

ORDINANCE NO. 77-716

ORDINANCE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE
AND DAVIDSON COUNTY, TENNESSEE, APPROVING AND AUTHO-
RIZING THE UNDERTAKING OF A REDEVELOPMENT PLAN ENTITLED
"CAPITOL BOULEVARD EXTENSION, BICENTENNIAL PARK AND
HOUSING DEVELOPMENT FOR DOWNTOWN NASHVILLE"

WHEREAS, on October 15, 1974, the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, adopted Resolution No. 74-1159 which approved the undertaking of surveys and plans by the Metropolitan Development and Housing Agency under a Neighborhood Development Program Grant, Project Tenn. A-19, for the area in Downtown Nashville, bounded generally by Union Street, Broadway, the railroad gulch and the Cumberland River; and

WHEREAS, the Metropolitan Development and Housing Agency has now completed such studies and has, in furtherance of these studies, prepared a plan for redevelopment entitled "Capitol Boulevard Extension, Bicentennial Park and Housing Development For Downtown Nashville," (herein referred to as the "Plan") consisting of a plan text containing 20 pages, Exhibit "A" attached thereto, and related plan maps, R.P. Maps No. 1 through 5, all dated June 30, 1977, which have been filed with and referred to the Metropolitan Council of Nashville and Davidson County, Tennessee (herein referred to as the "Governing Body"), for review and approval; and

WHEREAS, the Metropolitan Development and Housing Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the area, and has determined that the area is a slum area, blighted, deteriorated and deteriorating, and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the locality at large, because there are within said area buildings and improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land uses, obsolete layout and a combination of these factors are detrimental to the safety, health, morals and welfare of the community, and should be eliminated in the public interest, and the members of this Governing Body have been fully apprised by the Metropolitan Development and Housing Agency

and are aware of these facts and conditions; and

WHEREAS, said project is to be undertaken by the Metropolitan Development and Housing Agency in accordance with and in furtherance of the objectives of Article I, Sections 8 and 21, and Article II, Section 28, of the Constitution of Tennessee: "The Housing Authorities Law," Chapters 20 and 45, Public Acts of Tennessee of 1935 (1st Ex. Session), as amended; Chapter 114 of Public Acts of Tennessee of 1945, as amended; Chapter 181 of Public Acts of Tennessee of 1955 (said statutes now codified in Sections 13-801 through 833, Tennessee Code Annotated); with financial assistance pursuant to T.C.A. 13-817; and

WHEREAS, the redevelopment plan for the area prescribes certain land uses, provides for the acquisition by negotiation, condemnation or otherwise, clearance and resale of certain properties for the public and private development of parks, pedestrian-ways, housing, parking facilities and retail shops in the downtown area and will require, among other things, the closing, vacating and abandoning of alleys and other public ways, the establishment of new public ways, the location of and the possible relocation of sewer and water mains to assist development within a particular block, the creation of a public park and other public actions; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the area to be redeveloped and, in light of such knowledge, have carefully considered and reviewed the proposal for redevelopment, including the relocation of individuals and families that may be displaced; and

WHEREAS, the Metropolitan Development and Housing Agency desires to make application to the Federal Government for financial assistance and to utilize the tax increment funding provision pursuant to T.C.A. 13-817 in furtherance of its projects; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of redevelopment projects with Federal financial assistance, including those prohibiting discrimination on the basis of race, color, creed, sex or national origin; and

WHEREAS, in order to implement this Plan, the Governing Body must approve and authorize certain actions.

NOW, THEREFORE, BE IT AUTHORIZED, APPROVED AND ORDAINED BY THE METROPOLITAN COUNCIL OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE:

1. That it is hereby found and determined that the redevelopment area defined under the redevelopment plan entitled "Capitol Boulevard Extension, Bicentennial Park and Housing Development for Downtown Nashville," dated June 30, 1977, is a slum and blighted area, as defined in Section 13-813, Tennessee Code Annotated, and qualifies as an eligible project area under the provisions of Sections 13-814 through 13-827, Tennessee Code Annotated; that the blight and slum conditions existing therein are detrimental to the safety, health, morals and welfare of the people of Nashville and Davidson County; that said area or such portions thereof as deemed necessary for acquisition by the Metropolitan Development and Housing Agency by negotiation, condemnation or otherwise, as provided by T.C.A. 13-804, and shall be so designated by it pursuant to the redevelopment plan, or any amendment or amendments thereto, should be so acquired by the Metropolitan Development and Housing Agency, and such blight and slum conditions eliminated.
2. That the redevelopment plan entitled "Capitol Boulevard Extension, Bicentennial Park and Housing Development for Downtown Nashville" consisting of a plan text containing 20 pages, Exhibit "A" attached thereto, and related plan maps, R.P. Maps No. 1 through 5, all dated June 30, 1977, as filed with the Governing Body, is hereby in all respects approved.
3. That it is hereby found and determined that the redevelopment plan for the project area conforms to the general plan of the locality.
4. That the use of tax increment funding pursuant to T.C.A. 13-817 is

hereby approved for the undertaking and carrying out of approved redevelopment projects, with funds to be generated specifically from development of properties within this project and to the extent necessary from the following tracts of land now owned by the Metropolitan Development and Housing Agency which are to be redeveloped:

- a. The tract of undeveloped land in the Edgehill Urban Renewal Project, Project Tenn. R-69, bounded by South Street, Interstate 40, 12th Avenue, South, and 9th Court - Ninth Avenue, South.
- b. The tracts of undeveloped land in the Edgehill Urban Renewal Project, Project Tenn. R-69, bounded by Démonbreun Street, Division Street and Interstate 40.
- c. The following undeveloped disposition parcels in the Edgehill Urban Renewal Project, Project Tenn. R-69:
 - 53-GB 1891A
 - 90A-GB 1901A
 - 90B-GB 34A1A
 - 215-NC 100-NC (MAP ATTACHED)
5. That it is hereby found and determined that, in addition to the elimination of slums and blight from the project area, the undertaking of the project in such area will further promote the public welfare and the proper development of the community.
6. That it is hereby found and determined that the redevelopment plan for the project area will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the area by private enterprise.
7. That the Metropolitan Development and Housing Agency is hereby authorized to make application for Federal financial assistance in furtherance of this plan for redevelopment.

8. That the Metropolitan Clerk is directed to file this Ordinance, together with the redevelopment plan and plan maps referred to herein as a part of the minutes of this meeting.
9. BE IT FURTHER RESOLVED that this Ordinance take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County, Tennessee, requiring it.

APPROVED:

Farris A. Deep, Director and Secretary
of Metropolitan Planning Commission

INTRODUCED BY:

Robert L. Reames
Member of Council

APPROVED:

Kenneth B. Schoen
Kenneth B. Schoen, Director of Finance
Metropolitan Government of Nashville
and Davidson County

APPROVED:

Metropolitan Mayor

APPROVED BY
METROPOLITAN DEVELOPMENT AND
HOUSING AGENCY

Jack D. Herrington
Jack D. Herrington, Secretary

APPROVED AS TO FORM AND LEGALITY:

John L. Hummel
Metropolitan Attorney

Approved and Recommended Unanimously
by the Planning Committee at its meeting

11-18-77

Metropolitan Council Planning Committee

By: Carl A. Shacklett
Chairman

FILED
METROPOLITAN
COUNCIL

SEP 29 9 12 AM '77

ORIGINAL
METROPOLITAN COUNTY COUNCIL

Bill No. 77-716

ORDINANCE OF THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,
APPROVING AND AUTHORIZING THE UNDERTAKING OF
A REDEVELOPMENT PLAN ENTITLED "CAPITOL
BOULEVARD EXTENSION, BICENTENNIAL PARK AND
HOUSING DEVELOPMENT FOR DOWNTOWN NASHVILLE

NOTIFIED:

Housing Authority
Planning Commission
Publishing Company

MINUTE BOOK 1442 PAGE NO. 331

The within bill approved as to form and
legality.

APPROVED BY PLANNING COMMISSION

Metropolitan Attorney

Introduced OCT 4 1977

Passed first Reading OCT 4 1977
BUDGET & FINANCE & PLANNING, ZONING

Referred to **AND HISTORICAL COMMITTEES**

~~EXCEEDED~~ DEFERRED: NOV 1 1977 - NOV 15 1977

Passed second Reading DEC 20 1977

Referred to _____

Passed third Reading JAN 17 1978

Approved JAN 23 1978

By [Signature]
Metropolitan Mayor

Departments Notified JAN 26 1978

Advertised _____

Form-01