

AMENDMENT NO. 3

TO

ORDINANCE NO. 080-133

Mr. President:

I move to amend Ordinance No. 080-133 so as to exclude the use of any Community Development Block Grant Entitlement Fund designated for the Howard-Napier Neighborhood Strategy Area for the proposed Rutledge Hill redevelopment plan.

INTRODUCED BY:

  
Member of Council

ADOPTED: MAR 18 1980

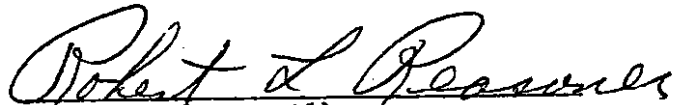
AMENDMENT NO. 2  
TO ORDINANCE NO. 80-133

MR. PRESIDENT,

I move to amend Ordinance No. 80-133 by changing the language  
in the Redevelopment Plan, Page 9, Paragraph 5, Sentence 3, to  
delete:

".....of all developments proposed in the area."

INTRODUCED BY:

  
(Member of Council)

ADOPTED: MAR 18 1980


AMENDMENT NO. 1  
TO ORDINANCE NO. 80-133

MR. PRESIDENT,

I move to amend Ordinance No. 80-133 by changing the westerly boundary as follows:

"From a point at the intersection of Franklin Street and Fourth Avenue, South, proceeding southeast to Elm Street, thence east to Second Avenue, South, thence southeast to I-40."

INTRODUCED BY:

  
(Member of Council)

ADOPTED: MAR 4 1980

ORDINANCE NO. 080-133

ORDINANCE OF THE METROPOLITAN GOVERNMENT OF NASHVILLE  
AND DAVIDSON COUNTY, TENNESSEE, APPROVING AND AUTHO-  
RIZING THE UNDERTAKING OF A REDEVELOPMENT PLAN ENTITLED  
"RUTLEDGE HILL"

WHEREAS, the Metropolitan Development and Housing Agency has now completed studies and has, in furtherance of these studies, prepared a plan for redevelopment entitled "Rutledge Hill" (herein referred to as the "Plan"), consisting of a plan text containing 10 pages, "Table One" attached thereto, and related plan maps, R.P. Maps No. 1 through 4, all dated January 1980, 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, housing, parking facilities and retail shops, and other commercial establishments in the 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 "Rutledge Hill," dated December 1979, 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 "Rutledge Hill," consisting of a plan text containing 10 pages, "Table One" attached thereto, and related plan maps, R.P. Maps No. 1 through 4, all dated January 1980, 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.

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  
Farris A. Deep, Director & Secretary  
Metropolitan Planning Commission

INTRODUCED BY:

Charles Sandwell  
Member of Council

Betty Nixon

APPROVED:

Robert A. Horton  
Robert Horton, Director of Finance  
Metropolitan Government of Nashville  
and Davidson County

APPROVED:

Metropolitan Mayor

APPROVED BY  
METROPOLITAN DEVELOPMENT AND HOUSING  
AGENCY

Gerald F. Nicely  
Gerald F. Nicely, Secretary

APPROVED:

James H. Fyke  
James H. Fyke, Director  
Metropolitan Parks & Recreation

APPROVED AS TO FORM AND LEGALITY:

Metropolitan Attorney

FILED  
METROPOLITAN  
COUNCIL  
JAN 29 2 04 PM '80

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

NASHVILLE, TENNESSEE

RUTLEDGE HILL

REDEVELOPMENT AREA

January 21, 1980



## THE RUTLEDGE HILL REDEVELOPMENT AREA

### I. INTRODUCTION

The Rutledge Hill area has long been recognized as one of the more distinctive historic districts in Nashville. Its general physical condition is deteriorated and blighted, with commercial uses intermingled with residential. Approximately one-third of the structures in the area are architecturally or historically significant, however, and represent the architecture of Nashville as far back as 1840. This large stock of notable structures couples with a generous supply of vacant or under-utilized land to suggest a setting for an interesting development situation.

The area was nominated for the National Register of Historic Places in 1975 as the Rutledge Hill Historic District. It did not receive the classification, but the nomination itself speaks to the importance of conserving the remaining structures.

The staffs of the Metropolitan Historical Commission and the Metropolitan Planning Commission conducted a preliminary study of the area in 1977. The Metropolitan Development and Housing Agency (MDHA) has had an active interest in the area since 1976, when a major portion of this district was included in the Howard-Napier Community Development Area.

The intent and purpose of this redevelopment plan is to afford maximum opportunity, consistent with the sound needs of Nashville, to the redevelopment and rehabilitation of this area by private enterprise. A strong and cooperative bond is sought between the Metropolitan Government, private developers and property owners.

### SUMMARY

The plan has three main functional components. First, the area is delineated and described; second, the specific proposed land use changes are identified; third, the mechanisms and methods of effecting those changes are discussed.

The changes of uses in the area are initially centered on a productive use of the vacant property parcels. The change then swings to a thorough rehabilitation of residential and business structures primarily through private sector initiative. Federal Community Development funds are used in the first phase to acquire vacant parcels and set the stage for concentrated private action.

## II. DESCRIPTION OF PROJECT

### 1. Boundaries of Area

The boundaries of the redevelopment area are shown on Map No. 1, project boundary map, and are as follows:

Proceeding south on Fourth Avenue, South from the intersection of Franklin Street to Lafayette Street, then southeast on Lafayette Street to Interstate I-40, then east on I-40 to Hermitage Avenue, then northwest on Hermitage Avenue to First Avenue, South, then north on First Avenue, South to Franklin Street, then west on Franklin Street to Second Avenue, South, then south on Second Avenue, South to Franklin Street, then west on Franklin Street to Fourth Avenue, South. The redevelopment area contains 91.74 acres.

### 2. Redevelopment Plan Goals and Objectives

#### A. Community-wide Goals and Objectives to provide:

- (a) A more productive use of currently vacant parcels.
- (b) Increase the yield to the city from property taxes.
- (c) Conservation of the heritage and character of a distinctive part of town.
- (d) Promote energy conservation by providing additional housing opportunities inside the inner loop.
- (e) A balanced living/working environment.
- (f) Reclaim a healthy social structure for this portion of the city.
- (g) Enhance Metro's large investment in the Howard Complex with sound, vibrant development on its sides.

#### B. Builder/Developer Goals and Objectives to provide:

- (a) An optimum living environment.
- (b) A reasonable profit in order to continue to develop and build.
- (c) A response to inner-city housing needs.
- (d) The best product for the least cost.

C. Home Occupants' Goals and Objectives to find housing that:

- (a) Is close to work and shopping.
- (b) Provides the most livable space for the money.
- (c) Provides the opportunity for both privacy and social stimulation.
- (d) Provides efficiency in space utilization and energy conservation.
- (e) Provides the opportunity to return to a concept of shared living/working space.

3. Local Objectives

This redevelopment plan relates to specific local objectives in a number of areas:

A. Land Use

The 1970 United States Census shows only 69 of 400 housing units in the Census Tract to be owner-occupied. A Metropolitan Planning Commission field survey of the tract showed 76.6% of the housing to be substandard. Within the redevelopment area boundary, there are 222 property parcels, summarized in Table One. The uses and conditions are further depicted on Maps 2A and 2B.

Two ongoing objectives of the Metropolitan Government have been the elimination of blight and the effective utilization of land. This plan addresses both of these objectives, plus the provisions of new housing opportunities.

Proposed land uses and restrictions are presented in Section III below.

B. Traffic Circulation

- (a) Several of the streets within and bordering the redevelopment area are heavily traveled, including heavy truck traffic on some street segments. The Traffic and Parking Commission, in cooperation with the Metropolitan Planning Commission and Metropolitan Development and Housing Agency, will implement changes in traffic circulation to curtail truck traffic in areas designated on the redevelopment plan for residential use and recommend related capital improvements projects for new or expanded facilities where necessary.
- (b) When I-40 was constructed, four streets were severed and remain as dead-end, non-functional spaces. This plan encourages the Metropolitan Government to study the feasibility

TABLE ONE

RUTLEDGE HILL REDEVELOPMENT AREA

LAND USE SUMMARY

1. Structural Condition

a. Good	34 Parcels
b. Fair	38 Parcels
c. Poor	31 Parcels
d. Dilapidated	12 Parcels
e. Vacant or Vacant Parcel	98 Parcels
f. Parking	<u>9 Parcels</u>
Total Parcels	222

2. Land Use

a. Residential	39	( 6.26 acres)
b. Commercial	68	(19.19 acres)
c. Parking	9	( 1.14 acres)
d. Other (Institutional)	10	(26.49 acres)
e. Vacant Parcels	<u>96</u>	(14.98 acres)
Total Parcels	- 222	(68.06 parcel acres total)

of abandoning the right-of-way easements for the following streets south of Lindsley Avenue, north of I-40:

- (1) First Avenue, South
- (2) University Street
- (3) Berrien Street

(Academy Place would remain open to service the pedestrian overpass.)

C. Public Transportation

Every main north-south street in the redevelopment is currently served by public transportation.

D. Public Utilities

The area is served by public water and sewer systems, as depicted on Maps 3A, 3B and 3D. No changes in this system are proposed as a part of this plan. Any changes proposed or programmed as a normal part of Nashville's water-sewer program would not be restricted or in any other way encumbered by this plan.

E. Recreational Resources

The provision of recreation resources is a key element of the Rutledge Hill Redevelopment Plan. Within the redevelopment area, 5.2 acres of park land will be developed, funded partially by local park funds in future years and partially by Community Development funds used for immediate site preparation. In the immediate vicinity, an array of recreation opportunities, matched by few other locations in town, will support this redevelopment area. The following locations are listed to dramatize the availability of nearby amenities:

- (a) Napier Park (7 blocks away). Accessible by pedestrian overpass or via sidewalk or auto along Hermitage Avenue and onto Fairfield Avenue. Currently programmed for a \$900,000 pool and community center under the Community Development Program;
- (b) Cameron School (5 blocks). Accessible via pedestrian overpass or via sidewalk or auto from Second Avenue or Fourth Avenue and along Lafayette Street. Currently programmed for a new track under the Community Development Program which would be operated by Parks, in cooperation with the Board of Education,

- as the only regulation track in Metro's Parks program;
- (c) Johnson School (4 blocks). Accessible by pedestrians along Second Avenue or auto via Fourth Avenue and Chestnut. This school has playground equipment available year-round for children;
  - (d) Dudley Park (4 blocks). Accessible via Second or Fourth Avenues, the park has a community center, small pool, playground equipment and a softball field. It is programmed for another softball field and other improvements under the Community Development Program;
  - (e) Fort Negley - Greer Stadium (6 blocks). Accessible via Fourth Avenue and Chestnut. Nashville's only baseball stadium enjoys tremendous popularity. The WPA-reconstructed Fort Negley is an interesting site to visit;
  - (f) Cumberland Museum and Science Center (6 blocks). Accessible via Fourth Avenue and Oak Street. Besides regularly-changed museum displays, the facility has many child- and adult-oriented programs day and night. A planetarium operates at the facility with various programs throughout the year;
  - (g) Rose Park (14 blocks). Accessible via Fourth Avenue and Chestnut Street. A school park with various recreational opportunities for all ages;
  - (h) Proposed Riverfront Park (3 blocks). Accessible by pedestrian or auto along First Avenue, South. This park is currently planned for construction in 1980-81 with funding from various sources. It will be a passive recreational area from the Shelby Street Bridge to Fort Nashboro with numerous activities anticipated during mild weather;
  - (i) Downtown - Various Entertainment Establishments (3 to 7 blocks). A vivid assortment of things to do exists downtown. Ranging from motion pictures and live entertainment to dining and dancing, the establishments contained in the heart of Nashville have virtually something to offer everyone.
  - (j) State Performing Arts Center (9 blocks). This center is about to open and will provide a very special place for those who enjoy the performing arts.

Map 4 locates these resources for reference purposes.

F. Public Improvements

Very few public improvements are proposed in the first year of this plan. They are:

- (a) Replacement of missing sidewalk segments in the portion of the redevelopment area that is within the Howard-Napier Neighborhood Strategy Area. Funding via Community Development;
- (b) Construct a sound-control fence along the edge of I-40 R.O.W. to facilitate housing construction from Parcel 93-11-80 to, and including, Parcel 93-11-240. Funding via Community Development;
- (c) Distinctive street signage and lighting within the Howard-Napier Neighborhood Strategy Area portion of the area. Funding via Community Development;
- (d) Site excavation and preparation for use of a newly-defined area (Map 3C) to be used as a linear park extending from Middleton Street to Lindsley Avenue.

As development commences beyond the area affected by the improvements above, the Metropolitan Government will make every effort to program and fund whatever additional improvements are required to support new development that occurs within the remainder of the redevelopment area.

III. LAND USE, BUILDING REQUIREMENTS, AND DEVELOPMENT RESOURCES

1. Land Use Areas

A principal objective of the redevelopment plan is to encourage residential activities within a mixed-use environment in a section of Nashville that is basically characterized as commercial. The following land uses are depicted on Map 2C, and would be affected by a proposed special zoning district that would be considered by the Metropolitan Planning Commission and the Metropolitan Council via separate ordinance at a future date.

- A. CORE FRAME - The controls and uses in this portion of the district would continue as per the CF district in the Zoning Regulations.

B. Limited Residential - This area permits medium-density residential as a matter of right. Higher-density residential development, offices, convenience retailing, and a broad range of retailing in residential structures would be permitted via conditional-use permits.

C. Mixed Use - This area permits residential uses as B., above, as a matter of right, with higher-density residential, offices, and a broad range of commercial uses, permitted via conditional-use permit.

Existing uses in the area will be treated with the non-conforming, non-complying provisions of the Metropolitan Zoning Ordinance.

2. Building Requirements

Specific building requirements to be instituted in the new plan area would be approved by the Metropolitan Council on advice from the Metropolitan Planning Commission in the proposed special zoning district. The proposed district would make extensive use of the conditional-use permit, such permit assuring appropriate review of development plans necessary to implement the intensive mix of residential and commercial uses envisioned in this area.

Conditional-use permit applications in the designated redevelopment areas would require Metropolitan Planning Commission and Metropolitan Development and Housing Agency review and approval to assure compatibility with plan objectives.

3. Development Resources

Proceeds from all land sold by the Metropolitan Development and Housing Agency, whether purchased for resale or previously publicly-owned, shall be placed in a revolving fund for further purchase of land for resale and redevelopment, public improvements and facilities, and plan implementation. The revolving fund will be held and managed by MDHA. At the completion or close of the project, all funds remaining will be deposited to the General Fund of the Metropolitan Government.

The Metropolitan Government will convey, at no cost, the surplus property once used as Howell Park, and the surplus property once a



portion of South Park, to MDHA for primarily residential development. Such conveyance will be accomplished to further the redevelopment plan objectives as well as to provide MDHA with a substantial land resource with which to begin its revolving fund activities.

4. Properties Acquired by the Metropolitan Development and Housing Agency

All property parcels within the redevelopment area which have been acquired by MDHA in its efforts to implement this plan shall be subject to the additional requirements of the Design Review Committee.

5. Design Review Committee

To assure compatibility of new and existing development, all new development on parcels acquired by MDHA within the redevelopment area must be approved by a design review committee designated by the Metropolitan Development and Housing Agency's Board of Commissioners. This committee will also review conditional-use permit applications in the redevelopment area. The design review committee will be involved in the determination of appropriate uses, design, color choice, setbacks, landscaping, density, parking, and ingress and egress of all developments proposed in the area. Developers must submit a development plan sufficiently detailed to allow this committee to determine compatibility of the proposed development with structures already existing in the area. Early consultations with this committee are advised. No fee will be charged for the services of the design review committee.

IV. LAND ACQUISITION PROCEDURE

The Metropolitan Development and Housing Agency has the power in this area to assemble land for development. If the owner of a property involved wishes to develop it in accordance with this development plan, he may do so by following the same process described for developers. The land to be acquired will be primarily vacant parcels, or parcels occupied by dilapidated structures. It is not proposed to acquire all vacant parcels or all dilapidated structures at the time of approval of this plan, but rather as funds are available, or as interested developers approach the Metropolitan Development and Housing Agency with specific development proposals. If it is difficult or impossible

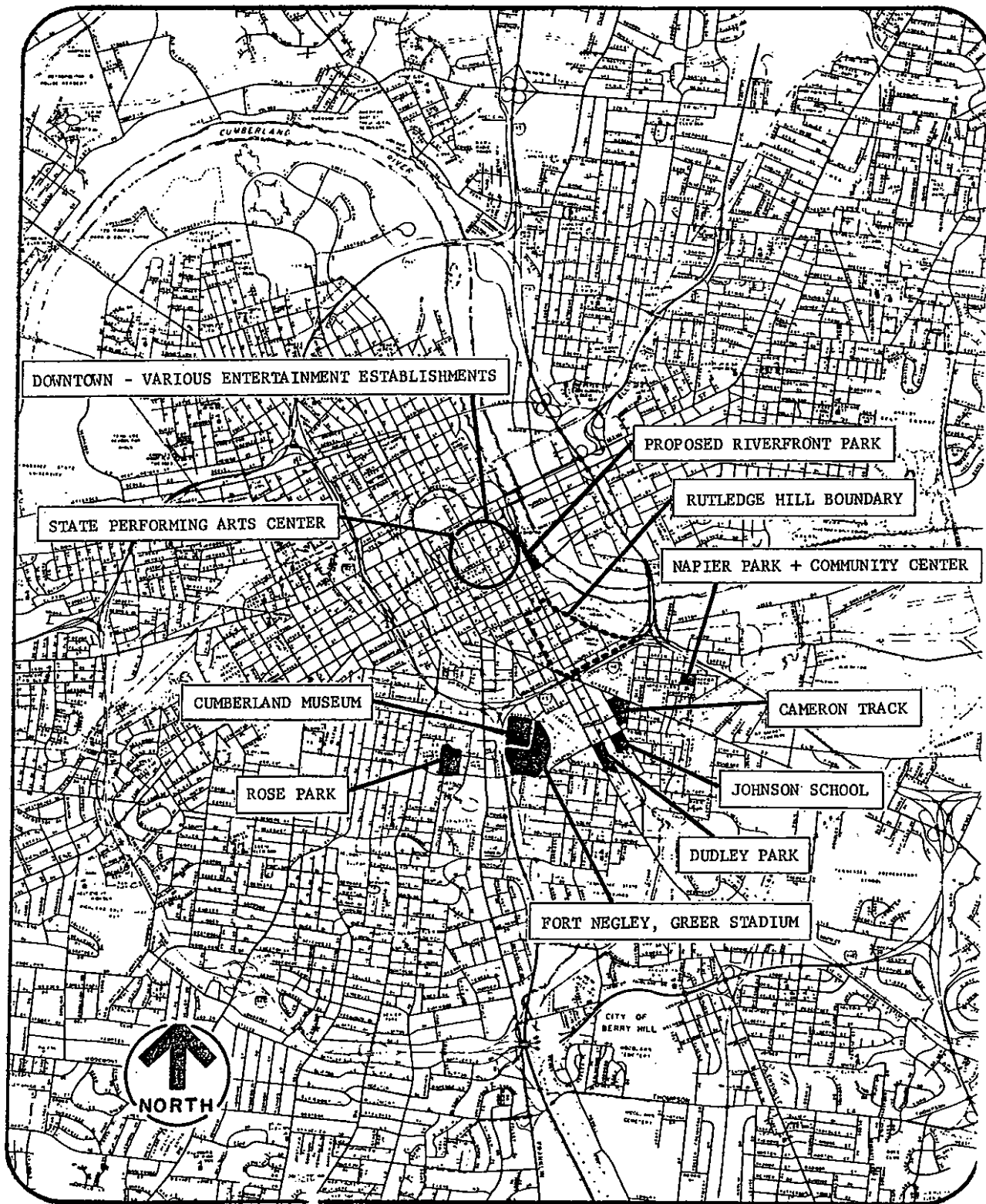
for the developer to acquire the land involved from the owners at a fair market value, the Agency will have the power to condemn and acquire the involved land within the legal constraints and guidelines as provided in the Tennessee Code Annotated, Sections 13-813 - 821. Vacant parcels that may eventually be acquired are shown on Map 2D.

To assure that such land acquired in this redevelopment project is used in accordance with this redevelopment plan, the Metropolitan Development and Housing Agency, upon the sale or lease of such land, shall obligate purchasers or lessees:

1. To use the land for the purpose designated in the redevelopment plan;
2. To begin the building of their improvements within a period of time which the Agency fixes as reasonable.

V. PERIOD OF DURATION OF THIS PLAN'S PROVISIONS

The provisions of this plan specifying the land uses and controls for the redevelopment area and all restrictions with respect thereto shall commence upon approval of the plan by the governing body of the Metropolitan Government of Nashville and Davidson County, Tennessee, and shall continue to be in effect until December 31, 2000.



MAP 4

RECREATIONAL SUPPORT

DUPLICATE

METROPOLITAN COUNTY COUNCIL

Bill No. 080-133

ORDINANCE APPROVING AND AUTHORIZING  
THE UNDERTAKING OF A REDEVELOPMENT PLAN  
ENTITLED "RUTLEDGE HILL."

The within bill approved as to form and  
legality.

APPROVED BY PLANNING COMMISSION  
Metropolitan Attorney.

Introduced FEB 5 1980

Passed first Reading FEB 5 1980

Referred to FEDERAL GRANTS REVIEW, PLANNING, ZONING &  
HISTORICAL COMMITTEES & PLANNING COMMISSION

Deferred MAR 4 1980  
& Amended

Amended & Passed second Reading MAR 18 1980

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

Passed third Reading APR 1 1980

Approved APR 4 1980

By [Signature]  
Metropolitan Mayor

Departments Notified APR 10 1980

Advertised FEB 18 1980

Form-01

FILED  
METROPOLITAN  
COUNCIL

JAN 29 2 02 PM '80