

Rutledge Hill Redevelopment District

GOALS AND ACCOMPLISHMENTS

Agenda

- History of Rutledge Hill Redevelopment District
- Existing Goals and Objectives
- Future of Rutledge Hill
- Next Steps

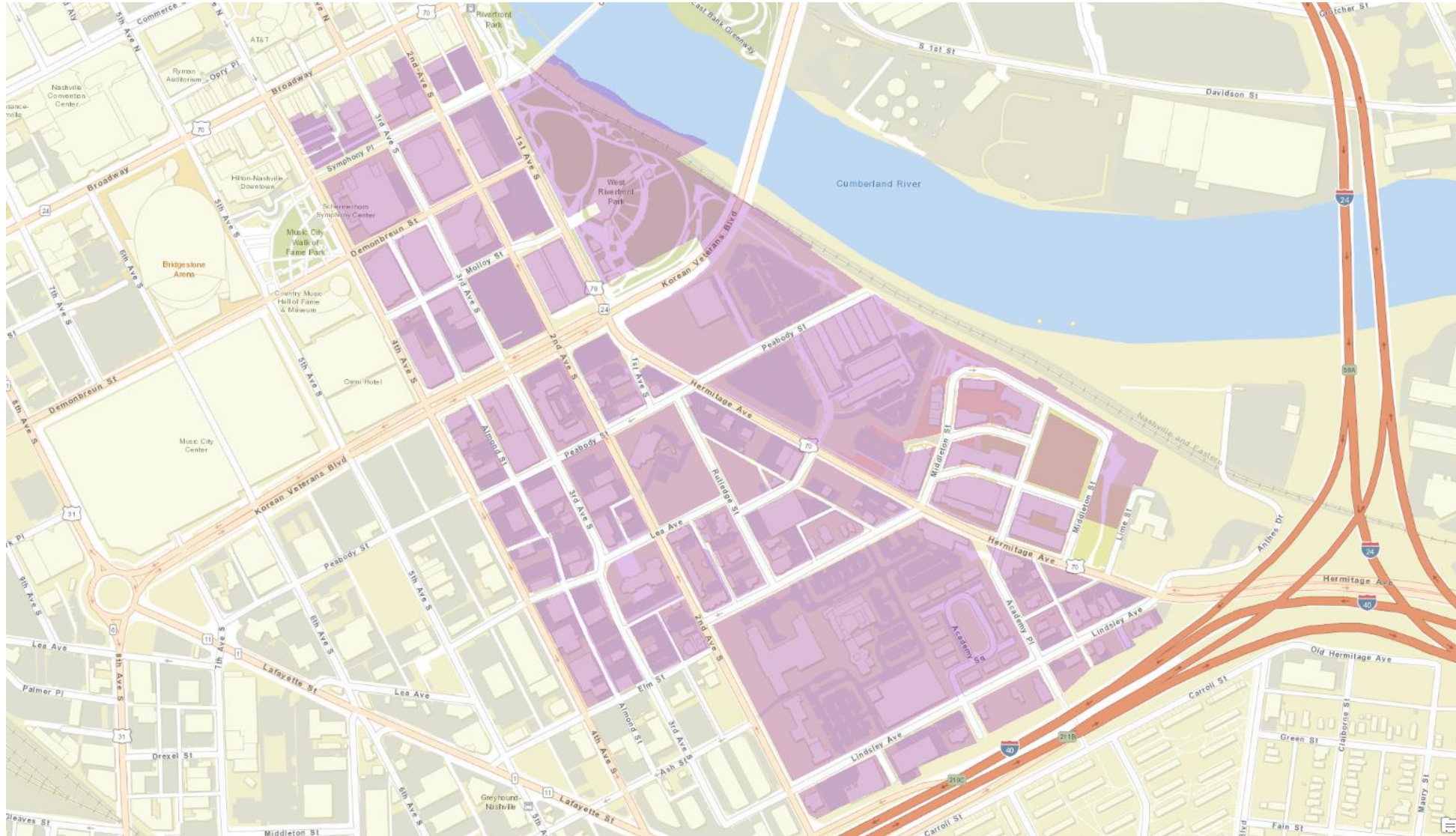
Rutledge Hill

Established in 1980; ends in 2040

1999 Total Appraised Values: \$77.8 million

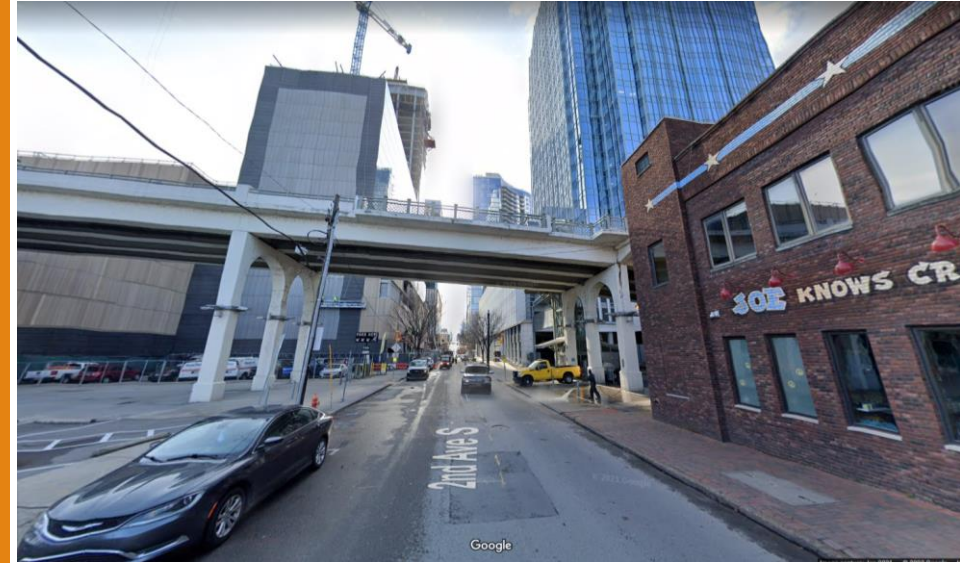
2021 Total Appraised Values: \$2,292 million

Rutledge Hill Redevelopment District Map



Objective A

To establish harmonious land use patterns and provide sites adequate for the planned development of attractive mixed commercial and residential areas.

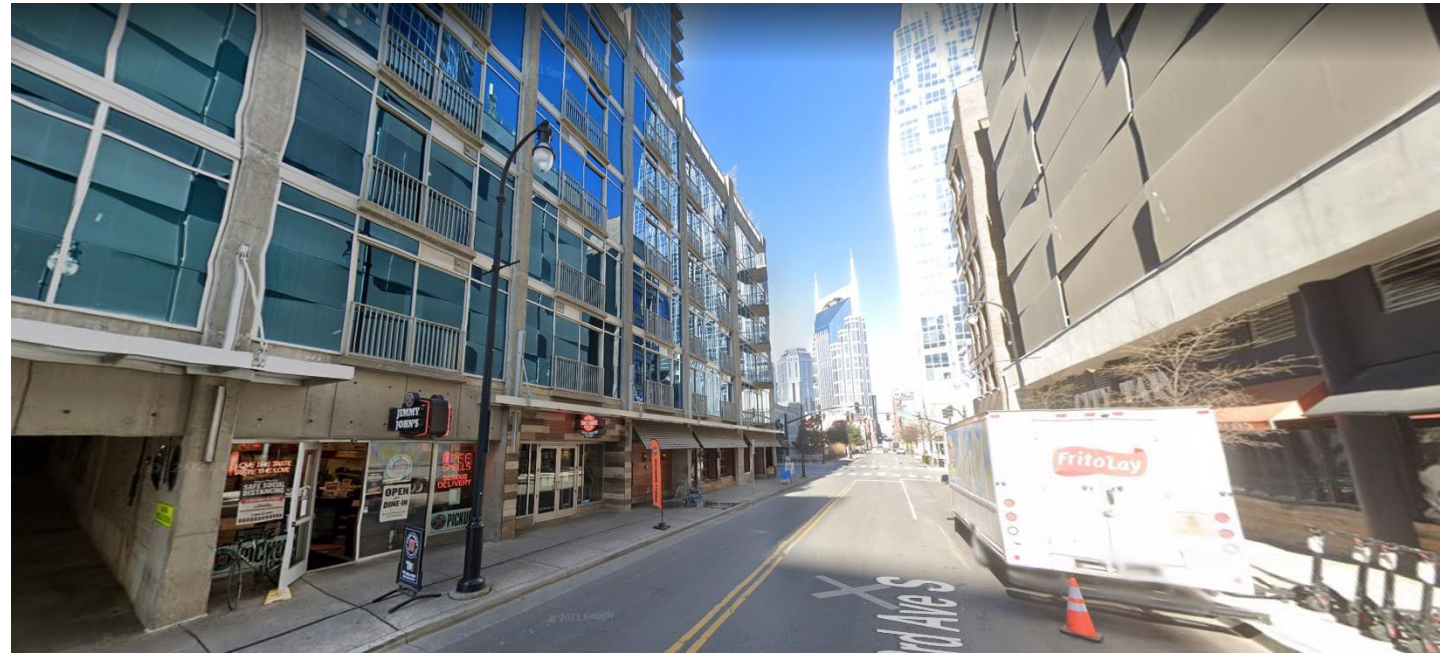


Objective B

To provide for redevelopment of the Project Area, wherein 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

To create a mixed living and working environment close to and connected with the central business district.



Objective D

To promote development of an “Arts District” envisioned as a combination of new and rehabilitated space providing a living/working environment for the arts community, an attractive element for tourism, and a source of vitality for the downtown area.



Objective E

To provide safe, convenient, and visually attractive pedestrian walkways for residents of the area in passing between their homes and commercial areas, downtown, and places of regular assembly. An interconnected system of pedestrian ways will incorporate sidewalks, alleyways, and through-building linkages.



Objective F

To encourage a continuing program for the rehabilitation and reuse of older structures where compatible with the Land Use Plan.



Objective G

To 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 H

To encourage and implement the construction of housing for all income levels.

Objective I

To establish standards and goals for the redevelopment and continued use of the area which will provide flexibility to the individual developer, yet assure adequate light, air, open-space, off-street parking, and the future stability of the entire area.

Objective J

To develop the area under the Shelby Bridge into a pedestrian linkage and activity area connecting Riverfront Park and the Arts District.



Objective K

To provide sites for services and retail facilities serving residents. To provide for adequate parking to serve the needs of the area.

Objective L

To eliminate and prevent the recurrence of blight.

Objective M

To eliminate vacant lots by monitoring development and effective utilization of land.

Next Steps

Next meeting:

Thursday, February 17, 2022

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