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THE AMENDMENT TO EXPAND IDENTIFIED DISTRICT

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..... GREEN PROPERTY/WEST STATE STREET
..... REDEVELOPMENT DISTRICT

Amendment to Expand the existing Green Property/West State Street Redevelopment District

INTRODUCTION AND PLAN PURPOSE

The City of Bristol Tennessee has focused on redevelopment and economic development to improve the overall economy and quality of life for the City overall and to our citizens in particular. The City decided to be proactive and identify areas and designate Redevelopment Districts in blighted areas where redevelopment was determined to be most appropriate and where it was felt potential incentives could be provided as a way to encourage redevelopment activities by the private sector. Within these designated Redevelopment Districts, in order to aid a specific redevelopment project, a project plan would be considered and if appropriate, recommended by Bristol Housing (the Authority) to the City of Bristol and Sullivan County for tax increment financing assistance following the procedures set forth in Tennessee Code Annotated 13-20-201 et seq.

For many years, private redevelopment in blighted areas has been an acceptable public purpose. The City must designate redevelopment projects and approve redevelopment plans after a public hearing before a project may move forward. The goal of the public hearing is to solicit public input and to determine the necessity for adoption of the plan by the local governing body.

AREA DESCRIPTION

This amendment proposes to expand the existing Green Property/West State Street Redevelopment District. The proposed Expansion Area is primarily a residential neighborhood that is currently undergoing considerable social-economic pressure. It has experienced an increase in reported crime in recent years. This area has long needed assistance in reversing the apparent deterioration and loss of investment. The Expansion Area contains multifamily, single-family, and commercial development with deterioration of structures. The Expansion Area is bounded by West State Street on the north, 18th Street on the east, Shelby Street on the south, and Skateway Drive on the west. The Expansion Area contains approximately 100 acres and 192 parcels of property valued at a total appraised value of \$30,033,600. There are 118 parcels of residential property appraised at \$8,293,100, for an average appraised value of \$70,280.51 per parcel. There are 25 parcels of city/religious/healthcare property appraised at total value of \$2,617,700, for an average appraised value of \$104,708 per parcel. There are 48 parcels of commercial property at a total appraised value of \$23,265,900, for an average appraised value of \$497,206.25, and there is one parcel of industrial property appraised at \$3,089,000.

This Amendment would allow consolidation of many small parcels of land. Some of these parcels are underutilized, have non-functional building design and are occupied by nonconforming uses. The Amendment would also allow for creation of larger high quality commercial and residential developments. This Expansion Area represents eight (8) percent of the city's population, but some of the existing blighted influence, inadequate lot sizes, poor maintenance of buildings and grounds, marginal vehicular access, crime, and topographic conditions would be improved or eliminated by including it in the existing redevelopment area.

This amendment to the redevelopment plan is meant to help the City of Bristol and Bristol Housing achieve the goal of the amended redevelopment study area through the “designation” of potentially developable properties where assistance could be made available for approved redevelopment projects. The realization of this plan will serve the purpose of expanding the current strong economic growth in other areas of the City to the Expansion Area and further grow the City’s tax base while offering new business and housing opportunities in this important area of the City.

Bristol Housing has studied over 13 areas that have contained conditions felt to result in an ineffective use of land or which contained blight or blighting factors that limits the areas ability to reach its fullest economic potential. Five (5) areas were identified as “Redevelopment Districts”, four (4) areas, including this area, were identified as areas which would be considered for designation as “Redevelopment Districts” at a later date by officials, two (2) study areas were eliminated as they were determined to be industrial sites that could be studied by the Bristol Tennessee Industrial Development Board for possible redevelopment activity, and one study area was not considered blighted as defined by TCA 13-20-201, and was not recommended for redevelopment action.

The City Codes Enforcement Division has determined through inspections that numerous residential structures at various locations within this area were found to have structure or code violations, and several residential structures had Fire Code Violations. Based on the circumstances and conditions outlined in this Amendment and the condition of the Expansion Area as a whole, the Board of Commissioners of the Bristol Housing and the City of Bristol, Tennessee City Council has determined that the Expansion Area should be considered blighted pursuant to the definition in T.C.A. 13-20-201 et. seq. It is recommended that the Expansion Area be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the Authority pledge their support of redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

The Expansion Area experiences the following conditions:

1. Deteriorated or obsolete buildings.
2. The deterioration of site or other improvements.
3. Faulty arrangement and design and obsolete layout in connection with size, adequacy and landscaping.
4. Intermingled single family and multiple-family residential structures with a large transient population.
5. Land use conflicts.
6. Inadequate public infrastructure.

It is recommended that the Expansion Area be included into the existing redevelopment district so that it will have the ability to be redeveloped, rehabilitated and/or renovated in order to correct such blighted, deteriorated and dilapidated conditions. The City and the Authority pledge their

support of these redevelopment activities and offer their assistance in a public/private partnership with the developer as provided by the Plan.

ZONING AND LAND USE

The amendment and addition to the existing Green Property/West State Street District Redevelopment Area can be rezoned to accommodate the majority land use within specific portions of the area. A considerable portion of the area would benefit by the application of single-family residential zoning standards designed to replicate the lot size and setbacks predominant in the sub-area. A code enforcement program could be maintained to ensure compliance and vacant structures should meet the City Building Code prior to re-occupancy. Land use decisions should follow currently land uses rather than follow previous zoning decisions that have encouraged the division of existing large houses into rental apartments and scattered commercial uses. Redevelopment plans proposed within this area should encourage the development of new residential dwellings in the density and scale of housing found in this area. The improvement of the public infrastructure should be continued through the City's capital budget process.

The redevelopment and amendment to this District shall comply with the Zoning Ordinance, other rules, laws, ordinances, codes and regulations of the City, including building codes and other ordinances shall apply. Further, the Authority shall review the Plan and any redevelopment plans within the District with appropriate City agencies and officials to ensure that the Plan and the proposed redevelopment activities conform with local objectives relating to appropriate land uses, improved traffic flow, public transportation, public utilities, recreation and community facilities and other public improvements and needs. For a more complete description of the requirements and restrictions of the Zoning Ordinances of the City, reference should be made to the Ordinances themselves.

The City and the Authority will cooperate in the planning and construction of improvements to the streets, roadways, sidewalks, curbs and gutters, parking systems, lighting, landscaping and traffic signalization and control. Should the temporary relocation of persons living in this area be required, all relocations would be in conformance with the Relocation Policy of the Authority.

The expansion proposal for the existing Green Property/West State Street District Redevelopment District is shown on maps available for viewing either online or at the Bristol Housing Authority offices. Other pertinent data includes the ownership of property, the acreage, location and appraised value are available upon request at the Bristol Tennessee Housing Authority office.

LAND ACQUISITION AND DISPOSITION PLAN

It is not anticipated that any properties will be acquired by either the Bristol Housing or the City of Bristol Tennessee except for those properties already acquired and in public ownership. Should properties be determined to be acquired by Bristol Housing or the City of Bristol, such properties will normally be acquired through negotiation. Eminent domain shall not be utilized by Bristol Housing or the City of Bristol to acquire ownership of any property within this District

except in circumstances where a property has been identified for public infrastructure improvements or a property that has title issues making it unmarketable and the use of eminent domain is requested by an owner of the property.

INTERPRETATION

This amendment is intended to comply with and should be construed to be consistent with the provisions of Title 13 Chapter 20 Part 2 of the Tennessee Code and Title 9 Chapter 23 of the Tennessee code (“The Uniformity Tax Increment Financing Act of 2012”).

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