

January 22, 2018

Donelson Transit-Oriented Development

Process

- **October 24:** Preliminary community meeting to explain Transit-Oriented Redevelopment Districts
- **November 13:** Meeting with break-out sessions to determine community's vision
- **December 4:** Results of visioning session
- **January 22:** Draft Plan Feedback to Community

Plan Objectives

- Integrate land use and transit
- Create stronger transit linkages along Donelson Pike and Lebanon Pike
- Create pedestrian environment around a defined center
- Provide housing to a range of incomes

Redevelopment Actions

- Create transit extensions from the train station
- Increase active uses on the street
- Accommodate active ground floor uses
- Provide pedestrian facilities to and from individual developments
- Accommodate various forms of vehicular travel

Transit Connectivity



Mixed-Use Destinations



Pedestrian Environment



Conditional Uses

- Artisan distillery
- Automobile repair
- Automobile sales, new
- Automobile sales, used
- Automobile service
- Bar or nightclub
- Concert venues
- Hotels/motels
- Light manufacturing
- Liquor sales
- Microbrewery
- Parking structures (freestanding)
- Research service
- Restaurants (with drive-through service)
- Restaurants with outdoor, live entertainment
- Short-term rentals
- Standalone surface parking lots

Prohibited Uses

- Adult entertainment
- Cash advance, check cashing, and title loan businesses
- Industrial uses (unless noted under conditional uses)
- Pawnshops
- Self-service storage

What is TIF?

Tax Increment Financing (TIF) allows the future incremental property taxes to be used to invest in new development in the district.

What is TIF?

- Annual incremental taxes are used to repay debt service for eligible expenses.
- Eligible expenses include:
 - Land acquisition
 - Parking
 - Environmental remediation
 - Demolition
 - Public infrastructure
 - Affordable and workforce housing

Tax Increment Financing

- Over the duration of the plan:
 - Projected investment over \$300M
 - Projected increase in property taxes \$90M
- Capturing 30% of the growth in taxes will allow TIF financing in the amount of \$30M.

Affordable/Workforce Housing

- Affordable housing is available to households earning less than 60% of area median income
 - Household of three earning less than \$37,000 paying \$750 for a two-bedroom home
- Workforce housing is available to households earning between 60% and 120% of AMI
 - Household of three earning less than \$74,000 paying \$1,700 for a two-bedroom home

Contact Info

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