

October 24, 2017

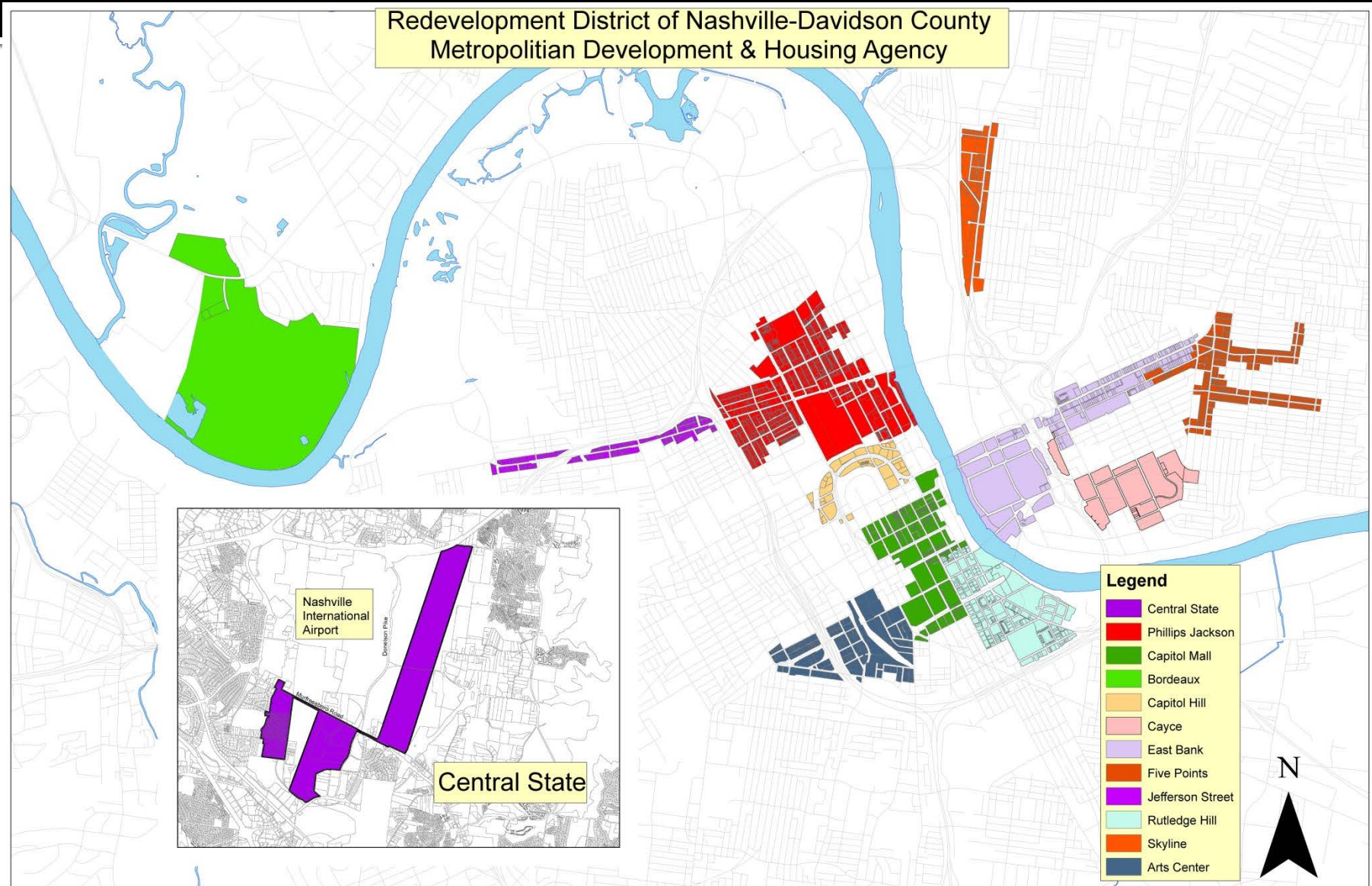
Donelson Transit-Oriented Development

MDHA – Who We Are

- Manages Nashville's public housing sites
- Issues Section 8 vouchers to low-income residents in Davidson County
- Provides community development grants and economic development financing
- Creates and manages 12 redevelopment districts in Nashville



MDHA Redevelopment Districts



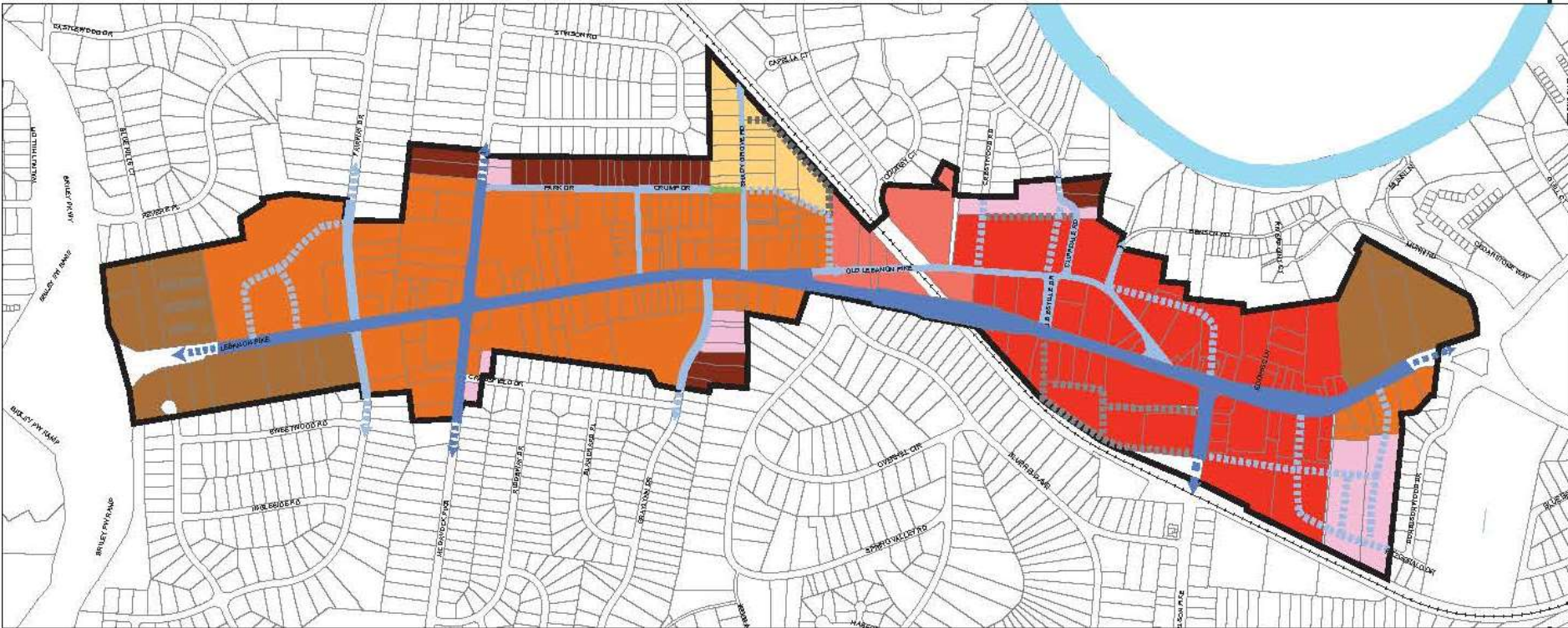
What Is a TOD Redevelopment District?

- A TOD Redevelopment District can be designated within a 0.25-mile radius of a transit-deficient corridor.
- T.C.A. § 13-20-701-708

Existing Urban Design Overlay

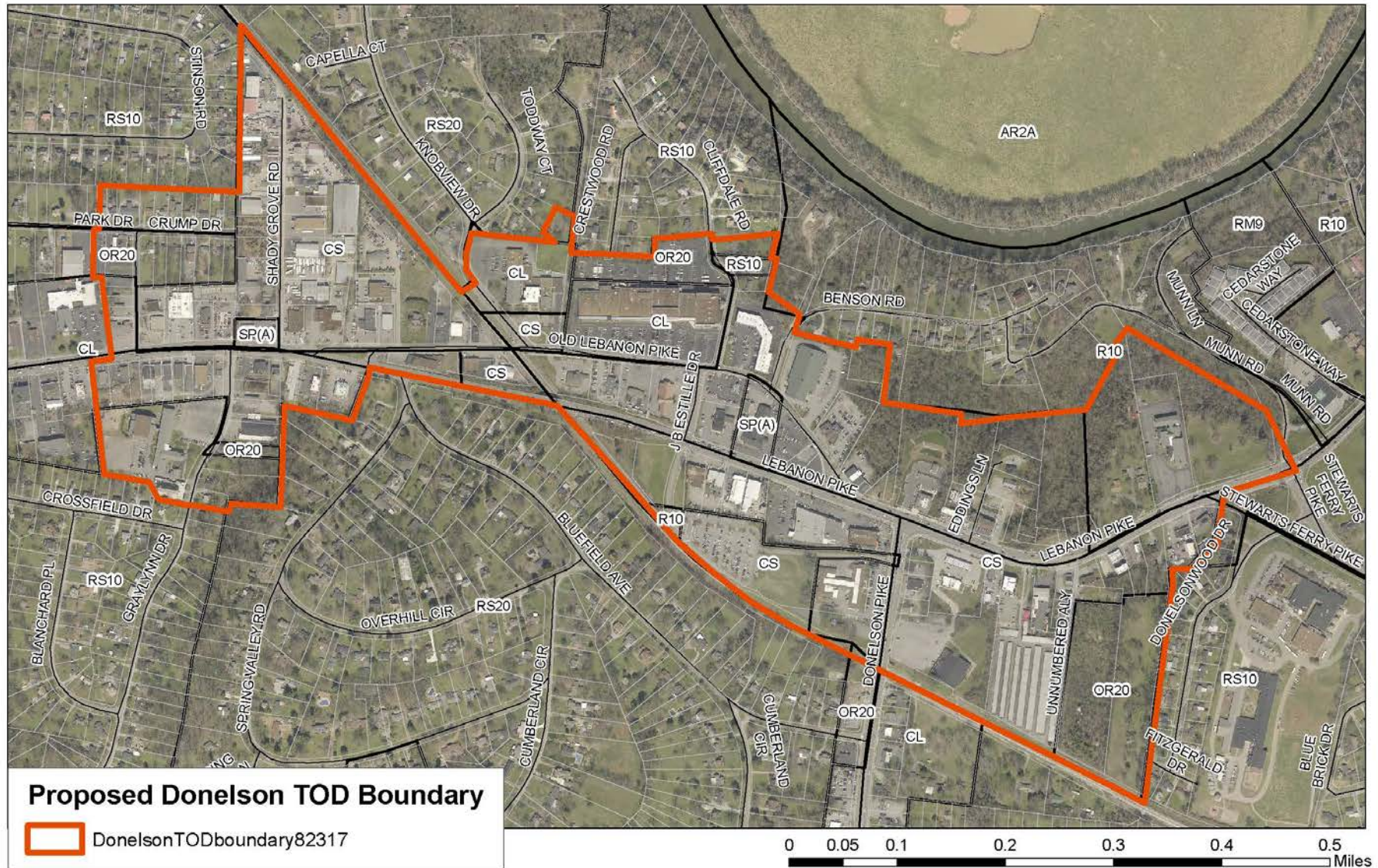
- Current Urban Design Overlay (UDO) created in 2009; updated in 2011
- UDO created development standards, goals, and objectives for Downtown Donelson
- Will include existing standards as part of TOD Redevelopment Plan

Existing Urban Design Overlay



Downtown Donelson UDO Regulating Plan

Proposed Donelson TOD District



Artist's Rendering of TOD District

Artists Rendering of Transit Oriented Development around the Donelson train station and Donelson Plaza



What Is a TOD Redevelopment Plan?

- Sets 30-year TOD redevelopment period
- Establishes tax increment financing (TIF) capacity
- Grants MDHA land acquisition authority for public purposes
- Creates single design review process
- Restricts future land uses

TOD Redevelopment Plan Process

- Expect process to last 3-4 months
- Draft TOD Redevelopment Plan based on public input
- Present plan to property owners for feedback
- Present final plan to the public

TOD Redevelopment Plan Process

- Submit to Metro Planning Commission
- Submit to MDHA's Board of Commissioners
- Submit to Metro Council
- Hold public hearing at Metro Council
- Implement TOD Redevelopment Plan after final approval

Land Use Restrictions

- TOD Redevelopment Plan more restrictive than existing zoning
- Can prohibit specific uses
- Preferred uses? Discouraged uses? Prohibited uses?

Potential District Goals

- Driven by existing Urban Design Overlay
- Improved and expanded service on the Music City Star
- Medium density townhomes or apartments
- Mixed-use development (i.e. residential with retail or commercial)
- Standalone commercial or retail uses
- Active and passive open space
- Other?

Questions or Comments

DonelsonTOD@nashville-mdha.org