

525 W.Jackson Avenue, Knoxville, TN 37902



**Property Description**

Nine parcels with ~5 acres of land on Jackson Avenue in downtown Knoxville. This is the former location of the five McClung Warehouses which were constructed in 1893 and accommodated various business enterprises for more than 100 years.


Organization : Knoxville, Tennessee

Property Name : Former McClung Warehouses

Price : Project Ongoing

Size (in acres) : 5

Structures on site : yes

Primary property status :  Brownfield

Secondary property conditions : Not Available



## Market:

- Summary: The McClung site is highly visible from Interstate 40/75 which runs through the heart of downtown Knoxville, and the once stately historic buildings are now just an ugly eyesore for the 100,000+ vehicles that travel the interstate daily. Recognizing the importance and visibility of these properties, we want to set the stage for architectural excellence, balance of strategic investment (percentage of commercial and residential space), understand parking needs and potential for public space on this key site.
- Market transect: Urban Center
- Regional study: yes
- Completed Date: 2014-06-10
- Completed By: PlanET A Regional Partnership of E.TN. Communities
- Property appraisal available: unknown
- Generating income: no
- Active leases: no
- Rent summary (rent role) available: no
- Development/Master plan available: no
- Feasibility study available: no
- Other study/plan: unknown

## Financial:

- TIF district: yes
- Description: Jackson Depot Redevelopment and Urban Renewal Plan - The area has not been able to achieve its full potential as a unique historic district because of continued blighted conditions, inadequate parking and needed infrastructure improvements. In order to implement the revitalization of the district, the Knoxville City Council adopted a resolution on December 11, 2001, as modified on July 9, 2002, requesting Knoxville's Community Development Corporation ("KCDC") to develop a redevelopment and urban renewal plan for the Jackson Avenue/Depot Redevelopment District. Responding to that request, KCDC has prepared this plan and has submitted it as both a redevelopment plan under Section 13- 20-203(B) of the Tennessee Code Annotated and an urban renewal plan under Section 13-20-211 of the Tennessee Code Annotated.
- Other development zone: no
- ACRES ID#: 200023
- U.S. EPA program funding: yes
- Type of program: Cleanup Grant
- Total funding amount : \$180,000.00
- Description:
  - Program #1: The City of Knoxville is a 2016 recipient of a EPA Cleanup Grant for the properties associated with the former McClung Warehouses. The City competitively selected S&ME, Inc. to conduct the cleanup activities - this work is currently in process.
  - Program #2: In the summer of 2014, the Office of Redevelopment requested a Targeted Brownfield Assessment (TBA) from the Environmental Protection Agency (EPA) Region 4 for the properties that the city had acquired at the former McClung Warehouses. Since these properties were acquired through a bankruptcy situation, environmental assessment had not been conducted prior to the acquisition of the property, but with the city's desire to move the property forward for mixed use redevelopment it was prudent to conduct the assessments. EPA's contractor conducted the Phase I and Phase II

assessments along with the Analysis of Brownfield Cleanup Alternatives in 2015 at a value to the city of approximately \$96,000. The Phase II report revealed there were some environmental issues that would have to be addressed for successful reuse of the property as a mixed use development.

- Other grant funding: unknown
- Other funding sources: unknown
- Cost share agreement: unknown
- Economic incentives: unknown
- Other incentives: unknown
- Other leveraged funds: unknown
- Crowdfunding: unknown
- In kind donations: unknown
- Pro bono professional hours donated: unknown
- Volunteer hours donated: unknown
- Historic insurance policies: unknown

#### Tax and Title:

- Tax ID number: 094EJ00502; 094EJ00503; 094EJ004; 094EJ002; 094EJ001; 094EJ00101; 094EJ01101
- Property survey available: unknown
- Tax liens: unknown
- Other liens, judgments or other encumbrance in effect: unknown
- Copy of title search or title insurance policy available: unknown

#### Zoning and other use restrictions:

- Zoning description: Zoning includes C-2 (downtown commercial) and I-3 (heavy industrial) with a D-1 (downtown design overlay) on both zones; rezoning may be necessary prior to redevelopment and the city is supportive of making necessary zoning changes.
- Proposed zoning: unknown
- Institutional controls: Governmental Controls, Enforcement/Permit control (permit, consent decree)
- Other affirmative easements, covenants, and licenses: unknown
- Other negative easements, covenants and/or licenses: unknown
- Lease restrictions: unknown
- Access agreements: unknown
- Land use agreements: unknown
- Letter agreements: unknown

#### Facilities and Grounds:

- Summary: Our subject property is comprised of nine parcels and covers approximately 5 acres of land on Jackson Avenue in downtown Knoxville. This is the former location of the five McClung Warehouses which were constructed in 1893 and accommodated various business enterprises for more than 100 years. The site also housed an automobile garage, woodworking shop, a blacksmith shed, and railroad freight shipping and storage. A portion of the site is paved as an asphalt parking lot. A portion is grass covered and un-vegetated soil. Rail lines run along the northwest boundary. Surrounding properties included a railroad passenger depot, machine shop, foundry, woolen mill, farm machinery business, fuel station, plus various manufacturing

and commercial facilities. Three of the splendid historic McClung warehouse buildings on the Jackson Ave. site were destroyed by a fire in 2007. Another fire in 2014 consumed a fourth. The remaining structure suffered heavy damage and had to be demolished, as its unstable condition presented a safety hazard. All that remains are the concrete foundations and portions of the front shell of the warehouses.

- Structures on site: no
- Common amenities: unknown
- Common fixtures: unknown
- Fences, walls or other perimeter barriers: yes
- Description: Fencing has been installed adjacent to Jackson Avenue because of the grade change from the roadway to the floor of these properties. Additionally, fences have been installed next to the shells of buildings to keep people out of the partial structures.
- Total parking spaces: 190
- Unsecure parking spaces: 190

#### Utilities:

- Electric available: yes
- Name of electric provider: Knoxville Utilities Board
- Natural gas available: yes
- Name of natural gas provider: Knoxville Utilities Board
- Water available: yes
- Public water available: yes
- Name of water provider: Knoxville Utilities Board
- Sewer available: yes
- Name of sewer provider: Knoxville Utilities Board
- Telephone available: yes
- Telephone provider: AT&T
- Cable available: unknown
- Internet available: unknown
- Fiber optics available: unknown
- Renewable electricity sources: unknown

#### Transportation

- Traffic study available: unknown
- Nearest Interstates: Interstate 40 and 75 are within blocks of this location.
- Distance to nearest Interstate interchanges (in miles): 0.6
- Nearest 4-lane highways (non-Interstate): US 441/Broadway is almost adjacent to these parcels.
- Distance to nearest non-Interstate highways (in miles): 0.1
- Road access: yes
- Description: 1
- Passerby visibility: Very High
- Rail access (rail spur): Yes
- Rail provider: Norfolk Southern
- Waterfront access: no
- Port access: no
- Direct sea access: no
- Nearest commercial airport: McGhee Tyson Airport

- Distance to nearest commercial airport (in miles): 14
- Public transportation access: yes
- Description: Knoxville Area Transit services downtown Knoxville with both free trolleys and fixed route services. The fixed route 22 serves the Broadway corridor. and the Green Line trolley serves the adjacent area.

### Current Use and History:

- Summary: The property was used for warehouses including an automobile garage, woodworking shop, freight shipping businesses, and railroad freight storage, shipment, and administrative operations.
- Current use and operations: Vacant and public parking.
- Maintenance expense report/summary available: unknown
- Time of operation : FROM : 1890 TO : 2017
- Past owners/operators: yes

### Environmental Conditions:

- Summary: A Phase I Environmental Site Assessment (ESA) in 2015 identified Recognized Environmental Conditions (RECs) related to previous use as a railroad shop, blacksmith shed, oil and drug warehouses and automobile garage, as well as numerous suspected asbestos-containing materials in the remaining shells of the warehouses. Subsequently, a Phase II ESA performed in 2015 indicated the presence of elevated levels of toxic metals such as arsenic, cobalt, aluminum, iron, manganese, lead, vanadium and thallium in soil samples from the site, that exceed the EPA Regional Screening Levels (RSL) for industrial and residential applications. Also found was a pesticide at a concentration that exceeds the respective EPA RSL, and the chemical benzene at concentrations exceeding the EPA RSL Cancer Target Risk for residential air. We have received and are executing an EPA Brownfield Cleanup Grant awarded in October 2016 with an anticipated close out date of September 2019
- Phase I Environmental Site Assessment (ESA) report available: yes
- Phase II Environmental Site Assessment (ESA) report available: yes

### Ecological and Natural Resources:

- Natural resource assessment or eco-asset report available: unknown
- Streams & Rivers (current or historic): no
- Wetlands (current or historic): no
- Standing surface water present: no
- Located in a 100 year floodplain: no
- Located in 500 year floodplain: unknown
- Storm water retention onsite: unknown
- Dunes present: no
- Prairie/Grasslands present: no
- Forested: no
- Endangered, Threatened, or Protected Species: no
- Adjacent to (or within 500 ft from) protected land: no
- Historic or archaeological site present: unknown
- Mining history: no
- Mineral deposits: no
- Natural Resource Damage (NRD): no

- NRD assessment report available: no
- Other ecological damages or impacts: no