

Phillips-Jackson Redevelopment District

GOALS AND ACCOMPLISHMENTS

Agenda

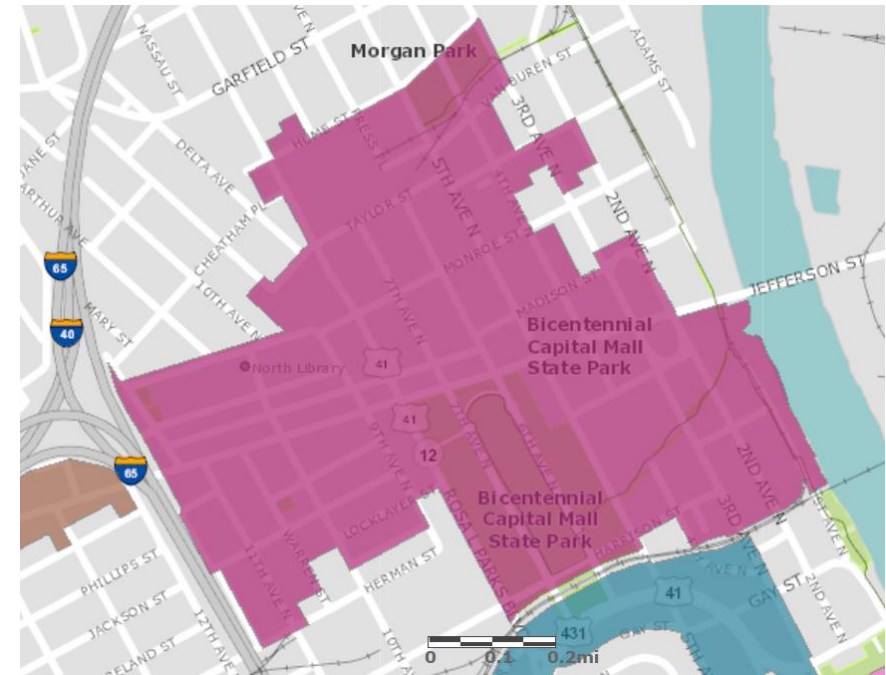
- History of Phillips-Jackson Redevelopment District
- Existing Goals and Objectives
- Future of Phillips-Jackson
- Interactive Activity—[go to Menti.com](#)
- Next Steps

Phillips-Jackson Redevelopment District

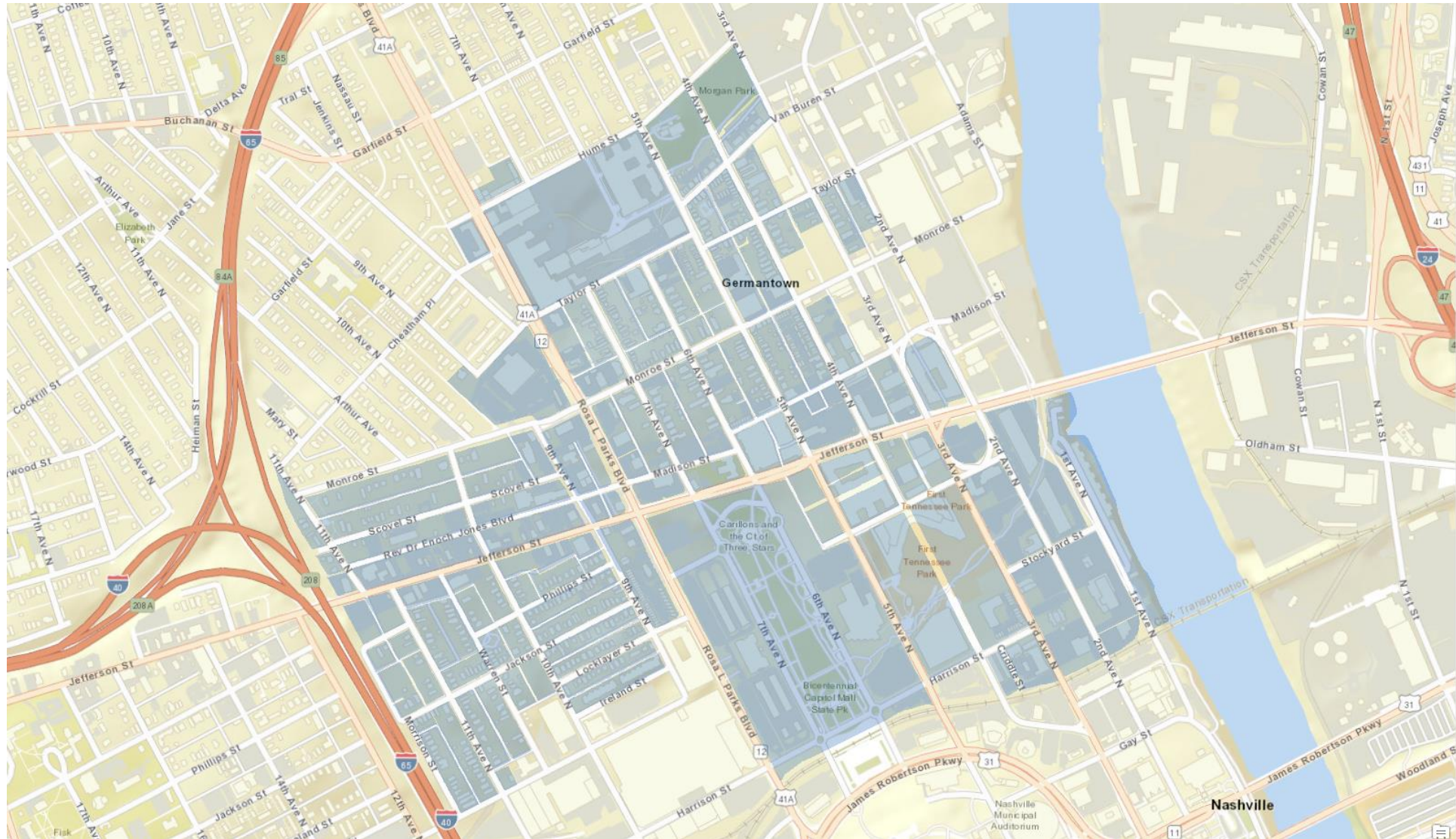
Established in 1993; ends in 2045

1999 Total Appraised Values: \$74.5 million

2021 Total Appraised Values: \$1,515 million



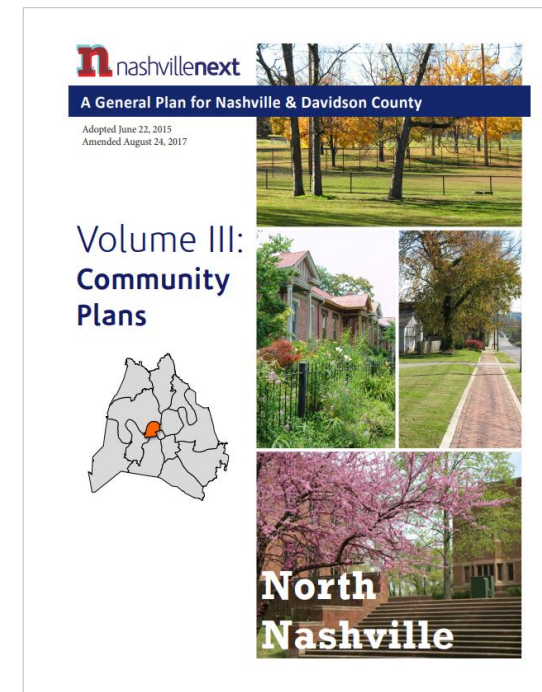
Phillips-Jackson Redevelopment District Map



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.

- MDHA's Hope Gardens design guidelines
- Germantown and Buena Vista historic design guidelines
- Metro Planning's NashvilleNext



Row 8.9 Condos



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Objective B: Redevelopment of Project Area

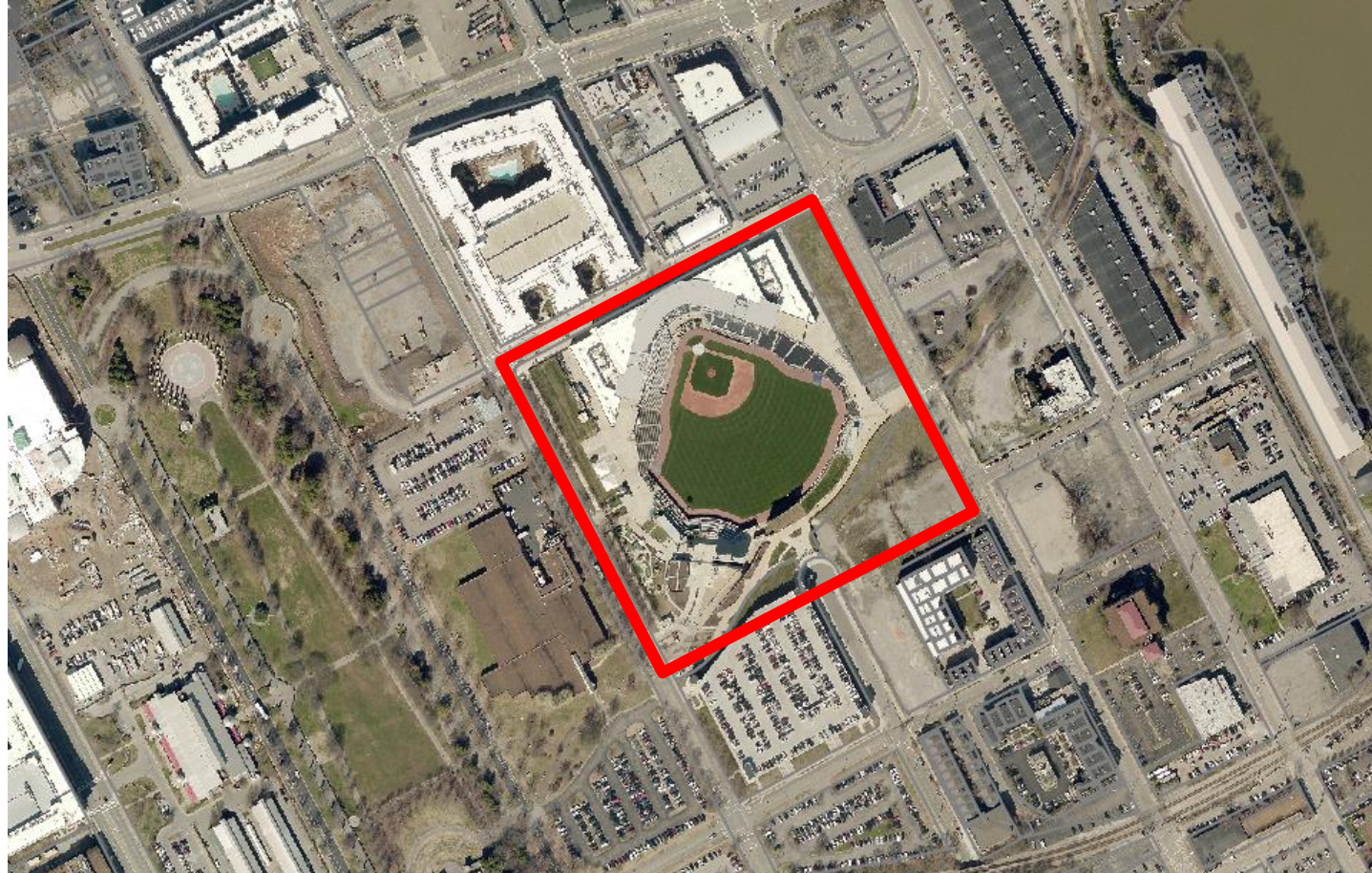
Provide for redevelopment of the Project Area, wherein nonconforming or deleterious land uses and the present subdivision and ownership of land precludes the orderly assemblage and desired changes in the use of land.

- Nashville Sounds baseball stadium
- Old office buildings rehabbed
- 10th & Jefferson apartment building

First Horizon Park



First Horizon Park



First Horizon Park



10th & Jefferson



10th & Jefferson



Objective C: Eliminate Substandard Housing

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

- Germantown
- Hope Gardens

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.

- NashvilleNext
- Tennessee State History Museum
- Downtown Code (DTC) along Jefferson Street

Objective D: Clear and Provide for Redevelopment



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Objective E: Open-Space and Parking

Establish standards and guidelines for the redevelopment and continued use of the area which will assure adequate light, air, open-space, off-street parking, and the future stability of the entire area through quality development.

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

Objective E: Open-Space and Parking



Objective E: Open-Space and Parking



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 H: Eliminate Vacant Lots



Objective I: Revitalize Commercial Uses

Revitalize the commercial uses on Jefferson Street and 8th Avenue North and provide land for new commercial establishments and services necessary to support adjacent residential areas.

- Office buildings
- Apartments buildings
- Farmers Market
- Regions Bank
- Walgreens



Objective J: Layout New Streets, Pedestrian Ways

Provide for the layout of new streets, pedestrian ways and other public improvements necessary to support the redevelopment of the area.

- Major & Collector Street Plan
- DTC along Jefferson Street
- Hope Gardens
- Historic Germantown
- Greenways

Objective J: Layout New Streets, Pedestrian Ways



Objective K: Enhance Preservation Goals

Enhance the neighborhood preservation goals, particularly in the Germantown and Buena Vista National Register Historic Districts and the Phillips-Jackson Street neighborhood southwest of the intersection of Eighth Avenue North and Jefferson Streets.

- Hope Gardens design guidelines
- Germantown and Buena Vista historic design guidelines

Objective K: Enhance Preservation Goals



Next Steps

Next meeting:

Monday, January 10, 2022

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