

AMENDMENT NO 2

TO

ORDINANCE NO. 096-163

Mr. President:

I move to amend Ordinance No. 096-163 by deleting Parcels No 82-14-62, 82-14-64, 82-14-65, otherwise referred to as Tract 1, from the East Bank Redevelopment Plan.

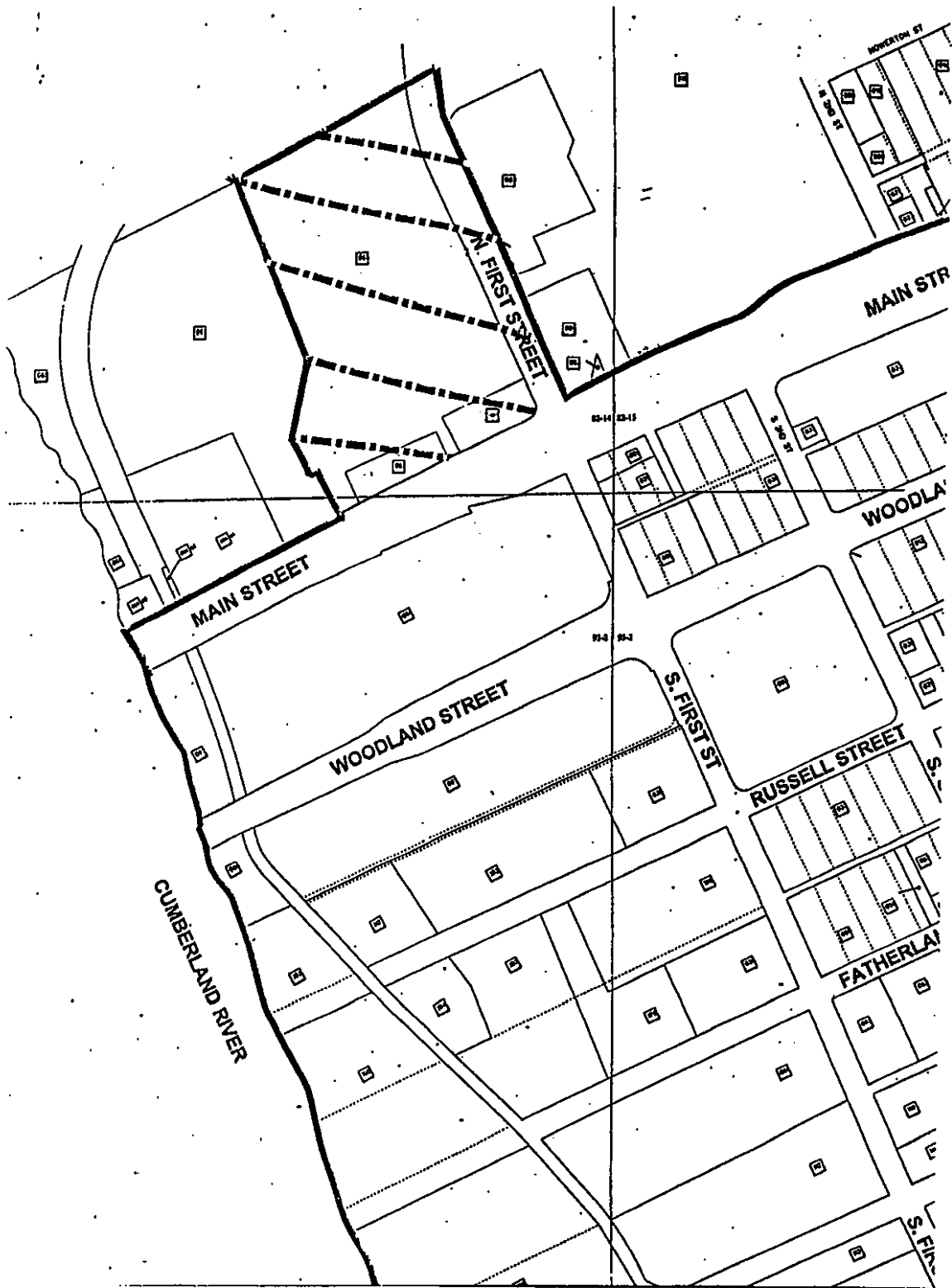
INTRODUCED BY:

Eileen P. Beahan

Member of Council

Charles W. Furthman

ADOPTED: FEBRUARY 27, 1996



AREA TO BE  
DELETED



AMENDMENT NO. 1

TO

ORDINANCE NO. 096-163

Mr. President:

I move to amend Ordinance Number 096-163 by adding the following paragraph to Section B.3. PROPOSED REDEVELOPMENT ACTIONS:

- (f.) To provide for improvements in the existing Shelby Street Bridge to allow access for pedestrian, trolley and other associated uses between the Central Business District and the Stadium area.

I further move to amend Section C, LAND USE PLAN to include the following for the design objectives of all tracts in paragraphs (1.) and (2.):

The tracts adjacent to the Shelby Bridge should include design considerations for pedestrian, trolley and other associated uses of the bridge.

Introduced By:

Eileen T. Beahan  
Member of Council

ADOPTED: FEBRUARY 6, 1996

AN ORDINANCE APPROVING THE  
EAST BANK REDEVELOPMENT PLAN

WHEREAS, the Metropolitan Government of Nashville and Davidson County desires to develop the area known as the East Bank for a National Football League Stadium and related activities; and

WHEREAS, the Metropolitan Development and Housing Agency has completed studies and prepared a plan for redevelopment entitled "East Bank Redevelopment Plan," (herein referred to as the "Plan") consisting of a text, Exhibit "A" attached thereto, and Redevelopment Plan (R.P.) Maps 1, 2, and 3, all dated January 9, 1996, 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 Plan is based on the "East Nashville River Development Study" adopted by Resolution R90-1393 of the Metropolitan Council as a concept plan for redevelopment of the Project Area; and

WHEREAS, the Metropolitan Development and Housing Agency has updated its studies and examined the area proposed for inclusion in the redevelopment project and determined that it is a blighted area with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community and that such conditions should be eliminated in the public interest and the members of this Governing Body have been duly apprised and are aware of these conditions; and

WHEREAS, the project is located in Metropolitan Nashville and Davidson County, Tennessee and 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 Extraordinary 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 Section 13-20-201 through 216, Tennessee Code Annotated); and

WHEREAS, the Metropolitan Development and Housing Agency desires to utilize the tax increment funding provision pursuant to T.C.A. 13-20-205 in furtherance of its projects; and

WHEREAS, the Plan for the area prescribes certain land uses and controls and provides for the acquisition by negotiation, condemnation or otherwise of certain properties for public use or for resale to a redeveloper or redevelopers; and

WHEREAS, the members of the Governing Body have carefully considered and reviewed the proposal for redevelopment, including the relocation of businesses that may be displaced; and

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

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That it is hereby found and determined that the redevelopment area defined by the Plan entitled "East Bank Redevelopment Plan," dated January 9, 1996, is a blighted area as defined in and in accordance with Sections 13-20-201 through 13-20-216, Tennessee Code Annotated; that conditions existing therein are detrimental to the safety, health, morals or 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 Tennessee Code Annotated 3-20-104 and so designated pursuant to the Plan, or any amendment or amendments thereto, should be so acquired by the Metropolitan Development and Housing Agency; and such blighting conditions eliminated.

Section 2. That the Plan entitled "East Bank Redevelopment Plan," consisting of a text, Exhibit "A" attached thereto, and related maps, R. P. Maps 1, 2, and 3, all dated January 9, 1996 as filed with the Metropolitan Clerk, is hereby in all respects approved.

Section 3. That it is hereby found and determined that the Plan for the project area conforms to the General Plan for Nashville.

Section 4. That the use of tax increment funding pursuant to T.C.A. 13-20-205, is hereby approved for undertaking activities specified in the Plan.

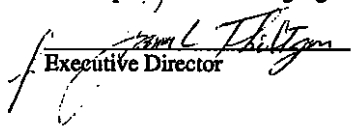
Section 5. That it is hereby found and determined that, in addition to the elimination of blight from the project area, the undertaking of the project in such area will further promote the public welfare and proper development of the community.

Section 6. That it is hereby found and determined that the Plan for project area will afford maximum opportunity consistent with sound needs of the locality as a whole, for the redevelopment of the area by private enterprise.


Section 7. That the Metropolitan Clerk is directed to file this Ordinance together with the Plan referred to herein as a part of the minutes of this meeting.

Section 8. That this Ordinance shall take effect from and after its adoption, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED by Metropolitan  
Development and Housing Agency:

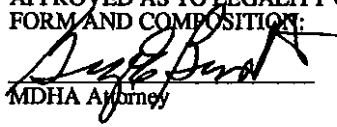
  
Executive Director

INTRODUCED BY:

  
\_\_\_\_\_

\_\_\_\_\_  
Member(s) of Council

APPROVED AS TO LEGALITY OF  
FORM AND COMPOSITION:

  
MDHA Attorney

**METROPOLITAN DEVELOPMENT AND HOUSING AGENCY  
NASHVILLE AND DAVIDSON COUNTY, TENNESSEE**

**EAST BANK REDEVELOPMENT PLAN**

**January 9, 1996**

## **EAST BANK REDEVELOPMENT PLAN**

### **PREFACE**

The East Bank Redevelopment Project is located in Metropolitan Nashville and Davidson County, Tennessee and is undertaken by the Metropolitan Development and Housing Agency, hereinafter referred to as "MDHA," in accordance with and in furtherance of the objectives of Article I, Section 8 and 21, Article II, Section 28, of the Constitution of Tennessee: The Housing Authorities Law, Chapters 20 and 45, Public Acts of Tennessee 1935 (1st Extraordinary 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 13-20-201 through 13-20-216 Tennessee Code Annotated. The Metropolitan Council of Nashville and Davidson County has declared the area to be blighted area within the scope of Section 13-20-201, Tennessee Code Annotated.

## A. TABLE OF CONTENTS

This Redevelopment Plan dated January 9, 1996 consists of, and only of, the following Text, Exhibit and Maps:

### I. TEXT

#### SUBJECT

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### II. MAPS

Redevelopment Plan Map No. 1, Project Boundary Map, January 9, 1996

Redevelopment Plan Map No. 2, Land Use Plan, January 9, 1996

Redevelopment Plan Map No. 3, Proposed Land Acquisition, January 9, 1996

### III. EXHIBITS

Exhibit "A", Boundary Description



## **B. DESCRIPTION OF PROJECT AREA**

The East Bank Redevelopment Project is located directly across the Cumberland River from the Nashville Central Business District. The area encompasses the property between the River and Interstate 65 on the west and east, and between Main Street and the proposed right of way of the Franklin Street Bridge and Shelby Avenue on the north and south. The general physical condition of the East Bank is blighted. Studies completed by MDHA in 1990 indicated that over half of the properties were substandard. Recent reconnaissance reveals that this percentage has increased to over 60%. Large portions of the Project Area are vacant or underutilized.

### **1. BOUNDARIES OF THE PROJECT AREA**

The boundaries of the Project Area are shown on Redevelopment Plan (R.P.) Map No. 1, "Project Boundary Map," and are as described in Exhibit "A", which is attached.

### **2. REDEVELOPMENT PLAN OBJECTIVES**

The specific provisions and actions incorporated in the Plan have been developed and are necessary to achieve the following objectives:

- a. To establish harmonious land use patterns and provide sites adequate for stadium and related activities.
- b. To provide for redevelopment of the Project Area, wherein non-conforming or deleterious land uses and the present subdivision and ownership of land precludes the orderly assemblage and desired changes in the use of land.
- c. To eliminate substandard buildings through acquisition and demolition or through a conservation program for the rehabilitation of existing structures where feasible and compatible with the Land Use Plan.
- d. 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.
- e. To 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.
- f. To provide for the relocation of businesses where necessary to accomplish the objectives of the Plan. It is recognized that some businesses within the project area are dependent on river or rail access and therefore coordination of various government agencies may be required to insure suitable relocation sites.

- g. To eliminate and prevent the recurrence of blight.
- h. To eliminate vacant and underutilized land, by monitoring development and taking actions necessary to encourage effective and desirable uses of land in accordance with the Plan.
- i. To provide for the layout of new streets, pedestrianways and other public improvements necessary to support the redevelopment of the area.

### 3. PROPOSED REDEVELOPMENT ACTIONS

The ultimate objective of the Land Use Plan is to create an environment conducive to the long term economic viability of the stadium and related activities through the coordinated and planned redevelopment of the area and the elimination of blighting influences posed by dilapidated buildings and structures and underutilized land. The types of actions necessary to achieve this objective are:

- a. The acquisition of land through negotiation, condemnation, or otherwise for public purposes; for private or public infill development where the condition of title, the diverse ownership of real property to be assembled, street or lot layouts, or other conditions prevent a proper development of the property in accordance with the Land Use Plan; and for the purpose of removing, preventing, or reducing blight.
- b. Demolition, clearance and relocation as necessary within the Project Area to achieve the objectives of the Plan.
- c. Closing, vacating, or relocating various streets, alleys, pedestrianways, or utilities.
- d. To provide for and construct improved streets, alleys, public facilities, open spaces, and pedestrianways.
- e. Negotiation of agreements with developers to undertake redevelopment of property in accordance with the Land Use Plan.

## C. LAND USE PLAN

### 1. LAND USE MAP

The permitted uses of land within the Project Area are as shown on R.P. Map No. 2, "Land Use Map Plan," and as further described in the following sections.

### 2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

In order to achieve the objectives of this Redevelopment Plan, the redevelopment and use of land as sold or leased by MDHA will be made subject to the provisions and requirements specified in the following subsections of this Section and Section D.2.. All provisions of

this section shall likewise apply to parcels not being acquired under provisions of this Plan when the owner of such parcel shall acquire land designated on the "Proposed Land Acquisition Map," R.P. Map No. 3, as an addition to the tract not designated for acquisition. No improvements on such property may be made, extended or enlarged unless the land assembled together and including property not to be acquired shall be in accordance with all controls of this section except improvements or expansion may be permitted in situations where the property owner owned the land or improvements prior to the adoption of this plan. All redevelopment on parcels as sold, leased or under redevelopment agreements through MDHA as well as any improvements in the area subject to the General Design Regulations and Controls at Section C.2.c. of this Plan must be approved by a design review committee designated by the Executive Director of MDHA. The Board of Commissioners of MDHA may supplement this Plan with rules and standards to assist the design review committee in interpreting this Plan as it relates to appropriate uses, design, color, setbacks, landscaping, parking, ingress and egress and other restrictions in accordance with this section.

**a. Permitted Uses**

The general categories of uses are as follows:

Stadium

Residential

Commercial/Retail

Convention Center

Hotel

Parking

Public Use - street, pedestrian ways and greenways

The specific principal and accessory uses permitted under each category are given by tract in Subsection b. Residential shall be permitted use in all areas designated as Commercial/Retail on R.P. Map No. 2 Land Use Map.

**b. Specific Principal and Accessory Uses**

**(1) Tracts 1, 4-6, 15, 24-28**

**Intent:** To provide land for future development to support a stadium or activities associated with or supportive of a multi-purpose stadium facility.

**Principal Use:** Stadium and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, sports, or convention facilities.

Design Objectives: The redevelopment of these tracts should be planned and designed as an entity with the development of all other tracts. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

(2) Tracts 2, 3, 7, 8, 10-14 and 16-23

Intent: To provide land for a stadium and stadium related activities associated with or supportive of a multi-purpose stadium facility.

Principal Use: Stadium and/or parking, hotel, or public or private facilities, businesses, or services designed to promote or be compatible with arts, culture, or sports facilities.

Design Objectives: The redevelopment of these tracts should be planned and designed as an entity with the development of all other tracts. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

(3) Tract 9

Intent: To provide land for government and governmental related uses.

Principal Use: Governmental offices, services or parking.

Design Objectives: The redevelopment of these tracts should be planned and designed as an entity with the development of all other tracts. Special consideration should be devoted to such items as landscaping, lighting, aesthetics, safety and security.

c. General Design Regulations and Controls

In order to achieve the objectives of the East Bank Redevelopment Plan, the following general regulations and controls shall apply to all land within the Project Area developed, redeveloped, or improved subsequent to the approval of this Plan whether or not any amendments thereto and in addition to those set forth in the previous subsection:-

(1) Site Plan

In the redevelopment of all blocks and parcels of land, the buildings and improvements shall be planned and designed as an entity. A site plan shall be prepared by the developer which shows buildings, uses, plazas, terraces, pools, walls, fences, walks, steps, signs, driveways, parking facilities, service facilities, utilities, planting, grades and elevations, and any other facilities which are proposed. The site plan shall be reviewed and approved by the MDHA, and where redevelopment is to be accomplished in stages, a breakdown and staging

of the proposed construction shall accompany the site plan. Development shall conform to the approved site plan. If after initial approval, an agreement to the site plan is approved by the MDHA, then the latest officially amended site plan shall constitute the approved site plan.

(2) Landscape Treatment

Those portions of lots or parcels of land which are not built upon or are not paved for parking or pedestrianways shall be planted in accordance with a landscaping plan and shall be maintained in accordance with such a plan. The detailed planting plan shall be developed based on the approved site plan and shall be submitted for review and approval by MDHA prior to its execution. A landscaping plan shall contain the existing topographical contours of the site, any and all proposed new contours of the site, designations of all existing landscaping which will be retained, location of all existing trees or other plants having a trunk diameter of six (6) inches or more, the locations of all proposed exterior lighting fixtures, the area to be lighted by each exterior lighting fixture, and the materials and colors of each exterior lighting fixture unless any or all of these specific requirements shall be waived as unnecessary by MDHA.

(3) Exterior Design

All the exposed sides of a building (i.e., any building wall not abutting another) shall be treated architecturally with finish materials in character with the main facade of the building. Similarly, the exterior design and treatment of other facilities (e.g. courts, plazas, terraces, walls, walks, steps, etc.) shall be reviewed and approved by the MDHA with respect to general design and materials affecting exterior appearances.

(4) Historic Preservation

Contemporary design must be compatible with the character and setting of the historic building or district where any exist.

(5) Construction Approvals

No parking area or parking facilities and no building or other structure or improvement (including signs and loading docks and ramps) shall be erected, placed, enlarged, or altered until the construction plans and specifications and the plans showing the location of the facilities, improvements, and structures on the land have been approved in writing by MDHA, its successor, or assigns, as to compliance with the restrictions set out herein and also as to the sufficiency and beauty of landscaping and the adequacy and location of parking facilities.

(6) Environmental Nuisances

To the extent possible, property shall be developed to contain, within the limits of the property, the effects of environmental nuisances created by the operation of commercial businesses. Environmental nuisances included shall be noise, odor, unsightly storage, and other specific environmental nuisances identified by MDHA. The storage of equipment, materials, or goods, in open areas of any lot or parcel of land shall be screened from view by a fence, wall, hedge, plantings, or other appropriate means of screening, provided the storage of such equipment, materials or goods are normal or customarily incidental to the uses. The accumulation of trash, debris, or any noxious materials shall be prohibited.

(7) Off-Street Parking

All off-street drives and parking areas shall be surfaced with asphalt or concrete and so constructed as to provide for adequate drainage. The entrances and exits of all required or permitted accessory off-street parking facilities with ten (10) or more spaces shall be located not less than fifty (50) feet from the intersection of any two (2) street lines. However, access less than fifty (50) feet of such intersection may be permitted if such a location is not hazardous to traffic safety and not likely to create traffic congestion.

(8) Signs

Signs shall be limited to those which apply only to the use or business conducted on the same site in accordance with the permitted uses or incidental signs of a clearly general nature such as, for example, to portray time, temperature, or announcements of activities taking place at the location. Such signs will be subject to review and approval of MDHA, and will be permitted only when designed and placed in harmony with the improvements upon the building site and surrounding development. Billboards, roof signs, flashing, moving or seeming to move, or intermittently illuminated signs shall not be permitted. Signs shall be further limited as follows:

Free-standing identification for all properties shall be limited to one sign for each principal use on each street on which the use has frontage. Such signs shall not exceed eighteen (18) square feet each in size.

Temporary signs, such as "for sale, rent or lease" shall not exceed nine (9) square feet and no more than one such sign may be permitted on each street on which the property has frontage.

**(9) Temporary Structures Uses**

Temporary structures including those used in connection with construction on any block or street within the Project Area shall be permitted, with the approval of MDHA for successive periods up to six months each. On property which it has acquired but which has not yet been developed, MDHA may establish such interim uses as it deems desirable and in the public interest consistent with local zoning and codes requirements.

**(10) Off-Street Loading and Unloading**

Service facilities for off-street loading and unloading shall be provided for each building where feasible. The facilities shall be adequate to handle the needs generated by the building for pick-up and/or delivery of goods by truck, removal of wasted materials, delivery of fuel and other servicing functions. The intent and design objective of the plans is to provide common service facilities serving all of the building on a tract wherever feasible and practicable. Vehicular access to the service facilities may be shared or combined in the driveway to parking. The truck entrance to a building or structure shall be not less than 14 feet in height. This vertical height may be reduced at the discretion at he MDHA.

**d. Period of Duration of These Provisions**

The provisions of this Plan, specifying the land uses for the Project Area and the requirements and restrictions with respect thereto, shall commence upon approval of the Plan by the governing body of the Metropolitan Government of Nashville and Davidson County, and shall continue in effect until December 31, 2025.

**e. Applicability of Provisions and Requirements**

The provisions and requirements set forth herein under Section C.2 a, b, c,d and Section C.3, shall apply to all properly within sections which are identified in Land Acquisition Map, R.P. Map No. 3. The provisions are also applicable for the development that is proposed on air rights above parking garages, even though a garage itself may be under separate ownership and the land and improvements never acquired by MDHA. If the land is sold for private development, written agreements to abide by said provisions shall be negotiated by MDHA with the owners of said properties after their adoption of this Redevelopment Plan. Failure to comply may be

cause for MDHA to reacquire such property, if such acquisition may be necessary to achieve the objective of the Plan.

### 3. ALTERNATE DEVELOPMENT

Alternate development may be permitted where such development complies with the general intent and standards for land use as herein before specified under the regulations and controls provisions for these tracts but which, because of the nature of comprehensively planned development, may deviate in detail from exact compliance with all the various development restrictions. An alternate development of this type will be viewed as a planned development and deviation from development regulations and controls will be subject to approval by MDHA.

## D. LAND ACQUISITION

### 1. PROPERTY DESIGNATED FOR ACQUISITION

Property designated for acquisition is identified on the "Land Acquisition Map," R. P. Map No. 3. Acquisition is necessary to provide for the redevelopment of vacant and underutilized land, to eliminate structures which, because of poor initial construction, inadequate maintenance, obsolescence or other conditions, are not suitable for rehabilitation; to eliminate non-conforming land uses which are detrimental to the area or the redevelopment of East Bank and its vicinity; to provide for the replatting of land and the development or adjustment of streets, alleys and pedestrianways; and to assemble suitable disposition tracts. It is not proposed to acquire all acquisition parcels at the time of approval of this Plan, but as funds are available and the private market would support redevelopment. In the event that it becomes necessary to acquire property by eminent domain, the Agency will acquire from the property owner, if the property owner so chooses, all other property owned by that property owner located within the plan boundaries.

### 2. CONDITIONS BY WHICH LAND MAY BE EXEMPTED FROM ACQUISITION

Certain properties or portions thereof designated for acquisition may be exempted from acquisition as provided herein. Exemption may be made if it will not require a change in the Land Use Plan or plans for street or utility improvements; the exemption and/or permitted continuation of a non-conforming or a detrimental use by MDHA will not adversely affect the use and/or disposition of adjoining parcels acquired or to be acquired or the redevelopment project as a whole; and the owner of any such parcel agrees to eliminate any non-conforming use on the parcel as may be requested by MDHA, to rehabilitate all structures on the parcel, use the land and structure in accordance with the provisions of this



Plan for its duration, acquire such land as deemed necessary by MDHA to conform to current local zoning and codes requirements, and/or sell any portions of the tract as deemed necessary by MDHA for street right-of-way or other purposes. Any such exemption shall be made conditional until the owner has complied with all of the requirements of a contractual agreement to be executed by and between the owner and the MDHA.

#### **E. REDEVELOPERS OBLIGATION AND LAND USE CONTROLS**

MDHA, in disposing of the land in the Project Area to be redeveloped, will, in its contract and deed or other instruments of conveyance, include such terms and conditions as in the judgment of the MDHA will be necessary or advisable to ensure redevelopment of the Project Area and its use thereafter, in accordance with this Plan, and to prevent recurrence of the condition of blight or inappropriate land uses in this area. Such provisions will be contained in such contracts, deeds or other instruments of conveyance irrespective of whether they duplicate, in whole or in part, requirements of existing or proposed zoning ordinances or other local laws, ordinances or regulations with respect to the Project Area, so that such obligations may operate independently of such zoning or other laws, ordinances or regulations. In all instances, the improvements in the Project Area will be made in accordance with the applicable Metropolitan Comprehensive Zoning Ordinance provisions and regulations; building, electrical, plumbing and other local codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts between MDHA and the redevelopers. Any contract or agreement for disposal of project land by sale, lease or retention shall contain, and the deed or deeds to the land shall contain a covenant that the redeveloper and its successors and assigns shall not discriminate upon the basis of race, color, creed, sex, marital status, or national origin in the sale, lease, or rental, or in the use or occupancy of the property or any improvements erected or to be erected thereon. It is intended by this Plan that the MDHA is beneficiary of all such covenants and obligations and that it shall be entitled to represent the interests and to act on behalf of the community in enforcing any covenants and obligations as to the redevelopment and continued uses of the Project Area in accordance with the Plan. Such contracts, deeds, or other instruments of conveyance, in addition to including such other terms and conditions as the MDHA may find desirable in order to implement and effectuate the objectives of this Plan, will obligate the purchasers of land in the Project Area and their successors in interest to:

- (1) Devote the parcels owned by them to, and only to, uses and controls specified in this Plan;

- (2) Diligently pursue the construction of the improvements as provided in the disposition contract, and to begin and complete such improvements within a reasonable time as provided by the contract;
- (3) Make no changes, additions or alterations in such improvements after completion of their construction that are not approved by MDHA as being in conformity with this Plan, or as it may be changed or amended; and
- (4) Not reassign contract rights, resell or otherwise transfer the land or any part thereof or interest therein purchased by them prior to the completion of the improvements thereon without the approval of MDHA and except in cases satisfactory with MDHA, and not to speculate in or with respect to such land.
- (5) Include in all its projects that the developer or contractor shall secure goods, professional services and labor from minority groups in the construction or contracts. During construction, at least fifteen (15%) percent of the total work force shall be "minorities" as defined in Section One of Substitute Ordinance No. 084-413, and it shall be further provided that such "minorities" must be citizens and residents of Nashville-Davidson County.

#### F. UNDERGROUND UTILITY LINES

All existing and proposed utility distribution lines (i.e., electric telephone) will be placed and/or relocated underground where feasible. A majority of the existing electric and telephone distribution lines are underground but most of the existing service connections to buildings are overhead. All service connections will also be placed underground or inside the structure where feasible. Any new or existing lines for water, sewer, thermal or gas will be placed or relocated consistent with applicable codes, ordinances or regulations.

#### G. RELOCATION ASSISTANCE

The Metropolitan Development and Housing Agency, in accordance with applicable laws and regulations, shall provide assistance to individuals and businesses currently within the Redevelopment Plan area who are displaced during initial implementation of property acquisition by MDHA. Assistance will be offered in accordance with the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended, or other applicable federal, State or local laws and regulations that may be in effect at the time even though no State or federal funds may be involved with a particular project. Business relocations that do occur will be handled in accordance with MDHA's redevelopment policies and procedures which reflect federal, State, and local legislation.

#### H. TAX INCREMENT

The projected future increase in the value of property developed in conjunction with the Plan on land leased or sold by MDHA is estimated to exceed \$300 million, of which \$30 million is expected to be private development. The total net annual increase of about \$4.5 million in property taxes so generated in the East Bank Project will not occur without the redevelopment activities of MDHA.

The activities of MDHA will provide resources necessary for business relocations, make the area conducive to new private development, and result in increased tax revenues to the Metropolitan Government. The tax increment backed debt of \$25 million provided for by the Plan will require less than fifty percent of the projected net new property taxes generated by the Project Area if development can be induced to occur. Therefore, the Metropolitan Government, as the taxing agency within the Project Area, will realize substantial revenues from the project and will not be substantially impacted by a tax increment financing provision.

The estimated total cost of public improvements and activities associated with the redevelopment project is approximately \$25 million. The estimated amount of total bonded or other indebtedness from the beginning to the end of the project from tax increment financing is \$25,000,000. The amount of bonds or other indebtedness backed by the tax increment shall not exceed \$25,000,000. The final maturity date on any bonded or other indebtedness backed by the tax increment from eligible properties shall be on or before December 31, 2025. Upon retirement of all bonds, loans, or other indebtedness incurred and payable from tax increment funds or at such time as moneys on deposit in the tax increment fund or funds are sufficient for such purpose, all property taxes resulting from the incremental development of the Project shall be retained by the Metropolitan Government. Activities or improvements eligible for tax increment funding shall include planning, engineering and legal expenses; administrative costs; land acquisition; relocation; site clearance and environmental remediation; economic development or other such activities necessary to preserve or create jobs primarily for those of low income; and streets, pedestrianways, utilities, public open spaces and greenways, and parking garages or other structures or public improvements necessary for carrying out the East Bank Redevelopment Project or other adopted and approved redevelopment plans.

#### I. PROCEDURE FOR CHANGES IN THE APPROVED PLAN

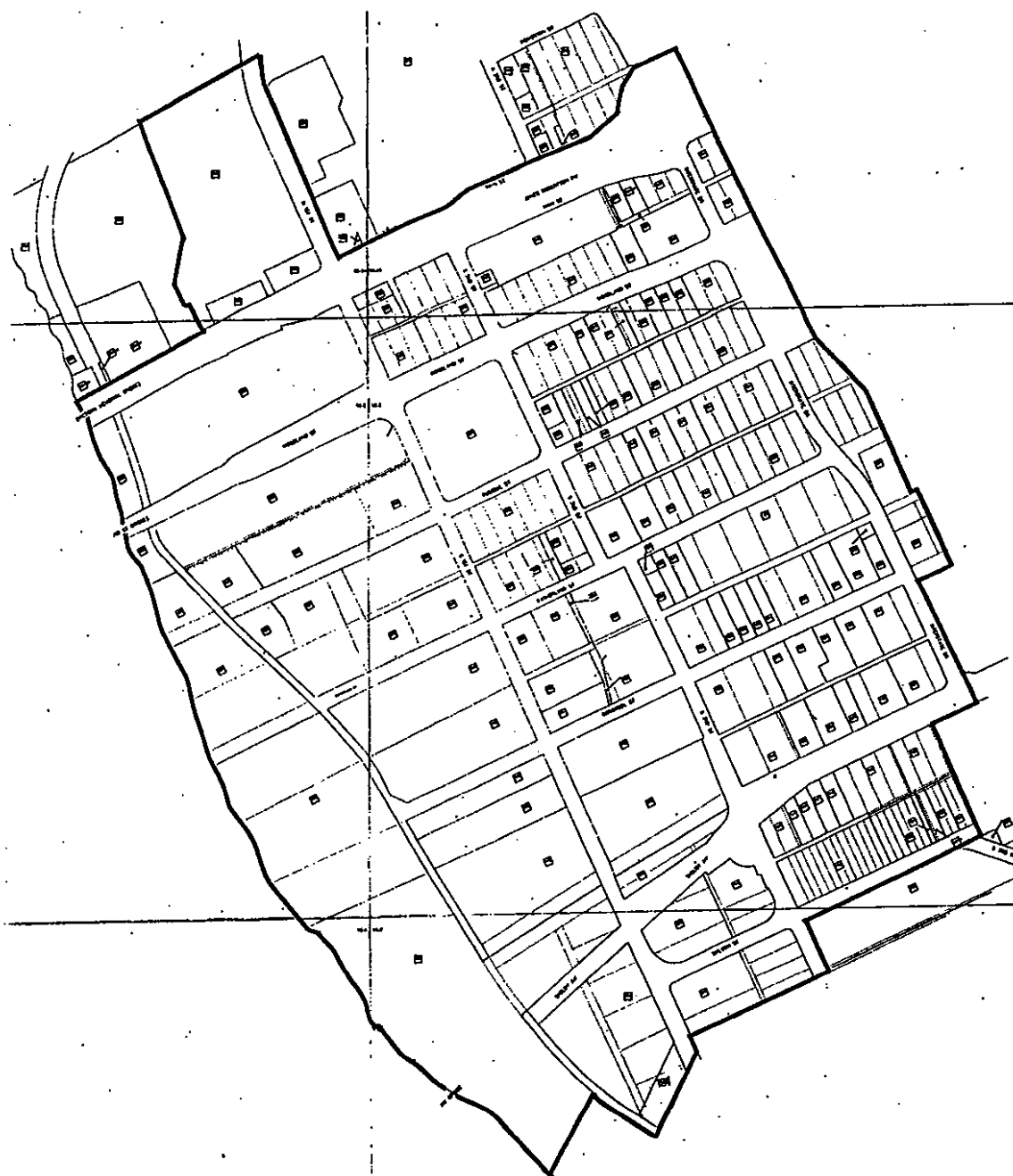
Prior to the sale of any project land or the execution of a contract for such a sale, this Plan may be modified, changed or amended by MDHA, with the subsequent approval of the Metropolitan

Council. After part or all of the project land has been disposed of by MDHA, the Plan, including the provisions specifying the land uses for the Project Area and the requirements and restrictions with respect thereto, may be modified, changed or amended by the MDHA with the subsequent approval by the Metropolitan Council; provided, however, that in no event will the provisions of this Plan be modified in any manner which will adversely affect any as yet not fully developed land in the Project Area that has been sold or leased by MDHA, or as to which a sales contract has been entered into by MDHA, except with the written consent of the then owners of such land or of the parties to such contract, or their successors in interest.

#### **J. SEVERABILITY**

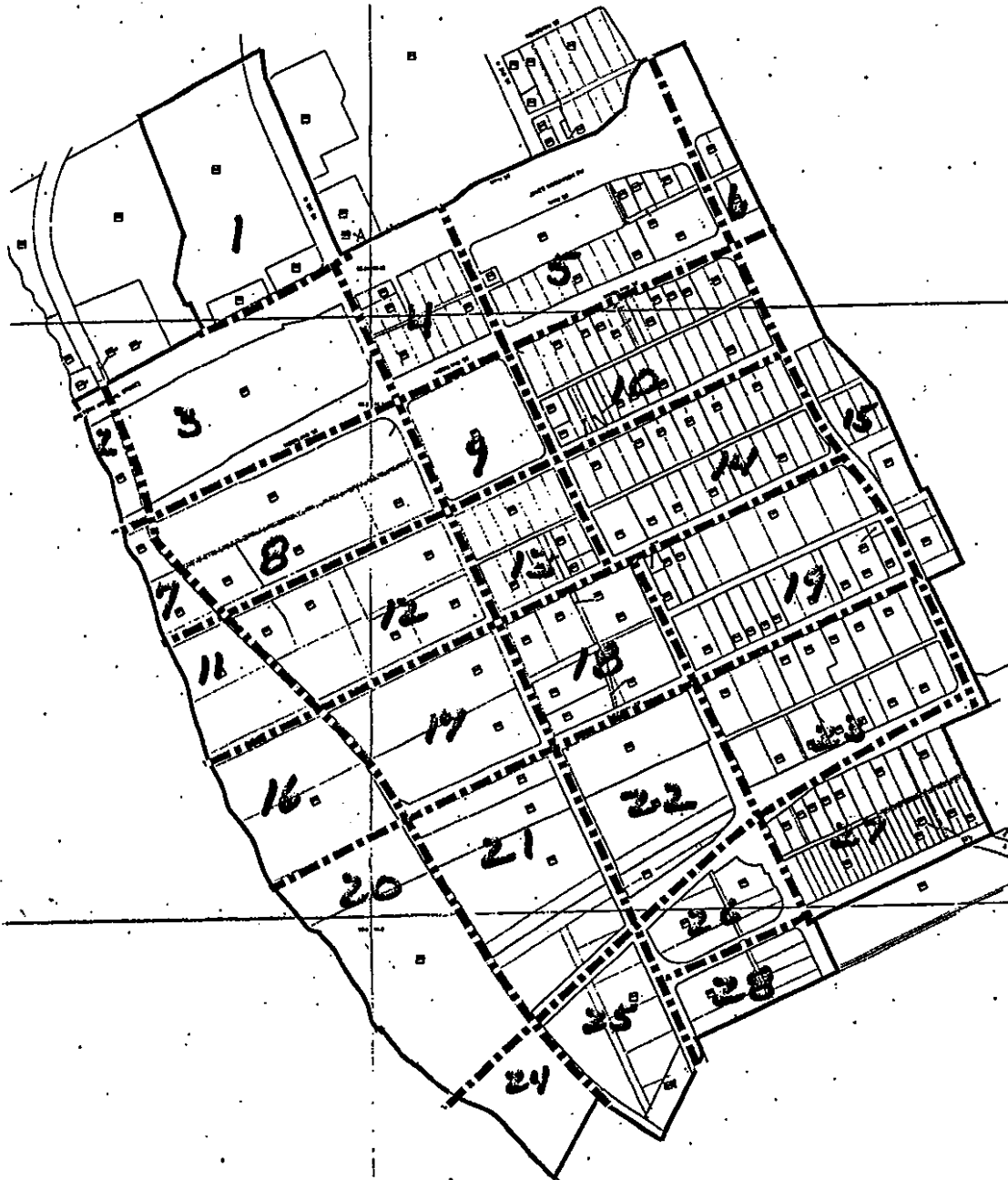
The invalidation of any one or more of the foregoing provisions of this Redevelopment Plan or Ordinance as approved by the Metropolitan Council of the Metropolitan Government of Nashville and Davidson County or any part thereof by judgment of any Court of competent jurisdiction shall not in any way affect the validity of any other of such provisions of the Plan but the same shall remain in full force and effect.

**Map 1**  
**Project Boundary**

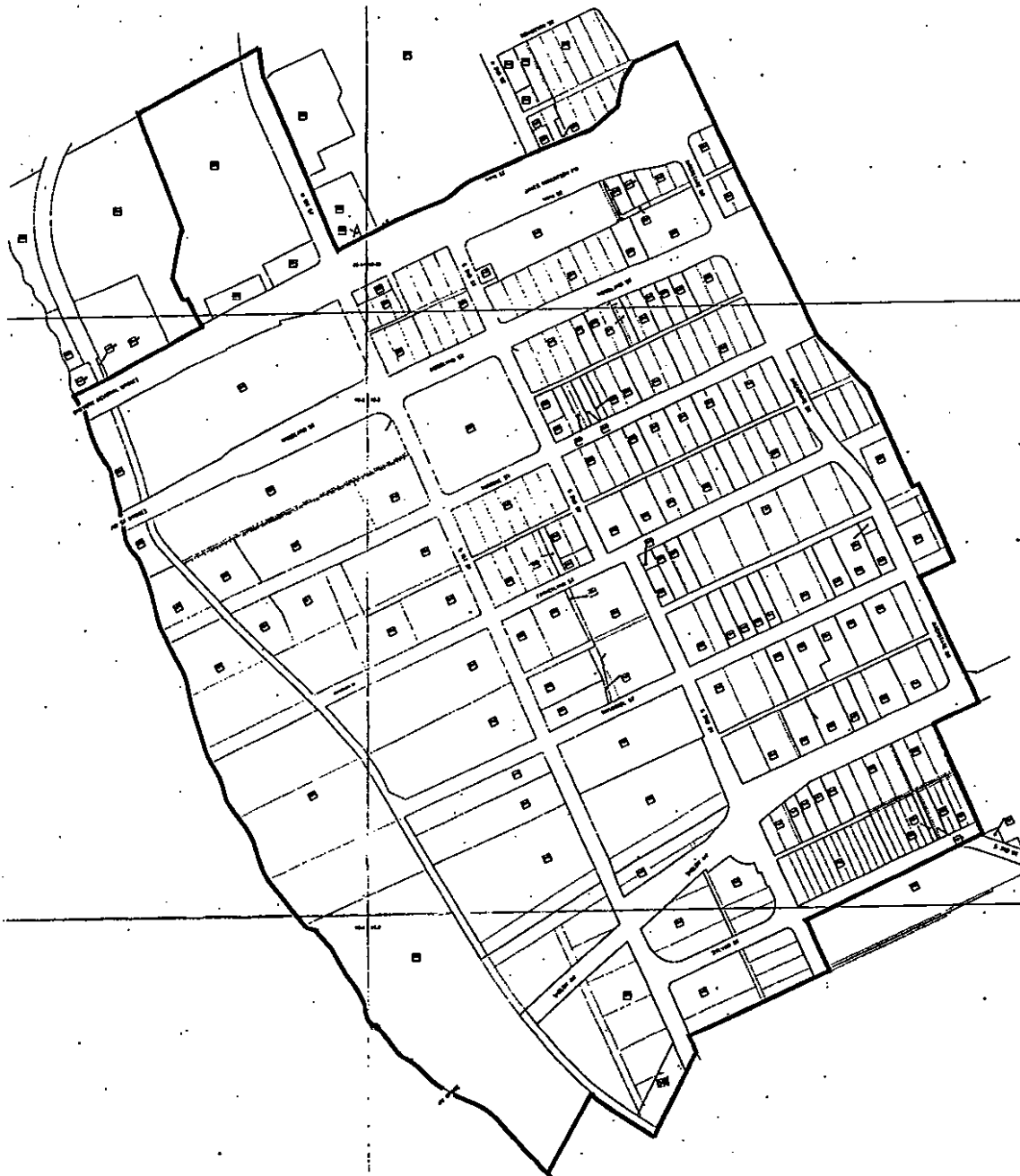


# EAST BANK REDEVELOPMENT PLAN

Map 2  
Land Use



### Map 3 Proposed Land Acquisition



## **EXHIBIT "A"**

### **EAST BANK REDEVELOPMENT PLAN PROJECT BOUNDARY DESCRIPTION**

#### **LEGAL DESCRIPTION**

Being a tract of land in Metropolitan Nashville and Davidson County, Tennessee as shown on Project Boundary Map No. 1 and generally described as follows:

Beginning at the point of the east river bank of the Cumberland River and the northwesterly line of Main Street; thence, with the northwesterly line of Main Street northeastwardly approximately 480 feet to the point of intersection with the southwesterly property line of parcel 82-14-65; thence, with the southwesterly property line of parcel 82-14-65, northwestwardly approximately 740 feet to the northwestern property corner of parcel 82-14-65; thence, with the northwesterly property line of parcel 82-14-65 extended approximately 440 feet to the northeasterly line of North First Street; thence, with the northeasterly line of North First Street southeasterly approximately 700 feet to the intersection of the northwesterly line of Main Street; thence, with the northwesterly line of Main Street northeastwardly approximately 1,300 feet to the point of intersection with the southwesterly right-of-way line of I-65 and I-24; thence, with the southwesterly right of way line of I-65 and I-24 southeastwardly approximately 2,400 feet to the point of intersection with the southeasterly line of Sylvan Street; thence, with the southeasterly line of Sylvan Street southwestwardly approximately 650 feet to the point of intersection with the northeasterly line of South Second Street; thence, with the northeasterly line of South Second Street southeastwardly approximately 200 feet to the property line of parcel 93-7-10, extended; thence, southwestwardly approximately 500 feet with the southeasterly property line of parcel 93-7-10 to the intersection of the southwestwardly property line of parcel 93-7-10 and South First Street; thence, with the northeasterly line of South First Street southeastwardly approximately 70 feet to the point of intersection with the southwesterly property line of parcel 93-7-48, extended; thence, with the southeasterly property line of parcel 93-7-48 southwestwardly approximately 240 feet to the point of intersection with the southwestwardly line of the Louisville and Nashville Railroad; thence, with the southwestwardly line of the Louisville and Nashville Railroad, northwestwardly approximately 250 feet to the point of intersection with the southeasterly property line of parcel 93-7-22; thence, with the southeasterly line of property parcel 93-7-22 southwestwardly approximately 310 feet to the point of intersection with the northeasterly bank of the Cumberland River; thence, with the northeasterly river bank of the Cumberland River as it meanders northwestwardly approximately 3,100 feet to the point of intersection with the southeasterly line of Main Street, being the point of beginning.



FILED  
METROPOLITAN  
COUNCIL

JAN 9 2 02 PM '96

**DUPLICATE**

METROPOLITAN COUNTY COUNCIL

Bill No. 096-163

AN ORDINANCE APPROVING THE EAST BANK  
REDEVELOPMENT PLAN

APPROVED BY PLANNING COMMISSION

Introduced JAN 16 1996

Passed first Reading JAN 16 1996

<sup>for</sup>  
FEDERAL GRANTS REVIEW;

Referred to PLANNING & ZONING COMMITTEES

Amended & DEFERRED TO 2/27/96

**FEB 6 1996**

AMENDED & Passed second Reading FEB 27 1996

Referred to \_\_\_\_\_

Passed third Reading FEB 29 1996

**MAR 5 1996**

Approved \_\_\_\_\_

By \_\_\_\_\_

Metropolitan Mayor

Departments Notified MAR 7 1996

Advertised \_\_\_\_\_