

**Oliver Smith Realty & Development Co.**  
[www.oliversmithrealty.com](http://www.oliversmithrealty.com)

**122 AND 124 W SUMMIT HILL DRIVE**  
**KNOXVILLE, TN**



**DOWNTOWN COMMERCIAL TRACT FOR SALE**

**Property Information**

- ◆ **\$7,750,000**
- ◆ **0.77 Acres**
- ◆ Sandwiched between Gay Street Retail Corridor and the Old City
- ◆ Easy access to I-40 Interchange
- ◆ Traffic Count: 147,964 I-40; 32,778 James White Parkway, 27,563 Henley Street
- ◆ Retail Nearby: Market Square, Lilou, The Kennedy, Calhoun's, Bijou, Knoxville Convention Center, University of Tennessee Campus
- ◆ DK-G Zoning (See insert)
- ◆ **Demographics:**

	<b><u>3-Mile</u></b>	<b><u>5-Mile</u></b>	<b><u>7-Mile</u></b>
Population:	80,903	148,610	232,254

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## Regional Map



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## Trade Area Aerial



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## **Downtown Knoxville**

Downtown Knoxville is comprised of several districts, all within one square mile.

Gay Street is central to downtown Knoxville and known for its share of historic buildings and blocks of theaters, shops, and restaurants.

Market Square is in the midst of independent restaurants and shops and hosts various activities and attractions for the community throughout the year, such as the Farmers' Market and ice skating.

The Old City contains restored Victorian buildings that are now home to art galleries, shops, and more independent dining.



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**Elevation Concept**



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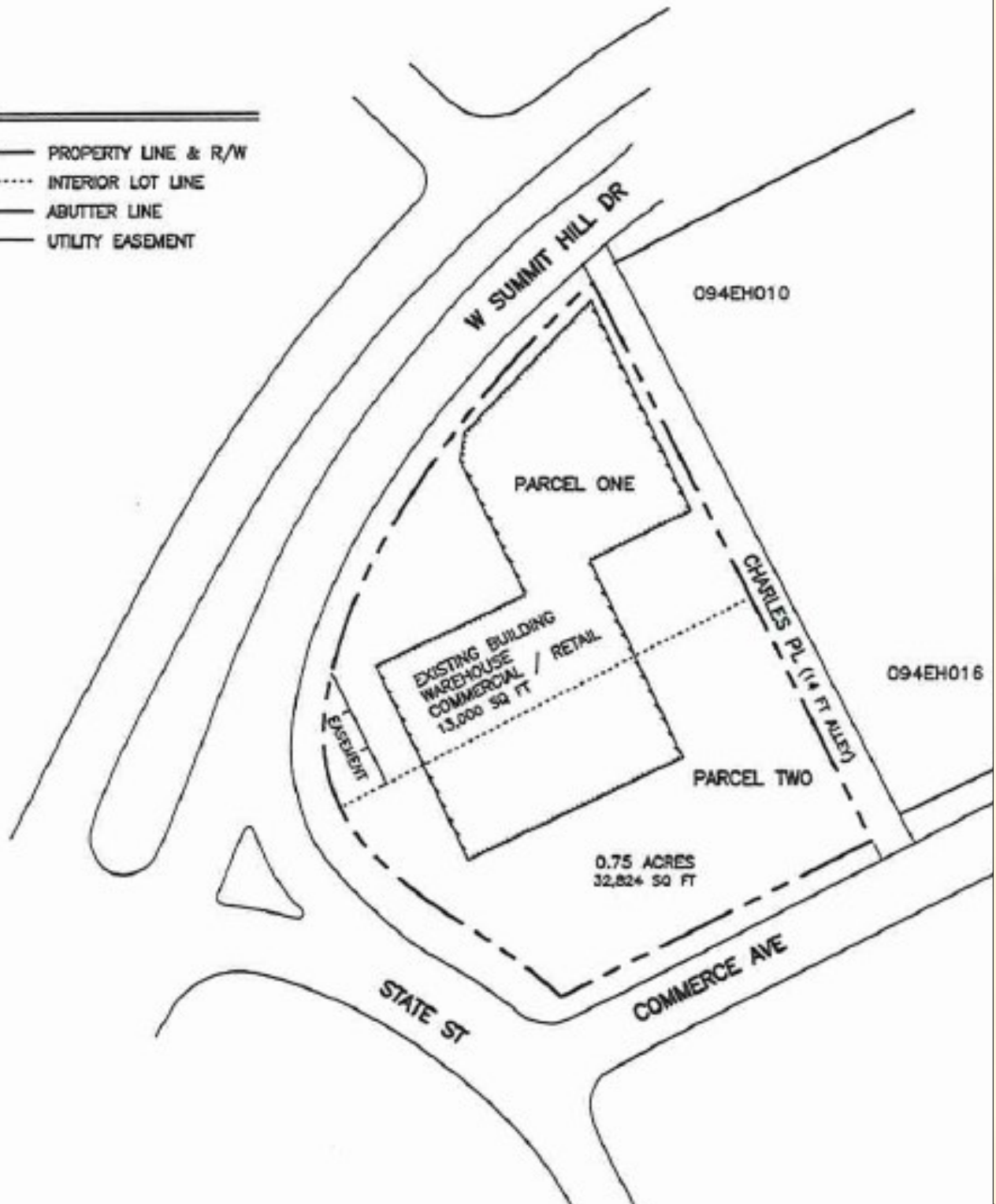
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# Survey

**LEGEND:**

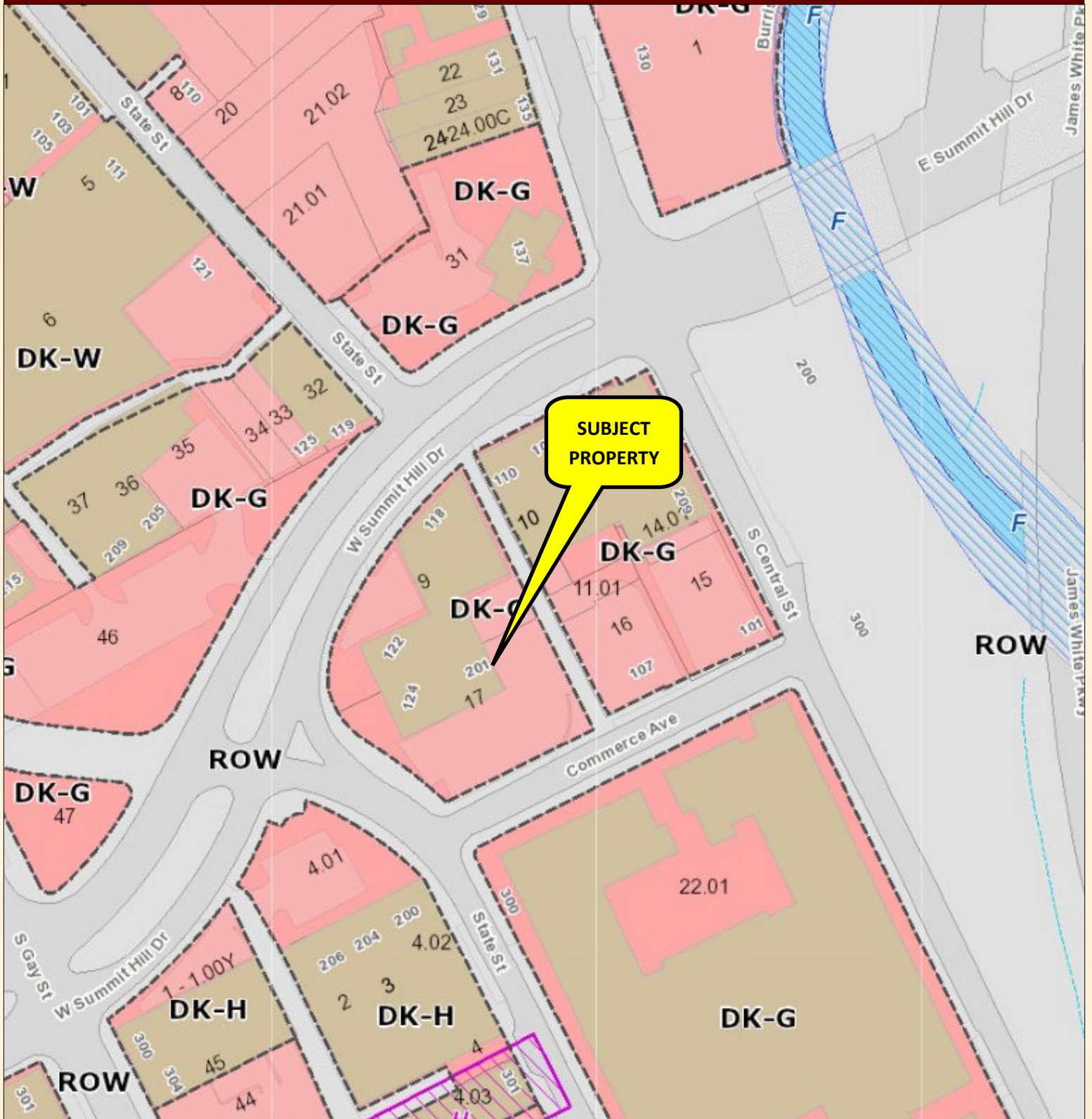
-  PROPERTY LINE & R/W
-  INTERIOR LOT LINE
-  ABUTTER LINE
-  UTILITY EASEMENT



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## Zoning



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## Zoning

### 5.5 - DK DISTRICT STANDARDS

#### A. Subdistricts Established

The DK District is intended to accommodate the unique development environment within downtown. To facilitate development that reinforces and enhances the existing varied character areas of downtown Knoxville, the DK District is divided into five sub-districts that include tailored dimensional and design standards related to their specific contexts. These sub-districts are:

##### 1. DK-B Downtown Knoxville Boulevards Subdistrict

The DK-B Downtown Knoxville Boulevards Subdistrict is intended to accommodate those areas of Downtown Knoxville that have developed in a manner characterized by wide, planted boulevards, and a green, open landscape consisting of lawns, plazas and structures at variable setbacks.

##### 2. DK-G Downtown Knoxville Grid Subdistrict

The DK-G Downtown Knoxville Grid Subdistrict is intended to accommodate those areas of Downtown predominantly characterized by the traditional 300-foot by 300-foot grid pattern established in the Plan of the City of Knoxville. It is recognized that this central area is likely to be the most intensely developed portion of the downtown, and the standards are therefore designed to ensure that future development maintains the pedestrian orientation and mixed-use environment characteristic of the traditional grid.

##### 3. DK-H Downtown Knoxville Historic Core Subdistrict

The DK-H Downtown Knoxville Historic Core Subdistrict is intended to accommodate those areas of Downtown Knoxville characterized by a heterogeneous mix of uses organized within a highly-walkable environment with a continuous, consistent street-wall, and a preponderance of historic and cultural resources.

##### 4. DK-W Downtown Knoxville Warehouse Subdistrict

The DK-W Downtown Knoxville Warehouse Subdistrict is intended to accommodate the area located primarily along Jackson Avenue and the rail yard on the north end of Downtown Knoxville, and characterized by a mix of retail and warehouse/industrial uses in historically significant structures. Subdistrict standards are designed to allow the continued mix of uses in this area, and to reinforce the existing built character of the Warehouse Subdistrict.

##### 5. DK-E Downtown Edge Subdistrict

The DK-E Downtown Edge Subdistrict is intended to address areas of transition between the higher intensity environment of the Downtown and adjacent smaller-scale mixed-use areas. The DK-E Subdistrict facilitates mixed-use development with standards that focus on compatibility with adjacent development.

#### B. DK Subdistricts Dimensional Standards

1. Table 5-3: DK Subdistricts Dimensional Standards establishes the dimensional standards for the Downtown Subdistricts. These regulations apply to all uses within the district unless a different standard is listed for a specific use.
2. A minimum ground floor height of 12 feet measured from floor to floor is required in the DK-G and DK-H Subdistricts.
3. Buildings over 85 feet in height are required to incorporate a stepback a minimum of ten feet from the street-facing façade plane. Such stepback must occur above the third story, and below the seventh story.

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**Table 5-3: DK Subdistricts Dimensional Standards**

	DK-B	DK-G	DK-H	DK-W	DK-E
<b>Bulk</b>					
Maximum Building Height	Unlimited	Unlimited	125	Unlimited	85'
Minimum Building Height	None	24'	24'	None	None
<b>Setbacks</b>					
Minimum Setback from Street Lot Line	Build-to-Zone: 0'—25'	Build-to-Zone: 0'—5'	Build-to-Zone: 0'—5'	Build-to-Zone: 0'—15'	Build-to-Zone: 0'—20'
Minimum Build-To Percentage	N/A	80%	100%	80%	70%
Interior Side Setback	None	None	None	None	None
Rear Setback	None, unless abutting a residential district, then 15'	None	None	None	None, unless abutting a residential district, then 25'

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## Zoning

### C. Design Standards

1. Table 5-4: DK Subdistricts Design Standards indicates the applicability of design standards for the DK Subdistricts. In the table, a "\*" indicates that the standard is applicable in the subdistrict indicated. The absence of a "\*" indicates that the standard does not apply to the subdistrict.
2. New construction and certain expansion and alteration actions within the DK District, as described in the Downtown Design Review in Section 16.5, are subject to review and approval by the Design Review Board per Section 16.5 (this excludes the DK-E Sub-District per item 3 below). The Downtown Knoxville Design Guidelines contain standards that the Design Review Board will use to review such development per Section 16.5, in addition to Table 5-4.
3. The DK-E Sub-District is not subject to review by the Design Review Board, but still requires site plan review by Knoxville-Knox County Planning Commission staff. Only the design standards of Table 5-4 apply to the DK-E Sub-District. These design standards apply to new construction and to any additions to a structure existing as of the effective date of this Code that exceed 30% or more of the existing structure's square footage.

**Table 5-4: DK Subdistricts Design Standards**

	DK-B	DK-G	DK-H	DK-W	DK-E
<b>Façade Design</b>					
Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 50 feet.		•	•	•	•
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.	•			•	•
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.		•	•		
<b>Fenestration Design</b>					
The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height.	•	•	•	•	•
Upper floors of the front façade must maintain a minimum transparency of 15% of the wall area of the story.	•			•	•
Upper floors of the front façade must maintain a minimum transparency of 25% of the wall area of the story		•	•		

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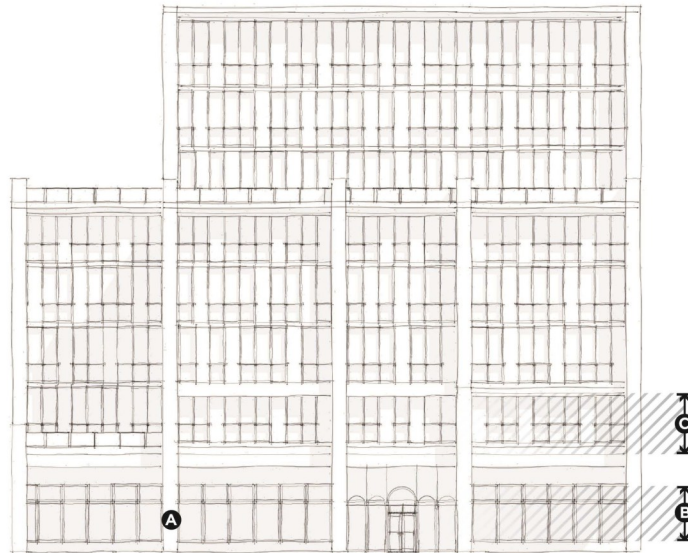
## Zoning

### D. DK District Building Material Restrictions

The following building materials are prohibited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a residential district. Such materials may still be used as decorative or detail elements for up to 25% of the façade, or as part of the exterior construction that is not used as a surface finish material. The Design Review Board, as part of Design Review, may approve the use of such restricted materials on a case by case basis. The Design Review Board must find that use of these materials as primary building material is a creative approach to building form that allows for an architecturally and/or environmentally innovative design. This does not apply to the DK-E Sub-District which must comply with these building material restrictions.

1. Plain concrete masonry units (CMU);
2. Aluminum, steel or other metal sidings; this restriction does not include metal architectural wall panels;
3. Exposed aggregate concrete wall panels;
4. T-111 composite plywood siding;
5. Plastic;
6. Vinyl;
7. Exterior insulation and finish system (EIFS).

### DK-B SUBDISTRICT DESIGN STANDARDS



**A** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.

**B** The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height from grade.

**C** Upper floors of the front façade must maintain a minimum transparency of 15% of the wall area of the story.

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## Zoning

### DK-G SUBDISTRICT DESIGN STANDARDS



- A** Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 50 feet.
- B** Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.
- C** The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height from grade.
- D** Upper floors of the front façade must maintain a minimum transparency of 25% of the wall area of the story.

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## Demographics

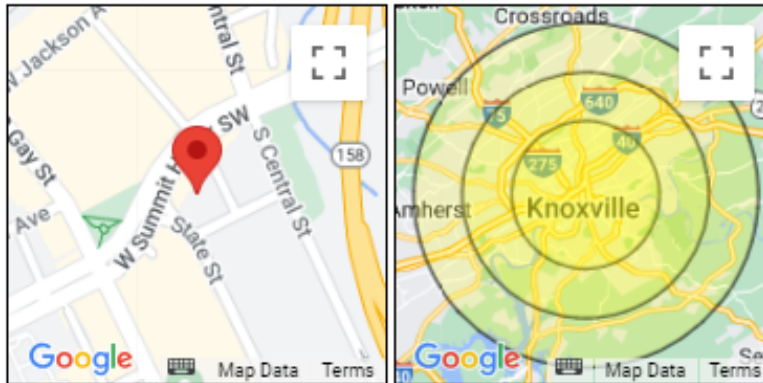


### **EASI Updated Site Selection Reports & Analysis** **Executive Summary**

Address: 122 W Summit Hill Drive Knoxville TN

Latitude: 35° : 58' : 04"

Longitude: -83° : 55' : 06"



Description	3 Miles	5 Miles	7 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	73,028	134,049	197,143
Population (4/1/2010)	73,835	136,108	208,086
Population (4/1/2020)	78,527	143,545	224,327
Population (1/1/2023)	80,903	148,610	232,254
Population (1/1/2028)	84,312	155,225	242,812
Percent Growth (2023/2020)	3.03	3.53	3.53
Percent Forecast (2028/2023)	4.21	4.45	4.55
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	30,158	58,804	84,867
Households (4/1/2010)	29,376	58,214	88,402
Households (4/1/2020)	31,650	61,466	95,107
Households (1/1/2023)	33,653	65,466	101,138
Households (1/1/2028)	35,582	69,285	107,078
Percent Growth (2023/2020)	6.33	6.51	6.34
Percent Forecast (2028/2023)	5.73	5.83	5.87
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	28.6	32.9	34.9
Male	40,293	73,091	113,584
Female	40,610	75,519	118,670
Density	2,675.0	2,172.6	1,465.0
Urban	80,871	148,562	224,376
Rural	32	48	7,878

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<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2023)	33,653	65,466	101,138
Families	13,901	29,711	52,893
Non-Family Households	19,752	35,755	48,245
Average Size of Household	2.12	2.12	2.19
Median Age of Householder	43.4	46.4	48.8
Median Value Owner Occupied (\$)	126,801	143,613	167,489
Median Rent (\$)	709	734	780
Median Vehicles Per Household	1.9	2.0	2.1
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	38,357	72,713	110,495
Housing, Owner Occupied	12,329	29,859	55,106
Housing, Renter Occupied	21,324	35,607	46,032
Housing, Vacant	4,704	7,247	9,357
<b>POPULATION BY RACE</b>			
White Alone	49,820	97,809	165,753
Black Alone	18,269	28,014	33,022
Asian Alone	1,853	3,061	4,750
American Indian and Alaska Native Alone	654	1,044	1,374
Other Race Alone	4,164	6,971	9,603
Two or More Races	6,143	11,711	17,752
<b>POPULATION BY ETHNICITY</b>			
Hispanic	7,057	12,355	17,548
White Non-Hispanic	48,252	94,743	160,572
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	1,869,208,983	4,086,141,276	7,562,067,687
Total Household Income (\$)	1,799,221,869	4,003,642,005	7,451,902,587
Median Household Income (\$)	36,094	41,966	51,180
Average Household Income (\$)	53,464	61,156	73,681
Per Capita Income (\$)	23,104	27,496	32,559
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	1,598,738	2,944,289	5,987,279
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	1,834,513.4	3,778,376.9	6,316,068.3
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	43,394	64,514	106,922
Establishments, Total (by Place of Work)	2,090	3,690	5,878
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	100	100	101
EASI Total Crime Index (US Avg=100; A=High)	157	146	125
EASI Weather Index (US Avg=100)	106	106	106
<b>BLOCK GROUP COUNT</b>	59	108	154

**Footnotes:**  
 © 2023 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.  
 All estimates are as of 1/1/2023 unless otherwise stated.

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## **Disclosure**

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