

Jefferson Street Redevelopment District

GOALS AND ACCOMPLISHMENTS

Agenda

- History of Jefferson Street Redevelopment District
- Existing Goals and Objectives
- Future of Jefferson Street
- Interactive Activity—[go to Menti.com](#)
- Next Steps

Jefferson Street

Established in 2005; ends in 2035

2005 Total Appraised Values: \$17.7 million

2021 Total Appraised Values: \$61.7 million



Jefferson Street Redevelopment District Map



Jefferson Street Land Uses

- Single-family, two-family, and multi-family dwellings
- Assisted living and retirement facilities
- Hotels/Motels
- Churches
- University-related facilities

Jefferson Street Land Uses

- Schools
- Daycares
- Offices
- Medical offices/Hospitals
- General retail (no liquor sales or adult-oriented businesses)

Jefferson Street Land Uses

- Restaurants (no drive-thru)
- Nightclubs (no adult entertainment)
- Theaters
- Cultural facilities
- Public facilities and parks

Objective A: Harmonious Land Use Patterns

Establish harmonious land use patterns and provide sites adequate for the planned development of new residential, commercial uses and institutional areas.



Objective B: Redevelopment of Project Area

Provide for redevelopment of the Project Area, wherein nonconforming or deleterious land uses and the present subdivision and ownership of land precludes the orderly assemblage and desired changes in the use of land.



Objective C: Eliminate Substandard Property

Eliminate substandard property through acquisition and demolition or through a conservation program for the rehabilitation of existing properties where feasible and compatible with the Land Use Plan.



Objective D: Clear and Provide for Redevelopment

Clear and provide for redevelopment of portions of the Project Area in which a change in type or intensity of land use is necessary. Within these areas, it may be required, and is within the objectives of this Plan, that certain buildings which are not structurally substandard may be acquired and demolished.

Objective E: Assure Future Stability

Establish standards and guidelines for the redevelopment and continued use of the area, which will assure the future stability of the entire area through quality development.

- Design Review Committee
- Land Use Plan
- General design guidelines
- NashvilleNext

Objective F: Provide for Relocation if Necessary

Provide for the relocation of businesses and residents where necessary to accomplish the objectives of the Plan.

Objective G: Eliminate and Prevent Blight

Eliminate and prevent the recurrence of blight.

- Design Review Committee
- General design guidelines
- Land Use Plan

Objective H: Eliminate Vacant Lots

Eliminate vacant lots by monitoring development and actions encouraging effective and desirable uses of land in accordance with the Plan.



Objective I: Revitalize Commercial Uses

Revitalize commercial and other uses on Jefferson Street and provide land for new establishments and services necessary to support the commercial corridor and adjacent residential areas.



Objective J: New Public Improvements

Provide for the layout of new public improvements necessary to support the redevelopment of the area.



Objective K: Enhance Preservation Goals

Enhance historic preservation goals.



Next Steps

Next meeting:

Wednesday, January 12, 2022

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