Former Baptist Hospital Complex, Knoxville, TN

The former Baptist Hospital Complex is along the Tennessee River just south of downtown Knoxville and is currently under redevelopment to be transformed into a multi-purpose riverfront complex. The hospital has been a seemingly ever-present fixture on the Knoxville river front for over 50 years, but time has not been favorable to the campus. The property sat vacant since 2008, with potential and unknown contamination hindering its redevelopment. The City of Knoxville received an EPA Brownfields Community Wide Assessment Grant in 2009 to provide six Phase I Environmental Site Assessments (ESAs) and three Phase II ESAs for the parcels in the complex. Lead based paint and asbestos surveys were also completed at the hospital complex under the EPA grant. Approximately $150,000 of the $400,000 EPA grant was spent characterizing this property. These ESAs were critical to spurring developer interest in the former hospital complex. With approximately $160 million in private investment, the plans for redevelopment include 300 apartment units overlooking the Tennessee River, 225 student housing suites, a 150 room waterfront hotel and approximately 40,000 square feet of retail and office space. The Cityview Riverwalk will also be extended, leveraging a Tennessee Department of Transportation Enhancement Grant to extend this greenway for public access along the river. These redevelopments will also complement Suttree Landing Park, a former industrial site that is nestled in the Old Sevier Neighborhood area and is currently being developed by the City of Knoxville, which will include a river walk, arboretum, children's play area, boat deck and festival lawn. The Tennessee Department of Environment and Conservation's Division of Remediation provided technical oversight for Knoxville's EPA Brownfields grant work.

The former Baptist Hospital Complex along the Tennessee River, just across from downtown Knoxville before

A rendering of what the former Baptist Hospital Complex will look like after redevelopment