

Skyline Redevelopment District Plan Information

Redevelopment districts aim to strategically reverse disinvestment and blight and promote redevelopment that is sustainable from economic, environmental, aesthetic, public safety, and historic preservationist perspectives.

The district establishes regulations to guide new private development, but also enables MDHA to acquire, demolish or rehabilitate substandard properties to enable redevelopment. The enforcement of land use and design controls and the acquisition of land for redevelopment are tools used to eliminate blight and prevent its recurrence.

The Skyline Redevelopment District encompasses 148 parcels and applies to property on Dickerson Pike and bounded by 1st Street, I-24, Whites Creek Pike and Fern (see map on page X). The District shall continue in effect until December 31, 2037.

4 Main Functions:

1) Land Use

The district controls land use by proposing two districts, **Arterial Mixed Use and Mixed Use**. The districts are listed below with specific permitted uses, uses permitted with conditions and prohibited uses:

Arterial Mixed Use District:

Intent: To provide for facilities, businesses, services, and residences characteristic of a high density urban area along a major pike, to support the contiguous residential neighborhoods and for specialty services catering to a larger market.

Permitted Uses

Assisted Living and Retirement Facilities
Hotels/Motels
Churches
University-related Facilities
Schools
Daycares
Offices

Medical Offices/ Hospitals
General Retail
Service Retail
Restaurants
Theaters
Cultural Facilities
Public Facilities and Parks
Multi-family Dwellings

Conditional Uses: The following uses may be permitted in the Arterial Mixed Use District if it is so designed, located and proposed to be compatible with surrounding land uses and operated such that the public health, safety and welfare will be protected and will not adversely affect other property in the area;

Wholesale Sales
Warehousing
Light Manufacturing

Parking Structures (only when incorporating ground-level active uses along street frontages)
Restaurants Featuring Drive-through Service

Prohibited Uses:

Surface Parking (except as an ancillary use)
Car Washes (except as an ancillary use)
Automobile Sales
Automobile Repair/ Service

Nightclubs
Liquor Stores
Adult Entertainment
Detached Single-Family Dwellings &
Duplexes

Mixed Use District:

Intent: To provide for a mixture of uses of moderate density off the major pike with limited freight transportation needs and a strong residential component.

Permitted Uses:

Assisted Living and Retirement Facilities
Hotels/Motels
Churches
University-related Facilities
Schools
Daycares
Offices
Medical Offices/ Hospitals

General Retail
Service Retail
Restaurants
Theaters
Cultural Facilities
Public Facilities and Parks
Multi-family Dwellings

Conditional Uses: The following uses may be permitted in the Mixed Use District if it is so designed, located and proposed to be compatible with surrounding land uses and operated such that the public health, safety and welfare will be protected and will not adversely affect other property in the area;

Detached Single-Family Dwellings & Duplexes
Parking Structures (only when incorporating ground-level active uses along street frontages)
Restaurants Featuring Drive-through Service

Prohibited Uses:

Surface Parking (except as an ancillary use)
Car Washes (except as an ancillary use)
Automobile Sales
Automobile Repair/ Service
Nightclubs

Liquor Stores
Adult Entertainment
Wholesale Sales
Warehousing
Light Manufacturing

2) Design Review

Design review is required for any improvement requiring a building permit. A general list of design requirements is included in the document. There are also supplemental documents that projects in the redevelopment must adhere to, Design Principles for Redevelopment Districts and Redevelopment District Signage Guidelines. The document authorizes MDHA to later adopt district specific design guidelines. The general guidelines in the document are as follows:

- New Buildings should be built close to the sidewalk
along street frontages
- Landscape plan required
- Buffering per Zoning Ordinance
- Exterior design review required
- No head-in parking off public streets. Alley or rear access parking encouraged
- No billboards or general advertising signs
- Temporary Structures on a case by case basis

3) Acquisition

- Under state law, MDHA has the right to acquire property in redevelopment districts.
- Used only as a last resort. Few, if any, parcels will ever actually be acquired. Can be used if necessary for public infrastructure or to provide for new development.
- Developer approaches MDHA with proposal
- MDHA endorses proposal
- Developer attempts to acquire property from current owner
- Current owner unwilling to sell at reasonable price
- MDHA can acquire the property at a fair market value and relocate the existing business, if applicable

4) Incentives

Tax Increment Financing (TIF)

- Local incentive to assist development
- MDHA Board approves a Development Agreement including a TIF loan to developer
- TIF loan amount generally equal to about 10% of total project cost
- Developer gets loan from bank
- Taxes on improved property dedicated to pay off the loan
- Can be used to purchase property or make public improvements
- Like cash up front to a developer on a project

Next Steps

6/28 PC Public hearing

7/17 1st Reading at Council

8/7th 3rd Public hearing

***If you have any questions or comments please contact Brian Christens 615-862-3750**

