This project envisions the redevelopment of downtown Loudon’s Hutch Manufacturing site, and the re-use of the historic buildings on that site for mixed-use residential and civic uses. The plan calls for the construction of a new City Hall, the renovation of a parking lot for a farmers market, and the addition of a new waterfront park and greenway, all within a walkable environment. Single-family housing and townhomes with a view of the river are proposed for the site as well.

**CONCEPTS**

Redevelop vacant and underutilized land.

This plan for the Hutch site seeks to improve an otherwise blighted area into a strong community. A new City Hall is proposed to replace the existing community building on the site. The location was selected due to its connectivity to the river, and the proximity to the historic downtown area. The building will serve multiple functions and will be a focal point for the area. The existing water tower already functions for a farmers market and is intended to host a variety of uses; proposed uses include a community center, public library, and restaurant.

Invest in local food infrastructure.

The parking lot on the south side of the property beside the Hackberry Street Bridge will be renovated to accommodate all activities that would take place at the site. The existing buildings will provide protection from the elements for shoppers and vendors. The existing building on the site is intended to host a variety of uses; proposed uses include a farmers market and office space.

Create opportunities for live-work use.

The building on the site will be re-purposed and redeveloped into live-work units. There is potential for 40 residential units to be developed with mixed spaces that can be occupied by the public. The buildings and the streets will create more livable spaces and allow residents and students to socialize, network, and participate in community activities. The re-purposing of the building will allow for the creation of a new public plaza and stronger connection of the river.

Create more walking and bicycling opportunities.

The plan calls for adding more pedestrian pathways, creating more sidewalks, and clearly defining the connection to create a more pedestrian-friendly environment.

**BACKGROUND**

Hutch Manufacturing Company, which had its start in January of 1921, is located along the Tennessee River. The main building on the 11-plus-acre site is 1948 red brick structure that served as the company’s main office and warehouse. The site is also home to portions of the race track and the raceway.” The old site is a rare example of a site that is both industrial and residential. The Loudon Economic Development Agency owns the property of the site due to its proximity to downtown Loudon and the Tennessee River and is interested in developing a new use for the site that would reflect the live-work community. In 2012 the site was chosen to become a PlanET Demonstration Project.

**PROCESS**

The Community Design Center, with the help of volunteer professionals, designed a site plan that reflects the community that has been gathered through public meetings. The top three items that the community requested for the site were a new City Hall, mixed-use housing, and public access to the waterfront. The three items also reflect the need to develop mixed-use industrial area, Kaplan and commercial area that would benefit from existing downtown residents.

**PROPOSED PLAN**

Create opportunities to live closer to work.

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