

East Bank Planning Study Area



BUENA VISTA HEIGHTS

CLEVELAND PARK

GREENWOOD

RIVER NORTH

MCFERRIN PARK

EAST HIGH SCHOOL

NORTH NASHVILLE

GERMANTOWN

FIVE POINTS

TENNESSEE STATE UNIVERSITY

JEFFERSON ST

MAIN ST

WOODLAND

LOCKELAND SPRINGS

FISK UNIVERSITY

BICENTENNIAL MALL

EDGEFIELD

SHELBY BOTTOMS

NISSAN STADIUM

I-40

TN STATE CAPITOL

14TH ST

I-40

CHURCH ST

I-24

MIDTOWN

8TH AVENUE

SOBRO

ROLLING MILL HILL

CENTENNIAL PARK

THE GULCH

LAFAYETTE ST

MUSIC ROW

I-40

VANDERBILT UNIVERSITY

Existing Barriers

Historically, the river & I-24 have limited connectivity to the East Bank.

I-24 boundary
1.37 miles

Riverfront boundary
1.7 miles

Incomplete street network
5 turns required to traverse north-south

Limited uses
127 acres of surface parking



Existing Zoning on the East Bank

MUI/MUI-A (Mixed-Use Intensive)

170 acres

IR (Industrial Restrictive)

89 acres

IG (Industrial General)

72 acres

SP (Specific Plan)

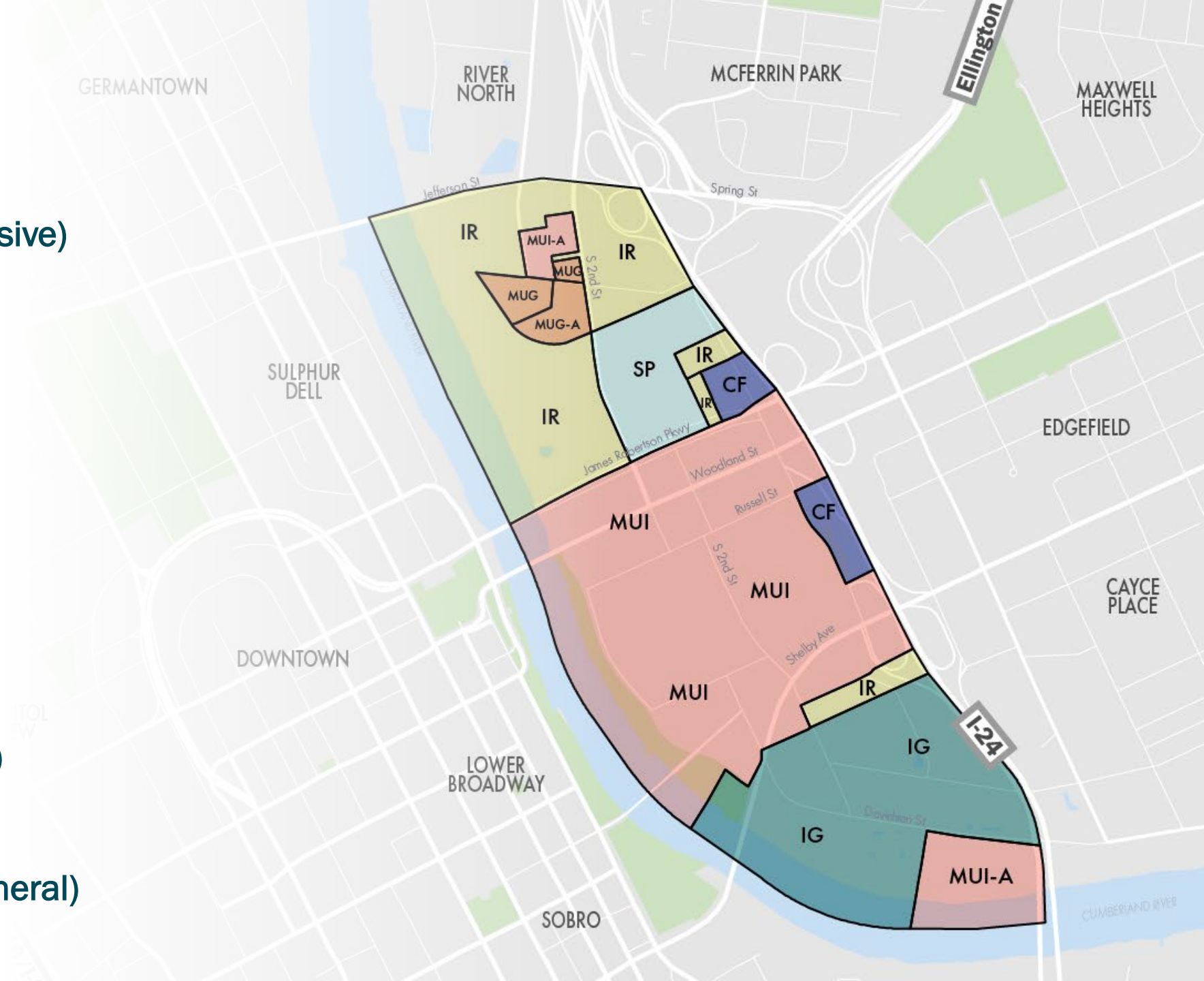
25 acres

CF (Commercial Core Frame)

12 acres

MUG/MUG-A (Mixed-Use General)

11 acres



Metro-Owned Land on the East Bank

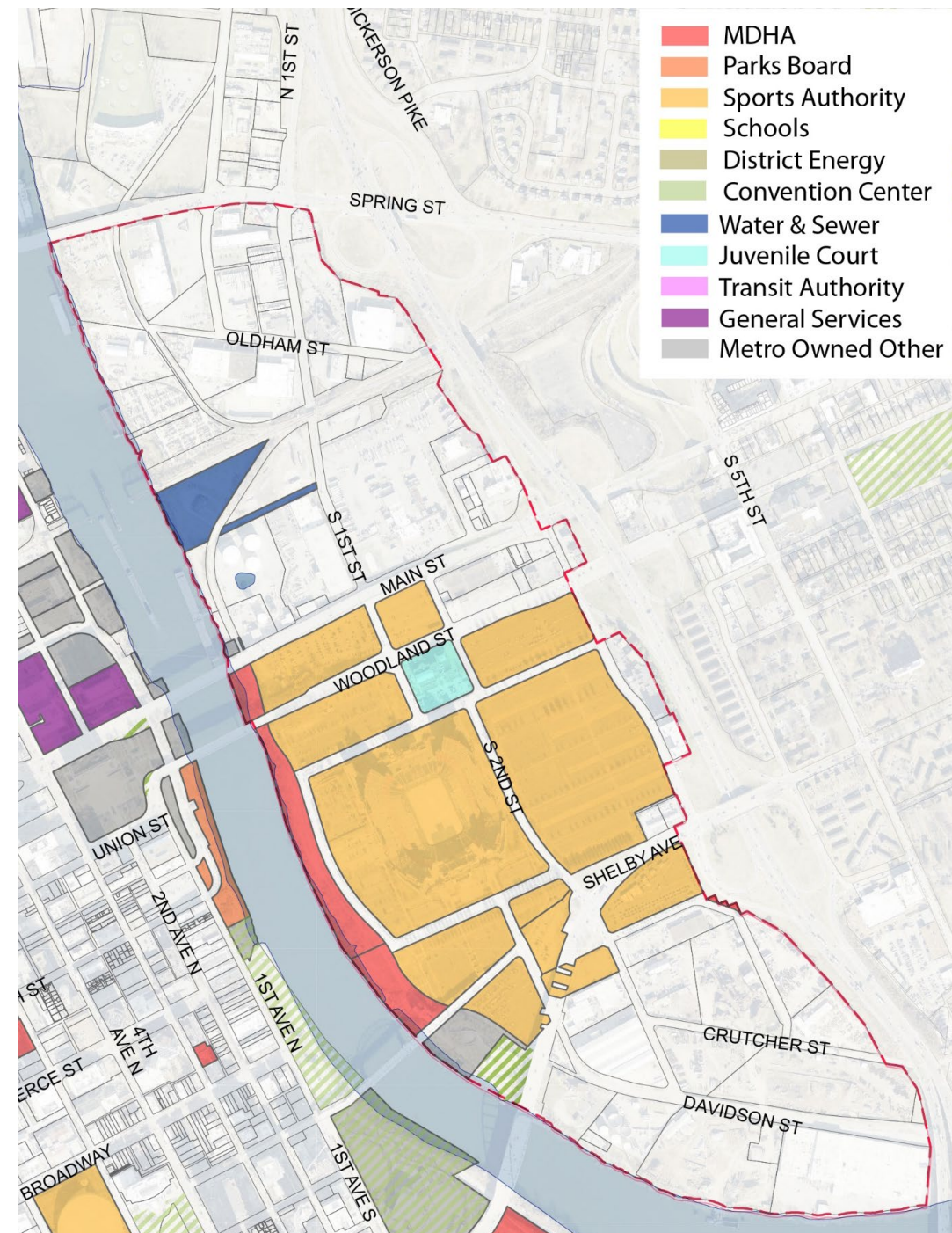
Sports Authority
89 acres

MDHA
16 acres

Metro Water
5 acres

Juvenile Court
3 acres

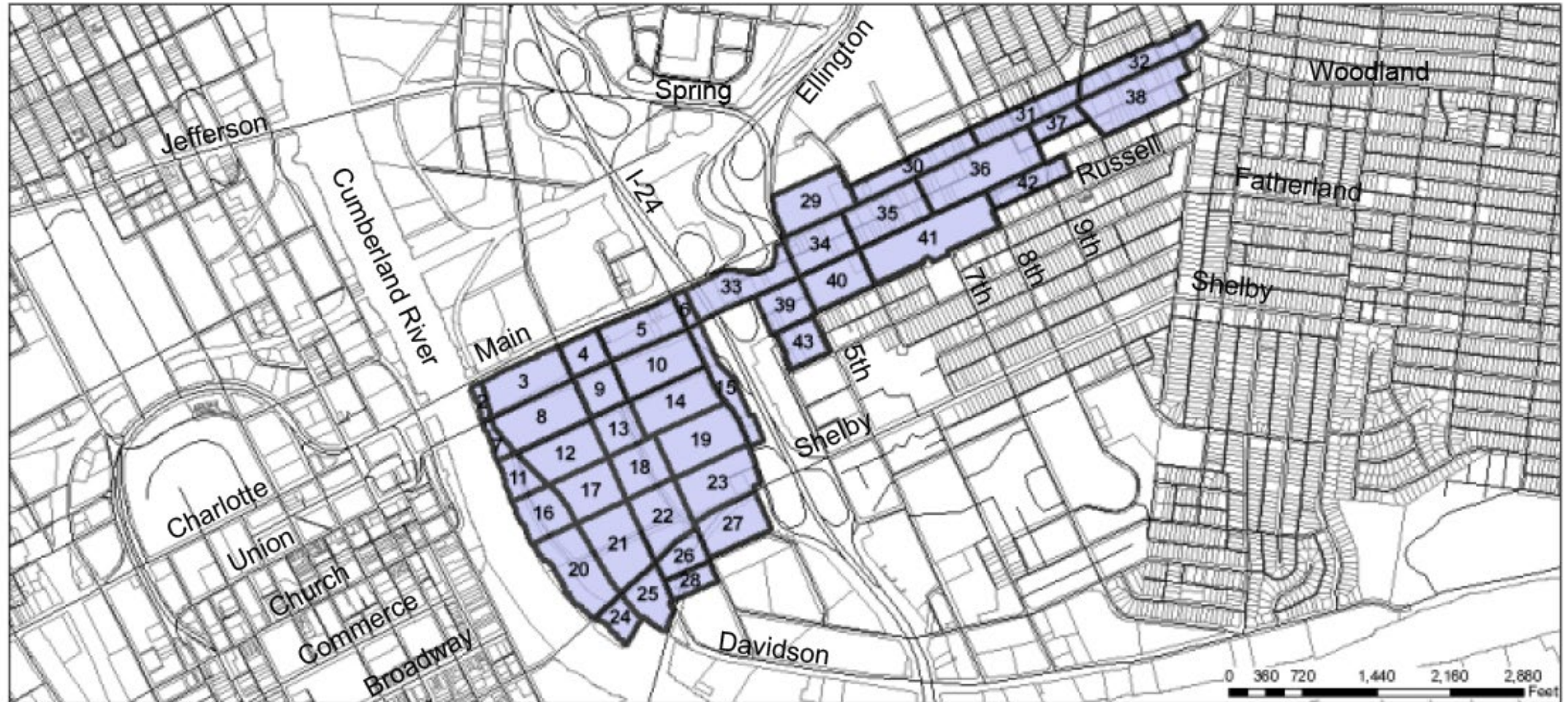
TOTAL
113 acres





East Bank Redevelopment District (MDHA)

(1996-2025)



Questions?