traditionally there have been three approaches for value estimation. All three approaches are not necessarily applicable to every property or appraisal assignment.

The three traditional approaches are Cost, Sales Comparison, and Income.

The cost approach is predicated on the establishment of replacement cost from which is deducted an allowance for depreciation to which is added the estimated value of the land.

The cost approach is the most applicable for a new, or relatively new, building, where the design and function tend to represent the highest and best use of the structure and estimation of depreciation is not difficult.

The principle of substitution is closely aligned with the cost approach. The principle of substitution holds that a potential purchaser would not pay in excess of the cost to recreate the subject property with proper allowances being made for age, condition and depreciation.

The sales comparison approach is a direct comparison technique in which the property being appraised is compared to other properties which have sold and possess reasonably similar physical characteristics. The sales comparison approach is a very good method for estimation of probable sale price in situations where applicable and adequate data is available for comparison purposes.

The income approach is predicated on the establishment of probable net income from rental of the property. The net income is then analyzed by some method of capitalization to indicate reasonable value based on the property's ability to generate net income to the purchaser.

After considering the validity of the developed approaches, the appraiser concludes a probable sale price for the subject property.

## FEASIBILITY ANALYSIS

A feasibility analysis is defined as a study of the cost-benefit relationship of an economic endeavor.

In this analysis, the client has requested the appraisers consider the renovation of the existing improvement to a residential use and an office use.

### Residential Scenario

The client provided a renovation estimate to convert the improvement to a single family residence. This estimate totaled \$597,444 from Daniel L. Cox Construction. According to Mr. Daniel Cox, the estimate included a substantial portion to primarily stabilize the structure and get the facility up to current code. This estimate included some interior partitioning that would allow for four bedrooms (two on each floor) and two baths (one on each floor). A copy of this estimate is in the addendum of this report.

The following table sets out rents for residential space within the subject's immediate area.

Location	# Beds	# Baths	Rent/Month	Rent/Bedroom
19th/Highland	3	2	\$1,500	\$500
1703 Highland Avenue	3	2	\$1,800	\$600
16th/Forest Avenue	3	1	\$1,500	\$500
1708 Highland Avenue	4	1	\$1,700	\$425
1705 Highland Avenue	4	3	\$2,800	\$700
1221 Laurel Avenue	5	3	\$2,100	\$420
1623 Forest Avenue	7	2	\$2,975	\$425

Rents within the subject's immediate area range from \$420 to \$700 per bedroom. From a square footage per unit standpoint, the subject will offer larger than typical apartment units. Therefore, a monthly rent can be concluded near the high end of this range.

Considering this data, a rental rate of \$700 per bedroom is concluded for the subject, or \$2,800 per month (\$33,600 per annum).

The chart on the following page sets out the forecasted net operating income for the subject (using typical expenses for similar property types) under the assumption that the building is renovated for residential use with rent at \$700 per bedroom.



**FEASIBILITY ANALYSIS – Continued**

**Residential Scenario – Continued**

1717 White Avenue					
					\$/SF
<b>Potential Gross Income</b>			\$33,600		\$7.81
<b>Vacancy and Collection Loss</b>		5% of PGI	\$1,680		\$0.39
<b>Effective Gross Income</b>			\$31,920		\$7.42
				% of EGI	\$/SF
<b>Expenses</b>	Management	\$3,192		10.00%	\$0.74
	Property Taxes	\$10,357		32.45%	\$2.41
	Insurance	\$1,075		3.37%	\$0.25
	Utilities			0.00%	\$0.00
	Grounds Maintenance	\$500		1.57%	\$0.12
	Repairs/Maintenance	\$500		1.57%	\$0.12
	Reserves	\$430		1.35%	\$0.10
<b>Total</b>			\$16,054	50.29%	\$3.73
<b>Net Operating Income</b>			\$15,866		

Expenses were deducted for management, property taxes (based on the current assessment), property insurance (based on premiums for similar property types), grounds maintenance, repairs and reserves. While the assumption is that the building was recently renovated, an allowance was made for some repairs/maintenance issues.

Expenses totaled \$16,054 (of which \$10,357, or 64.5%, were related to property taxes) and net operating income was forecasted at \$15,866 per annum.

Market extracted capitalization rates for similar property types in the subject’s immediate area ranged from 7.83% to 11.97%. Utilizing a capitalization rate range of 9.0% to 11.0%, values are calculated at \$176,289 and \$144,236, respectively, with a point estimate concluded at \$160,000.

Relative to the underlying land value, \$525,000 (see the following sales comparison approach), it would not be feasible to renovate the subject for residential use. This is further supported by the forecasted value not exceeding the renovation estimate.

## FEASIBILITY ANALYSIS – Continued

### Office Scenario

The client provided a renovation estimate to convert the improvement to an office use. This estimate totaled \$650,604 from Daniel L. Cox Construction. Similar to the residential estimate, the estimate included a substantial portion to primarily stabilize the structure and get the facility up to current code. This estimate included some interior partitioning that allow for a lobby area, numerous offices, restrooms, etc. A copy of this estimate is in the addendum of this report.

Office rents in the subject's immediate area are not readily available, as the majority of office uses are situated east of the subject in downtown Knoxville. The following table sets out rents for office space within that area.

No.	Address	Size (SF)	Rent/SF	Lease Type
1.	512 Union Avenue	1,119	\$12.50	Triple Net
2.	445 S. Gay Street	2,856	\$16.50	Gross
3.	402 S. Gay Street	2,970	\$14.50	Modified Gross
4.	625 Market Street	2,986	\$12.00	Gross
5.	625 S. Gay Street	4,661	\$16.50	Gross

Office rents in downtown Knoxville ranged from \$12.00 to \$16.50 per square foot. Considering the subject's secondary location relative to both downtown Knoxville and Cumberland Avenue, a rental rate near the low end of this range is considered reasonable.

A rate of \$14.00 per square foot, modified gross, is concluded. The modified gross lease leaves the landlord responsible for the property taxes and insurance.

The chart on the following page sets out the forecasted net operating income for the subject (using typical expenses for similar property types) under the assumption that the building is renovated for office use with rent at \$14.00 per square foot, modified gross.

**FEASIBILITY ANALYSIS – Continued**

**Office Scenario – Continued**

1717 White Avenue					
					\$/SF
<b>Potential Gross Income</b>			\$60,200		\$14.00
<b>Vacancy and Collection Loss</b>		5% of PGI	\$3,010		\$0.70
<b>Effective Gross Income</b>			\$57,190		\$13.30
				% of EGI	\$/SF
<b>Expenses</b>	Management	\$2,860		5.00%	\$0.67
	Property Taxes	\$10,357		18.11%	\$2.41
	Insurance	\$1,075		1.88%	\$0.25
	Utilities			0.00%	\$0.00
	Grounds Maintenance	\$500		0.87%	\$0.12
	Repairs/Maintenance	\$500		0.87%	\$0.12
	Reserve	\$430		0.75%	\$0.10
<b>Total</b>			\$15,722	0.00%	\$0.00
<b>Net Operating Income</b>			\$41,469		

Expenses were deducted for management, property taxes (based on the current assessment), property insurance (based on premiums for similar property types), grounds maintenance, repairs and reserves. While the assumption is that the building was recently renovated, an allowance was made for some repairs/maintenance issues.

Expenses totaled \$15,722 and net operating income was forecasted at \$41,469 per annum.

Market extracted capitalization rates for similar property types in the Knoxville market ranged from 7.28% to 9.76%. Utilizing a capitalization rate range of 8.0% to 9.0%, values are calculated at \$518,363 and \$460,767, respectively, with a point estimate concluded at \$500,000.

Relative to the underlying land value, \$525,000 (see the following sales comparison approach), it would not be feasible to renovate the subject for office use. This is further supported by the forecasted value not exceeding the renovation estimate.

## SALES COMPARISON APPROACH

The Appraisal Institute defines sales comparison approach as:

The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.<sup>5</sup>

In the sales comparison approach, value is indicated by recent sales of comparable properties in the market.<sup>6</sup>

The following land sales are considered reasonably indicative of current activity for land in the area of the subject.

Comparable Land Sales Summary Table

No.	W&A Sale ID	Address	City	Sale Date	Price	Land Size (SF)	Price/SF
1.	7758	1801 Laurel Avenue	Knoxville	6/3/2010	\$207,500	5,000	\$41.50
2.	8400	22nd Street	Knoxville	3/12/2012	\$475,000	12,500	\$38.00
3.	9616	701 22nd Street	Knoxville	11/14/2014	\$1,000,000	22,216	\$45.01
4.	8786	2010 Cumberland Avenue	Knoxville	6/27/2013	\$1,375,000	22,651	\$60.70
5.	9581	17th & White Avenue	Knoxville	11/3/2014	\$6,350,000	58,250	\$109.01
6.	9088	Clinch Avenue	Knoxville	3/18/2014	\$3,400,000	72,005	\$47.22
7.	10370	Cumberland Avenue and White Avenue	Knoxville	10/9/2015	\$7,310,000	86,249	\$84.75

<sup>5</sup> Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6<sup>th</sup> ed. (Chicago: Appraisal Institute, 2015)

<sup>6</sup> Appraisal Institute, *The Appraisal of Real Estate*, 14<sup>th</sup> ed. (Chicago: Appraisal Institute, 2013)

## SALES COMPARISON APPROACH – Continued

### Land Sale No. 1



#### Property Identification

<b>Record ID</b>	7758
<b>Property Type</b>	Commercial Land
<b>Property Name</b>	Vacant Site
<b>Address</b>	1801 Laurel Avenue, Knoxville, Knox County, Tennessee 37916
<b>Location</b>	Near Ft. Sanders
<b>Tax ID</b>	094N L 025
<b>MSA</b>	Knoxville

#### Sale Data

<b>Grantor</b>	Hawkins Estate
<b>Grantee</b>	Ft. Sanders Hospital
<b>Sale Date</b>	June 03, 2010
<b>Deed Book/Page</b>	201006030075637
<b>Property Rights</b>	Fee Simple
<b>Marketing Time</b>	218 days
<b>Verification</b>	Broker; Confirmed by Dave Shanks

<b>Sale Price</b>	\$200,000
<b>Upward Adjustment</b>	\$7,500 Est. Cost to Raze Improvements
<b>Adjusted Price</b>	\$207,500

## SALES COMPARISON APPROACH – Continued

### Land Sale No. 1 (Cont.)

#### Land Data

<b>Zoning</b>	R-2, Residential
<b>Topography</b>	Level
<b>Utilities</b>	All available
<b>Shape</b>	Rectangular
<b>Flood Info</b>	Not Prone

#### Land Size Information

<b>Gross Land Size</b>	0.115 Acres or 5,000 SF
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#### Indicators

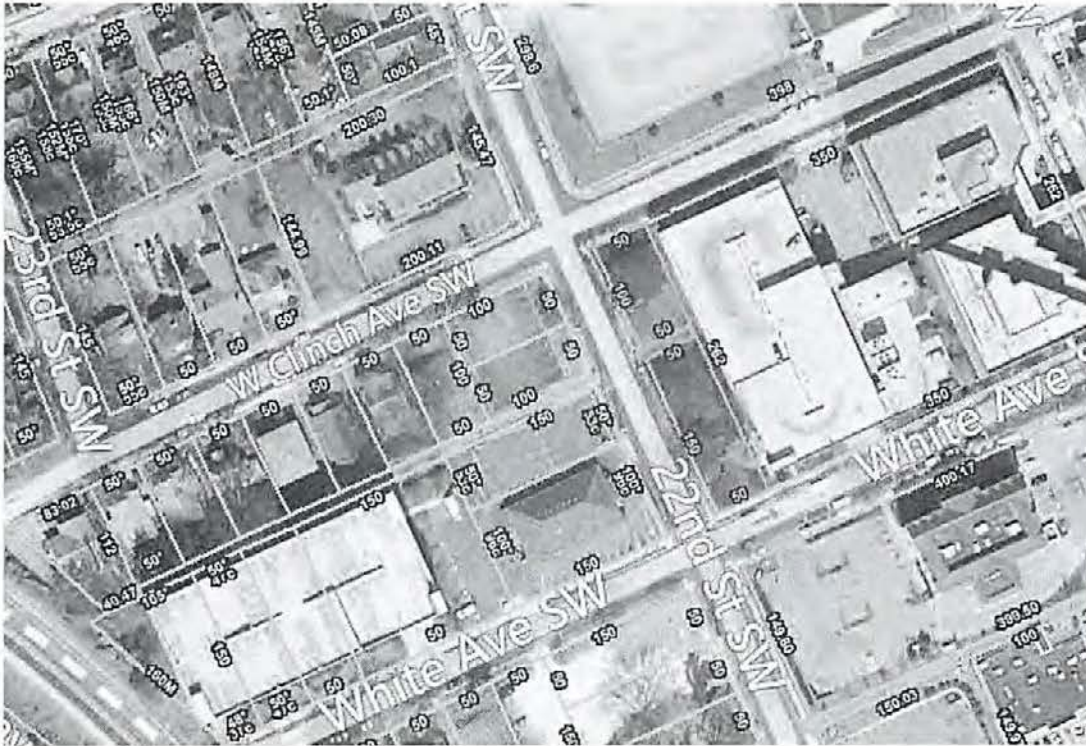
<b>Sale Price/Gross Acre</b>	\$1,807,740 Adjusted
<b>Sale Price/Gross SF</b>	\$41.50 Adjusted

#### Remarks

Represents the purchase of a small 0.11 acre site at the corner of 18th Street and Laurel Avenue. The site and brick house were purchased by Ft. Sanders Hospital for \$200,000. Subsequently, the improvements were razed. The buyer was motivated to purchase this site since they owned the remainder of the block. Similar blocks have been assembled for additional parking.

## SALES COMPARISON APPROACH – Continued

### Land Sale No. 2



#### Property Identification

<b>Record ID</b>	8400
<b>Property Type</b>	Vacant Land, Commercial Land
<b>Property Name</b>	Hospital Property
<b>Address</b>	22nd Street between White & Clinch, Knoxville, Knox County, Tennessee 37916
<b>Tax ID</b>	Map 108C, Group B, Parcels 011 and 029
<b>Longitude, Latitude</b>	W-83.939640, N35.955440
<b>MSA</b>	Knoxville

#### Sale Data

<b>Grantor</b>	KBJ&M Partnership
<b>Grantee</b>	East TN Children's Hospital
<b>Sale Date</b>	March 12, 2012
<b>Deed Book/Page</b>	201203130050647
<b>Property Rights</b>	Fee Simple

<b>Sale Price</b>	\$475,000
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#### Land Data

<b>Zoning</b>	O-1, Office
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**SALES COMPARISON APPROACH – Continued**

**Land Sale No. 2 (Cont.)**

<b>Topography</b>	Gentle Slope
<b>Utilities</b>	All available
<b>Shape</b>	rectangular

**Land Size Information**

<b>Gross Land Size</b>	0.287 Acres or 12,500 SF
------------------------	--------------------------

**Indicators**

<b>Sale Price/Gross Acre</b>	\$1,655,280
<b>Sale Price/Gross SF</b>	\$38.00

**Remarks**

This record represents the purchase of two parcels abutting Children's Hospital. The property is located on the east side of 22nd street between Clinch and White Avenue and consists of a 50' x 100' foot site north of the alley and a 50' x 150' foot site south of the alley. This location is north of Cumberland Avenue, east of Alcoa Highway and northwest of the University of Tennessee campus.



## SALES COMPARISON APPROACH – Continued

### Land Sale No. 3



#### Property Identification

<b>Record ID</b>	9616
<b>Property Type</b>	Vacant Land, Residential Land
<b>Property Name</b>	Three Vacant Lots
<b>Address</b>	701 22nd Street, Knoxville, Knox County, Tennessee 37916
<b>Location</b>	Off Cumberland Avenue SW
<b>Tax ID</b>	108C-C-5.00, 6.00 & 7.00
<b>Longitude, Latitude</b>	W-83.939792, N35.954710
<b>MSA</b>	Knoxville

#### Sale Data

<b>Grantor</b>	Berniece Simmons DePue, et al
<b>Grantee</b>	East Tennessee Children's Hospital Association, Inc.
<b>Sale Date</b>	November 14, 2014
<b>Deed Book/Page</b>	201411140027352
<b>Recorded Plat</b>	A-213C
<b>Property Rights</b>	Fee Simple

**SALES COMPARISON APPROACH – Continued**

**Land Sale No. 3 (Cont.)**

<b>Verification</b>	Listing/Selling Agent; Confirmed by Marie Tullidge
<b>Sale Price</b>	\$1,000,000
<b><u>Land Data</u></b>	
<b>Zoning</b>	FD-CU-3
<b>Topography</b>	Generally Level
<b>Utilities</b>	Public Electricity, water, gas and sewer
<b>Shape</b>	Rectangular
<b>Flood Info</b>	Not Affected
<b><u>Land Size Information</u></b>	
<b>Gross Land Size</b>	0.510 Acres or 22,216 SF
<b><u>Indicators</u></b>	
<b>Sale Price/Gross Acre</b>	\$1,960,784
<b>Sale Price/Gross SF</b>	\$45.01

**Remarks**

This record represents the conveyance of approximately 0.51 acres at the intersection of White Avenue and 22nd Street in Knoxville. The three lots conveyed in November 2014 for \$1,000,000 to Children's Hospital, a nearby medical facility which had broken ground on their expansion earlier that same year.

## SALES COMPARISON APPROACH – Continued

### Land Sale No. 4



#### Property Identification

<b>Record ID</b>	8786
<b>Property Type</b>	Vacant Land, Commercial Land
<b>Property Name</b>	Former BP Station
<b>Address</b>	2010 Cumberland Avenue, Knoxville, Knox County, Tennessee 37916
<b>Location</b>	UT "Strip"
<b>Tax ID</b>	108C H 003
<b>Longitude, Latitude</b>	W-83.937140, N35.954420
<b>MSA</b>	Knoxville

#### Sale Data

<b>Grantor</b>	Wagih Tabaja
<b>Grantee</b>	Campus Investors Knoxville, LLC
<b>Sale Date</b>	June 27, 2013
<b>Deed Book/Page</b>	201307110002828
<b>Recorded Plat</b>	L, 164A
<b>Property Rights</b>	Fee Simple

<b>Sale Price</b>	\$1,350,000
<b>Upward Adjustment</b>	\$25,000 Demolition of building and underground tanks
<b>Adjusted Price</b>	\$1,375,000

**SALES COMPARISON APPROACH – Continued**

**Land Sale No. 4 (Cont.)**

**Land Data**

<b>Zoning</b>	FD-CU-2, Pedestrian Commercial District
<b>Topography</b>	Relatively Level
<b>Utilities</b>	All typical for commercial use
<b>Dimensions</b>	Approx. 150' X 150'
<b>Shape</b>	Square
<b>Flood Info</b>	Not affected

**Land Size Information**

<b>Gross Land Size</b>	0.520 Acres or 22,651 SF
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**Indicators**

<b>Sale Price/Gross Acre</b>	\$2,596,154
<b>Sale Price/Gross SF</b>	\$59.60

**Remarks**

This represents the sale of a former convenience store located at 2010 Cumberland Avenue in Knoxville, Tn. This 21,561 square foot lot has 150 feet of frontage on Cumberland Avenue, commonly referred to as "The Strip", and is in very close proximity to the University of Tennessee.

This property was conveyed to Campus Investors Knoxville, LLC for the development of a six-story, mixed use building to include 8,530 square feet of retail space on the ground level and a 265-bed student housing development on the upper floors. This property was conveyed for \$1,350,000 with an estimated cost of \$25,000 for demolition of the existing convenience store and removal of underground fuel tanks.

**SALES COMPARISON APPROACH – Continued**

**Land Sale No. 5**



**Property Identification**

<b>Record ID</b>	9581
<b>Property Type</b>	Vacant Land, Mixed Use
<b>Property Name</b>	Multi-Family Land (The Cumberland)
<b>Address</b>	17th & White Avenue, Knoxville, Knox County, Tennessee 37916
<b>Location</b>	Fort Sanders
<b>Tax ID</b>	108C-D-18 through 21,23.01,23.02, 24 & 94N-J-01504V
<b>Longitude, Latitude</b>	W-83.932965, N35.957042
<b>MSA</b>	Knoxville

**Sale Data**

<b>Grantor</b>	Multiple
<b>Grantee</b>	The Standard at Knoxville LLC
<b>Sale Date</b>	November 03, 2014
<b>Deed Book/Page</b>	Multiple
<b>Property Rights</b>	Fee Simple
<b>Conditions of Sale</b>	Arm's Length

<b>Sale Price</b>	\$6,350,000
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**Land Data**

<b>Zoning</b>	FD-CU 5
<b>Topography</b>	Generally Level
<b>Utilities</b>	Public Electricity, water, gas and sewer
<b>Shape</b>	Irregular
<b>Flood Info</b>	Not Affected

## SALES COMPARISON APPROACH – Continued

### Land Sale No. 5 (Cont.)

#### Land Size Information

**Gross Land Size** 1.337 Acres or 58,250 SF

#### Indicators

**Sale Price/Gross Acre** \$4,748,601

**Sale Price/Gross SF** \$109.01

#### Remarks

This record represents a land sale in Fort Sanders which is slated for student housing on 17th and White in Knoxville. The sale includes a garage unit within the University Tower Condominiums, two retail buildings, and vacant lots, all of which are slated for a new student housing development. The total land area is over 58,000 square feet and construction is projected to start within a few months of the sale. The property had been marketed for over 1,000 days with an asking price of \$7,500,000 before conveying in November 2014 for \$6,350,000. The transaction required various instruments between multiple sellers.

## SALES COMPARISON APPROACH – Continued

### Land Sale No. 6



#### Property Identification

<b>Record ID</b>	9088
<b>Property Type</b>	Vacant Land, Commercial Land
<b>Property Name</b>	Fort Sanders Apartment Land
<b>Address</b>	Clinch Avenue, Knoxville, Knox County, Tennessee 37916
<b>Location</b>	Intersection of Clinch Ave, 16th St, Laurel Ave & James Agee St
<b>Tax ID</b>	Map 094M, Group J, Parcel 005
<b>Longitude, Latitude</b>	W-83.930410, N35.959680
<b>MSA</b>	Knoxville

#### Sale Data

<b>Grantor</b>	Ft. Sanders Partners
<b>Grantee</b>	Pinecrest 1505 Clinch, LLC
<b>Sale Date</b>	March 18, 2014
<b>Deed Book/Page</b>	201403250054713
<b>Recorded Plat</b>	200105070076535
<b>Property Rights</b>	Fee simple
<b>Conditions of Sale</b>	Arm's length

**SALES COMPARISON APPROACH – Continued**

**Land Sale No. 6 (Cont.)**

<b>Sale Price</b>	\$3,400,000
<b><u>Land Data</u></b>	
<b>Zoning</b>	C-1/NC-1, Commercial
<b>Topography</b>	Terraced, relatively level along both roads
<b>Utilities</b>	All available
<b>Shape</b>	Irregular
<b>Flood Info</b>	Not affected
<b><u>Land Size Information</u></b>	
<b>Gross Land Size</b>	1.653 Acres or 72,005 SF
<b><u>Indicators</u></b>	
<b>Sale Price/Gross Acre</b>	\$2,056,866
<b>Sale Price/Gross SF</b>	\$47.22

**Remarks**

This represents the conveyance of 1.653 acres in the Fort Sanders area of Knoxville, just north of the University of Tennessee campus. This tract features frontage on both Clinch Avenue and Laurel Avenue, between 16th Street and James Agee Street. The property is relatively level along both Clinch and Laurel but is terraced with a relatively steep slope in the middle of the property.

This tract was purchased in March of 2014 for \$3,400,000 by an entity affiliated with a Texas based student housing firm for the development of a 300-plus unit student housing project.



**SALES COMPARISON APPROACH – Continued**

**Land Sale No. 7**



**Property Identification**

<b>Record ID</b>	10370
<b>Property Type</b>	Vacant Land, Commercial Land
<b>Property Name</b>	Commercial Land
<b>Address</b>	Cumberland Avenue and White Avenue, Knoxville, Knox County, Tennessee 37916
<b>Location</b>	Kingston Pike/Volunteer Blvd Intersection
<b>Tax ID</b>	108C-C-001, 002, 003, 004, 030, 032, 033
<b>Longitude, Latitude</b>	W-83.940485, N35.954296

**Sale Data**

<b>Grantor</b>	Various
<b>Grantee</b>	Orange Knoxville Cumberland, LLC
<b>Sale Date</b>	October 09, 2015
<b>Deed Book/Page</b>	Multiple
<b>Property Rights</b>	Fee Simple
<b>Sale Price</b>	\$7,310,000 Combined Consideration

**Land Data**

<b>Zoning</b>	FD-CU 2, Commercial
<b>Topography</b>	Mostly Level
<b>Utilities</b>	Electricity, water, gas and sewer
<b>Flood Info</b>	Not Affected

**Land Size Information**

<b>Gross Land Size</b>	1.980 Acres or 86,249 SF
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## SALES COMPARISON APPROACH – Continued

### Land Sale No. 7 (Cont.)

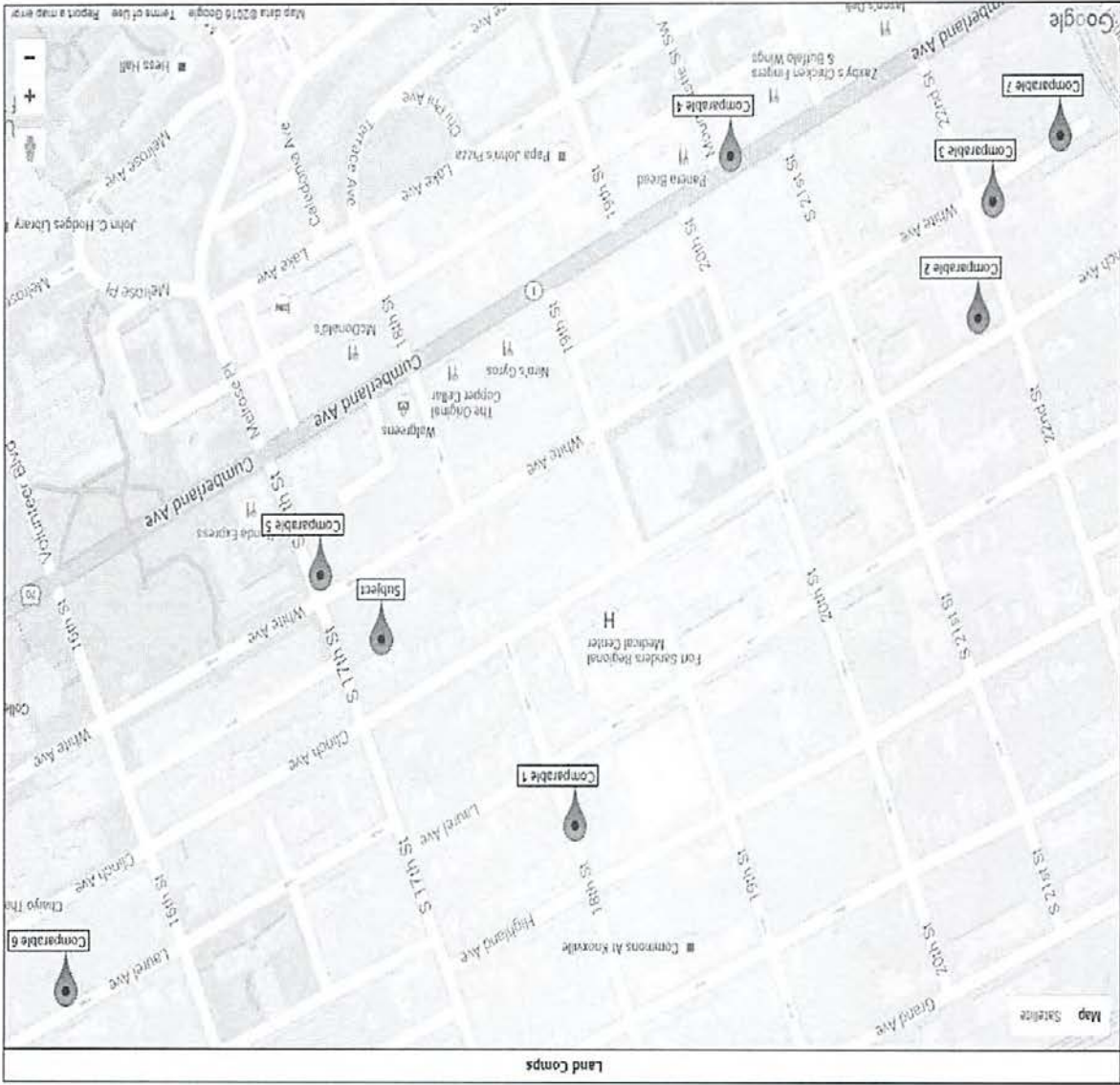
#### Indicators

<b>Sale Price/Gross Acre</b>	\$3,691,919
<b>Sale Price/Gross SF</b>	\$84.75

#### Remarks

This record represents the conveyance of 1.98 acres on Cumberland Avenue and White Avenue in Knoxville. This property is virtually across the street from the University Commons Walmart/Publix development and within close proximity to the University of Tennessee at Knoxville campus. The tracts conveyed in several simultaneous transactions between various sellers and Orange Knoxville Cumberland, LLC. The parcels were improved with various structures at time of sale including gas station, medical office, and retail buildings. The property conveyed in October 2015 in six simultaneous transactions for combined consideration of \$7,310,000.

### SALES COMPARISON APPROACH - Continued Comparable Land Sales Location Map



**SALES COMPARISON APPROACH – Continued**

No.	W&A Sale ID	Address	City	Sale Date	Price	Land Size (SF)	Price/SF
1.	7758	1801 Laurel Avenue	Knoxville	6/3/2010	\$207,500	5,000	\$41.50
2.	8400	22nd Street	Knoxville	3/12/2012	\$475,000	12,500	\$38.00
3.	9616	701 22nd Street	Knoxville	11/14/2014	\$1,000,000	22,216	\$45.01
4.	8786	2010 Cumberland Avenue	Knoxville	6/27/2013	\$1,375,000	22,651	\$60.70
5.	9581	17th & White Avenue	Knoxville	11/3/2014	\$6,350,000	58,250	\$109.01
6.	9088	Clinch Avenue	Knoxville	3/18/2014	\$3,400,000	72,005	\$47.22
7.	10370	Cumberland Avenue and White Avenue	Knoxville	10/9/2015	\$7,310,000	86,249	\$84.75

**Summary**

These seven comparable sales indicate an unadjusted value range from \$41.50 to \$109.01 per square foot. These properties lie within close proximity to the subject and bracket the subject in size running from 5,000 square feet to 86,249 square feet.

Based on the comparable data shown on the previous pages, the following sets out the analysis of each comparable relative to the subject.

**Sale No. 1** is the transfer of a 5,000 square foot tract northwest of the subject near the Laurel Avenue/18<sup>th</sup> Street intersection. This sale is the oldest within the data set; however, transfers of small vacant tracts within the subject's immediate area are relatively infrequent and this sale was included due to proximity. Situated farther from the University of Tennessee at Knoxville campus, as well as Cumberland Avenue, location is considered inferior to that of the subject. While smaller in size relative to the subject (5,000 square feet versus 8,712 square feet), this property's inferior location leads to a higher price per square foot conclusion. **X > \$41.50 per square foot**

**Sale No. 2** is the sale of a 12,500 square foot tract southwest of the subject on 22<sup>nd</sup> Street. Zoned for office use, this property was purchased by an adjacent property owner. Considering the subject's corner location, this site offers an inferior location relative to the subject. Coupled with its larger size, this site's inferior location leads to a higher price per acre conclusion for the subject. **X > \$38.00 per square foot**

**Sale No. 3** represents the transfer of a 22,216 square foot parcel southwest of the subject and in close proximity to sale no. 1. Similar to sale no. 1, this property offers an inferior location and a higher price per square foot can be concluded for the subject. **X > \$45.01 per square foot**

**Sale No. 4** is the sale of a 22,651 square foot commercial tract southwest of the subject along the southern side of Cumberland Avenue. Situated at the southwestern corner of Cumberland Avenue and Mountcastle Street, location is considered superior to that of the subject and a lower price per square foot can be concluded. **X < \$60.70 per square foot**

**Sale No. 5** is the assemblage purchase of several tracts totaling 58,250 square feet situated directly across White Avenue from the subject. Situated at the southwestern corner of 17<sup>th</sup> Street and White Avenue, location is considered similar. However, the assemblage nature of this sale is most likely the reason for its higher price per square foot (assemblage buyers tend to pay above market in order to secure their desired utility). Subsequently, a lower price per square foot can be concluded for the subject. **X < \$109.01 per square foot**

## SALES COMPARISON APPROACH – Continued

**Sale No. 6** represents the sale of a 72,005 square foot commercial tract northeast of the subject on Clinch Avenue. Situated farther from both Cumberland Avenue and 17<sup>th</sup> Street, location is considered inferior to that of the subject. Coupled with its larger size, a higher price per square foot can be concluded for the subject. **X > \$47.22 per square foot**

**Sale No. 7** is the assemblage purchase of several parcels totaling 86,249 square feet southwest of the subject on Cumberland Avenue and White Avenue at the corner of 22<sup>nd</sup> Street. Similar to sale no. 4, the assemblage nature of this sale, coupled with its superior location, leads to a lower price per square foot conclusion for the subject. **X < \$84.75 per square foot**

The following table arrays the comparables based on the preceding analysis.

No.	W&A Sale ID	Address	City	Sale Date	Price	Land Size (SF)	Price/ SF	Subject Value Indication
4.	8786	2010 Cumberland Avenue	Knoxville	6/27/2013	\$1,375,000	22,651	\$60.70	Lower
5.	9581	17th & White Avenue	Knoxville	11/3/2014	\$6,350,000	58,250	\$109.01	Lower
7.	10370	Cumberland Avenue and White Avenue	Knoxville	10/9/2015	\$7,310,000	86,249	\$84.75	Lower
1.	7758	1801 Laurel Avenue	Knoxville	6/3/2010	\$207,500	5,000	\$41.50	Higher
2.	8400	22nd Street	Knoxville	3/12/2012	\$475,000	12,500	\$38.00	Higher
3.	9616	701 22nd Street	Knoxville	11/14/2014	\$1,000,000	22,216	\$45.01	Higher
6.	9088	Clinch Avenue	Knoxville	3/18/2014	\$3,400,000	72,005	\$47.22	Higher

Based on this analysis, a price per square foot for the subject can be concluded below \$60.70 and above \$47.22.

Considering the subject's location and size, a value of \$60.00 per square foot for the subject's 8,712 square feet is concluded. Applied, this calculates to a value of 522,720, or \$525,000 rounded for the land area considered in this analysis.

According to the client's instructions, the \$525,000 represents the subject's land value after demolition.

The client provided a demolition estimate from Daniel L. Cox Construction for \$46,800 (a copy is in the addendum of this report). Deducting this demolition cost from the \$525,000 calculates to \$478,200, or \$480,000 rounded. This figure represents the subject's value in its current condition.

### Sales Comparison Approach Conclusion

The reasonable indicated values for the subject using the sales comparison approach are as follows:

**\$480,000 – As Is Value (Current Condition)**

**\$525,000 – After Demolition Value**

## VALUATION CONCLUSION

### Cost Approach

The cost approach was not developed in this report.

### Sales Comparison Approach

Data was listed for seven transactions of similar vacant land tracts within close proximity to the subject. After analyzing each comparable in terms of size and location, the following values were concluded using the sales comparison approach:

**\$480,000 – As Is Value (Current Condition)**

**\$525,000 – After Demolition Value**

### Income Approach

The income approach was not developed in this report.

### Final Conclusion

Final Values are concluded as follows:

**\$480,000 – As Is Value (Current Condition)**

**\$525,000 – After Demolition Value**

A feasibility analysis was also employed to determine the feasibility of renovating the existing structure to either a residential or office use. The forecasted values (\$160,000 and \$500,000, respectively) indicated it was not feasible to convert the existing structure to either use. As a result, the highest and best use of the tract is to raze the existing structure for multi-family redevelopment.

## **QUALIFICATIONS OF KENNETH R. WOODFORD, MAI, SRA, AI-GRS**

General real estate appraisal and counseling business with emphasis on market value appraisals, feasibility and counseling for acquisition, sale and mortgage loan purposes.

Professionally servicing East Tennessee, Southeast Kentucky, Southwest Virginia, Western North Carolina and Northern Georgia.

### **Appraisal Education**

Bachelor of Science in Business Management – Carson Newman College, Jefferson City, Tennessee 1970.

### **Technical Training**

Appraisal Institute: Basis Appraisal Principles, Methods and Techniques, Capitalization Theory and Techniques, Real Estate Investment Analysis, Case Studies in Real Estate Valuation, Valuation Analysis and Report Writing, Standards of Professional Practice and Multiple Regression Analysis. University of Tennessee: Real Estate Principles and Real Estate Appraisal. Several courses and seminars annually. Currently certified by Appraisal Institute continuing education programs.

### **Memberships and Designations**

Appraisal Institute: MAI, Certificate No. 6506. Qualifications are comprehensive courses, experience and proven ability in the appraisal of all property types. Member Admissions Committee of local chapter. Candidate guidance chairman for local chapter 1985; Treasurer, 1986; Secretary, 1987; Vice President, 1988; President, 1989; Southeast Regional Representative, 1993-1995; Educational Liaison to National Organization, 1999-2001; Regional Public Relations Representative, 2002-2004. AI-GRS Designation awarded 2015.

Society of Real Estate Appraisers: Senior Residential Member, SRA. Qualifications are relative to proven ability in the appraisal of residential properties. The Society was merged with the Appraisal Institute on January 1, 1991. Chapter President 1979-80, Secretary 1978-79, Board of Directors 1980-81, 1985-1986.

State of Tennessee Department of Commerce and Insurance: Certified General Appraiser License No. CG-342.

Knoxville Board of Realtors: Affiliate Broker 1977 to 1985, Broker 1985 to present.

Tennessee Real Estate Appraiser's Commission, July 2007 – June 2010.

### **Experience**

Overall experience includes appraisals and analytical studies of commercial, industrial, apartment, condominiums and residential properties as well as mortgage and condemnation related services involving most property types.

## QUALIFICATIONS OF TODD R. FLANDERS, MAI

General real estate appraisal with emphasis on market value appraisals, feasibility and counseling for acquisition, sale and mortgage loan purposes.

Professionally servicing East and Middle Tennessee since 2002.

### Education

Bachelor of Science  
University of Tennessee, Knoxville, Tennessee, 1995, major in Marketing

### Professional Education

Appraisal Institute Courses:

Course 110	Appraisal Principles
Course 120	Appraisal Procedures
Course 310	Basic Income Capitalization
Course 320	General Applications
Course 410	Uniform Standards of Professional Appraisal Practice, Part A
Course 420	Uniform Standards of Professional Appraisal Practice, Part B
Course 510	Advanced Income Capitalization
Course 520	Highest & Best Use and Market Analysis
Course 530	Advanced Sales Comparison and Cost Approaches
Course 540	Report Writing & Valuation Analysis
Course 550	Advanced Applications

### Professional Memberships and Services

Appraisal Institute: MAI, Certificate No. 12871.

State of Tennessee, Department of Commerce and Insurance, Certified General Appraiser #3053

### Experience

Overall experience includes appraisals of retail, service commercial, industrial, apartment and residential properties, as well as subdivision and condominium developments.

Experience includes mortgage related appraisal services as well as condemnation work involving most property types.



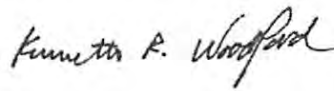
## CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief that...

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
8. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. As of the date of this report, I, Kenneth R. Woodford, MAI, SRA, AI-GRS have completed the requirements of the continuing education program of the Appraisal Institute.
11. As of the date of this report I, Todd R. Flanders, MAI, have completed the requirements of the continuing education program of the Appraisal Institute.
12. I have personally visited the property that is subject of this report.
13. No one provided significant professional assistance to the person signing this report.

**CERTIFICATE OF APPRAISAL – Continued**

- 14. This report was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- 15. The real property which is the subject of this appraisal report was valued as of October 7, 2015.
- 16. The appraisers have provided no professional services pertaining to this property in the three years prior to this report.



Kenneth R. Woodford, MAI, SRA, AI-GRS  
State Certified General Appraiser, CG-342



Todd R. Flanders, MAI  
State Certified General Appraiser, CG-3053

Date of Certification – May 11, 2016

**ADDENDA**

Title Document  
Zoning Regulation(s)  
Renovation/Demolition Estimates  
Appraisal Engagement Document(s)

Sherry Witt  
Register of Deeds  
Knox County

121CA014

THIS INSTRUMENT PREPARED BY: \* RESPONSIBLE TAXPAYER: *lower*  
Robin M. Cleavenger \* Edward Whitaker, III  
Wise & Reeves, P.C. \* 238 Galway Road  
625 S. Gay Street, Suite 160 \* Bristol TN 37620  
Knoxville, Tennessee 37902 \*

QUIT CLAIM DEED

THIS INDENTURE made and entered into effective as of the 8<sup>th</sup> day of April, 2013, between SCOTT M. BORUFF (herein "First Party") and EDWARD WHITAKER, III (herein "Second Party").

WITNESSETH:

That the said First Party for and in consideration of the sum of One (\$1.00) Dollar to it in hand paid by the Second Party, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT CLAIMED, and does hereby bargain, sell, remise, release and QUIT-CLAIM unto the Second Party, the following described premises, to-wit:

SITUATED in the Fourth Civil District of Knox County, Tennessee, within the 10<sup>th</sup> Ward of the City of Knoxville, Tennessee, and being known and designated as Lot 1 in the Property of Hawkeye's Corner, a subdivision to Knox County, Tennessee, as shown by map of said subdivision of record in Map Cabinet N, Slide 236D, in the Knox County Register's Office, said lot being more particularly bounded and described as follows:

BEGINNING at an iron pin (original) located at Tennessee coordinates N 597,653.518 and E 2,580,174.872 and located within the sidewalk at the intersection of the southwestern right-of-way line of Seventeenth Street and the northwestern right-of-way line of White Avenue; thence leaving said point and place of BEGINNING and with the inside edge of the sidewalk along the northwestern right-of-way line of White Avenue, South 64 deg. 08 min. 15 sec. West 253.29 feet to an iron pin, corner to property now or formerly belonging to Shell (Deed reference: Warranty Book 1873, page 1080), said iron pin located at Tennessee coordinates N 597,543.026 and E 2,579,946.952; thence along the common dividing line with Shell, North 25 deg. 15 min. 01 sec. West 124.89 feet to an iron pin (original) located in the southeastern right-of-way line of a 14 foot alley, thence along with southeastern right-of-way of said alley, North 64 deg. 01 min. 36 sec. East 149.37 feet to a spike, corner to University Concepts (Deed Reference: Warranty Book 1802, page 417); thence along the dividing line with University Concepts the following two calls and distances: First, running South 25 deg. 43 min. 04 sec. East 62.87 feet to an iron pin (original) and North 62 deg. 33 min. 03 sec. East 103.37 feet to an iron pin (original) located at the southwestern edge of the sidewalk along the southwestern right-of-way line of Seventeenth Street; thence with the southwestern edge of the sidewalk along the southwestern right-of-way line of Seventeenth Street, South 25 deg. 20 min. 38 sec. East 65.16 feet to an iron pin (original) marking the point and place of BEGINNING, containing 0.578 acre.

THERE IS SPECIFICALLY LESS AND EXCEPTED from the above-described property that curved portion of the sidewalk which lies southeast of the curve formed by the

Knox County Page: 1 of 3  
REC'D FOR REC 05/13/2013 3:53:50PM  
RECORD FEE: \$17.00  
M. TAX: \$0.00 T. TAX: \$0.00  
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northwestern right-of-way line of White Avenue as shown on said map of record in Map Cabinet N, Slide 236D, in the Knox County Register of Deeds Office.

Being the same property conveyed to Edward P. Whitaker III and Edward Whitaker IV from Charles P. Ericson and wife, Linda Ericson, by Warranty Deed dated October 18, 2000, and recorded at Instrument No. 200010190027495 in the office of the Register of Deeds for Knox County, Tennessee. See also Quit Claim Deed conveying Edward Whitaker IV's interest in the property to Edward Whitaker III dated February 19, 2003, of record at Instrument No. 200302250075033 in the office of the Register of Deeds for Knox County, Tennessee.

and all the estate, right, title and interest of the First Party therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

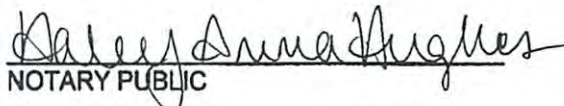
THE FIRST PARTY INTENDING TO BE LEGALLY BOUND has executed this Quit Claim Deed on the day and year first above written.

  
SCOTT M. BORUFF

STATE OF TENNESSEE  
COUNTY OF KNOX

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SCOTT M. BORUFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainer, who acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name thereto.

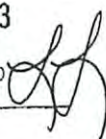
WITNESS my hand and official seal at office in Knox County, Tennessee, this the 13<sup>th</sup> day of May, 2013.

  
NOTARY PUBLIC

My Commission Expires: 10-09-2013



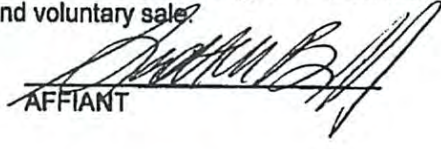
COUNTERSIGNED  
KNOX COUNTY PROPERTY ASSESSOR

MAY 13 2013  
BY PHIL BALLARD 

Page: 2 OF 3  
201305130074467

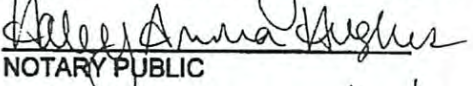
THIS DEED WAS PREPARED without benefit of a title search and the preparer makes no representation as to the status of the title of the property herein conveyed.

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

  
AFFIANT

Sworn to and subscribed before me

this 13<sup>th</sup> day of May, 2013.

  
NOTARY PUBLIC

My Commission Expires: 10/09/2013



  
Page: 3 OF 3  
201305130074467

2.2.1. - O-1 office, medical, and related services district.

- A. *General description.* This district is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
- B. *Uses permitted.* The following uses shall be permitted in the O-1 office, medical, and related services district:
1. Any use permitted and as regulated in the R-2 general residential district, except multi-dwelling structures or developments.
  2. Professional offices, including but not limited to offices for lawyers, architects and engineers.
  3. Business offices and membership organizations in which no activity is carried on catering to retail trade with the general public, and no stock of goods is maintained for sale to customers. These include but are not limited to offices for manufacturers' representatives, insurance and real estate agencies, financial service business associations, labor union offices, religious and political organizations.
  4. Medical, dental offices, and clinics.
  5. Private clubs and lodges.
  6. Art gallery and museums.
  7. Public and private schools.
  8. Beauty and barber shops.
  9. Radio, TV and recording studios.
  10. Accessory buildings and uses permitted customarily incidental and subordinate to permitted or permissible uses and structures.
  11. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants and their guests.
  12. Establishments rendering business services associated with the uses listed above, including but not limited to the sale of office supplies and business forms and machines.
  13. Nameplate and signs relating only to the principal use as regulated in article V, section 10.
  14. Recycling collection facility as an accessory use only as regulated by article V, section 18.B.
  15. Halfway houses with maximum capacity of five (5) persons subject to the following standards:
    - a. No other halfway house located within one (1) mile of this site.
    - b. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
    - c. The use shall comply with all applicable city, state, and federal codes and regulations.
    - d. The site shall be within one thousand (1,000) feet of an established transit route.
    - e. Signs identifying a use as a halfway house are not permitted.
    - f. The city police department must be provided with a written notification of the use prior to its occupancy.
  16. Personal gardens.
  17. Community gardens.

18. Market gardens.

C. *Uses permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Any use permitted on review in the R-2 general residential district and multi-dwelling structures or developments as regulated in the R-2 district.
2. Hospitals.
3. Hotels and motels.
4. Business colleges.
5. Public and private colleges with student residence and dormitories associated therewith.
6. Veterinary clinics.
7. Off-street parking, class "C."
8. Assisted living facility.
9. Call centers.
10. Commercial telecommunications towers.
11. Churches.
12. Methadone treatment clinic or facility.
13. Halfway houses with greater than five (5) persons subject to the following standards:
  - a. A site cannot be located within three hundred (300) feet of a park, school, or day care center.
  - b. The use shall comply with all applicable city, state, and federal codes and regulations.
  - c. The site shall be within one thousand (1,000) feet of an established transit route.
  - d. Signs identifying a use as a halfway house are not permitted.
  - e. The city police department must be provided with a written notification of the use prior to its occupancy.

D. *Area regulations.* The area requirements for dwellings, and buildings accessory thereto, shall be the same as the area requirements for the R-2 general residential district.

The following requirements shall apply to all other uses permitted in this district:

1. *Front yard.* All buildings shall [be] set back from the street right-of-way line to provide a front yard having not less than twenty-five (25) feet in depth.
2. *Side yard.* Side yard requirements for residential uses shall be the same as in the R-2 district. Where a side yard is adjacent to a residential district, no nonresidential building shall be located closer than twenty (20) feet to the side lot line. In all other cases, no building shall be located closer than fifteen (15) to the side lot line.
3. *Rear yard.* No building shall be located closer than thirty (30) feet to the rear lot line.
4. Reserved.
5. *Maximum lot coverage.*
  - a. The maximum lot area which may be covered by residential structures shall be the same as required in the R-2 district.
  - b. Other main and accessory buildings shall cover not more than thirty-five (35) percent of the lot area.

E. *Height regulations.*



1. Height regulations for dwellings shall be the same as those in the R-2 district.
2. No other building or structure shall exceed forty-five (45) feet in height, except as provided in article V, section 5.
3. When an O-1 district abuts an R-3 or C-2 district or for other special considerations, such as a planned office complex, the planning commission may consider on review, requests for an increase in the maximum height limitations; provided, however, that for each two (2) feet of building height above the maximum forty-five (45) feet, an additional one (1) foot of side yard be provided in addition to the minimum fifteen (15) feet; and further provided that for each additional two (2) feet of building height above forty-five (45) feet, the permitted lot coverage be reduced by one (1) percent.

F. *Off-street parking.* As regulated in article V, section 7.

(Ord. No. 3623, 10-6-64; Ord. No. 3791, 5-18-65; Ord. No. 5397, 8-15-72; Ord. No. 5465, 12-5-72; Ord. No. 5466, 12-5-72; Ord. No. O-127-84, § 1(a)—(k), 8-14-84; Ord. No. O-198-84, § 1, 11-20-84; Ord. No. O-483-92, § 1(C)(1), 11-24-92; Ord. No. O-750-93, § 1, 12-21-93; Ord. No. O-197-96, § 1, 7-2-96; Ord. No. O-431-97, § 1, 10-7-97; Ord. No. O-371-99, § 1, 9-21-99; Ord. No. O-439-99, § 1, 10-19-99; Ord. No. O-251-01, § 1, 7-24-01; Ord. No. O-210-02, § 1, 5-28-02; Ord. No. O-66-04, § 1, 5-25-04; Ord. No. 176-06, § 1, 8-29-06; Ord. No. O-215-06, § 1, 10-24-06; Ord. No. O-40-08, § 1, 2-26-08; Ord. No. O-70-09, § 1, 5-5-09; Ord. No. O-83-2013, § 1, 5-28-13; Ord. No. O-126-2015, § 7, 7-21-15)

**Note**— Former Art. IV, § 5.

5.2. - NC-1 neighborhood conservation overlay district.

- A. *General description.* The neighborhood conservation overlay district recognizes that older Knoxville neighborhoods need to be conserved for their cultural, historic and housing values, as provided in T.C.A. Subsection 13-7-401 et seq. The purposes of the district are: 1) to permit development which conforms to the size, orientation and setting of the buildings of the neighborhood; 2) to avoid the need for zoning variances for building setbacks, lot dimensions and related physical characteristics; and, 3) to regulate demolition. The neighborhood conservation district is intended to foster new construction that is in harmony with the scale and physical character of the original buildings of the neighborhood through the use of design guidelines.
- B. *Permitted uses.* This district is not intended to regulate the use of land, buildings or structures. Property and buildings in an NC-1 neighborhood conservation overlay district may be used for the purpose permitted by the base zoning district in effect at the time of neighborhood conservation zoning or subsequent zoning districts legislatively approved for the district.
- C. *Area regulations, height regulations, and off-street parking.* Lot sizes, front, side and rear yard setbacks, and off-street parking are to be in accordance with design guidelines adopted at the time a neighborhood conservation overlay district is created. Minimum lot sizes specified by the design guidelines may be smaller than those required by the base zone. If the guidelines do not specify any particular area, setback, height, or parking requirements, the requirements of the base zoning district shall be applicable. Intensity of use for multi-dwelling structures and development shall be determined by the base zoning district.
- D. *NC-1 neighborhood conservation overlay districts defined; selection criteria.* A neighborhood conservation district (NC-1) shall be a geographically definable area that has a significant concentration, linkage or continuity of sites which are united by physical development or history, and possesses the following general characteristics:
1. The district is located in an area where the general pattern of development, including streets, lots and buildings, was established prior to 1950.
  2. The area possesses unifying, built environmental characteristics that create an identifiable setting, character, and association.
  3. The designated area must be ten (10) or more acres in size. Areas of less than ten (10) acres may be designated if they abut an existing neighborhood conservation overlay district.
- E. *Creation of NC-1 neighborhood conservation overlay districts.*
1. The historic zoning commission and the metropolitan planning commission shall each submit written recommendations to the city council regarding the creation or the removal of properties from neighborhood conservation overlay districts.
  2. The responsibilities of the historic zoning commission are to review the application for neighborhood conservation overlay districts for conformance to the selection criteria contained in article IV, section 5.2.D of this ordinance. In the case of an application for removal of properties from a neighborhood conservation overlay district, the historic zoning commission shall likewise take into account the criteria contained in article IV, section 5.2.D, and the impact of removal on the remainder of the district. An applicant for removal of a property from an NC-1 neighborhood conservation overlay district shall provide evidence of consultation with the neighborhood

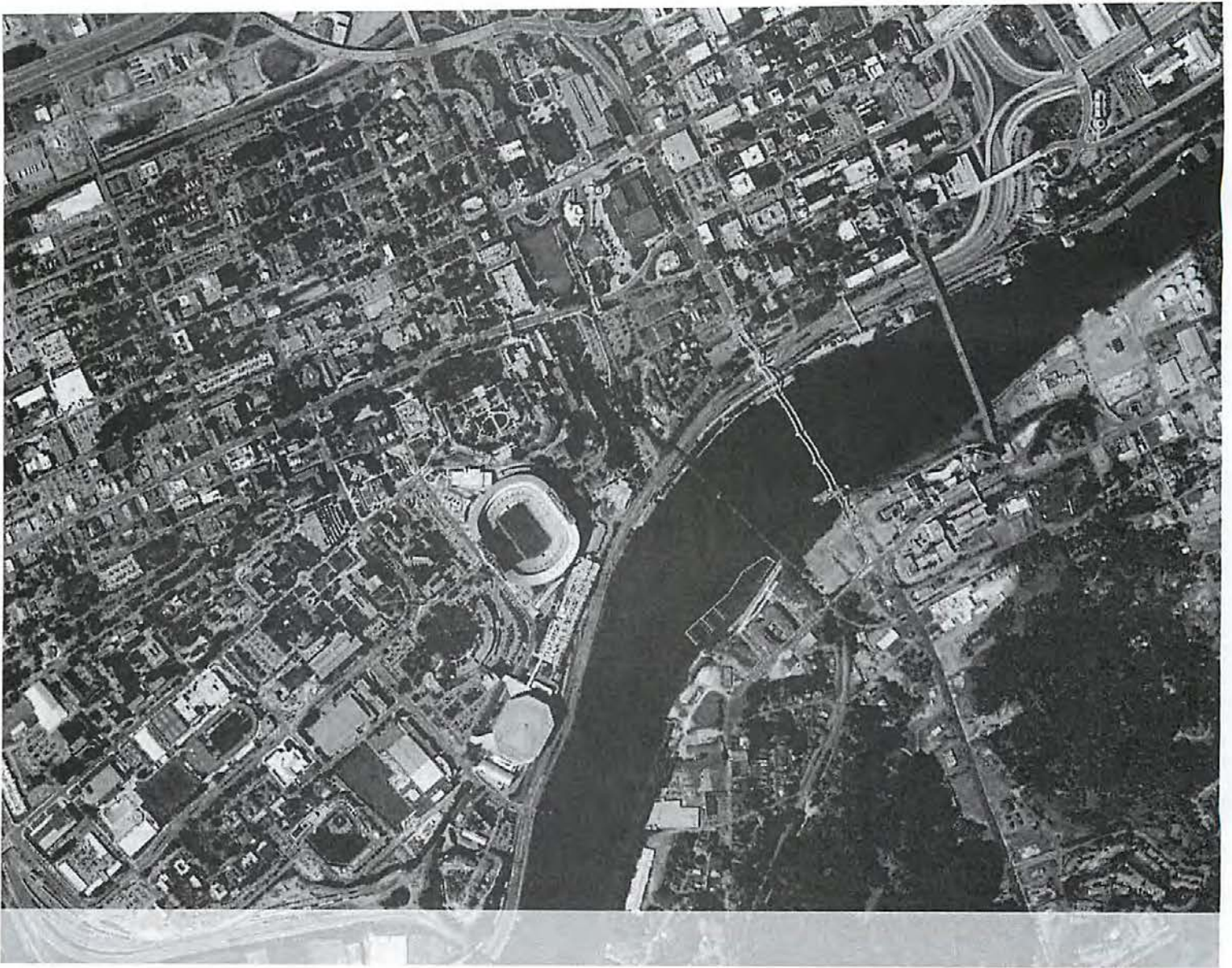
conservation district liaison prior to consideration of the request for removal by the historic zoning commission. The recommendation of the historic zoning commission to create a neighborhood conservation overlay district shall include a set of design guidelines.

3. The metropolitan planning commission shall review the application for its planning and zoning implications.
  4. The city council, the mayor, an owner or a majority of the owners to be included in the proposed NC-1 neighborhood conservation overlay or appropriate governmental authority may initiate an application for neighborhood conservation overlay district or an application for removal of property from an existing neighborhood conservation overlay district designation. The city council shall make final determination of designation after reviewing the recommendations of the historic zoning commission and the metropolitan planning commission.
  5. Applications may be initiated by petition when signed either by the owners of fifty-one (51) percent of the property or by at least fifty-one (51) percent of the property owners within the proposed district.
- F. *Administrative procedures.*
1. An application for a neighborhood conservation overlay district (NC-1) shall include:
    - a. A map designating the boundaries of the proposed district, depicting both the developed and undeveloped parcels.
    - b. A description of the historical and physical development of the proposed district, including black and white photographs of architecture representative of the neighborhood; and
    - c. Development guidelines for improvements to the neighborhood buildings and physical setting.
      - 1) The guidelines may address the appearance of new construction, including primary and accessory buildings and the addition of habitable living space to existing buildings, with provisions for setback, rhythm and orientation of new structures, their height, scale and massing, the proportion of doors and windows, roof shapes and the height of foundation. The appearance of exterior wall coverings may also be addressed.
      - 2) Following the historic zoning commission's approval of the design guidelines and the creation of a neighborhood conservation overlay district by the city council, the design guidelines shall guide the issuance of certificates of appropriateness.
      - 3) The historic zoning commission may delegate the authority to approve certificates of appropriateness to MPC staff.
  2. Certificates of appropriateness will be issued as outlined below:
    - a. All applications for certificates of appropriateness within a neighborhood conservation overlay district shall be reviewed by the historic zoning commission, which shall have the power to issue or deny certificates of appropriateness. When certificates are approved by staff under authority delegated by the historic zoning commission, a report summarizing staff actions shall be presented to the historic zoning commission at its next monthly meeting. When certificates are issued by staff, staff's approval or denial of certificates may be appealed to the historic zoning commission within forty-five (45) days after the staff decision.
    - b. No permit shall be issued for the following activities within a neighborhood conservation overlay district without issuance of a certificate of appropriateness by the historic zoning commission:

- 1) Demolition;
  - 2) Construction of a primary or accessory building, structure or other additions to real estate;
  - 3) The addition of space to an existing primary or accessory building.
3. The historic zoning commission shall, within thirty (30) days following the availability of sufficient data, grant a certificate of appropriateness with or without attached conditions or deny said certificate, and shall state the reasons for denial or the conditions attendant with the granting of a certificate in writing.
- G. *Appeal of historic zoning commission decisions.* Anyone who may be aggrieved by any final order or judgment of the historic zoning commission may have such order or judgment reviewed by the courts as provided by law.
- H. *Moratorium on issuance of demolition permits.*
- (a) No application for a demolition permit shall be accepted and no demolition permit shall be issued for any building or structure located on property for which an application has been filed for rezoning to and designation as an NC-1 neighborhood conservation overlay district for a period not to exceed one hundred eighty (180) days after the rezoning and designation application process has been initiated.
  - (b) If litigation is filed challenging a decision of the historic zoning commission, the metropolitan planning commission or city council approving the NC-1, neighborhood conservation overlay district, the prohibition on application for and issuance of a demolition permit set forth in the preceding subsection shall be extended until the court's decision in any such litigation is final.
  - (c) In the event that the proposed rezoning to and designation as an NC-1 neighborhood conservation overlay district is denied, withdrawn or not approved by city council, or is withdrawn by the applicant or mayor, within the one hundred eighty-day period or is subsequently set aside by a court of competent jurisdiction and the court's decision becomes final, the prohibition on application for or issuance of a demolition permit for buildings or structures on such property shall terminate.

(Ord. No. O-33-99, § 1, 1-26-99; Ord. No. O-73-01, § 1, 2-20-01; Ord. No. O-78-05, § 2, 3-29-05; Ord. No. O-216-05, § 1, 9-13-05; Ord. No. 176-06, § 1, 8-29-06; Ord. No. O-70-09, § 1, 5-5-09; Ord. No. O-76-2015, § 4, 5-26-15)

**Note**— Former Art. IV, § 22.



## **Section 4.2: Cumberland Avenue District (CU-)**

City of Knoxville, Tennessee

**ADOPTED** October 29, 2013  
Ordinance O-126-2015

**AMENDED** July 21, 2015  
Ordinance O-126-2015

**CODE STUDIO**

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# REVISIONS TABLE

<u>DATE</u>	<u>ORDINANCE</u>	<u>DESCRIPTION</u>
10/29/2013	O-205-2013	Initial Adoption
07/21/2015	O-126-2015	Amendments related to Urban Agrigulture

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## 4.2. CUMBERLAND AVENUE DISTRICT (CU-)

### 4.2.1. General Provisions

#### A. Applicability

The Cumberland Avenue District applies to all property as designated in Sec. 4.2.2.

#### B. Intent

1. The Cumberland Avenue District is intended to implement the Cumberland Avenue Corridor Plan.
2. Specifically, the Cumberland Avenue District provides the means to guide implementation of the citizen-endorsed vision for property within the Cumberland Avenue District.
3. The Cumberland Avenue District fosters predictable results and a high-quality public realm by prescribing the physical form of buildings and other elements and addressing the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

#### C. Cumberland Avenue Districts

In order to implement the Cumberland Avenue Corridor Plan, the following districts have been established.

##### 1. Lake Avenue (CU-1)

- a. CU-1 serves as a transition between Cumberland Avenue and the University of Tennessee and is intended to accommodate a variety of commercial, office and residential uses. This district is the tallest due to the naturally low elevation of the area in comparison to other portions of this district.
- b. Buildings in CU-1 can be a maximum height of 10 stories / 120 feet. Each building facade must be articulated vertically or horizontally.

##### 2. Cumberland Avenue (CU-2)

- a. CU-2 is the key retail street within the area and is primarily intended to accommodate ground floor retail with upper story residential or office uses.
- b. Buildings in CU-2 can be a maximum height of 8 stories / 90 feet. Each building must provide a setback above the second or third story.

##### 3. White Avenue/Hospital (CU-3)

- a. CU-3 serves as a transition between Cumberland Avenue and the medical campus and is primarily intended to accommodate a mix of medical- or employment-related uses with a variety residential housing options.
- b. Buildings in CU-3 can be a maximum height of 8 stories / 90 feet. Due to the scale and character of existing adjacent medical buildings, no articulation is required.

##### 4. White Avenue/Neighborhood (CU-4)

- a. CU-4 serves as a transition between Cumberland Avenue and the White Avenue neighborhood to the north and is primarily intended to accommodate a variety of commercial, office and residential uses.
- b. Buildings in CU-4 can be a maximum height of 4 stories / 50 feet.

##### 5. Seventeenth Street (CU-5)

- a. CU-5 is a retail street within the area and is primarily intended to accommodate ground floor retail with upper story residential or office uses.
- b. Buildings in CU-5 can be a maximum height of 8 stories / 90 feet. Each building facade must be articulated vertically or horizontally.

## D. Approval Procedures

Sec. 4.0.2 applies to the review of all development in the Cumberland Avenue District.

## E. Rules of Measurement

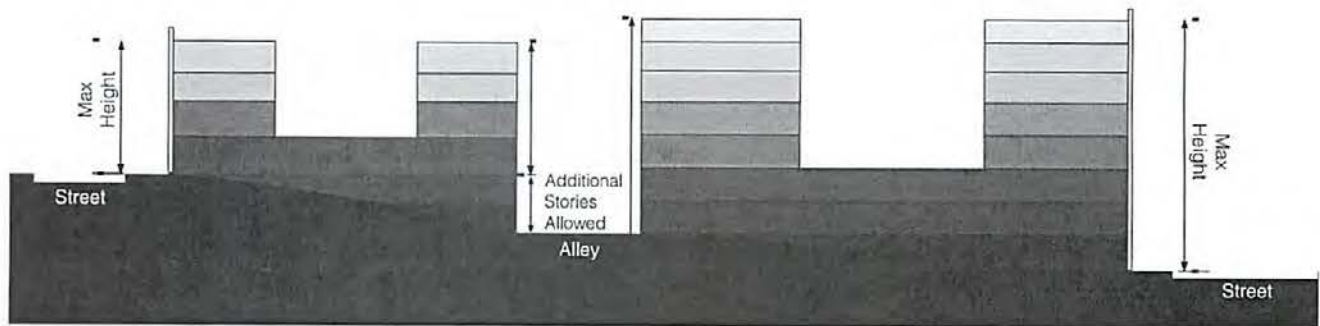
Sec. 4.0.3 applies to all CU- districts, except as supplemented below.

### 1. Primary and Side Street Designation

- a. Where only one street abuts a lot that street is considered a primary street.
- b. Where more than one street abuts a lot, the following streets are consider primary streets, all remaining streets are side streets:
  - i. Lake Avenue;
  - ii. Cumberland Avenue;
  - iii. White Avenue;
  - iv. Seventeenth Street; and
  - v. Clinch Avenue.
- c. A corner lot can have more than one primary street.

### 2. Measurement of Height

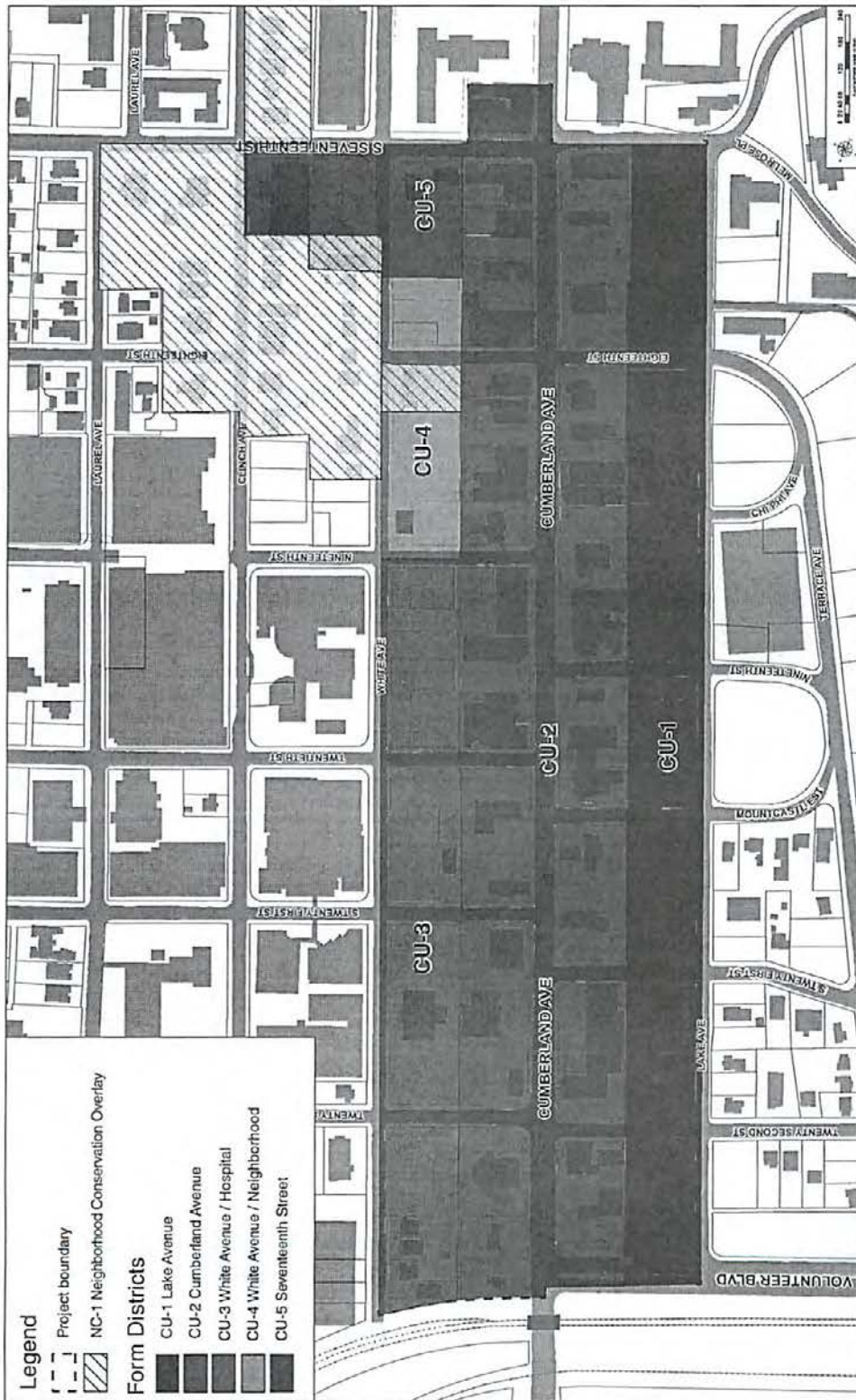
- a. Height in a CU- district is measured from the following streets using the designated street to determine average grade (see Sec. 4.0.2.H).
  - i. Lake Avenue;
  - ii. Cumberland Avenue; and
  - iii. White Avenue
- b. Overall building height cannot exceed a height plane measured from the closest street designated above and extending to the mid-block.
- c. In a CU- district, more than one additional story is allowed on a downward sloping lot, provided that the measurement above is met.



Measurement of Height

### 4.2.2. Cumberland Avenue Regulating Plan

The following map is established and made a part of the City of Knoxville Official Zoning Map.



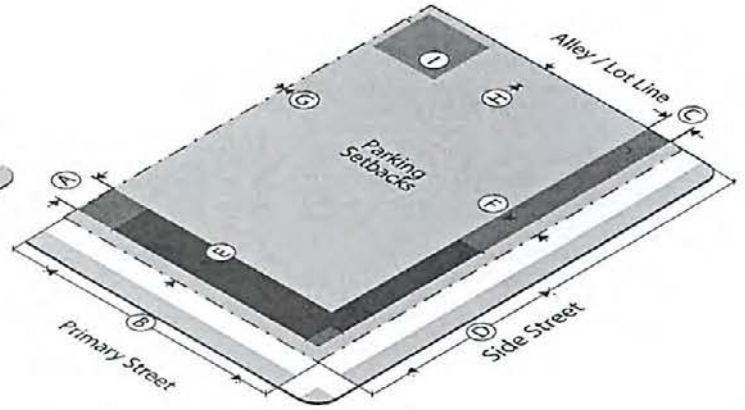
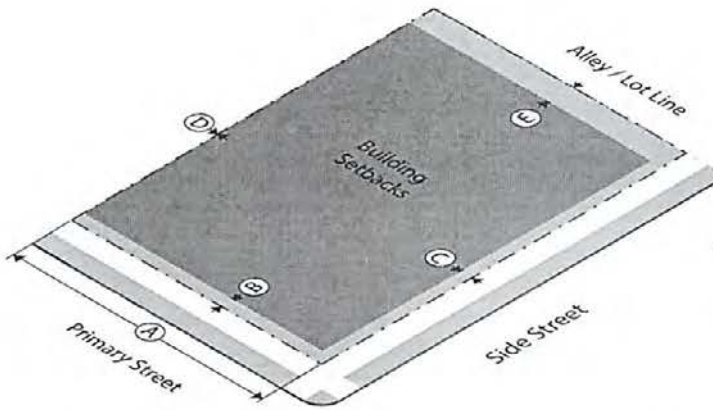
### 4.2.3. Lot Configuration

#### A. Lake Avenue (CU-1)

The following lot configuration standards apply within the Lake Avenue (CU-1) district.

##### 1. Lot

##### 2. Placement



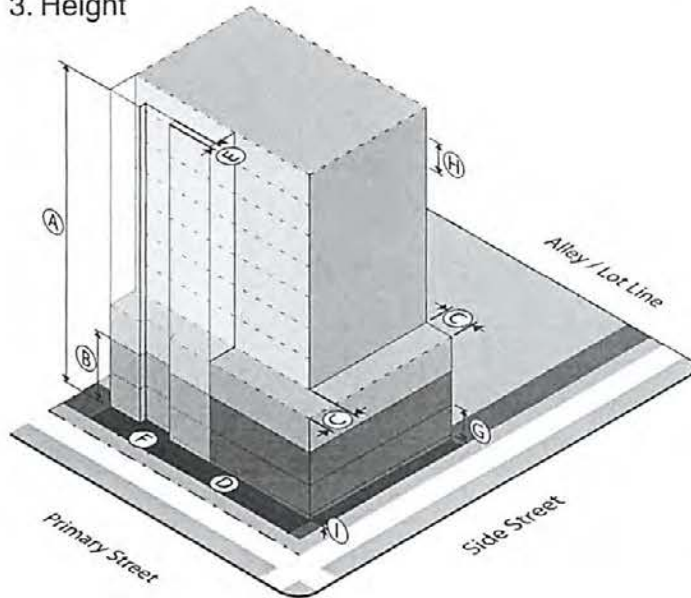
Lot Standards	
(A) Lot width (min)	16'
Building Setbacks	
(B) Primary street (min)	5'
(C) Side street (min)	5'
(D) Side interior (min)	0' or 5'
(E) Rear (min)	10'
(E) Rear, alley (min)	5'

Build-to Zone (BTZ)	
(A) Primary street (min/max)	5' / 15'
(B) Building in primary street BTZ (min % of lot width)	70%
(C) Side street (min/max)	5' / 10'
(D) Building in side street BTZ (min % of lot width)	35%

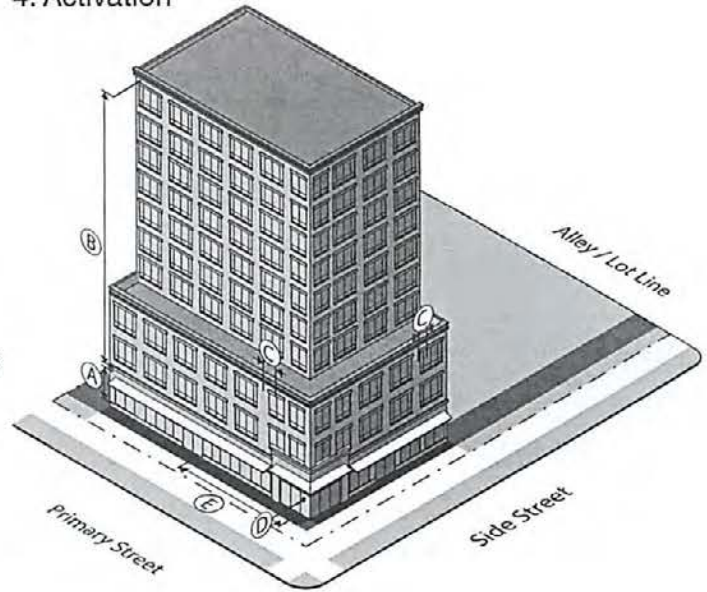
Parking Setbacks	
(E) Primary street (min)	10'
(F) Side street (min)	10'
(G) Side interior (min)	0' or 5'
(H) Rear (min)	10'
(H) Rear, alley (min)	0' or 5'

Outdoor Amenity Space	
(I) % of outdoor amenity space (min)	15%

### 3. Height



### 4. Activation



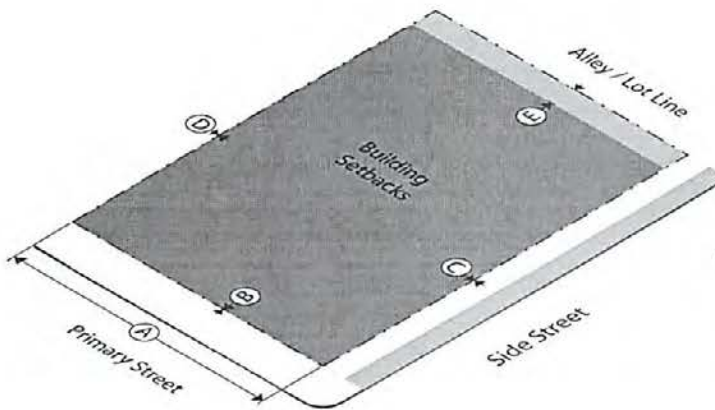
Building Height		
Ⓐ	Building height (max)	120' / 10 stories
Ⓑ	Building height (min)	24' / 2 stories
Building Mass		
Ⓒ	Stepback above 2nd or 3rd story (min)	10'
	OR	
Ⓓ	Facade length without offset (max)	50'
Ⓔ	Wall offset depth (min)	4'
Ⓕ	Wall offset length (min)	8'
Story Height		
Ⓖ	Ground story height, floor to ceiling	
	Residential (min)	9'
	Nonresidential (min)	10'
Ⓗ	Upper story height, floor to ceiling (min)	9'
Ground Floor Elevation		
Ⓘ	Residential (min)	2'
Ⓚ	Nonresidential (min)	0'

Transparency		
Ⓐ	Ground story (min)	40%
Ⓑ	Upper story (min)	20%
Ⓒ	Blank wall area (max)	30'
Building Entrances		
Ⓓ	Primary street facing entrance	Required
Ⓔ	Entrance spacing (max)	100'
Allowed Building Elements		
	Porch	yes
	Stoop	yes
	Balcony	yes
	Gallery	yes
	Awning/canopy	yes
	Forecourt	yes

## B. Cumberland Avenue (CU-2)

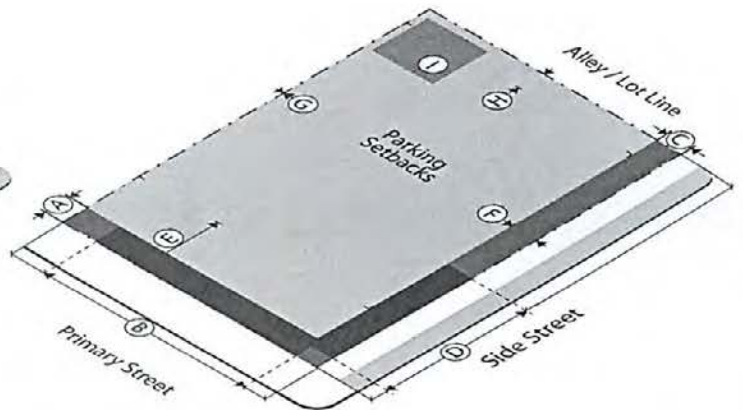
The following lot configuration standards apply within the Cumberland Avenue (CU-2) district.

### 1. Lot



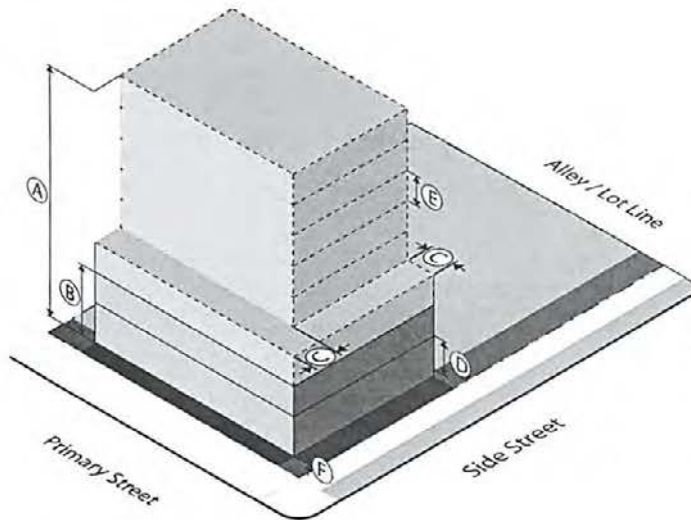
Lot Standards	
A Lot width (min)	25'
Building Setbacks	
B Primary street (min)	0'
C Side street (min)	0'
D Side interior (min)	0' or 5'
E Rear (min)	10'
E Rear, alley (min)	5'

### 2. Placement



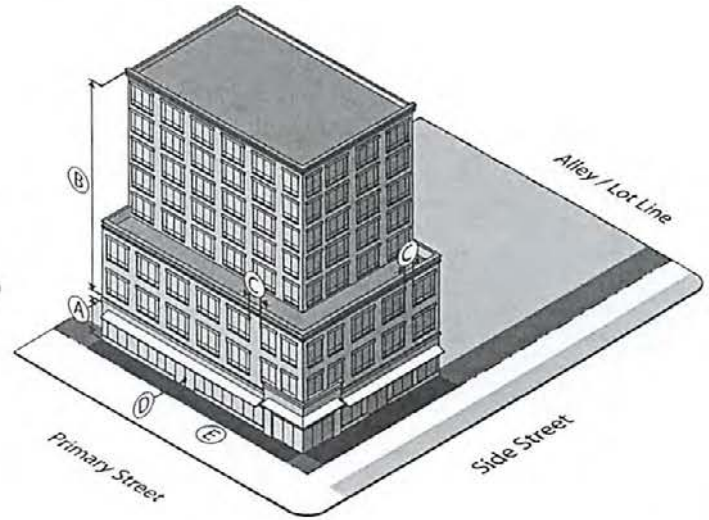
Build-to Zone (BTZ)	
A Primary street (min/max)	0' / 10'
B Building in primary street BTZ (min % of lot width)	80%
C Side street (min/max)	0' / 10'
D Building in side street BTZ (min % of lot depth)	40%
Parking Setbacks	
E Primary street (min)	30'
F Side street (min)	10'
G Side interior (min)	0' or 5'
H Rear (min)	10'
H Rear, alley (min)	0' or 5'
Outdoor Amenity Space	
I % of outdoor amenity space (min)	10%

### 3. Height



Building Height	
A	Building height (max) 90' / 8 stories
B	Building height (min) 24' / 2 stories
Building Mass	
C	Stepback above 2nd or 3rd story (min) 10'
Story Height	
D	Ground story height, floor to ceiling (min) 12'
E	Upper story height, floor to ceiling (min) 9'
Ground Floor Elevation	
F	Residential (min) N/A
F	Nonresidential (min) 0'

### 4. Activation

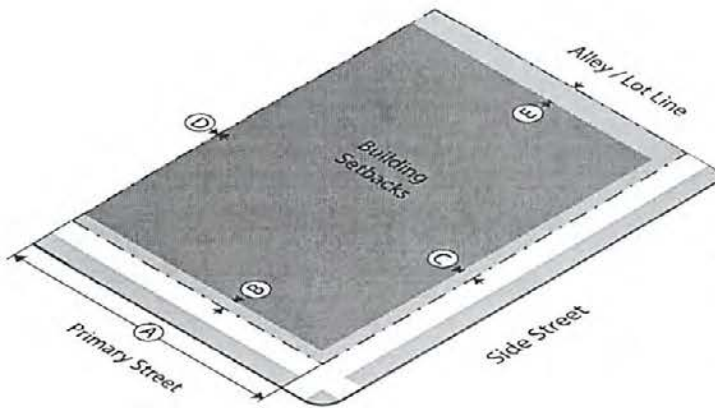


Transparency	
A	Ground story (min) 75%
B	Upper story (min) 20%
C	Blank wall area (max) 20'
A minimum of 60% of the ground floor windows must allow views into the ground story for a depth of at least 8 feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space).	
Building Entrances	
D	Primary street facing entrance Required
E	Entrance spacing (max) 50'
Allowed Building Elements	
Porch	no
Stoop	no
Balcony	yes
Gallery	yes
Awning/canopy	yes
Forecourt	yes

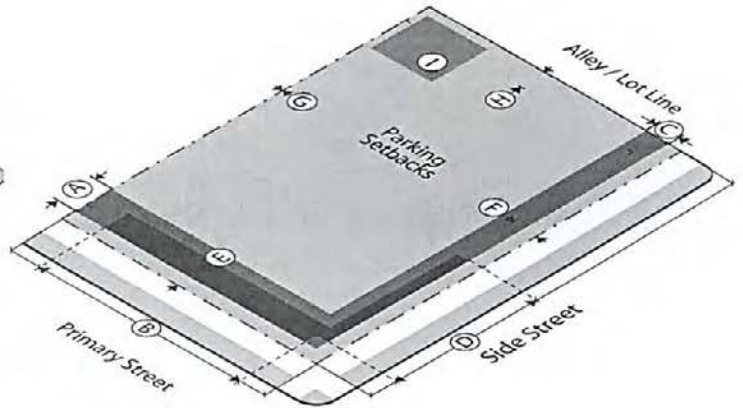
C. White Avenue / Hospital (CU-3)

The following lot configuration standards apply within the White Avenue / Hospital (CU-3) district.

1. Lot



2. Placement



Lot Standards	
Ⓐ Lot width (min)	16'
Building Setbacks	
Ⓑ Primary street (min)	5'
Ⓒ Side street (min)	5'
Ⓓ Side interior (min)	0' or 5'
Ⓔ Rear (min)	10'
Ⓕ Rear, alley (min)	5'

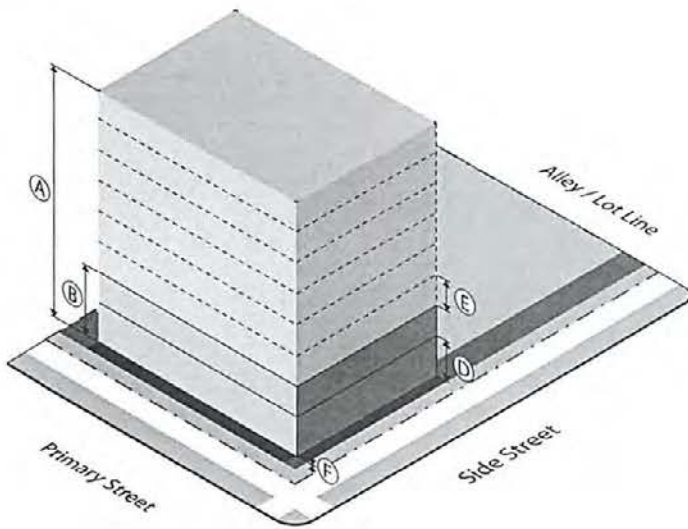
Build-to Zone (BTZ)	
Ⓐ Primary street (min/max)	5' / 15'
Ⓑ Building in primary street BTZ (min % of lot width)	70%
Ⓒ Side street (min/max)	5' / 10'
Ⓓ Building in side street BTZ (min % of lot width)	35%

Parking Setbacks	
Ⓔ Primary street (min)	10'
Ⓕ Side street (min)	10'
Ⓖ Side interior (min)	0' or 5'
Ⓗ Rear (min)	10'
Ⓖ Rear, alley (min)	0' or 5'

Outdoor Amenity Space	
Ⓘ % of outdoor amenity space (min)	15%

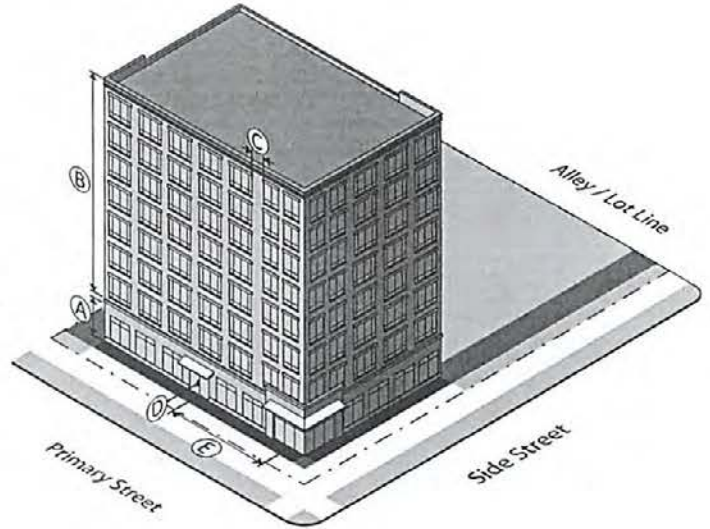


### 3. Height



Building Height	
(A) Building height (max)	90' / 8 stories
(B) Building height (min)	24' / 2 stories
Story Height	
(C) Ground story height, floor to ceiling (min)	
Residential (min)	9'
Nonresidential (min)	10'
(D) Upper story height, floor to ceiling (min)	9'
Ground Floor Elevation	
(E) Residential (min)	2'
(E) Nonresidential (min)	0'

### 4. Activation

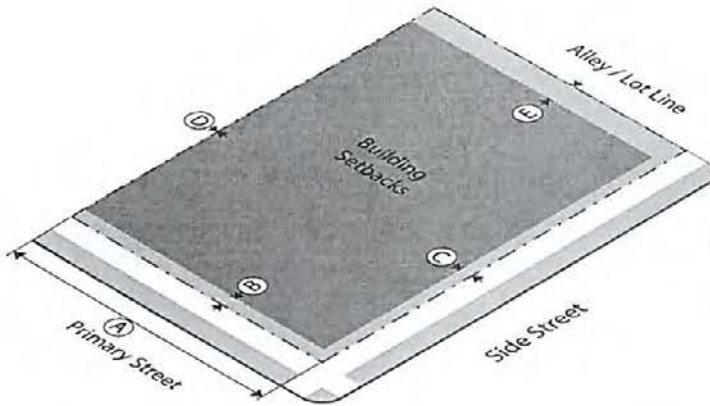


Transparency	
(A) Ground story (min)	40%
(B) Upper story (min)	20%
(C) Blank wall area (max)	30'
Building Entrances	
(D) Primary street facing entrance	Required
(E) Entrance spacing (max)	100'
Allowed Building Elements	
Porch	yes
Stoop	yes
Balcony	yes
Gallery	yes
Awning/canopy	yes
Forecourt	yes

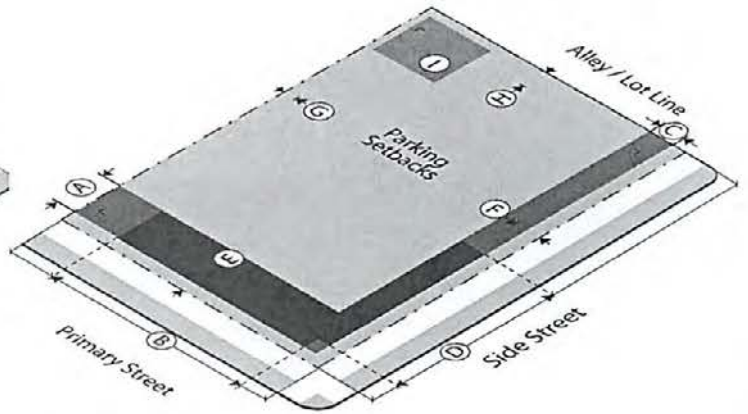
### D. White Avenue / Neighborhood (CU-4)

The following lot configuration standards apply within the White Avenue / Neighborhood (CU-4) district.

#### 1. Lot



#### 2. Placement



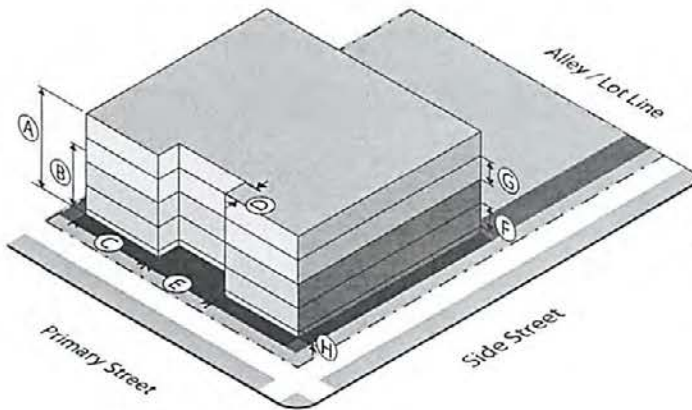
Lot Standards	
(A) Lot width (min)	16'
Building Setbacks	
(B) Primary street (min)	5'
(C) Side street (min)	5'
(D) Side interior (min)	5'
(E) Rear (min)	10'
(E) Rear, alley (min)	5'

Build-to Zone (BTZ)	
(A) Primary street (min/max)	5' / 20'
(B) Building in primary street BTZ (min % of lot width)	60%
(C) Side street (min/max)	5' / 10'
(D) Building in side street BTZ (min % of lot width)	30%

Parking Setbacks	
(E) Primary street (min)	10'
(F) Side street (min)	10'
(G) Side interior (min)	5'
(H) Rear (min)	10'
(H) Rear, alley (min)	5'

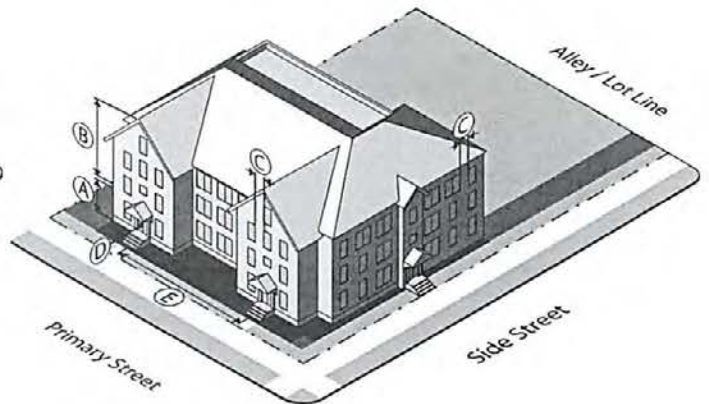
Outdoor Amenity Space	
(I) % of outdoor amenity space (min)	20%

### 3. Height



Building Height		
A	Building height (max)	50' / 4 stories
B	Building height (min)	24' / 2 stories
Building Mass		
C	Facade length without offset (max)	50'
D	Wall offset depth (min)	10'
E	Wall offset length (min)	20'
Story Height		
F	Ground story height, floor to ceiling	9'
G	Upper story height, floor to ceiling (min)	9'
Ground Floor Elevation		
H	Residential (min)	2'
H	Nonresidential (min)	0'

### 4. Activation

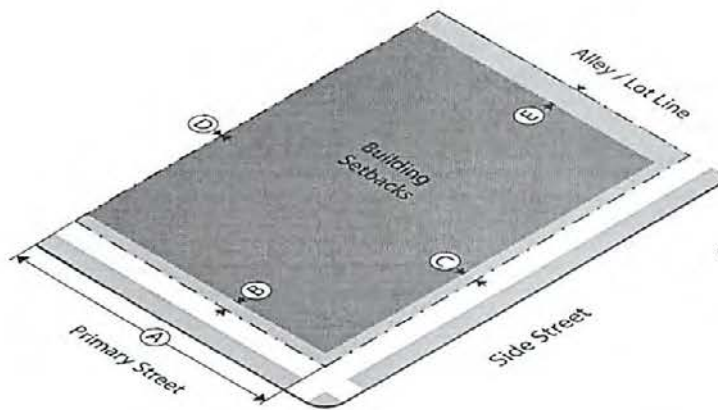


Transparency		
A	Ground story (min)	20%
B	Upper story (min)	20%
C	Blank wall area (max)	20'
Building Entrances		
D	Primary street facing entrance	Required
E	Entrance spacing (max)	100'
Allowed Building Elements		
	Porch	yes
	Stoop	yes
	Balcony	yes
	Gallery	yes
	Awning/canopy	yes
	Forecourt	yes

### E. Seventeenth Street (CU-5)

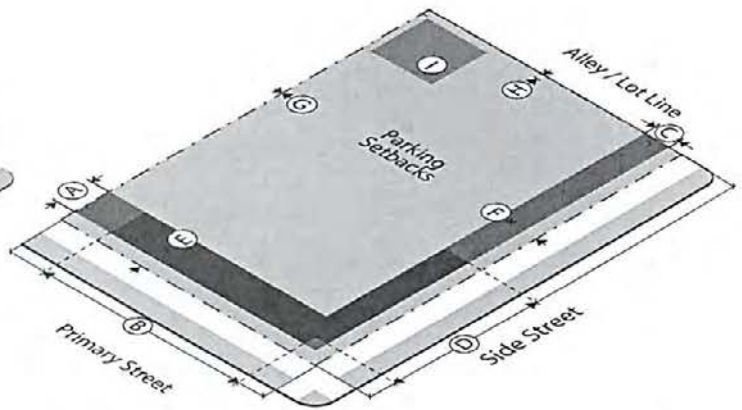
The following lot configuration standards apply within the Seventeenth Street (CU-5) district.

#### 1. Lot



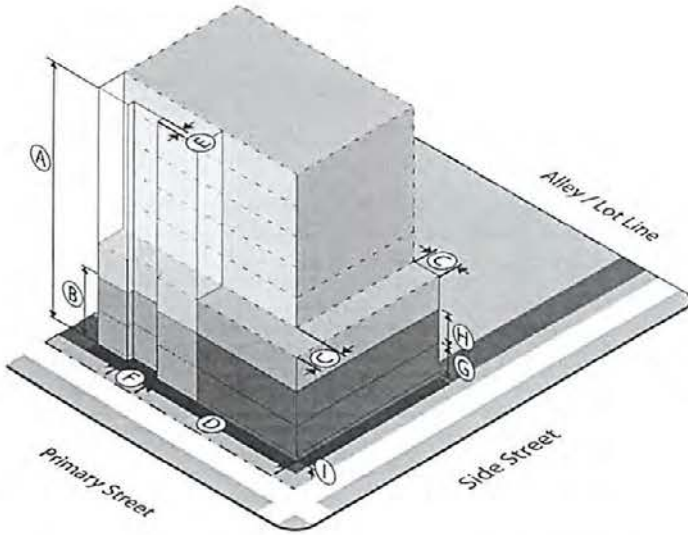
Lot Standards	
(A) Lot width (min)	16'
Building Setbacks	
(B) Primary street (min)	5'
(C) Side street (min)	5'
(D) Side interior (min)	0' or 5'
(E) Rear (min)	10'
(E) Rear, alley (min)	5'

#### 2. Placement



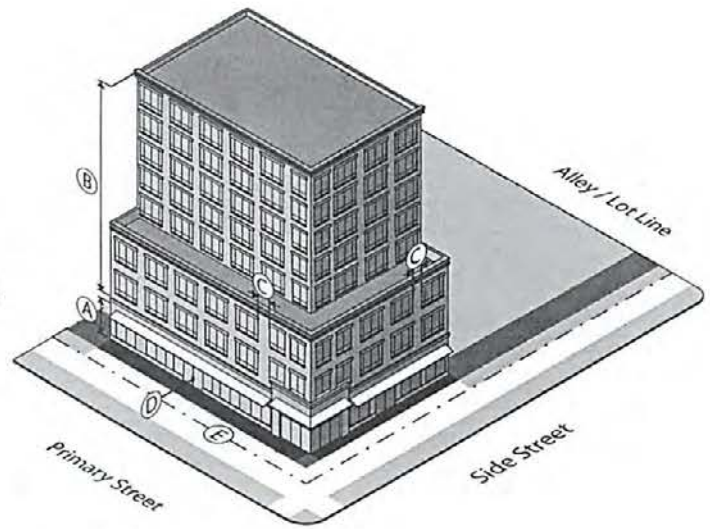
Build-to Zone (BTZ)	
(A) Primary street (min/max)	5' / 15'
(B) Building in primary street BTZ (min % of lot width)	70%
(C) Side street (min/max)	5' / 10'
(D) Building in side street BTZ (min % of lot width)	35%
Parking Setbacks	
(E) Primary street (min)	10'
(F) Side street (min)	10'
(G) Side interior (min)	0' or 5'
(H) Rear (min)	10'
(H) Rear, alley (min)	0' or 5'
Outdoor Amenity Space	
(I) % of outdoor amenity space (min)	15%

### 3. Height



Building Height	
A	Building height (max) 90' / 8 stories
B	Building height (min) 24' / 2 stories
Building Mass	
C	Stepback above 2nd or 3rd story (min) 10'
OR	
D	Facade length without offset (max) 50'
E	Wall offset depth (min) 4'
F	Wall offset length (min) 8'
Story Height	
G	Ground story height, floor to ceiling (min) 12'
H	Upper story height, floor to ceiling (min) 9'
Ground Floor Elevation	
I	Residential (min) 2'
J	Nonresidential (min) 0'

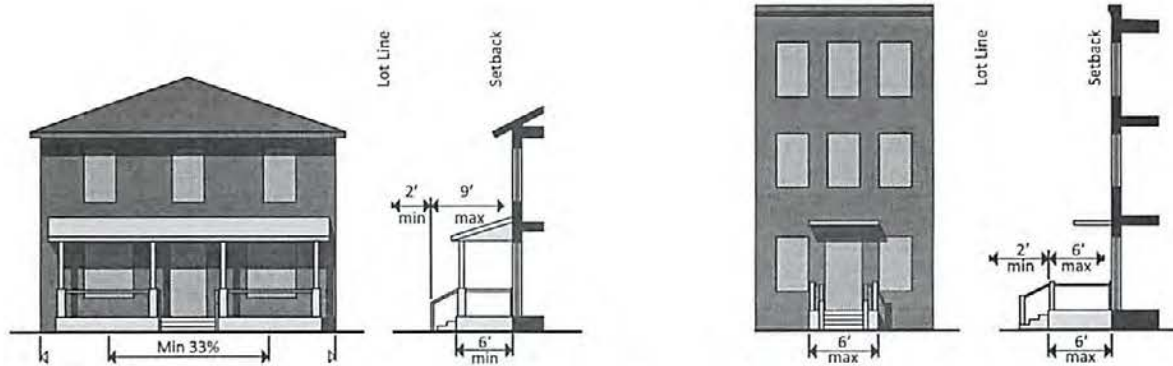
### 4. Activation



Transparency	
A	Ground story (min) 75%
B	Upper story (min) 20%
C	Blank wall area (max) 20'
A minimum of 60% of the ground floor windows must allow views into the ground story for a depth of at least 8 feet. Windows cannot be made opaque by window treatments (except operable sunscreen devices within the conditioned space).	
Building Entrances	
D	Primary street facing entrance Required
E	Entrance spacing (max) 50'
Allowed Building Elements	
Porch	yes
Stoop	yes
Balcony	yes
Gallery	yes
Awning/canopy	yes
Forecourt	yes

## 4.2.4. Building Elements

Building elements are allowed by district as forth in Sec. 4.2.3. The following standards apply to allowed building elements.



### A. Porch

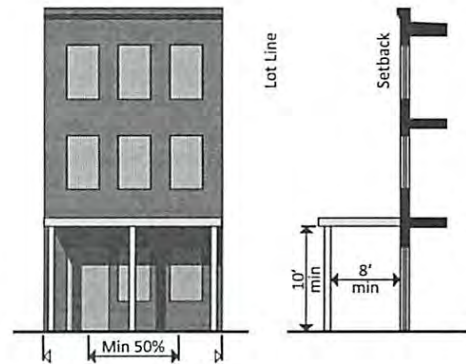
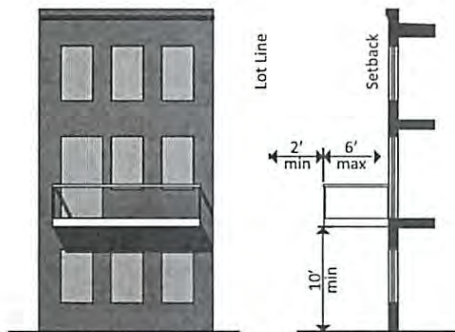
A raised structure attached to a building, forming a covered entrance to a doorway.

1. A front porch must be at least 6 feet deep (not including the steps).
2. A front porch must be contiguous, with a width not less than 33% of the building facade from which it projects.
3. A front porch must be roofed but cannot be fully enclosed.
4. A front porch may extend up to 9 feet, including the steps, into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line.
5. A front porch may not encroach into the public right-of-way.

### B. Stoop

A small raised platform that serves as an entrance to a building.

1. A stoop may be no more than 6 feet deep (not including the steps) and 6 feet wide.
2. A stoop may be covered but cannot be fully enclosed.
3. A stoop may extend up to 6 feet into a required setback, provided that the landing is at least 2 feet from the vertical plane of any lot line.
4. A stoop may not encroach into the public right-of-way.



### C. Balcony

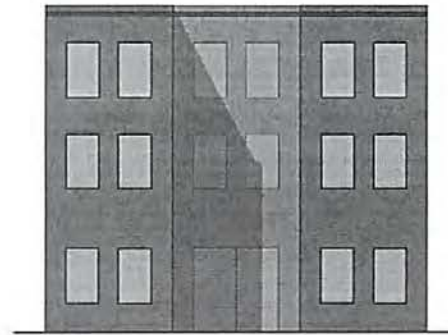
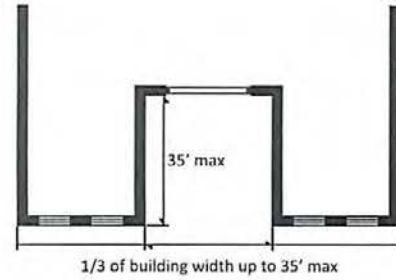
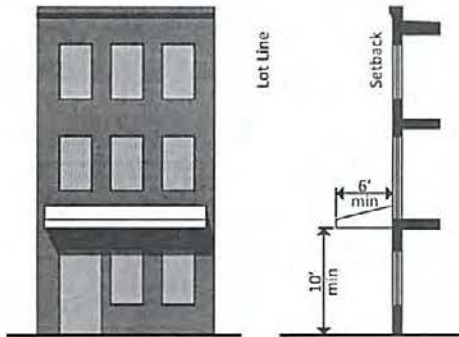
A platform projecting from the wall of a building with a railing along its outer edge, often with access from a door or window.

1. A balcony must be at least 4 feet deep and may extend up to 6 feet into a required setback, provided that such extension is at least 2 feet from the vertical plane of any lot line
2. A balcony must have a clear height above the sidewalk of at least 10 feet.
3. A balcony may be covered but cannot be fully enclosed.
4. A balcony may not encroach into the public right-of-way without a "Use Agreement" for the use of public right-of-way.
5. No balcony encroachments are allowed on Cumberland Avenue.

### D. Gallery

A covered passage extending along the outside wall of a building supported by arches or columns that is open on 3 sides.

1. A gallery must have a clear depth from the support columns to the building's facade of at least 8 feet and a clear height above the sidewalk of at least 10 feet.
2. A gallery must be contiguous and extend over at least 50% of the width of the building facade from which it projects.
3. A gallery may extend into a required setback.
4. A gallery may not encroach into the public right-of-way without a license for the use of public right-of-way.



### E. Awning/Canopy

A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.

1. An awning/canopy must be a minimum of 10 feet clear height above the sidewalk and must have a minimum depth of 6 feet.
2. An awning/canopy may extend into a required setback.
3. An awning/canopy may not encroach into the public right-of-way without a license for the use of public right-of-way.

### F. Forecourt

An open area at grade, or within an average 30 inches of grade, that serves as an open space or plaza.

1. A forecourt must be no more than 1/3 of the length of the building face, and in no case longer than 35 feet in width.
2. A forecourt may be no more than 35 feet in depth.
3. A maximum of one forecourt is permitted per site.
4. A forecourt is considered as part of the building for the purpose of measuring the build-to zone.



## 4.2.5. Use

### A. Permitted Uses

1. This Section establishes the uses allowed in each district. A lot or building must be occupied with only the uses allowed on the permitted use table in Sec. 4.2.5.D.
2. Any one or more land uses allowed in a district may be established on any lot within that district, subject to the permitted use table, and in compliance with all applicable requirements of this Code.

### B. Classification of Uses

1. In order to regulate use, categories of uses have been established in Sec. 4.2.5.E providing a systematic basis for assigning land uses to appropriate categories with other similar uses. Use categories classify land uses and activities based on common functional, product or physical characteristics.
2. The Administrator is authorized to categorize all uses. When determining what use category a proposed use fits in, the Administrator will consider the following criteria:
  - a. The actual or projected characteristics of the proposed use.
  - b. The relative amount of site area or floor area and equipment devoted to the proposed use.
  - c. Relative amounts of sales.
  - d. The customer type.
  - e. The relative number of employees.
  - f. Hours of operation.
  - g. Building and site arrangement.
  - h. Types of vehicles used and their parking requirements.
  - i. The number of vehicle trips generated.
  - j. How the proposed use is advertised.
  - k. The likely impact on surrounding properties.
  - l. Whether the activity is likely to be found independent of the other activities on the site.
  - m. Whether the use is in harmony with the general purpose and intent of these zoning regulations.

### C. Accessory Uses

1. Accessory uses and structures are permitted in conjunction with an allowed principal use. Accessory uses and structures must be accessory and clearly and customarily incidental and subordinate to a permitted principal use or structure.
2. No accessory use or structure may be established prior to the establishment of a permitted principal use or structure.
3. All accessory structures must meet the setback and height requirements of Sec. 4.2.3, except for the minimum height provisions.
4. The Administrator is authorized to determine when a use or structure is accessory. In order to classify a use or structure as accessory, the Administrator must determine that the use or structure:
  - i. Is subordinate to the principal use in terms of area, extent and purpose;
  - ii. Contributes to the comfort, convenience or necessity of occupants of the principal use or structure served;
  - iii. Is located on the same lot as the principal use or structure, or on a contiguous lot in the same ownership;
  - iv. Does not involve operations not in keeping with the character of the principal use or structure served; and
  - v. Is not of a nature likely to attract visitors in larger numbers than would normally be expected for the principal use or structure.

D. Allowed Use Table

The allowed use table identifies uses permitted in each sub-district by story.

	Lake Ave (CU-1)	Cumberland Ave (CU-2)		White Ave/ Hospital (CU-3)	White Ave/ N'hood (CU-4)	Seventeenth St (CU-5)	Definitions/Std.s.
	All Stories	Ground Story	Upper Story	All Stories	All Stories	All Stories	
<b>Residential Uses</b>							
Household Living	-	--	-	-	-	-	Sec. 4.2.5.E.1.a
Live-Work	-	--	-	-	-	-	Sec. 4.2.5.E.1.b
Group Living	-	--	-	-	-	-	Sec. 4.2.5.E.1.c
Social Services	--	--	--	--	--	--	Sec. 4.2.5.E.1.d
Personal Garden	-	-	-	-	-	-	Sec. 4.2.5.E.1.e
<b>Public Uses</b>							
Civic	-	-	-	-	-	-	Sec. 4.2.5.E.2.a
Parks & Open Space	-	-	-	-	-	-	Sec. 4.2.5.E.2.a
Minor Utilities	-	-	-	-	-	-	Sec. 4.2.5.E.2.c
Major Utilities	--	--	--	--	--	--	Sec. 4.2.5.E.2.d
Community Garden	-	-	-	-	-	-	Sec. 4.2.5.E.2.e
<b>Commercial Uses</b>							
Commercial Parking	-	-	-	-	-	-	Sec. 4.2.5.E.3.a
Day Care	-	-	-	-	-	-	Sec. 4.2.5.E.3.b
Indoor Recreation	-	-	-	-	-	-	Sec. 4.2.5.E.3.c
Medical	-	-	-	-	-	-	Sec. 4.2.5.E.3.d
Office	-	-	-	-	-	-	Sec. 4.2.5.E.3.e
Outdoor recreation	--	--	--	--	--	--	Sec. 4.2.5.E.3.f
Overnight Lodging	-	--	-	-	-	-	Sec. 4.2.5.E.3.g
Personal Service	-	-	-	-	-	-	Sec. 4.2.5.E.3.h
Restaurant/Bar	-	-	-	-	-	-	Sec. 4.2.5.E.3.i
Retail Sales	-	-	-	-	-	-	Sec. 4.2.5.E.3.j
Vehicle Sales/Rental	--	--	--	--	--	--	Sec. 4.2.5.E.3.k
Market Garden	-	-	-	-	-	-	Sec. 4.2.5.E.3.l
<b>Industrial Uses</b>							
Heavy Industrial	--	--	--	--	--	--	Sec. 4.2.5.E.4.a
Light Industrial	--	--	--	--	--	--	Sec. 4.2.5.E.4.b
Research & Development	-	-	-	-	-	-	Sec. 4.2.5.E.4.c
Self-Service Storage	--	--	--	--	--	--	Sec. 4.2.5.E.4.d
Vehicle Service	--	--	--	--	--	--	Sec. 4.2.5.E.4.e
Warehouse & Distribution	--	--	--	--	--	--	Sec. 4.2.5.E.4.f

KEY: - = Use allowed -- = Use not allowed

## E. Use Categories

### 1. Residential Uses

#### a. Household Living

- i. Residential occupancy of a dwelling unit by a household on a monthly or longer basis.
- ii. In CU-2, lobby areas, recreation areas and workout facilities associated with an upper story residential use are allowed on the ground story.

#### b. Live-Work

The intent of live-work is to permit businesses, professions, occupations or trade within a residential dwelling unit that requires employees, customers, clients or patrons to visit the unit. Live-work units are permitted provided the following standards are met:

- i. Live-work is only permitted in units with street level access.
- ii. A minimum of one person must occupy the live-work unit as their primary place of residence.
- iii. The live-work unit may employ no more than 2 persons not living on the premises at any one time.
- iv. No business storage or warehousing of material, supplies or equipment is permitted outside of the live-work unit.
- v. The nonresidential use of the unit is limited to office, personal service and retail sales.
- vi. No equipment or process may be used in connection with the live-work unit that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses, off the premises.
- vii. Business signage is limited to one unlit wall or projecting sign no larger than 3 square feet in area, attached to the structure housing the live-work unit.
- viii. No more than 5 customers are permitted on the premises at any one time.

#### c. Group Living

Residential occupancy of a structure by a group of people that does not meet the definition of household living. Tenancy is usually arranged on a monthly or longer basis. Generally, group living facilities have a common eating area for residents, and residents may receive care or training.

#### d. Social Service

A facility that provides treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

#### e. Personal Garden

An area of land on which food or non-food crops are grown by the property owner or other person with an interest in the property for personal or family consumption and enjoyment. Personal gardens may be principal or accessory use. On-site sales are permitted through the use of a temporary use permit issued for a seasonal produce stand.

### 2. Public Uses

#### a. Civic

- i. Places of public assembly that provide ongoing governmental, life safety, educational and cultural services to the general public, as well as meeting areas for religious practice.
- ii. Civic uses can include museums, libraries, places of worship, police, fire, or EMS station and public schools (K-12).
- iii. Buildings that contain civic uses are not subject to the build-to, story height, transparency and building entrance requirements of Sec. 4.2.3.

#### b. Parks & Open Space

Uses focusing on public gathering areas for passive or active outdoor recreation, and having few structures.

#### c. Minor Utilities

Public or private infrastructure serving a limited area with no on-site personnel. Minor utilities can include on-site stormwater retention or detention facilities, neighborhood-serving cable, telephone, gas or electric facilities and water/wastewater pump or lift station.

d. Major Utilities  
Public or private infrastructure serving the general community and possibly having on-site personnel.

e. Market Garden  
An area of land managed and maintained by an individual, group or business to grow and harvest food and non-food crops to be sold for profit on-site, off-site, or both. Market gardens may be principal or accessory uses.

### 3. Commercial Uses

- a. Commercial Parking  
A facility that provides parking not accessory to a principal use, for which a fee may or may not be charged.
- b. Day Care  
A facility providing care, protection, and supervision of to 6 more unrelated children or adults on a regular basis.
- c. Indoor Recreation  
A facility providing daily or regularly scheduled recreation-oriented activities in an indoor setting. Indoor recreation can include an athletic, tennis, swim or health club; a dance, martial arts, or music studio; or a movie or other type of theater.
- d. Medical  
A facility providing medical or surgical care to patients. Some uses may offer overnight care. Medical can include hospital, urgent care, or emergency medical office; medical, dental office or chiropractor; and medical clinic.
- e. Office  
A facility focusing on business, professional or financial activities conducted in an office setting.
- f. Outdoor Recreation  
A commercial facility providing daily or regularly scheduled recreation-oriented activities primarily in an outdoor setting. Outdoor recreation can include a drive-in theater, outdoor amusements, golf driving range, mini-amusement park, miniature golf facility or private ballfields.

- g. Overnight Lodging - Hotels and Motels
  - i. A facility providing overnight accommodations arranged for short term stays of less than 30 days for rent or lease.
  - ii. In CU-2, lobby areas, recreation areas, workout facilities, meeting rooms and eating and cooking areas associated with the overnight lodging facility are allowed on the ground story.

- h. Personal Service  
Establishment primarily engaged in providing services involving the care of a person or their apparel.
- i. Restaurant/Bar  
A facility that prepares and sells food or drink for on- or off-premise consumption.
- j. Retail Sales  
A facility involved in the sale, lease, or rental of new or used products, not including car or vehicle sales or rental. Includes bicycle sales, repair or rental.
- k. Vehicle Sales/Rental  
A facility involved in the sales, rental or leasing of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Does not include bicycle sales, repair or rental.
- l. Community Garden  
An area of land managed and maintained by a nonprofit or group of individuals to grow and harvest food or non-food crops for personal or group use, consumption, or donations. Community gardens may be principal or accessory uses.

### 4. Industrial Uses

- a. Heavy Industrial  
A facility involved in dangerous, noxious or offensive activity or a facility that has smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception or radiation.

**b. Light Industrial**

A facility involved in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, or products.

**c. Research and Development**

A facility involved primarily on the research and development of new products.

**d. Self-Service Storage**

A facility providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing personal property.

**e. Vehicle Service**

A facility involved in the repair and service of passenger vehicles, light and medium trucks, and other consumer motor vehicles such as motorcycles, boats, and recreational vehicles. Does not include bicycle sales, repair or rental.

**f. Warehouse & Distribution**

A facility involved in the storage or movement of goods for themselves or other firms.

## 4.2.6. Parking

### A. Applicability

#### 1. General

No permit for the construction, reconstruction, extension, or alteration of any building, structure, or use of land, and no building or land, or any part of any building or land, may be occupied or used until parking has been demonstrated in accordance with the requirements of this Code.

### B. Required Vehicle Parking

- The following vehicle parking spaces are required for each use.
- For the purposes of calculating required parking spaces, uses are grouped into categories (see Sec. 4.2.5.E).

	Required (min)	Reserved (max)
<b>Residential Uses</b>		
Household living		
0 to 1 bedroom	1 per unit	2 per unit
2 bedrooms	1.5 per unit	2 per unit
3 bedrooms	2 per unit	2 per unit
4+ bedrooms	2.5 per unit	2 per unit
Guest parking (multi-dwelling development only)	0.125 per unit	0.25 per unit
<b>Public Uses</b>		
All uses	none	3 per 1,000 SF GFA
<b>Commercial Uses</b>		
All uses	none	3 per 1,000 SF GFA
<b>Industrial Uses</b>		
All uses	none	3 per 1,000 SF GFA

- Reserved parking spaces mean those spaces designated for a specific unit or use.

### C. Required Bicycle Parking

- The following bike parking spaces are required for each use.

- For the purposes of calculating required bike parking spaces, uses are grouped into categories (see Sec. 4.2.5.E).

	Required Spaces (min)	Short-term/ Long-term split
<b>Residential Uses</b>		
Multi-dwelling, group living	.5 per unit up to 2 bedrooms, .25 per additional bedroom	20% / 80%
All other residential uses	none required	--
<b>Public Uses</b>		
All uses	1 per 5,000 SF of gross floor area, 4 min	90% / 10%
<b>Commercial Uses</b>		
All uses	1 per 2,500 SF of gross floor area, 4 min	80% / 20%
<b>Industrial Uses</b>		
Research & Development	1 per 7,500 SF of gross floor area, 4 min	20% / 80%

### D. Bicycle Parking Facilities

#### 1. General Requirements

- Bicycle parking spaces must be located on paved or pervious, dust-free surface with a slope no greater than 3%. Surfaces cannot be gravel, landscape stone, or wood chips.
- Bicycle parking spaces must be a minimum of 2 feet by 6 feet. There must be an access aisle a minimum of 5 feet in width.
- Each required bicycle parking space must be accessible without moving another bicycle and its placement must not result in a bicycle obstructing a required walkway.
- Up to 25% of bicycle parking may be structured parking, vertical parking or wall mount parking, provided there is a 5 foot access aisle for wall mount parking.
- All racks must accommodate cable locks and "U" locks including removing the front wheel and locking it to the rear fork and frame.

## 2. Short-Term Bicycle Parking

- a. Required short-term bicycle parking spaces must be located in a convenient and visible area at least as close as the closest non-accessible automobile parking and within one 100 feet of a principal entrance and must permit the locking of the bicycle frame and one wheel to the rack and must support a bicycle in a stable position.
- b. No fee can be charged for resident bicycle parking where free automobile parking is provided on-site.

## 3. Long-Term Bicycle Parking

- a. Required long-term bicycle parking spaces must be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and must be accessible to intended users.
- b. Required long-term bicycle parking for residential uses can not be located within dwelling units or within deck, patio areas, or private storage areas accessory to dwelling units.
- c. With permission of the Administrator, long-term bicycle parking spaces for non-residential uses may be located off-site within 300 feet of the site.
- d. No fee can be charged for resident bicycle parking where free automobile parking is provided on-site.

## E. Drive-Through Vehicle Stacking

1. Adequate space must be made available on-site for the stacking, storage and queuing of vehicles.
2. Vehicles using drive-through facilities may not encroach on or interfere with the public use of streets and sidewalks by vehicles or pedestrians.
3. All drive-through areas, including but not limited to menu boards, stacking lanes, trash receptacles, ordering box, drive up windows, and other objects associated with the drive-through area, must be located to the side or rear of the building. Drive-through windows and lanes may not be placed between the street and the associated building.
4. A restaurant with a drive-through must provide at least 4 queuing spaces, measured from the first pick up window.

5. A bank or pharmacy with a drive-through must provide at least 3 queuing spaces per drive-through lane, measured from the teller box or window.
6. All other uses determined by the Engineering Department.

## F. Stall Size and Drive Aisle Dimensions

When provided parking spaces and drive aisles must meet the requirements of Article 5, Section 7 "Minimum Off-Street Parking, Access and Driveway Requirements."

## G. Design of Parking Structures

1. Parking structures must meet all the requirements for a principal structure as specified in Sec. 4.2.3. In no case can structured parking exceed the height of any other building on the site.
2. Required parking setbacks apply only to the first floor of the parking structure. Parking setbacks do not apply to underground parking.
3. The ground story of a structured parking garage facing Cumberland Avenue, Lake Avenue or Seventeenth Street must have active uses (such as, but not limited to, residential, commercial, office or civic space, where permitted) located between the parking structure and the street (not including an alley).
4. Where upper stories of structured parking are allowed at the perimeter of a building, they must be screened so that cars are not visible from ground level view from adjacent property or adjacent public street right-of-way (not including an alley).
5. Architectural and vegetative screens must be used to articulate the facade, hide parked vehicles and shield lighting. In addition, any ground floor facade treatment (building materials, windows, and architectural detailing) must be continued on upper stories.
6. Parking structure entries must not exceed 16 feet clear height and 25 feet clear width.

## 4.2.7. Landscaping and Screening

### A. Surface Parking Lots

#### 1. Applicability

- This Section applies to all new on-site surface parking lots with more than 10 spaces. For purposes of this Section, multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.
- An existing parking lot may be renovated or repaired without providing additional landscaping, provided there is no increase in the size of the parking lot.
- When an existing parking lot is increased in size, landscaping is required for the new parking area only.
- When an existing parking lot is increased in size by more than 50% cumulatively, landscaping is required for both the existing parking lot and the new parking area.

#### 2. Perimeter Screening

All surface parking lots with frontage on any portion of a street right-of-way (not including an alley) must be screened with the following:

- A minimum 10-foot wide, landscaped area with a continuous row of shrubs must be provided between the street and parking lot.

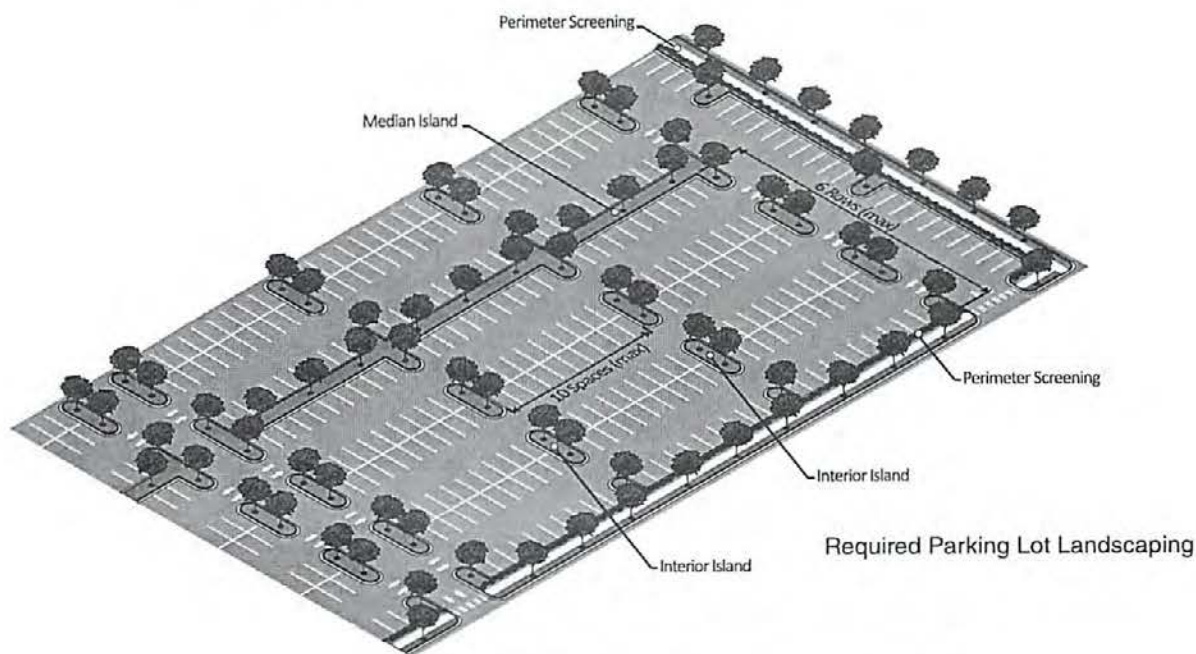
- Shrubs must be a minimum of 18 inches in height when planted and must reach a minimum size of 36 inches in height within 3 years of planting.
- A 36-inch wall in a minimum 5-foot planting strip may be substituted for the continuous row of shrubs.
- Breaks for pedestrian and vehicle access are allowed.
- No landscaping is permitted that materially impedes vision for vehicular sight distance.

#### 3. Interior Islands

- A landscaped interior island must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking area.
- Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.
- An interior island must be a minimum of 9 feet in width and 320 square feet in area.
- Interior islands may be installed below the level of the parking lot surface to allow for runoff capture.

#### 4. Median Islands

- A landscape median island must be provided between every 6 single parking rows.
- A landscape median island must be a minimum of 5 feet wide.





- c. A median island may also serve as the location for a sidewalk. In such case, the sidewalk must be a minimum of 6 feet wide, and the remaining planting area must be no less than 5 feet wide.
- d. Median islands may be consolidated or intervals may be expanded in order to preserve existing trees.
- e. Median islands may be installed below the level of the parking lot surface to allow for runoff capture.

## 5. Tree Coverage

- a. Each interior island must include at least 1 shade tree.
- b. In no case can there be less than 1 shade tree for every 3,000 square feet of parking area including drive lanes.

## B. Screening

### 1. Applicability

This Section applies to all new service areas and the installation of new mechanical equipment.

### 2. Service Areas

- a. Trash collection, trash compaction, recycling collection and other similar service areas must be located to the side or rear of buildings and must be screened from view from adjacent property or public street right-of-way (not including an alley).
- b. Service areas that are fully integrated into a building must be screened with a roll down door or other opaque screen.
- c. Service areas that are not integrated into a building must be screened from 3 sides by a wall at least 6 feet in height and on the fourth side by a solid gate at least 6 feet in height.
- d. The gate and wall must be maintained in good working order and must remain closed except when trash pick-ups occur.

### 3. Mechanical Equipment

#### a. Roof-Mounted Equipment

- i. Roof-mounted equipment must be screened from ground level view from adjacent property or adjacent street right-of-way (not including an alley), measured at ground level from 150 feet away.

- ii. New buildings must provide a parapet wall or other architectural element that screens roof-mounted equipment.

#### b. Wall-Mounted Equipment

- i. Wall-mounted equipment cannot be located on any surface that directly faces a public right-of-way (not including an alley).
- ii. Wall-mounted equipment located on any surface that is visible from a public right-of-way (not including an alley) must be fully screened by landscaping or an opaque screen.

#### c. Ground-Mounted Equipment

Ground-mounted mechanical equipment that is visible from a public right-of-way (not including an alley) must be screened from view by landscaping or a wall. The screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

## C. Fence and Walls

### 1. Applicability

This Section applies to all new fences and walls.

### 2. Standards

- a. Fences and walls may be placed up to the property line, and any posts or supporting rails must face inward toward the property being fenced.
- b. A wall or fence located in a primary or side street yard, not used for a required screen, cannot be more than 6 feet height. The opacity of the wall or fence above 4 feet in height must exceed 50%.
- c. A wall or fence located in a side or rear yard cannot be more 8 feet in height.
- d. Walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; glass block; or other material approved by the Administrator.

- e. Fences must be constructed of high quality materials including one or a combination of the following: wood, composite fencing; wrought iron, steel, aluminium, PVC vinyl; or other material approved by the Administrator.
- f. No wall or fence may be located within any required drainage or utility easement.
- g. Barbed wire or concertina wire is not allowed.
- h. Chain-link fences are not allowed in any primary or side street yard.
- i. No wall or fence is permitted which materially impedes vision for vehicular sight distance.

- c. Multi-stem understory trees planted to meet the landscaping requirements must be at least 5 feet tall at time of planting.

## E. Maintenance

All required landscaping must maintained in good health and condition. Any dead, unhealthy, deteriorating, broken or missing landscaping must be replaced with landscaping that conforms to this Code within 30 days (or within 180 days where weather concerns would jeopardize the health of plant materials).

## D. Plant Installation

### 1. General Provisions

- a. Plant materials must be hardy to zone 7a in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
- b. Plant materials must be able to survive on natural rainfall once established with no loss of health.
- c. Tree height is measured from the top of the root ball to the tip of the main stem.

### 2. Shade Trees

- a. All shade trees planted to meet the landscaping requirements must be a locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater unless subject to an overhead power line in which case the mature height may be less.
- b. All shade trees planted to meet the landscaping requirements must have a minimum caliper of 2 inches and be at least 8 feet tall at time of planting.

### 3. Understory Trees

- a. Understory trees planted to meet the landscaping requirements must be a locally-adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.
- b. Single-stem understory trees planted to meet the landscaping requirements must have a minimum caliper of 1 inches and be at least 5 feet tall at time of planting.

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## 4.2.8. Signs

### A. Applicability

1. No sign may be erected, altered, refurbished or otherwise modified after the effective date of this Code except in accordance with the requirements of this Section.
2. All signs must be located on the same lot as the permitted use and be clearly incidental, customary and commonly associated with the operation of the permitted use.
3. Nothing in this Section is intended to prohibit the ordinary maintenance repair of a nonconforming sign or replacement of a broken part of a nonconforming sign.

### B. General Sign Provisions

#### 1. Prohibited Signs

The following signs are prohibited.

- a. Signs which move, or give the appearance of moving with the exception of those signs not requiring a permit (see Sec. 4.2.8.B.2). This includes banners, pennants, streamers, string pennants, flags and all other signs which flutter, undulate, swing, rotate, oscillate or otherwise move by natural or artificial means.
- b. Signs which contain or make use of any word, phrase, symbol, shape, form or character in such manner as to interfere with, mislead, or confuse traffic. This does not include signs which are accessory to parking lots, driveways or roads.
- c. Signs which have moving parts and signs which have red, green yellow, amber or blue lights.
- d. Signs which have flashing lights, blinking lights or signs containing any running lights creating an illusion of movement.
- e. Signs placed on a parked vehicle or trailer where the apparent purpose is to advertise a product or direct people to a business or business located on the same or nearby property.
- f. Roof signs.
- g. Electronic Message Centers as defined in Article 5, Section 10, "Signs, Billboards, and other advertising structures".

#### 2. Signs Allowed Without a Permit

The signs listed below do not require a permit if they meet the following provisions.

- a. Street address numbers provided they do not exceed 1 square foot in area.
- b. Building nameplates provided they do not exceed 6 square feet in area.
- c. Paper notices placed on bulletin boards or on kiosks maintained by any governmental organization.
- d. Signs erected or required by governmental bodies, or authorized for a public purpose by any law, statute or ordinance.
- e. Flags bearing the officially adopted design of a nation, state, county, city or the University of Tennessee. Flags cannot exceed 30 square feet in size, except that United States of America garrison size flags are allowed.
- f. Signs that include business hours of operation, not to exceed 1 square foot in size.
- g. Window signs that cover no more than 10% of the total surface of each window.

#### 3. Signs in the Right-of-Way

- a. Monument signs and bracket signs cannot encroach into the public right-of way.
- b. Wall signs, awning signs, canopy signs, projecting signs, crown signs, shingle signs and sidewalk signs may encroach over the public sidewalk but cannot encroach on or over any streets or alleys. All signs must be a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.

#### 4. Common Sign Plan

A common sign plan must be filed with the Administrator for all sites occupied by more than one tenant. After the filing of a common sign plan, all tenant signs must meet the requirements of the common sign plan. The applicant must indicate the standards of consistency of all signs on the subject property with regard to:

- a. Colors;
- b. Letter/graphics style;
- c. Location of each sign;
- d. Materials used in sign construction; and
- e. Maximum dimensions and proportion.

C. Signs Requiring a Permit

1. Sign Types

The following signs are allowed in all CU- districts following the issuance of a sign permit under Article V, Section 10 " Signs, Billboards, and Other Advertising Structures." Standards for each sign type are listed in the following pages.



Wall Sign  
(Sec. 4.2.8.D)



Awning Sign  
(Sec. 4.2.8.E)



Canopy Sign  
(Sec. 4.2.8.F)



Projecting Sign  
(Sec. 4.2.8.G)



Crown Sign  
(Sec. 4.2.8.H)



Shingle Sign  
(Sec. 4.2.8.I)



Monument Sign  
(Sec. 4.2.8.J)



Bracket Sign  
(Sec. 4.2.8.K)



Sidewalk Sign  
(Sec. 4.2.8.L)

2. Allocation of Sign Area

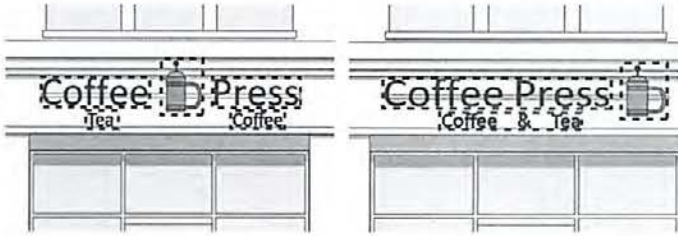
The maximum sign area for each sign type is determined is established below.

Sign Type	Sign Area
Wall Sign	
Awning Sign	1 square foot per foot of street-facing building facade
Canopy Sign	
Projecting Sign	
Crown Sign	250 SF
Shingle Sign	9 SF
Monument Sign	30 SF
Bracket Sign	9 SF
Sidewalk Sign	6 SF

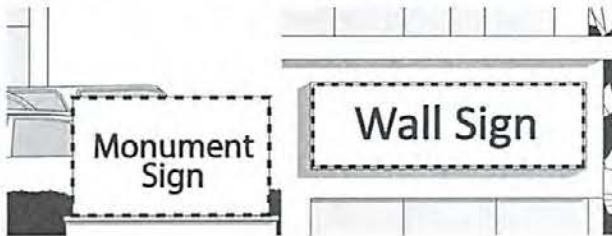
### 3. Computation of Sign Area

The area of all signs is computed as follows:

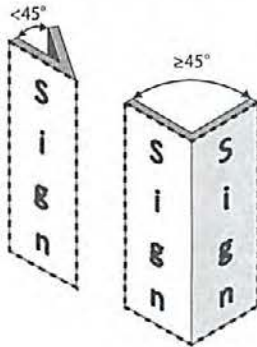
- a. For wall signs, awning signs, canopy signs and crown signs consisting of freestanding letters or logos, sign area is calculated as the total area of the rectangle, circle or square that fully encloses all the letters or logo.



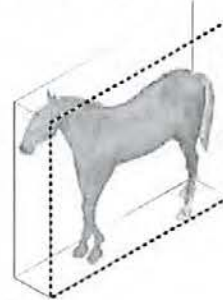
- b. For signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign face and the background used to differentiate the sign from the structure on which it is mounted. Sign area includes the face of the structure that the message is affixed to, not including any supports or bracing.



- c. The area of a sign with faces placed less than 45 degrees apart is calculated based on the area of the largest face of the sign. The area of a sign with faces placed 45 or more degrees apart is calculated based on the area of all sign faces.

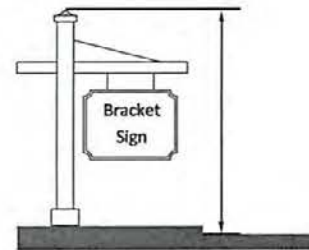


- d. The area of a three-dimensional sign is calculated as the total area of the smallest rectangle, circle or square that fully encloses the largest profile of the three-dimensional sign.

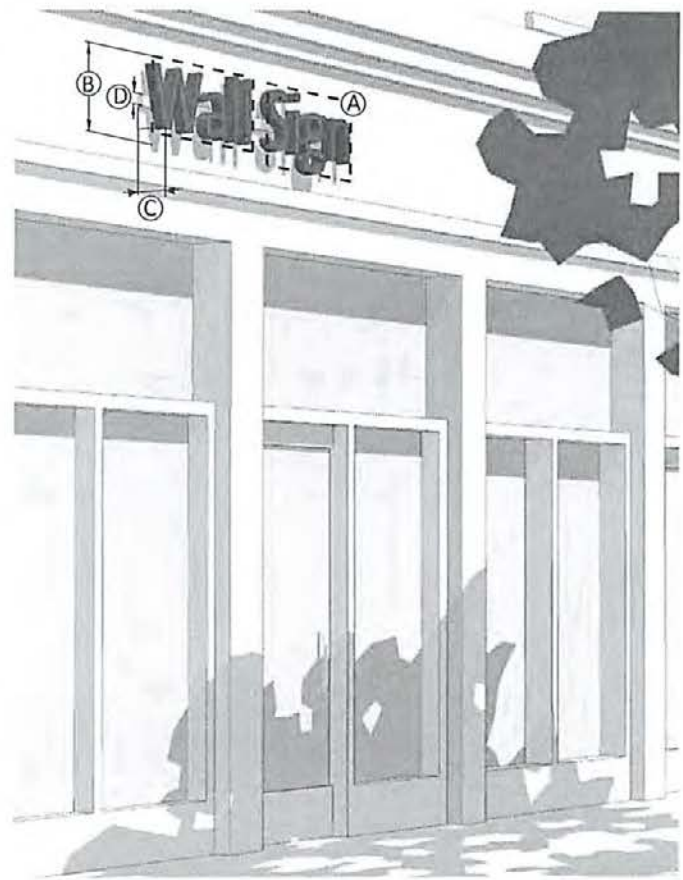


### 4. Measurement of Sign Height

The total height of a ground or bracket sign is measured from the highest point of the sign or supporting structure to the top of the abutting sidewalk.



## D. Wall Sign

**Description**

A sign fastened to or painted on the wall of a building in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 1 foot from the building or structure.

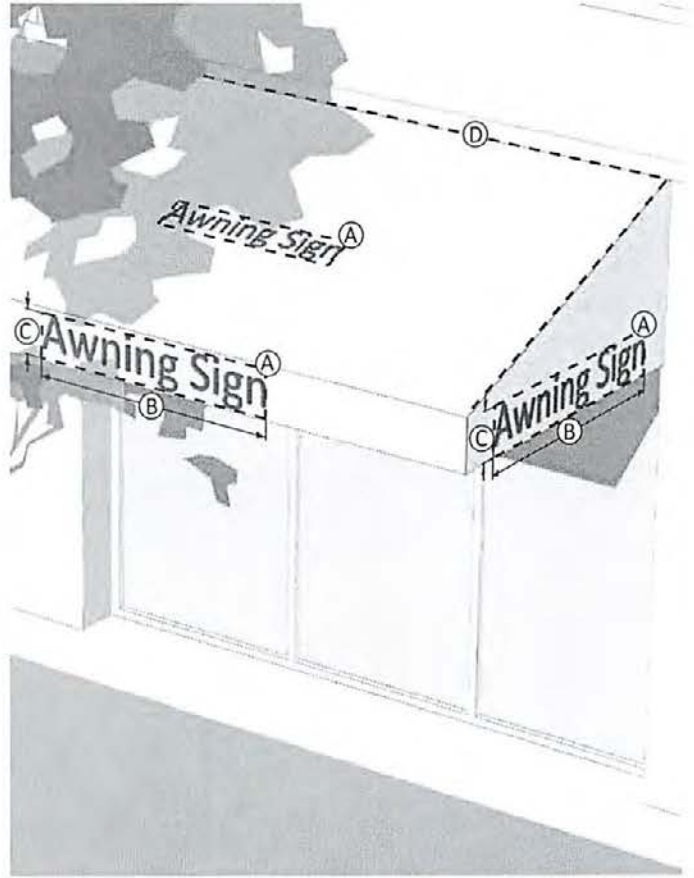
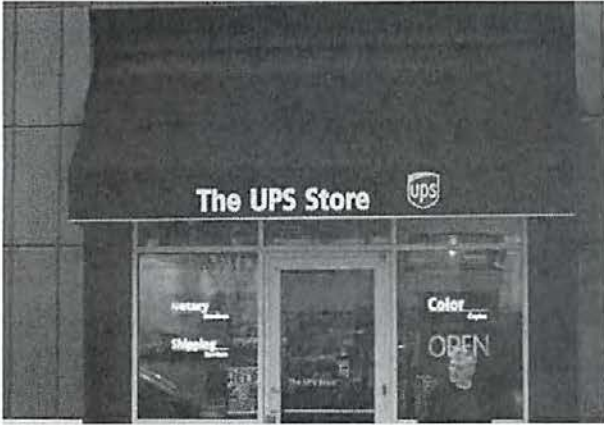
**General Provisions**

1. A wall sign must be placed no higher than 18 feet above the sidewalk.
2. No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.
3. No portion of a wall sign may extend above the lower eave line of a building with a pitched roof.
4. A wall sign cannot cover windows or architectural details.
5. A wall sign can be externally or internally illuminated under Sec. 4.2.8.M.

**Standards**

(A) Overall area allocation (max)	Sec. 4.2.8.C.2
Sign area (max per sign)	60 SF
(B) Height (max)	5'
(C) Projection - measured from building facade (max)	1'
(D) Raceway (max % of letter height)	50%

E. Awning Sign



**Description**

A sign where graphics or symbols are painted, sewn, or otherwise adhered to the awning material as an integrated part of the awning itself.

**General Provisions**

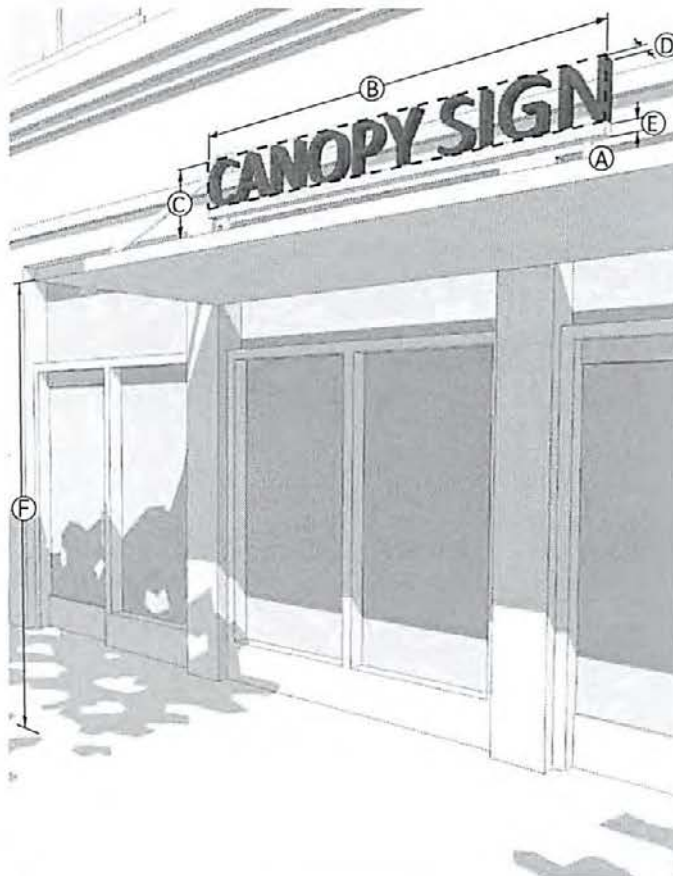
1. An awning sign cannot extend outside the awning.
2. Only awnings over first and second story doors and windows may contain signs.
3. A maximum of 1 sign is allowed per awning face.
4. An awning sign may only be externally illuminated under Sec. 4.2.8.M.

**Standards**

(A) Overall area allocation (max)	Sec. 4.2.8.C.2
(B) Width (max % of awning width/depth)	75%
(C) Height of text and graphics on valance (max)	2'
(D) Area of sloping plane covered by sign (max)	25%



## F. Canopy Sign

**Description**

A sign placed on a canopy so that the display surface is parallel to the plane of the wall.

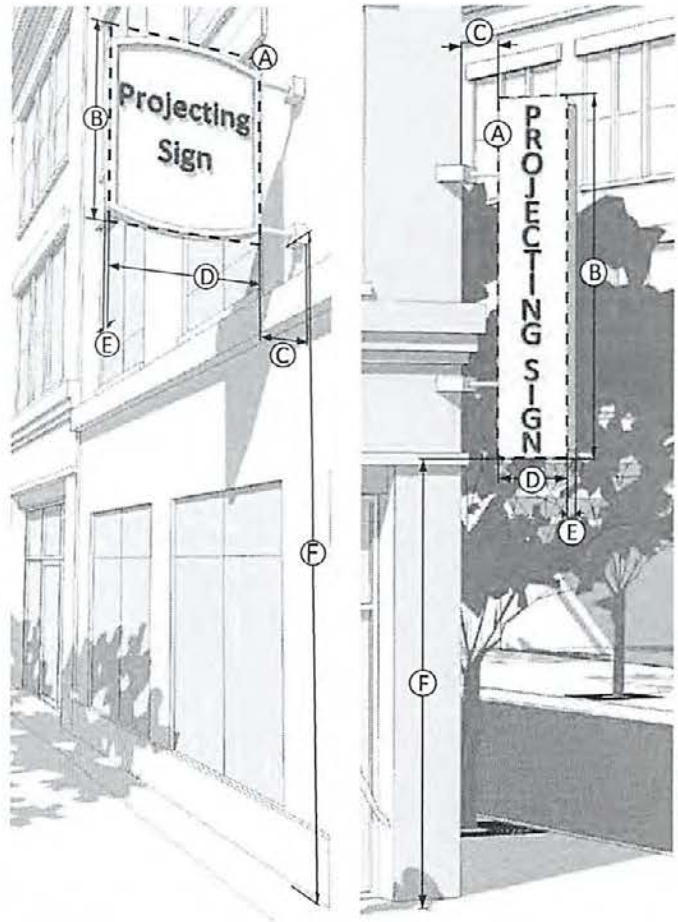
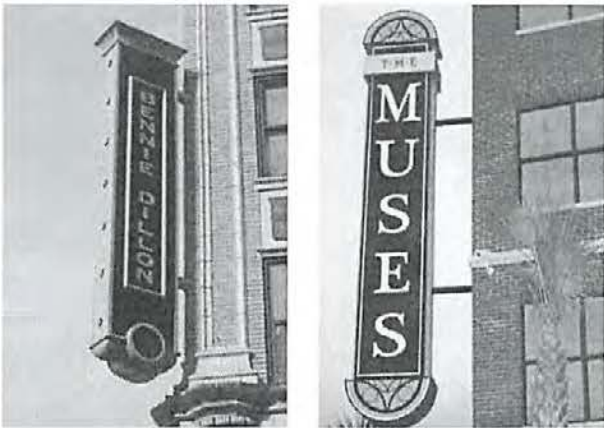
**General Provisions**

1. A canopy sign cannot extend outside the overall length or width of the canopy. However, a canopy sign may extend above or below the canopy.
2. A maximum of 1 sign is allowed per canopy.
3. Raceways are permitted for signs extending below or above the canopy. Otherwise, raceways are not permitted and the sign must be flush with the canopy face.
4. A canopy sign can be externally or internally illuminated under Sec. 4.2.8.M.

**Standards**

Ⓐ Overall area allocation (max)	Sec. 4.2.8.C.2
Ⓑ Width (max % of canopy width)	75%
Ⓒ Height of text and graphics (max)	2'
Ⓓ Depth (max)	1'
Ⓔ Raceway (max % of letter height)	50%
Ⓕ Clear height above sidewalk (min)	10'

G. Projecting Sign



**Description**

A sign that is wholly or partly dependent upon a building for support, which projects at an angle away from the building, extending more than 1 foot.

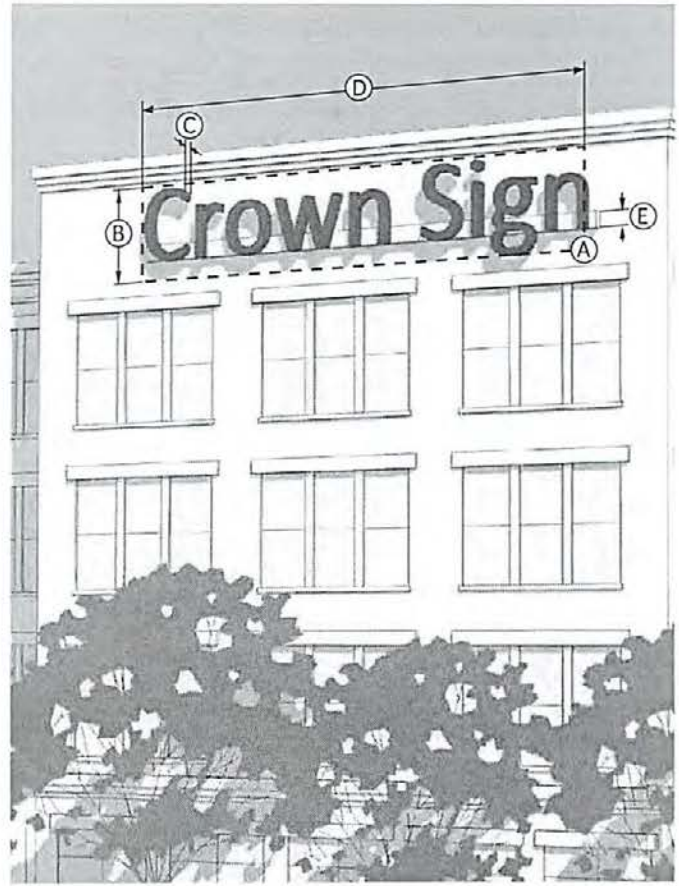
**General Provisions**

1. A projecting sign must be at least 25 feet from any other projecting sign.
2. A projecting sign may be erected on a building corner when the building corner adjoins the intersection of 2 streets. Allocation of sign area from both streets may be used, however, in no case can the sign exceed the maximum height and width standards.
3. The top of a projecting sign can be no higher than the top of the building. However, on 1 story buildings, the top of a projecting sign may have a maximum of 20% of the sign height above the top of the building.
4. For buildings 4 stories and higher, a projecting sign cannot be located above the window sills of the fourth story.
5. A projecting sign can be externally or internally illuminated under Sec. 4.2.8.M.

**Standards**

Standard	Requirement
(A)	Overall area allocation (max) Sec. 4.2.8.C.2
(B)	Height (max)
	1 story building 4'
	2 story building 8'
	3 or more story building 12'
(C)	Spacing from building facade (min/max) 1' / 2'
(D)	Width (max) 4'
(E)	Depth (max) 1'
(F)	Clear height above sidewalk (min) 10'

## H. Crown Sign



### Description

A wall sign extending not more than 3 feet from the building facade located on the upper horizontal band of a building at least 55 feet in height.

### General Provisions

1. A crown sign is only allowed on buildings greater than 55 feet in height.
2. A crown sign cannot be placed below the start of highest floor and cannot extend above the roof line.
3. A crown sign cannot cover windows or architectural details.
4. No more than 2 crown signs per building and no more than 1 crown sign per building facade are allowed.
5. A crown sign can only be internally illuminated in accordance with Sec. 4.2.8.M.

### Standards

(A) Sign area (max per sign)	250 SF
(B) Height (max)	8'
(C) Projection - measured from building facade (max)	3'
(D) Width (max % of facade width)	75%
(E) Raceway (max % of letter height)	25%

I. Shingle Sign



**Description**

A small projecting sign that hangs from a bracket or support and is located over or near a building entrance.

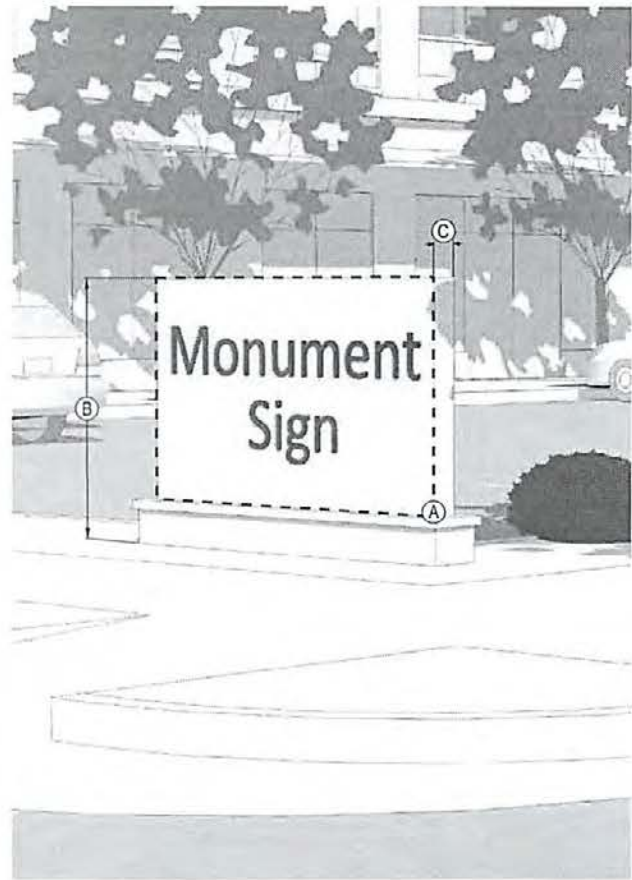
**General Provisions**

1. A shingle sign must be located within 5 feet of an accessible building entrance.
2. The hanging bracket must be an integral part of the sign design.
3. A shingle sign must be located below the window sills of the second story on a multi-story building or below the roof line on a single-story building.
4. A shingle sign can be externally illuminated in accordance with Sec. 4.2.8.M.

**Standards**

(A) Sign area (max per sign)	9 SF
(B) Height (max)	3'
(C) Spacing from building facade (min/max)	6"/12"
(D) Width (max)	3'
(E) Depth (max)	6"
(F) Clear height above sidewalk (min)	10'

## J. Monument Sign



### Description

A sign, no higher than 5 feet, attached along its entire width to a continuous pedestal. A monument sign is horizontally oriented or is square.

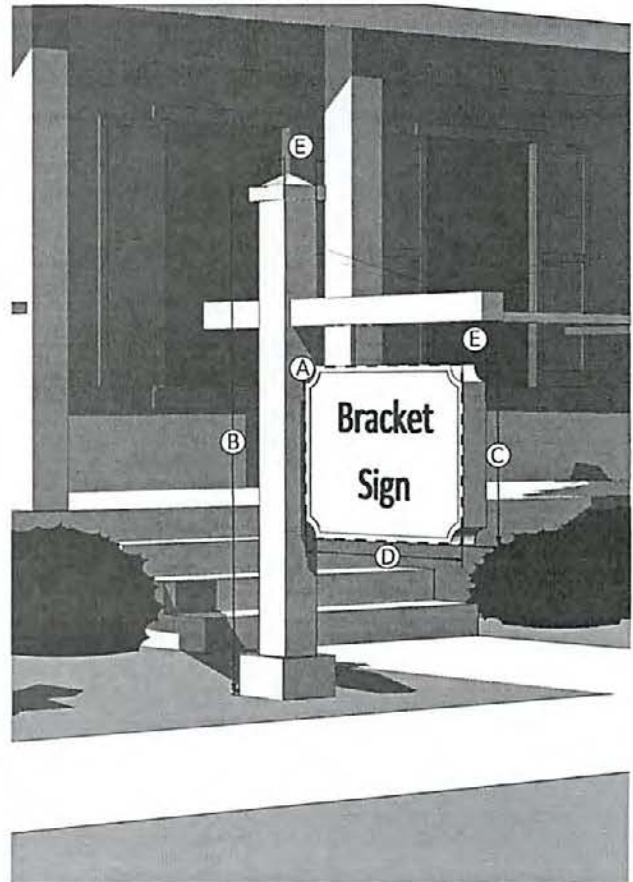
### General Provisions

1. 1 monument is allowed per street frontage, except that 1 additional monument sign is allowed for properties with 200 feet or more of street frontage. Where more than 1 monument sign is permitted, signs along the same street frontage must be spaced a minimum of 150 feet apart.
2. A monument sign must be set back at least 5 feet from the front property line and 10 feet from a side property line.
3. A sign erected on a retaining wall is required to meet the standards for a monument sign. The height of the wall is included in the overall height calculation.
4. A monument sign can be externally or internally illuminated in accordance with Sec. 4.2.8.M.

### Standards

(A) Sign area (max per sign)	30 SF
(B) Height (max)	5'
(C) Depth (max)	18'

K. Bracket Sign



**Description**

A sign attached to the ground by 1 or more support structures that is not higher than 5 feet and hangs from a bracket or support.

**General Provisions**

1. Only 1 bracket sign is allowed per building.
2. A bracket sign must be located at least 25 feet from any other bracket sign.
3. The hanging bracket must be an integral part of the sign design.
4. A bracket sign can only be externally illuminated in accordance with Sec. 4.2.8.M.

**Standards**

(A) Sign area (max per sign)	9 SF
(B) Structure height (max)	5'
(C) Sign height (max)	3'
(D) Sign width (max)	3'
(E) Structure/sign depth (max)	6"

## L. Sidewalk Sign

**Description**

A moveable sign not secured or attached to the ground or surface upon which it is located.

**General Provisions**

1. Each ground floor tenant can have 1 sidewalk sign that must be located adjacent to the primary facade with the principal customer entrance, but cannot be placed more than 8 feet from that facade.
2. A sidewalk sign must be located at least 25 feet from any other sidewalk sign.
3. Sidewalk signs must be removed and placed indoors at the close of business each day.
4. Sidewalk signs cannot obstruct vehicular, bicycle or pedestrian traffic and must comply with ADA clearance and accessibility.
5. A sidewalk sign cannot be illuminated.

**Standards**

(A) Sign area (max per sign)	6 SF
(B) Height (max)	3'
(C) Width (max)	2'

## M. Sign illumination

Illumination of signs must be in accordance with the following requirements:

### 1. General Requirements

Illuminated tubing or strings of lights that outline property lines, sales areas, roof lines, doors, windows, or similar area are prohibited, except for temporary signs erected in connection with the observance of holidays.

### 2. External Illumination

- Lighting directed toward a sign must be shielded so that it illuminates only the face of the sign and does not shine directly into a public right-of-way or onto adjacent properties.
- Projecting light fixtures used for externally illuminated signs must be simple and unobtrusive in appearance, and not obscure the sign.

### 3. Internal Illumination

- Channel letters may be internally lit or back-lit.
- For internally illuminated signs on a background, the background must be opaque or a darker color than the message of the sign.
- Exposed neon may be used for lettering or as an accent.

### 4. Prohibited Light Sources

The following light sources are not allowed:

- Blinking, flashing and chasing; and
- Bare bulb illumination.

### 5. Raceways and Transformers

- If a raceway is necessary, it cannot extend in width or height beyond the area of the sign.
- A raceway must be finished to match the background wall or canopy, or integrated into the overall design of the sign.
- Visible transformers are not allowed.



External light sources



Internally lit channel letters



Back lit channel letters



Internally lit signs with darker background



## N. Design, Construction & Maintenance

All signs must be designed, constructed and maintained in accordance with the following standards:

1. Except for permitted flags, temporary signs, and window signs conforming in all respects with the requirements of this Section, all signs must be constructed of durable, all-weather materials and must be permanently attached by direct attachment to a rigid wall, frame, or structure.
2. All signs must be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Section, at all times.
3. All signs must be kept and maintained in a safe, neat and orderly condition and appearance, and must be repainted or otherwise maintained periodically by the owner to prevent corrosion or deterioration caused by weather, age or any other conditions, and to keep the same in a safe, neat and orderly condition and appearance.
4. Signs must not obstruct visibility from a driveway to an abutting street or vice versa.

## O. Nonconforming Signs

### 1. Building Signs

A sign attached to a building must be brought into compliance with the provisions of this Code if a sign permit is required to rebuild a sign.

### 2. Ground Signs

- a. A sign attached to the ground may change the face or panel of the sign that does not meet the area or height standards within this Code. However, in no instance must there be an increase in the degree of nonconformity. All new panels must conform to all illumination standards.
- b. A sign must be brought into compliance with the provisions of this Code if at any time the sign is altered, repaired, restored or rebuilt to the extent that the cost exceeds 50% of the estimated replacement cost of the sign (in current dollar value). All permits within any 6 consecutive calendar months will be aggregated for purposes of measuring the 50% standard.

### 3. All signs

If the alteration or repair is caused by involuntary damage or casualty, the sign may be altered or repaired to its previous extent.

## 4.2.9. Site Lighting

### A. Applicability

#### 1. General

- a. No permit for the construction, reconstruction, extension, or alteration of any building, structure, or use of land, and no building or land, or any part of any building or land, may be occupied or used until lighting has been provided in accordance with the requirements of this Code.
- b. The installation of site lighting, replacement of site lighting, and changes to existing light fixture wattage, type of fixture, mounting, or fixture location must be made in compliance with this Code. Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is allowed for all existing fixtures.
- c. This Section does not apply to lighting installed in the public right-of-way.

#### 2. Additions

- a. When a building or site is renovated, any new or replaced outdoor light or lighting fixture must conform to the requirements of this Code.
- b. When the gross floor area or improved site area is increased, the additional floor or site area must conform to the lighting requirements of this Code.
- c. When the gross floor area or improved site area is increased by more than 50% cumulatively, both the existing use and the additional floor or site area must conform to the lighting requirements of this Code.

#### 3. Change in Use

A change in use does not trigger application of this Section.

### B. Light Level Measuring

1. Light levels are specified, calculated and measured in footcandles. All footcandles values are maintained footcandles.
2. Measurements are to be made at ground level, with the light-registering portion of the meter held parallel to the ground pointing up.

### C. Prohibited Sources

The following light fixtures and sources cannot be used:

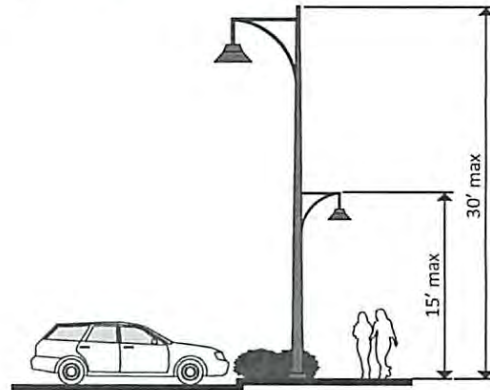
1. Cobra-head-type fixtures having dished or drop lenses or refractors, which contain sources that are not incandescent;
2. Temporary searchlights and other high-intensity narrow-beam fixtures; and
3. Light sources that lack color correction or do not allow for uniform site lighting.

### D. Design and Installation Requirements

1. The maximum light level of any light fixture cannot exceed 2.0 footcandles measured at the right-of-way line of a street.
2. Lighting must not be oriented onto adjacent properties, streets or sidewalks.
3. Service connections for all freestanding lighting fixtures must be installed underground.

### E. Parking and Pedestrian Areas

1. Light fixtures within parking and vehicular display areas may be no higher than 30 feet.
2. Light fixtures within pedestrian areas may be no higher than 15 feet.



3. Light fixtures located within 50 feet of the property line of a residential district may be no higher than 15 feet.
4. All light fixtures must be full cutoff, except as listed in paragraph 6. below.

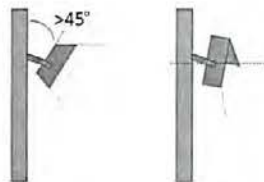


5. Non-cutoff (unshielded) fixtures can be used when the maximum initial lumens generated by each fixture is less than 9500 initial lamp lumens. These fixtures generally feature globes or vertical glass planes and must be coated with an internal white frosting to diffuse light.

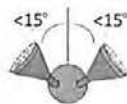


### F. Flood Lights and Flood Lamps

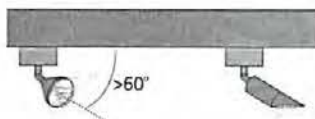
1. Flood light fixtures must either be aimed down at least 45 degrees from vertical, or the front of the fixture shielded so that no portion of the light bulb extends below the bottom edge of the shield.



2. Any flood light fixture located within 50 feet of a street right-of-way must be mounted and aimed perpendicular to the right-of-way, with a side-to-side horizontal aiming tolerance not to exceed 15 degrees.



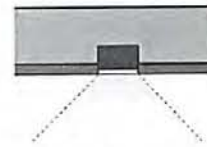
3. All flood lamps emitting 1,000 or more lumens must be aimed at least 60 degrees down from horizontal, or shielded so that the main beam is not visible from adjacent properties or the street right-of-way.



### G. Vehicular Canopies

Lighting under vehicular canopies must be less than 24 maintained footcandles, and be designed to prevent glare off-site. Acceptable lighting designs include the following:

1. Recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface of the canopy;



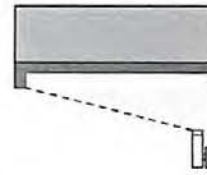
2. Light fixture incorporating shields, or is shielded by the edge of the canopy itself, so that light is restrained to 5 degrees or more below the horizontal plane;



3. Surface mounted fixture incorporating a flat glass that provides a cutoff design or shielded light distribution; or



4. Indirect lighting where light is beamed upward and then reflected down from the underside of the canopy, provided the fixture is shielded so that direct illumination is focused exclusively on the underside of the canopy.



### H. Building Lighting

1. Lighting fixtures must be selected, located, aimed, and shielded so that direct illumination is focused exclusively on the building facade, plantings, and other intended site features and away from adjoining properties and the street right-of-way.
2. All wall pack fixtures must be full cutoff fixtures.



- a. Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture is located, aimed or shielded to minimize light spill into the night sky.

## 4.2.10. Outdoor Display and Storage

### A. Applicability

The requirements of this Section apply to any site where merchandise, material or equipment is stored outside of a completely enclosed building.

### B. Outdoor Display

#### 1. Defined

- a. Outdoor display is the outdoor display of products actively available for sale that are placed inside a fully-enclosed building at the end of each business day. Outdoor display is not allowed in the public right-of-way.
- b. Outdoor display does not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers, propane gas storage racks, ice storage bins, soft drink or similar vending machines (see outdoor storage).

#### 2. Standards

Outdoor display is permitted in association with any permitted nonresidential principal ground floor use in accordance with the following provisions:

- a. Outdoor display must be removed and placed inside a fully-enclosed building at the end of each business day.
- b. Outdoor display is permitted adjacent to the primary facade with the principal customer entrance, but cannot extend more than 8 feet from the facade and occupy no more than 30% of the horizontal width of the facade.
- c. Outdoor display cannot impair the ability of pedestrians to use the sidewalk or parking areas and must comply with ADA clearance and accessibility.

#### 3. Exceptions for Incidental, Temporary Outdoor Display and Sales

There may be incidental, temporary outdoor display and sale of merchandise normally sold by a business at the following times:

- a. Special sales events endorsed by the Cumberland Avenue Merchants Association.

- b. University of Tennessee home football game weekends.
- c. For 5 consecutive days beginning 2 days prior to the University of Tennessee fall and spring semester registration.

### C. Outdoor Storage

#### 1. Defined

- a. Outdoor storage is the overnight storage of products or materials outside of a building.
- b. Outdoor storage includes merchandise or material in boxes, in crates, on pallets or in shipping containers, propane gas storage racks, ice storage bins, soft drink or similar vending machines.
- c. Outdoor storage includes the overnight outdoor storage of vehicles awaiting repair, RV's and boats, garden supplies, building supplies, plants, fleet vehicles and other similar merchandise, material, vehicles, or equipment.
- d. Outdoor storage also includes salvage yards, vehicle storage yards; and overnight outdoor storage of shipping containers, lumber, pipe, steel, junk and other similar merchandise, material or equipment.

#### 2. Standards

Outdoor storage is not permitted except with permission of the Metropolitan Planning Commission. The Metropolitan Planning Commission will determine where outdoor storage may be allowed on the site, and its extent (vertically and horizontally) must be shown on the site plan.

## 4.2.11. Streetscape

### A. Applicability

#### 1. General

No permit for the construction, reconstruction, extension, or alteration of any building, structure, or use of land, and no building or land, or any part of any building or land, may be occupied or used until the streetscape has been provided in accordance with the requirements of this Section.

#### 2. Additions

- a. A building or site may be renovated or repaired without meeting the streetscape standards, provided there is no increase in gross floor area or improved site area.
- b. When a building or site increased in gross floor area or improved site area by more than 50%, the streetscape provisions of this Code must be met.

### B. Required Elements

All required streetscapes must be constructed with sidewalks and street trees as illustrated in Sec. 4.2.11.F, unless an alternative is approved by the Engineering Department.

### C. Tree Planting

1. Unless otherwise noted below, all trees planted in accordance with this Section must be shade trees, planted every 30 feet on center, on average.
2. Where overhead utilities exist, one understory tree must be planted every 20 feet on center, on average, for every required shade tree.
3. All required street trees must meet the requirements of Sec. 4.2.7.D. and Sec. 4.2.7.E.

### D. Fee-in-Lieu

If determined by the Administrator that construction of improvements would result in the improvement of less than 1/2 of a linear block face; an equivalent payment in lieu of construction may be required.

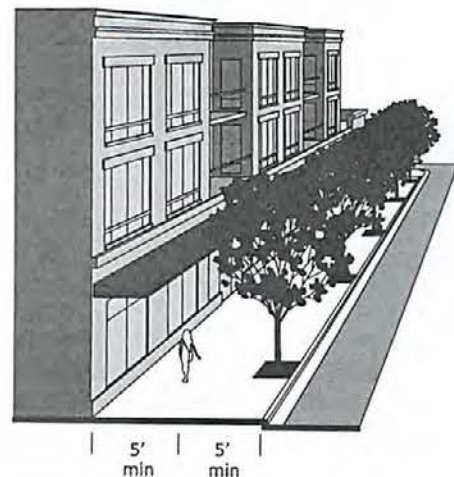
### E. Certificate of Occupancy

1. Sidewalks, streets, street trees and street lights must be installed prior to the issuance of a certificate of occupancy.

2. A certificate of occupancy may be issued when the Administrator determines that due to the unavailability of plant material or weather concerns that immediate completion of the street trees would jeopardize the health of plant materials for a period of up to one year following the date of application for a certificate of occupancy.

### F. Required Streetscape

The following streetscape applies to all streets, except Cumberland Avenue.



Streetscape	
Sidewalk (min)	5'
Planting zone (min)	5'
Details	
Planting zone type	Tree lawn/ Tree grate
Tree Spacing	30' o.c. avg

## 4.2.12. Defined Terms

### A. General Provisions

#### 1. General Meaning of Words and Terms

- a. All words and terms used have their commonly accepted and ordinary meaning unless they are specifically defined in this Code or the context in which they are used clearly indicates to the contrary.
- b. When vagueness or ambiguity is found to exist as to the meaning of any word or term used, any appropriate canon, maxim, principle or other technical rule of interpretations or construction used by the courts of this state may be employed to resolve vagueness and ambiguity in language.

#### 2. Graphics, Illustrations and Photographs

The graphics, illustrations and photographs used to visually explain certain provisions of this Code are for illustrative purposes only. Where there is a conflict between a graphic, illustration or photograph and the text of this Code, the text controls.

### B. Defined Terms

The following terms are defined for the purpose of this Code. Terms not defined may be defined in Article II "Definitions" of the Zoning Regulations. In such case, the definition contained in Article II "Definitions" should be used. If there is a conflict between a definition in Article II "Definitions" and this Code, the definition in this Code must be used.

**ACTIVE USE** means a use other than parking.

**ADDITION** (to an existing building) means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is "new construction."

**ATTIC** means habitable or uninhabitable space within a building situated within the structure of a pitched roof and above the uppermost regular story.

**BUILDING FACADE** means the face of a building that delineates the edge of conditioned floor space.

**GROSS FLOOR AREA** means the sum in square feet of the horizontal area of all floors of the building measured from the exterior walls or from the centerline when 2 buildings or units abut. Gross floor area includes basement floor area when more than 50% of the basement height is above the established curb level or above the finished lot grade level where the curb level has not been established. Elevator shafts, stairwells, floor space used for mechanical equipment, attics, balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses is included in the calculation of gross floor area. However, the following is not included: any space devoted exclusively to on-site parking; or outdoor loading, display, storage, utility service areas; and uninhabited enclosed space on tops of roofs; or attic space having head room of less than 7'-6".

**GROUND FLOOR** means the floor of a building that is at or nearest to the level of the ground around the building. Does not include the floor of a basement.

**IMPROVED SITE AREA** means the sum of the horizontal area of the outside portion of the site and includes any space devoted to on-site parking; outdoor loading, display, storage, utility service, decorative areas and landscaped areas that are part of the original site plan approval.

**RACEWAY** means an enclosed channel of metal or nonmetallic materials designed expressly for holding wires or cables associated with illuminating a sign.

**SHADE TREE** means a locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater.

**UNDERSTORY TREE** means a locally adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.

**UPPER STORY** means any story above the ground story or floor.

Daniel L. Cox Construction Inc.  
6838 Texas Valley Rd.  
Phone (865)922-9442 – Fax (865)922-9462  
Tennessee Contractor License #21118  
Danny Cox (865) 755-2547, Creed Cox (865) 755-2549

Estimate for 1717 White Ave.  
Structure Repairs Necessary to Achieve Basic Building Shell  
(Excluding HVAC, Electrical & Plumbing)

- Remove debris & restaurant equipment from the basement, first floor and second floor access to existing structure	\$12,500.00
- Remove old plumbing, electrical & HVAC to access damaged & rotting posts, beams & floor joists	\$13,900.00
- Temporary shoring, jacks & posts, to support the structure during repairs	\$9,500.00
- Hand dig footings, & pier holes. Concrete pump & concrete	\$21,900.00
- Block support walls (reference engineer report) for the center & front of the Building. Labor & materials	\$8,500.00
- Remove front porch (glass & concrete slab) and earth removal	\$11,000.00
- Replace 2x12 band on the front of the Building	\$4,800.00
- Fresh air/Exhaust ventilation for basement work (Rental)	\$3,000.00
- Remove & replace approximately 30 damaged/rotten floor joists	\$9,200.00
- Install 2-38', 3 member 2x10 beams, 8' off exterior walls with steel jack columns	\$5,500.00

- Remove & replace basement stairs to Code specifications (inadequate headroom clearance)	\$3,500.00
- Repair holes in foundation walls	\$1,200.00
- Install vapor/moisture barrier	\$3,500.00
- Demo & removal of kitchen shed	\$10,000.00
- Replace first floor center wall running from front to back of the Building	\$4,100.00
- Demo and replace existing first floor to second floor stairs to Code requirements (inadequate overhead clearance), reconfigured for single tenant access to second floor. Install necessary supports and beams	\$9,400.00
- Double all 2x8 second floor floor joist to stabilize and level floor	\$15,000.00
- Close in existing restaurant doorway, & repair entry	\$6,900.00
- Remove iron bars from windows & patch holes in brick	\$5,900.00
- Repair & replace rear doors & windows to enclose the Building after removal of commercial kitchen shed	\$7,300.00
- Scab 2x6 to the top & bottom cords of all roof trusses & rafters to correct deflections	\$18,600.00
- Complete demo of second floor interior to access framing in roof	\$13,000.00
- Replace existing single pane non-operable wood frame windows	\$14,300.00
- Remove & replace roof (repair damaged sheathing)	\$8,600.00
- Environmental testing (required)	\$2,500.00



- Dumpsters (16 estimated)	\$8,000.00
- General labor/supervision	\$5,000.00
- Building permits	\$1,500.00
- Erosion/storm water control	\$1,200.00
- Chain link fencing (security/liability) rental	\$3,500.00
- General materials	\$3,500.00
- Misc. Hardware	\$750.00
- Temporary Utilities	\$300.00
- Portolet	\$320.00
- Insurance (Workers Comp., General liability, Builders Risk)	\$22,000.00
- Removal of structurally unsound outside fire escape & demo brick columns and walls to facilitate removal of kitchen shed	\$4,000.00
- Other contingencies	\$5,000.00
- Subtotal	<u>\$278,670.00</u>
+ 10% Profit	\$27,867.00
+ 10% Overhead	<u>\$27,867.00</u>
Total Cost of structural repairs	\$334,404.00

Disclaimer

- This estimate does not include the cost of environmental abatement for asbestos, lead paint, or microbial bacteria.

- This estimate does not include any costs for concealed conditions, additional Code requirements and other unanticipated issues.

- All costs estimates are based on the engineer's report and our observations of the conditions of the existing condition of the Building and Site.

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Estimate for 1717 White Ave.  
Buildout for Single Family Residential Use

- <b>Basic Building Shell Cost - less overhead &amp; profit</b>	<b>\$278,670.00</b>
- Provide first floor partition walls	\$8,500.00
- Complete electrical	\$28,000.00
- Plumbing Rough-In	\$16,000.00
- Plumbing Fixtures	\$8,500.00
- HVAC	\$26,000.00
- Cabinets & Vanities	\$16,800.00
- Drywall (Materials & Labor)	\$19,000.00
- Paint (Materials & Labor)	\$11,500.00
- Shelving, Interior Doors & Trim (Materials & Labor)	\$16,200.00
- Insulation (Flashing & Batt)	\$13,800.00
- Patching floors for carpet	\$1,200.00
- Carpet/Vinyl/Tile	\$18,000.00
- Remove & dispose existing driveway & concrete patio	\$6,600.00
- New front entry, doors & steps (White Ave.)	\$14,800.00
- Replace Driveway	\$7,800.00
- General Labor/Supervision	\$5,000.00

- Building Permits	\$1,500.00
Subtotal	<u>\$497,870.00</u>
+ 10% Profit	\$49,787.00
+ 10% Overhead	<u>\$49,787.00</u>
Total Cost of Buildout for Single Family Residential Use	\$597,444.00

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Estimate for 1717 White Ave.  
Buildout for Single Tenant Office Use

- <b>Basic Building Shell Costs - less overhead &amp; profit</b>	<b>\$278,670.00</b>
- Provide first floor partition walls	\$12,500.00
- Complete electrical	\$54,000.00
- Plumbing Rough-in	\$16,000.00
- Plumbing Fixtures	\$12,800.00
- HVAC	\$28,000.00
- Cabinets & Vanities	\$12,800.00
- Drywall (materials & labor)	\$19,000.00
- Paint (materials & labor)	\$11,500.00
- Shelving, interior doors & trim (materials & labor)	\$16,200.00
- Insulation (flash & batt)	\$13,800.00
- Patching floor for carpet	\$1,200.00
- Carpet/Vinyl/Tile	\$21,000.00
- Remove & dispose of existing driveway & concrete patio	\$6,600.00
- New front entry way, doors & steps (White Ave.)	\$14,800.00
- Replace driveway	\$16,800.00
- General Labor/Supervision	\$5,000.00

- Building Permits	\$1,500.00
Subtotal	<u>\$542,170.00</u>
+ 10% Profit	\$54,217.00
+ 10% Overhead	<u>\$54,217.00</u>
Total Cost of Buildout for Single Tenant Office Use	\$650,604.00

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1717 White Ave.  
Demolition Estimate

- Environmental Testing (Required)	\$2,500.00
- Permits	\$200.00
- Insurance (Workmens Comp., General Liability)	\$2,300.00
- Erosion Control/Storm Water	\$1,200.00
- Chain Link Fencing (Security/Liability) Rental	\$1,500.00
- Flagmen for Dumptrucks during removal	\$300.00
- Disconnect Gas & Electrical Service	\$1,000.00
- Demolition of Structure & Parking Lot (Removal Included)	\$25,000.00
- General Labor	\$5,000.00
- Subtotal	<u>\$39,000.00</u>
+ 10% Profit	\$3,900.00
+ 10% Overhead	<u>\$3,900.00</u>
Total Demolition Cost	\$46,800.00

## Todd Flanders

---

**From:** Steve Wise <srwise@wiseandreeves.com>  
**Sent:** Thursday, March 03, 2016 10:35 AM  
**To:** ken@woodfordrea.com; Butch Robertson; Parrish Whitaker; Eddie Whitaker  
**Subject:** Hawkeyes Too Building - 1717 White Ave  
**Attachments:** Structure Repairs.doc; Buildout - Single Family Residence.doc; Buildout - Single Tenant Office.doc; Demolition Estimate.doc

Ken - Thanks for helping us with this file. The City Law Department has directed that as part of our Application for Demolition we need to supply the Historic Zoning Board with an estimate of the market value of the property : (i) in its current condition; (ii) after demolition; and (iii) after renovation and restoration.

We have secured itemized construction cost estimates for three levels of renovation: (i) built out to a basic building shell; built out to a single family residence; and (iii) built out to a single tenant office use. Copies of those construction cost estimates are attached, as well as the estimate for demolition. We also have secured estimates for the associated professional (architect and engineering) fees, and I am happy to get those to you as well if they would be helpful.

As a reminder, the building sits on the western end of a larger parcel that extends all the way to 16th Street.

The building has been empty for several of years, so there is no income stream from recent years, other than monthly payments of \$6000.00 since August of last year from the construction company building across the street, which used the parking lot for staging purposes.

If you need anything further, please let me know., and thanks again. Steve

**Stephen R. Wise**  
**Wise & Reeves, P.C.**  
**625 S. Gay Street, Suite 160**  
**Knoxville, Tennessee 37902**  
**Phone: 865-544-1199**  
**Fax: 865-544-1198**

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