



PIKEVILLE, TENNESSEE

DOWNTOWN AND BUSINESS DISTRICT REVITALIZATION

Pikeville, Tennessee is a town of 2,800 in East Tennessee’s Sequatchie River Valley. Downtown Pikeville lies at the crossroads of several major highways and enjoys a strong tourism business thanks to nearby Fall Creek Falls State Park. Several years ago, a new bypass for Highway 127 was constructed, redirecting travelers away from downtown Pikeville. In an effort to lead visitors back into downtown and recoup tourism revenues, city leaders began a project to re-shape their central business district:

STEP I: BUILDING PROJECT SUPPORT

- In 2005, Pikeville officials formed a downtown revitalization coalition with Bledsoe County, the Tennessee Valley Authority, and the Sequatchie Valley Electrical Cooperative. Pikeville was also supported by technical assistance from the Southeast Tennessee Development District and through its membership in the TECD Tennessee Downtowns Program.
- Through public meetings, the coalition began to explore options for economic revitalization in downtown Pikeville, using input from the community to shape their plan.



STEP II: PROJECT PLANNING & DESIGN

- The City of Pikeville selected landscape architecture firm Farmer | Morgan to develop a professional Downtown Redevelopment Master Plan to guide their efforts and support grant applications. Farmer | Morgan presented the finished plan in 2006.



STEP III: PROJECT FUNDING AND IMPLEMENTATION

In 2008, working from their Downtown Redevelopment Master plan, Pikeville began to apply for implementation funding from regional and state agencies.

2008	\$99,550	2008	\$50,000
	APPALACHIAN REGIONAL COMMISSION		USDA RURAL DEVELOPMENT
	- Ornamental Streetlights - Brick Crosswalks		- Sidewalk improvements - Pedestrian access - Bicycle lanes
2011	\$596,000	2013	\$62,500
	TDOT ENHANCEMENT FUNDS		ARC-EPA-USDA LIVABLE COMMUNITIES
	- New sidewalks - Underground wiring - Green space and landscaping		- New downtown farmers market - Community kitchen - Local food action plan

To date, Pikeville has received **\$808,050** in grants for its Downtown and Business District Revitalization project.



BENEFITS

DOWNTOWN AND BUSINESS DISTRICT REVITALIZATION

Land Use and Transportation integration is vital in coordinating Tennessee’s transportation planning and investment with local land use decisions and community visions. This integration helps guide the development of a safe and efficient statewide transportation system.

TDOT’s Long Range Planning Division and Office of Community Transportation interact with local community leaders to gain a better understanding of local communities’ interests, activities, and the various comprehensive transportation planning documents and policies that are in place. By having a better understanding of local land use plans and decisions, TDOT can make more informed decisions about the state’s transportation investments, creating a more efficient and effective network for Tennesseans.

Benefits of integrated land use and transportation include:

- Enhanced economic growth and competitiveness
- Increased mobility and transportation choices
- Ensured effective use of infrastructure and government funding
- Expanded community redevelopment options including desired amenities
- Lowered emissions
- Safer and healthier communities
- Improved quality of life for all Tennesseans



Revitalization in business districts, downtown and neighborhoods is important because it retains a sense of place and historic identity while sustaining a sense of community. Revitalization efforts maximize public facilities, infrastructure investments, and create new locations for small business development that support local and tourism economies. It also reduces the growth pressure to outlying areas, and creates convenience. Business district, downtown and neighborhood revitalization efforts provide communities with more connections and more choices.

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