

AMENDMENT NO. 2

TO

ORDINANCE NO. 093-773

Mr. President:

I move to amend Ordinance No. 093-773 by substituting "Exhibit A. Boundary Description" in the text of the "Phillips-Jackson Street Redevelopment Plan" dated August 10, 1993, with a new "Exhibit A. Project Boundary Description" dated September 21, 1993, which is attached hereto and made a part of this amendment and that the "Project Boundary" as shown on "R. P. Maps No. 1, 2 and 3" be adjusted to reflect the new boundary description which eliminates from the Project Area of the Phillips-Jackson Street Redevelopment Plan Parcels 285, 297, 298, 299 and 301 on Map 92-4 and Parcels 49, 52, 53, 54, and 55 on Map 82-9 (1318, 1325, and 1326 Sixth Avenue North).

INTRODUCED BY:

*Edith Taylor Lempster*  
Member of Council

Ord-93

ADOPTED: SEPTEMBER 21, 1993

## EXHIBIT A

### PHILLIPS-JACKSON STREET 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 intersection of the southeasterly line of Jackson Street and the southwesterly line of Eighth Avenue, North; thence, with the southeasterly line of Jackson Street southwestwardly approximately 216 feet to the point of intersection with the northeasterly line of Ninth Avenue, North; thence, with the northeasterly line of Ninth Avenue, North southeastwardly approximately 225 feet to a point, said point being an extension of the southeasterly line of Ireland Street; thence, crossing Ninth Avenue, North southwestwardly along the southeasterly line of Ireland Street approximately 765 feet to a point at the southwesterly side of Tenth Avenue, North, said point being an extension of the southeasterly side of Ireland Street; thence, following the southwesterly side of Tenth Avenue, North in a northwestwardly direction to the point of intersection with the southeasterly line of Alley No. 566; thence, turning in a southwestwardly direction and following the southeasterly line of Alley No. 566 to the point of intersection with the northeasterly side of Warren Street; thence, following the northeasterly line of Warren Street in a southeastwardly direction to a point, said point being an extension of Alley No. 567; thence, turning in a southwestwardly direction and following said extension of Alley No. 567 across Warren Street to a point, said point being the intersection of the southwesterly line of Warren Street and the southeasterly line of Alley No. 567; thence, following the southeasterly line of Alley No. 567 in a southwestwardly direction to a point, said point being the intersection with the property line of Parcel No. 92-4-283 and Parcel No. 92-4-285; thence, turning in a southeastwardly direction and following the property line of Parcel No. 92-4-283 and Parcel No. 92-4-285 to a point, said point being the extension of the property line of Parcel No. 92-4-283 and Parcel No. 92-4-285 to the southeasterly side of Herman Street; thence, following the southeasterly side of Herman Street in a southwestwardly direction to a point, said point being an extension of the southwesterly line of Morrison Street; thence, crossing Herman Street northwestwardly to the southwesterly line of Morrison Street; thence, with the southwesterly line of Morrison Street and the right-of-way line of Interstate 40 northwestwardly approximately 1,380 feet to the point of intersection with the northwesterly line of Meharry Boulevard; thence, with the northeasterly right-of-way line of Interstate 40 northwestwardly approximately 1,370 feet to the point of intersection with the southwesterly line of Eleventh Avenue, North; thence, with the southwesterly line of Eleventh Avenue, North southeastwardly approximately 200 feet to a point, said point being an extension of the northwesterly line of Monroe Street; thence, crossing Eleventh Avenue, North northeastwardly to the northwesterly line of Monroe Street; thence, with the northwesterly line of Monroe Street northeastwardly approximately 1,450 feet to the intersection with the southwesterly line of Alley No. 503; thence, with the southwesterly line of Alley No. 503 northwestwardly approximately 450 feet to a point, said point being an extension of property line of Parcel No. 81-12-404 and Parcel No. 81-12-405; thence, crossing said Alley

No. 503 and along property line of Parcel No. 81-12-404 and Parcel No. 81-12-405 and its extension northeastwardly approximately 230 feet to a point in the northeasterly line of Ninth Avenue, North; thence, with the northeasterly line of Ninth Avenue, North southeastwardly approximately 100 feet to the intersection with the northwesterly line of Taylor Street; thence, with the northwesterly line of Taylor Street northeastwardly approximately 1,142 feet to a point, said point being an extension of Alley No. 209 to its intersection with the northwesterly line of Taylor Street; thence, following the northeasterly line of Alley No. 209 in a southeastwardly direction for approximately 194 feet to a point, said point being the southeasterly property line of Parcel No. 82-9-49 and Parcel No. 82-9-45; thence, following said property line in a northeastwardly direction to its point of intersection with Sixth Avenue, North and extending in a northeasterly line across Sixth Avenue, North to the northeasterly side of Sixth Avenue, North; thence, turning in a southeasterly direction for approximately 40 feet to a point, said point being the southeast property line of Parcel No. 82-9-55 and Parcel No. 82-9-56; thence, following said property line in a northeastwardly direction to its intersection with the southwesterly line of Alley No. 207; thence, turning in a northwesterly direction and following said line to its intersection with Taylor Street; thence, extending in a northwestwardly direction to the northwesterly side of Taylor Street; thence, turning in a northeasterly direction to the point of intersection with the southwesterly line of Fifth Avenue, North; thence, with the southwesterly line of Fifth Avenue, North northwestwardly approximately 770 feet to the point of intersection with the southeasterly line of Hume Street; thence, with the southeasterly line of Hume Street northeastwardly approximately 925 feet to the point of intersection with the northeasterly line of Third Avenue, North; thence, with the northeasterly line of Third Avenue, North southeastwardly approximately 600 feet to the point of intersection with the southeasterly line of Van Buren Street; thence, with the southeasterly line of Van Buren Street southwestwardly approximately 235 feet to the point of intersection with the northeasterly line of Alley No. 201; thence, with the northeasterly line of Alley No. 201, southeastwardly approximately 470 feet to the point of intersection with the northwesterly line of Taylor Street; thence, with the northwesterly line of Taylor Street northeastwardly approximately 560 feet to the point of intersection with the northeasterly line of Second Avenue, North; thence, with the northeasterly line of Second Avenue, North southeastwardly approximately 430 feet to a point, said point being the extension of the property line of Parcel No. 82-9-224, if extended; thence, crossing Second Avenue, North southwestwardly and along the southeasterly property line of Parcel No. 82-9-224 to the point of intersection with the northeasterly line of Alley No. 505 approximately 180 feet; thence, with the northeasterly line of Alley No. 505 southeastwardly approximately 110 feet to a point, said point being the extension of the property line of parcel No. 82-9-216, if extended; thence, crossing Alley No. 505 southwestwardly and along the southeasterly property line of parcel No. 82-9-216 and its extension to a point in the southwesterly line of Third Avenue, North approximately 205 feet; thence, with the southwesterly line of Third Avenue, North northwestwardly approximately 290 feet to the point of intersection with the southeasterly property line of Parcel No. 82-9-201; thence, with the southeasterly property line of Parcel No. 82-9-201 southwestwardly approximately 178 feet to the point of intersection with the northeasterly line of Alley No. 201; thence, with the northeasterly line of Alley No. 201 southeastwardly approximately 100 feet to a point, said point being the extension of the property line of Parcel No. 82-9-190, if extended; thence, crossing Alley No. 201 southwestwardly and

along the southeasterly property line of Parcel 82-9-190 approximately 195 feet to the point of intersection with the northeasterly line of Fourth Avenue, North; thence, with the northeasterly line of Fourth Avenue, North southeasterly approximately 365 feet to the point of intersection with the northwesterly property line of Parcel 82-9-322; thence, with the northwesterly property line of Parcel No. 82-9-322 and its extension, if extended, northeastwardly approximately 195 feet to the point of intersection with the northeasterly line of Alley No. 201; thence, with the northeasterly line of Alley No. 201 southeasterly approximately 520 feet to the point of intersection with the northwesterly line of Madison Street; thence, with the northwesterly line of Madison Street northeastwardly approximately 180 feet to the point of intersection with the southwesterly line of Third Avenue, North; thence, with the southwesterly line of Third Avenue, North northwestwardly approximately 140 feet to a point which is an extension of the southeasterly line of property line of Parcel No. 82-9-357 and Parcel No. 82-9-361; thence, crossing Third Avenue, North northeastwardly approximately 380 feet along the southeasterly property line of Parcel No. 82-9-357 and Parcel No. 82-9-361 and its extension to the point of intersection with the northeasterly line of Second Avenue, North; thence, with the northeasterly line of Second Avenue, North southeasterly approximately 810 feet to the point of intersection with the southeasterly line of Jefferson Street; thence, with the southeasterly line of Jefferson Street northeastwardly approximately 410 feet to the point of intersection with the northeasterly line of First Avenue, North; thence, with the northwesterly property line of Parcel No. 82-14-25 and its extension northeastwardly approximately 180 feet to the southwesterly bank of the Cumberland River; thence, with the southwesterly bank of the Cumberland River southeasterly approximately 1,700 feet to the southeasterly property line of Parcel No. 82-14-31; thence, with the southeasterly property line of Parcel No. 82-14-31 and its extension southwestwardly approximately 150 feet to the point of intersection with the southwesterly line of First Avenue, North; thence, with the southwesterly line of First Avenue, North northwestwardly approximately 130 feet to the point of intersection with the southeasterly line of Alley No. 28 and the L&N Railroad right-of-way; thence, southwestwardly with the northwesterly line of the L&N Railroad right-of-way and the southeasterly property line of Parcel No(s). 82-14-76, 82-14-74, 82-14-77, 82-14-80, 82-14-91 and 82-13-344 approximately 1,200 feet to the point of intersection with the southwesterly line of Fourth Avenue, North; thence, with the southwesterly line of Fourth Avenue, North northwestwardly approximately 290 feet to the point of intersection with the southeasterly line of Harrison Street; thence, southwestwardly with the southeasterly line of Harrison Street and the northwesterly line of the L&N Railroad right-of-way approximately 430 feet to the point of intersection with the southwesterly line of Fifth Avenue, North; thence, southwestwardly with the northwesterly line of the L&N Railroad right-of-way and the southeasterly property line of Parcel(s). 82-13-250, 93-1-21, and 93-1-26 approximately 1,260 feet to the point of intersection with the southwesterly line of Eight Avenue, North; thence, with the southwesterly line of Eighth Avenue, North northwestwardly approximately 1,340 feet to the point of intersection with the southeasterly line of Jackson Street, the point of BEGINNING.

September 21, 1993

AMENDMENT NO. 1

TO

ORDINANCE NO. 93-773

Mr. President:

I move to amend Ordinance No. 93-773 by adding the sentence: "No existing owner occupied one or two family dwellings in the area designated on R.P. Map No. 3 for "Conservation" may be acquired by MDHA under any provision of this Plan without the consent of the owner" to "Section D.2. Land Acquisition" on Page 19 of the text of the "Phillips-Jackson Street Redevelopment Plan" dated August 10, 1993.

INTRODUCED BY:

*Edith Taylor Langston*  
Member of Council

ADOPTED: SEPTEMBER 7, 1993



AN ORDINANCE APPROVING THE PHILLIPS-  
JACKSON STREET REDEVELOPMENT PLAN

WHEREAS, the Metropolitan Development and Housing Agency has completed studies and prepared a plan for redevelopment entitled "Phillips-Jackson Street 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 August 10, 1993, 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 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 developers; and

WHEREAS, the members of the Governing Body have carefully considered and reviewed the proposal for redevelopment, including the relocation of businesses and families 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

**Member(s) of Council**

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

**PHILLIPS-JACKSON STREET REDEVELOPMENT PLAN**

**AUGUST 10, 1993**



**PHILLIPS-JACKSON STREET  
REDEVELOPMENT PLAN**

**PREFACE**

This Phillips-Jackson Street Redevelopment Plan 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 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 13-20-201 through 13-20-216 Tennessee Code Annotated. The Metropolitan Council of Nashville and Davidson County has declared the area to be a blighted area within the scope of Section 13-20-201, Tennessee Code Annotated.

PHILLIPS-JACKSON STREET REDEVELOPMENT PLAN  
NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

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This Redevelopment Plan dated August 10, 1993, consists of,  
and only of, the following Text, Exhibits and Maps:

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III. EXHIBITS

- Exhibit "A", Boundary Description

### B. DESCRIPTION OF PROJECT AREA

The Phillips-Jackson Street Redevelopment Area is located approximately one mile north of downtown Nashville. The area contains residential, mixed use, governmental, institutional, commercial and industrial land uses. Jefferson Street runs through the core of the redevelopment area and serves as the commercial focus for the adjacent residential, commercial governmental and institutional areas. Significant residential preservation activities have been occurring in portions of this area, in particular the Buena Vista and Germantown Historic Districts. Through the Community Development Block Grant Program, certain areas have received assistance in the form of storefront and business loans; sidewalks; housing rehabilitation, new housing development and acquisition and clearance of blighted properties.

Despite these improvements, the general condition of the Phillips-Jackson Street Redevelopment District is blighted with deteriorated and dilapidated buildings, inappropriate or non-conforming land uses, and vacant and overgrown lots. The State of Tennessee is proposing the construction of a major State project, the Bicentennial Mall which will be a park and office campus stretching north from the State Capitol grounds to Jefferson Street. The State of Tennessee has been actively engaged in acquiring the property necessary for this project. In order to support the State Bicentennial Mall, it is necessary and desirable that blight in the surrounding neighborhoods and along Jefferson Street be eliminated. The revitalization of these commercial and residential areas surrounding the State project through the enforcement of land use and design controls and the acquisition of land for redevelopment in accordance with the Plan will be important factors in the elimination of blight and the prevention of its occurrence. The Plan conforms to and its intended to implement

recommendations of the "Center City/Subarea 9 Plan" adopted by the Metropolitan Planning Commission and the Metropolitan Development and Housing Agency which serves as a portion of the "General Plan" of the Metropolitan Government.

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 the planned development of new residential, commercial uses and institutional areas.
- 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 housing through acquisition and demolition or through a conservation program for the rehabilitation of existing residences 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

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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 and residents where necessary to accomplish the objectives of the Plan.
- g. To eliminate and prevent the recurrence of blight.
- h. To eliminate vacant lots by monitoring development and actions encouraging effective and desirable uses of land in accordance with the Plan.
- i. To revitalize the commercial uses on Jefferson Street and 8th Avenue North and provide land for new commercial establishments and services necessary to support adjacent residential areas.
- j. To provide for the layout of new streets, pedestrianways and other public improvements necessary to support the redevelopment of the area.
- k. To enhance the neighborhood preservation goals, particularly in the Germantown and Buena Vista National Register Historic Districts and the Phillips-Jackson Street neighborhood southwest of the intersection of Eighth Avenue North and Jefferson Streets.

### 3. PROPOSED REDEVELOPMENT ACTIONS

The ultimate objective of the Land Use Plan is to create an environment conducive to the development and improvement of commercial and residential neighborhoods in the vicinity of the Bicentennial Mall, a project of the State of Tennessee. The various proposals of the Plan have been adopted to remove the conditions which have created or contributed to the substandard character of improvements and social conditions in the Project Area and restore the vitality of the area through redevelopment and rehabilitation. It is intended that these actions will be implemented over time and be



coordinated with the needs of existing businesses and residents so that undue hardship or displacement is minimized. Where displacement or relocation is necessary, businesses or residents should not be forced to relocate until suitable replacement properties are found and a reasonable time is permitted for relocation. Specific actions necessary to achieve these objective of area improvement are:

- a. The acquisition of land through negotiation, condemnation, or otherwise for public purposes; for private 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 neighborhood needs; 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 Plan," and as further described in the following sections.

### 3. 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 MDEA and all land designated on R.P. Map No. 3, "Proposed Land Acquisition," whether so acquired or not, will be made subject to all requirements and restrictions specified in this section. 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. All redevelopment on parcels as sold, leased or under redevelopment agreements through MDEA as well as any improvements in the area subject to the General Controls at Section C.2.b. of this Plan must be approved by a design review committee designated by the Executive Director of MDEA. Due to the presence of historic districts in the Project Area, design reviews shall be coordinated with the staff of the Metropolitan Historical Commission, where applicable. The Board of Commissioners of MDEA 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

Within the areas shown on R. P. Map No. 2, "Land Use Plan," the following uses shall be permitted:

(1) General Residential

Intent: To provide sites for residential development

Uses:

Detached dwellings for one or two families

Multiple family dwellings

Churches or other places of worship

Bed-and-breakfast inns

Public and private schools or day care

centers meeting all State and local requirements

Public parks, playgrounds, and recreation facilities

Public buildings and utility facilities to serve the neighborhood.

Accessory uses customarily incident to any of the above.

(2) Mixed Use

Intent: To provide for mixed neighborhood commercial and residential uses in the same district or structure, primarily through the conservation and conversion of existing residential structures to mixed uses where possible.

Uses:

Any uses permitted under General Residential  
Low intensity commercial uses as permitted in the Mixed Use-Limited (MUL) zoning classification of the Metropolitan "Zoning Regulations."

(3) Public

Intent: To provide for the development of the Bicentennial Mall, a public green space, by the State of Tennessee and to provide space for adequate parking for the Mall and space for future development of public-private buildings

on land adjacent to the Mall and a Nashville Regional Farmers Market. Land designated for public use south of Jefferson Street between 8th and 4th Avenues North designated for Public Use in connection with the State of Tennessee's Bicentennial Mall project that is not ultimately purchased and developed by the State of Tennessee may be used for an alternate use compatible with the General Business or Commercial Service land use policies of the Plan.

Uses:

Public, private or non-profit museums, cultural, theater or assembly facilities.

Public parks, playgrounds, green spaces, greenways and recreational facilities.

Business, professional, governmental and non-profit organization offices.

Other residential or commercial uses developed in partnership with the State of Tennessee on land within the Bicentennial Mall project

A Nashville Regional Farmers Market inclusive of all vendors and lessees approved by the Metropolitan Farmers Market Board

Automobile Parking.

Any uses customarily incident to any of the above.

(4) Commercial Services

Intent: To provide for facilities, businesses, services and other uses which serve and support the contiguous residential neighborhoods and for specialty services catering to a larger market.

Uses:

Any use permitted under Public or General Residential

Banks, loan offices, insurance offices, and other financial institutions.

Churches and Places of Worship.

Lodges and clubs.

Indoor private recreational facilities, but not including adult entertainment as defined in the "Zoning Regulations" of the Metropolitan Government of Nashville and Davidson County.

Retail establishments for the convenience and service of the ultimate consumer, but not including package liquor sales. Businesses engaged in the manufacture of goods may include those that manufacture articles to be sold on the premises only.

Restaurants or other eating and drinking establishments, but not drive in eating or drinking facilities.

Automobile Parking

Offices-business, professional, medical.

Service businesses such as barber shops or beauty salons, undertaking, shoe repair, jewelry or watch repair, self-service laundry and dry cleaning facilities, etc., but not including garages for repair or storage of motor vehicles, contract construction yards, or repair facilities for any equipment other than household appliances or office machines.

Nursing homes or other group living quarters.

Colleges and universities or their related facilities.

Hospitals and their related facilities

Accessory uses customarily incident to any of the above.

#### (5) General Business

Intent: Areas are provided for facilities offering services or products for retail and



limited types of manufacturing and wholesaling which have no objectionable characteristics.

Uses:

Any use permitted under Commercial Services

Any use permitted under Public

Day care for children.

Public utility stations and facilities

Limited manufacturing and processing not requiring outdoor storage nor generating exterior noises, dust, or offensive odors.

Public, private or non-profit cultural, theater or assembly facilities.

Public parks, green spaces, playgrounds, greenways, or recreational facilities.

Wholesaling and warehousing

Accessory uses customarily incident to any of the above.

b. General Regulations and Controls

In order to achieve the objectives of the Phillips-Jackson Street 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 such land was acquired or subject to acquisition by MDEA.

(1) Site Plan

In the development, redevelopment, or improvement of all lots and parcels of land, the buildings and improvements shall be planned and designed as an entity. A site plan shall be prepared which shows buildings, structures, appurtenances, walls, fences, signs, driveways, parking and service areas, walks, utilities, plantings, grades, building elevations and any other facilities which are proposed. The site plan shall be submitted for review and approval

of all elements of the project plan by MDHA before issuance of a building permit, and where the development is to be accomplished in stages, a breakdown and staging of the proposed construction shall accompany the site plan. The site plan shall contain a scale, north arrow, map and parcel number, property address, all property, sidewalk and street lines, all existing easements, the location of all off-site buildings within fifty feet of the site boundaries, and the location and capacity of all existing public utilities unless any or all of these specific requirements shall be waived as unnecessary by MDHA. Development shall conform to 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, design, dimensions and colors of each exterior lighting fixture unless any or

all of these specific requirements shall be waived as unnecessary by MDHA.

(3) Buffering

On parcels used for commercial purposes abutting or adjacent to properties designated for mixed use or residential use on the Land Use Plan, visual buffering may be required by MDHA to afford protection from traffic, noise, glare, trash, activity odor, visual impacts and other harmful effects likely to be caused by a more intensive use. The materials required and the permitted uses of buffers will depend upon relative intensities of adjacent uses. Provisions for maintenance of required landscaping by the developer shall be addressed. The storage of equipment, materials, goods, or refuse in open areas of any lot or parcel of land shall be screened from view by fence, wall, hedge, plantings, or other appropriate means of screening, provided the storage of such equipment, materials or goods is normal or customarily incidental to the uses. Such areas should be located on the side of the building away from adjacent residential or mixed use areas, unless no other alternative is possible. The accumulation of trash, debris, or any noxious materials shall be prohibited.

(4) Exterior Design

On newly constructed buildings or on major renovation of existing buildings, all of the exposed sides of a structure, (i.e. any building wall not abutting another) shall be treated architecturally with finish materials in character with the main facade of the building. For additions, finishes should be compatible with the existing building and the exterior

materials of buildings on adjacent properties. Similarly, the exterior design and treatment of other facilities (e.g. courts, plazas, terraces, accessory buildings, walls, walks, steps, etc.) shall be in character with the building. Plans shall be submitted to MDEA which will review and approve them with respect to general design and materials affecting exterior appearances. Plans submitted shall contain a scale, elevations of all existing structures which are to be retained, elevations of all new additions or new construction, location of all signs to be mounted or placed on any structure on the site, and designations of all proposed materials which will be exposed, including color and texture.

(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 MDEA or by computer on the Metro Codes Department tracking system 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) Off-Street Parking

All off-street drives and parking areas shall be surfaced with asphalt, concrete, or other hard-surfaced, dustless material and so constructed as to provide for adequate drainage.

(7) **Signs**

Signs are limited to those which apply only to the use or business conducted on the same site and to incidental signs for the convenience and direction of the public or of a clearly general nature such as, to portray time, temperature, or announcements of activities taking place at the location. Design, placement, height, size, lighting and materials of 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. If more than one sign is proposed, a common signage plan should be developed and submitted to MDHA for review and approval. 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 multiple-family buildings, office buildings, businesses, nursing homes, churches, institutions, schools or any public building shall be limited to one per such use for each street on which the use has frontage. Such signs shall not exceed twenty-five (25) 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.
- Portable temporary signs shall not be permitted.



(8) Temporary Structures and Interim or Alternate

Uses

Temporary structures used in connection with construction on any lot 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 in the public interest consistent with local zoning and codes requirements. Requests for installation of portable buildings shall be reviewed and approved by MDHA as to design, materials and location of such proposed structures. Visual impacts on adjacent properties will be considered in this review.

(9) Off-Street Loading and Unloading

A service area with adequate off-street loading and unloading space to accommodate pick-up and/or delivery of goods by truck, removal of waste materials, delivery of fuel, and other servicing functions required for buildings and structures shall be provided for all uses excepting single or multiple-family residence of less than five dwelling units or mixed-use structures. A service area shall provide space for parking a least one medium-sized truck (i.e. a parking space of not less than twelve feet by thirty feet) plus space necessary for maneuvering. The service area shall not encroach upon any space provided for off-street automobile parking, but maneuvering space may be shared. MDHA shall determine if the service area is adequate for the off-street loading and unloading requirements of the particular use and building proposed. Wherever feasible and

practicable, a service area may serve a group of buildings on the same lot or adjacent lots. Loading areas, if located between the building and the street or if abutting residential or mixed use properties, shall be screened to minimize views of the loading area. These requirements are in addition to and do not supersede zoning or other regulations pertaining to loading areas.

(10) Historic Compatibility

Additional guidelines for new developments or additions to the floor areas of buildings shall apply to all properties either listed on the National Register of Historic Places or deemed eligible for listing on the National Register by the Metropolitan Historical Commission (MHC). These guidelines shall also apply in portions of the Plan area where the MHC determines that adjacent building activities or redevelopment projects may adversely affect eligible properties. Any new structures should not imitate past architectural styles, but their design must be compatible with historic buildings in materials, size, scale, proportion, height, orientation, color and texture. Contemporary design must be compatible with the character and setting of the historic buildings or district. Front and side yard setbacks of buildings shall be prescribed by applicable Zoning Regulations unless a property proposed for expansion or new construction is located on a block face containing two or more properties with buildings deemed as historically significant by the Metro Historical Commission. In such case, the minimum setback for any street shall be the greater of either the average

setback of the historic buildings on the block face or any other minimum setback provided for in the Metro Zoning Regulations. The placement of each new building or building addition should also respect established side yard setbacks on blocks with historic properties. As part of its site plan review, MDEA may require side yard setbacks in excess of those elsewhere prescribed and may designate the orientation of buildings on lots if it finds such requirements necessary to maintain the visual rhythm of the streetscape adjacent to historic properties.

(11) Demolition

No building or other structure constructed prior to January 1, 1950 shall be demolished without the approval of MDEA. The MDEA shall have thirty (30) days from the date it receives the request for demolition to act upon the application. Upon failure of the MDEA to take action on the permit within thirty (30) days after receiving the request for the demolition approval, the request shall automatically be deemed approved by the MDEA. Each application for demolition shall be considered, taking into account economic hardship and the importance of the structure in meeting the objectives of the Plan. Should the application for demolition not be approved by the MDEA and the owner is unwilling or unable to undertake repairs or improvements to the property recommended by the MDEA to stabilize the property or bring it into conformance with the Plan, such failure on the part of the owner shall be deemed sufficient cause for the MDEA to add the property, if necessary, to R.P. Map no. 3, "Land Acquisition Map," as property to be acquired, following a

reasonable notice as outline in Section D.4. of the Plan.

c. Duration of Land Use Controls

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, 2024.

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 the Phillips-Jackson Street Area; to provide for the replatting of land and the development or adjustment of streets, alleys and pedestrianways; and to assemble suitable disposition tracts for new commercial, residential, and institutional development. 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.

2. PROPERTY DESIGNATED FOR CONSERVATION

Property targeted for conservation and rehabilitation is designated on the "Land Acquisition Map," R. P. Map No. 3. Properties designated for conservation may be acquired by MDHA if a property owner fails to comply with a voluntary program of rehabilitation to eliminate

building deficiencies and fails to comply or reach written agreement with MDHA to abide by the design guidelines of Section C.2.b. of this Plan where the owner of the property shall have been notified and accorded a reasonable time, in no case less than ninety (90) days from the date of notice, to bring the structure into compliance with applicable building and housing codes or reach such an agreement; a property is found to be infeasible for rehabilitation because of the excessive relative cost of repairs, impracticality of necessary alterations, hardship on the owner, recalcitrancies of the owner, or extremely deleterious conditions which would remain even if the structures could be rehabilitated; if any other conditions listed in Section D.4. of this Plan pertain to the subject property; or a property is determined to be necessary for a street right-of-way or utility easement as subsequently determined by final design and construction plans for project improvements.

3. 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



soning 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.

4. CONDITIONS BY WHICH LAND NOT DESIGNATED FOR ACQUISITION MAY BE ACQUIRED

In order to achieve the objectives of the Plan, it may be necessary and MDHA is authorized to acquire certain properties in the Project Area in addition to those designated on R. P. Map No. 3, "Land Acquisition Map." Additional parcels may be acquired at the request of the owner; to provide for necessary adjustments in utility easements or street, alley or pedestrian rights-of-way; to provide land for public use in connection with State or local projects; to provide for the redevelopment of abandoned railroad rights-of-way; to eliminate dilapidated or deteriorated structures which may be found to exist following subsequent surveys of interior conditions where the owner of the property shall have been notified and accorded a reasonable time, in no case less than ninety (90) days from the date of notice, to bring the structure into compliance with applicable building and housing codes; to provide clear and marketable title for vacant or abandoned properties; to eliminate any non-conforming uses in conflict with the "Land Use Plan," R. P. Map No. 2, or local zoning; to provide for the proper development of vacant and poorly maintained lots; or to eliminate buildings which may encroach upon existing or planned rights-of-way whether they be totally or only partially located within the Project Area.

#### F. REDEVELOPERS OBLIGATION AND LAND USE CONTROLS

The 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 insure 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, a 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.

#### **F. RELOCATION ASSISTANCE**

The MDHA has established plans and procedures and shall provide assistance to individuals and businesses permanently or temporarily displaced by its actions in acquiring land for implementation of this Plan. 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. The relocation provisions of this Plan shall not apply to relocation necessitated by the acquisition of property by

the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, or any other governmental body unless such jurisdiction has entered into an agreement with MDHA to reimburse its costs for providing relocation services in connection thereto. It is the intent of this Plan to minimize the need for displacement or relocation of businesses or residents. When relocation is necessitated in connection with the implementation of the Plan, the health and continued viability of the business should be considered in providing reasonable time and assistance in finding and moving the establishment to a suitable relocation site.

#### G. TAX INCREMENT

Total present property taxes receivable from land in the Phillips-Jackson Street Project Area is estimated at \$880,000 based on a total appraised value of \$50 million. 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 \$10 million. The total annual increase of about \$180,000 in property taxes so generated in the Phillips-Jackson Street Project will not occur without the redevelopment activities of MDHA.

Given the conditions of blight as well as condition of title and the diversity of ownership of individual tracts evident in the Phillips-Jackson Street Project Area, private investment and redevelopment is unlikely to occur or could be substantially delayed due to title problems or the diversity of ownership of individual tracts. The activities of MDHA will make the area conducive to new private development and result in increased tax revenues to the Metropolitan Government. The area represents a very small portion, approximately one-third of one percent, of the property tax base of the Metropolitan Government which, as the taxing agency within the Project Area, will not be substantially impacted by a tax increment financing provision. The project will also generate substantial sales

tax and other revenues to the benefit of the Metropolitan Government. There are currently three authorized redevelopment areas with tax increment authority in Nashville, including the Capitol Mall. In 1992, the tax increment from all three districts equalled one half of one percent of the total property tax revenues due to the Metropolitan Government.

The estimated total cost of public improvements associated with the redevelopment project is approximately \$2.5 million. This amount is not inclusive of the substantial amount of Community Development Funds expended for improvements expended prior to approval of the Plan, expenditures of bond or other funds by the Metropolitan Government in relocating a Farmers Market facility within the boundaries of the Project Area, and expenditures by the State of Tennessee in the development of the Bicentennial Mall and related development. Existing and anticipated sources of revenue to finance the undertaking, including the estimated amount from tax increment backed bonds or other indebtedness are:

Community Development Funds	\$500,000
Tax Increment	\$2,000,000

The estimated amount of total bonded or other indebtedness from the beginning to end of the project is \$2,000,000. The amount of bonds or other indebtedness backed by the tax increment shall not exceed \$2,000,000. It is projected that the tax increment from \$10,000,000 in new MDRA induced development will be sufficient to retire this amount of indebtedness over the life of the project. 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, 2024. 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; economic development loans or other such activities necessary to preserve or create jobs primarily for those of low income; and streets, pedestrianways, utilities, public open spaces, and parking garages or other structures or public improvements necessary for carrying out the Phillips-Jackson Street Redevelopment Project or other adopted and approved redevelopment plans.

#### H. 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.

#### I. 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 judgement 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.

## EXHIBIT A

## PHILLIPS-JACKSON STREET 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 intersection of the southeasterly line of Jackson Street and the southwesterly line of Eighth Avenue, North; thence, with the southeasterly line of Jackson Street southwestwardly approximately 216 feet to the point of intersection with the northeasterly line of Ninth Avenue, North; thence, with the northeasterly line of Ninth Avenue, North southeastwardly approximately 225 feet to a point, said point being an extension of the southeasterly line of Ireland Street; thence, crossing Ninth Avenue, North southwestwardly along the southeasterly line of Ireland Street approximately 725 feet to the point of intersection with the northeasterly line of Tenth Avenue, North; thence, with the northeasterly line of Tenth Avenue, North southeastwardly approximately 225 feet to the point of intersection with the southeasterly line of Herman Street; thence, with the southeasterly line of Herman Street southwestwardly approximately 1,050 feet to a point, said point being an extension of the southwesterly line of Morrison Street; thence, crossing Herman Street northwestwardly to the southwesterly line of Morrison Street; thence, with the southwesterly line of Morrison Street and the right-of-way line of Interstate 40 northwestwardly approximately 1,380 feet to the point of intersection with the northwesterly line of Meharry Boulevard; thence, with the northeasterly right-of-way line of Interstate 40 northwestwardly approximately 1,370 feet to the point of intersection with the southwesterly line of Eleventh Avenue, North; thence, with the southwesterly line of Eleventh Avenue, North southeastwardly approximately 200 feet to a point, said point being an extension of the northwesterly line of Monroe Street; thence, crossing Eleventh Avenue, North northeastwardly to the northwesterly line of Monroe Street; thence, with the northwesterly line of Monroe Street northeastwardly approximately 1,450 feet to the intersection with the southwesterly line of Alley No. 503; thence, with the southwesterly line of Alley No. 503 northwestwardly approximately 450 feet to a point, said point being an extension of property line of Parcel No. 81-12-404 and Parcel No. 81-12-405; thence, crossing said Alley No. 503 and along property line of Parcel No. 81-12-404 and Parcel No. 81-12-405 and its extension northeastwardly approximately 230 feet to a point in the northeasterly line of Ninth Avenue, North; thence, with the northeasterly line of Ninth Avenue, North southeastwardly approximately 100 feet to the intersection with the northwesterly line of Taylor Street; thence, with the northwesterly line of Taylor Street northeastwardly approximately 1,700 feet to the point of intersection with the southwesterly line of Fifth Avenue, North; thence, with the southwesterly line of Fifth Avenue, North northwestwardly approximately 770 feet to the point of intersection with the southeasterly line of Hume Street; thence, with the southeasterly line of Hume Street northeastwardly approximately 925 feet to the point of intersection with the northeasterly line of Third Avenue, North; thence, with the northeasterly line of Third Avenue, North southeastwardly approximately 600 feet to the point of

intersection with the southeasterly line of Van Buren Street; thence, with the southeasterly line of Van Buren Street southwestwardly approximately 235 feet to the point of intersection with the northeasterly line of Alley No. 201; thence, with the northeasterly line of Alley No. 201, southeastwardly approximately 470 feet to the point of intersection with the northwesterly line of Taylor Street; thence, with the northwesterly line of Taylor Street northeastwardly approximately 560 feet to the point of intersection with the northeasterly line of Second Avenue, North; thence, with the northeasterly line of Second Avenue, North southeastwardly approximately 430 feet to a point, said point being the extension of the property line of Parcel No. 82-9-224, if extended; thence, crossing Second Avenue, North southwestwardly and along the southeasterly property line of Parcel No. 82-9-224 to the point of intersection with the northeasterly line of Alley No. 505 approximately 180 feet; thence, with the northeasterly line of Alley No. 505 southeastwardly approximately 110 feet to a point, said point being the extension of the property line of parcel No. 82-9-216, if extended; thence, crossing Alley No. 505 southwestwardly and along the southeasterly property line of parcel No. 82-9-216 and its extension to a point in the southwesterly line of Third Avenue, North approximately 205 feet; thence, with the southwesterly line of Third Avenue, North northwestwardly approximately 290 feet to the point of intersection with the southeasterly property line of Parcel No. 82-9-201; thence, with the southeasterly property line of Parcel No. 82-9-201 southwestwardly approximately 178 feet to the point of intersection with the northeasterly line of Alley No. 201; thence, with the northeasterly line of Alley No. 201 southeastwardly approximately 100 feet to a point, said point being the extension of the property line of Parcel No. 82-9-190, if extended; thence, crossing Alley No. 201 southwestwardly and along the southeasterly property line of Parcel 82-9-190 approximately 195 feet to the point of intersection with the northeasterly line of Fourth Avenue, North; thence, with the northeasterly of Fourth Avenue, North southeastwardly approximately 365 feet to the point of intersection with the northwesterly property line of Parcel 82-9-322; thence, with the northwesterly property line of Parcel No. 82-9-322 and its extension, if extended, northeastwardly approximately 195 feet to the point of intersection with the northeasterly line of Alley No. 201; thence, with the northeasterly line of Alley No. 201 southeastwardly approximately 520 feet to the point of intersection with the northwesterly line of Madison Street; thence, with the northwesterly line of Madison Street northeastwardly approximately 180 feet to the point of intersection with the southwesterly line of Third Avenue, North; thence, with the southwesterly line of Third Avenue, North northwestwardly approximately 140 feet to a point which is an extension of the southeasterly line of property line of Parcel No. 82-9-357 and Parcel No. 82-9-361; thence, crossing Third Avenue, North northeastwardly approximately 380 feet along the southeasterly property line of Parcel No. 82-9-357 and Parcel No. 82-9-361 and its extension to the point of intersection with the northeasterly line of Second Avenue, North; thence, with the northeasterly line of Second Avenue, North southeastwardly approximately 810 feet to the point of intersection with the southeasterly line of Jefferson Street; thence, with the southeasterly line of Jefferson Street northeastwardly approximately 410 feet to the point of intersection with the northeasterly line of First Avenue, North; thence, with the northwesterly property line of Parcel No. 82-14-25 and its extension northeastwardly approximately 180 feet to the southwesterly bank of the Cumberland River; thence, with the southwesterly bank of the Cumberland River southeastwardly approximately 1,700 feet to the southeasterly property line of Parcel No. 82-14-31; thence, with the southeasterly property line of Parcel No. 82-14-31 and its extension

southwestwardly approximately 150 feet to the point of intersection with the southwesterly line of First Avenue, North; thence, with the southwesterly line of First Avenue, North northwestwardly approximately 130 feet to the point of intersection with the southeasterly line of Alley No. 28 and the L&N Railroad right-of-way; thence, southwestwardly with the northwesterly line of the L&N Railroad right-of-way and the southeasterly property line of Parcel No(s). 82-14-76, 82-14-74, 82-14-77, 82-14-80, 82-14-91 and 82-13-344 approximately 1,200 feet to the point of intersection with the southwesterly line of Fourth Avenue, North; thence, with the southwesterly line of Fourth Avenue, North northwestwardly approximately 290 feet to the point of intersection with the southeasterly line of Harrison Street; thence, southwestwardly with the southeasterly line of Harrison Street and the northwesterly line of the L&N Railroad right-of-way approximately 430 feet to the point of intersection with the southwesterly line of Fifth Avenue, North; thence, southwestwardly with the Northwesterly line of the L&N Railroad right-of-way and the southeasterly property line of Parcels No(s). 82-13-250, 93-1-21, and 93-1-26 approximately 1,260 feet to the point of intersection with the southwesterly line of Eight Avenue, North; thence, with the southwesterly line of Eight Avenue, North northwestwardly approximately 1,340 feet to the point of intersection with the southeasterly line of Jackson Street, the point of BEGINNING.

August 10, 1993



**ORIGINAL**

METROPOLITAN COUNTY COUNCIL

Bill No. **093-773**

AN ORDINANCE APPROVING THE PHILLIPS-JACKSON STREET REDEVELOPMENT PLAN

FILED  
METROPOLITAN  
COUNCIL

AUG 10 2 30 PM '93

WHITE BOOK 2-65 PAGE NO. 124

APPROVED BY PLANNING COMMISSION

Introduced AUG 17 1993

Passed first Reading AUG 17 1993

Referred to FEDERAL GRANTS REVIEW AND PLANNING & ZONING COMMITTEES

Amended SEP 7 1993 DEFERRED SEP 7 1993

AMENDED & Passed second Reading SEP 21 1993

Referred to

Passed third Reading OCT 5 1993

Approved OCT 8 1993

By [Signature]  
Metropolitan Mayor

OCT 11 1993

Departments Notified

Advertised AUG 23 1993 AUG 30 1993 SEP 6 1993

Form-21 EFFECTIVE DATE: October 8, 1993