



## Barnes Housing Trust Fund

### Round 12 Property Award Policy

For Round 12, Metro is making the properties listed below available for affordable housing development through the Barnes Fund application process. Additional information on each of these properties is available on the following pages.

- 0 Hagan Street = only available to applicants applying for Grant #2: Cooperative Housing.
- 136 Jacksonian Drive = only available to applicants applying for Grant #3: Shared-Equity Homeownership Development Subsidy.

These properties are currently owned by Metro Water Services and will go through the legislative process to be made available for affordable housing. We expect the process to conclude by 12/31/2023. These parcels will not be transferred through the typical quitclaim process. Rather, Metro intends for long-affordability to be maintained through either a ground lease or the use of a land trust. Metro will not require a lease payment. An applicant must propose which option it will utilize as part of its application. Metro will not consider property requests that do not include one of these options. The Housing Trust Fund Commission and Metro Council must approve the award before construction can begin.

Applicants should consider current land use policies and zoning designations when requesting these properties, keeping in mind that the project must be completed by December 31, 2026.

In the event two or more organizations request the same lot, the property will be awarded to the organization with the highest scoring application.

# 0 Hagan Street Information Sheet

## Site Information

**Address:** 0 Hagan Street

Nashville, TN 37203

**Site Size:** .30-acre vacant land site

**Parcel ID:** 105-06-0-256

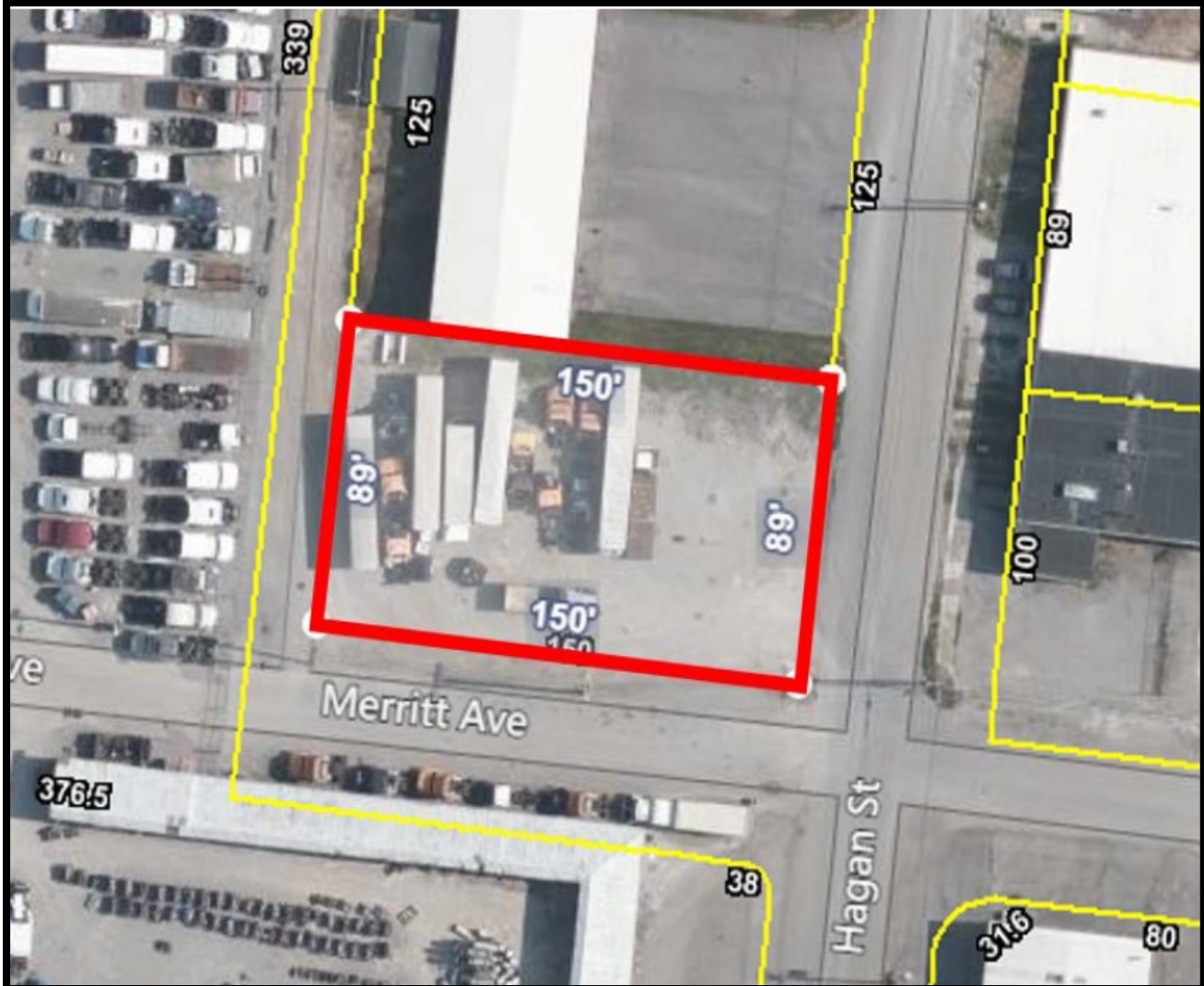
**Zoning:** MUL-A-NS—Mixed Use

**Policy:** Civic

Can support a 3 to 4 story mixed use building including housing, live/work, and other mixed uses

## Barnes Fund Information

- \* Available to any Cooperative Housing applicants.
- \* The parcel will not be transferred through the typical quitclaim process.
- \* Long-term affordability will be maintained through either a ground lease or the use of a land trust.
  - \* Interested applicants should submit a plan that incorporates one of these two options.



# 0 Hagan Street Information Sheet

## **Current Policy & Development**

The property's policy is T3 CL—Civic which is intended to preserve and enhance existing publicly-owned properties that are used for civic purposes. This can include publicly owned properties including fire stations, libraries, public office buildings, etc. This property is currently owned by Metro Water, so that is why this plot is currently designated as Civic. Since the property is already zoned as MUL-A-NS, Mixed Use development is already permissible, and there is no need for a policy change.

This property is also located in a supplemental policy area—Wedgewood Houston Chestnut Hill.

## **Future Development and Plot Limitations**

As this property is in Area 1 of the Wedgewood Houston Chestnut Hill supplemental policy area, this parcel can support 3 to 4 stories of flats, live/work, and mixed use. This property is also located within the UZO (Urban Zoning Overlay), so parking is not a required feature for the development. The MUL-A-NS zonings supports, multi-family housing, single and two family housing, and a variety of non-residential uses; however, this property must be used for Cooperative Housing as a provision of Barnes Fund transferal.



# 136 Jacksonian Drive Information Sheet

## Site Information

**Address:** 136 Jacksonian Drive  
Hermitage, TN 37076

**Site Size:** 2.79-acre vacant land site

**Parcel ID:** 074-08-0-243

**Zoning:** RS10—Residential

**Policy:** Civic

- Rezoning would require a policy change

**Most likely path forward for development on this parcel is subdivision of the lot into 6 or 7 lots**

## Barnes Fund Information

- \* Available to any Shared Equity Homeownership Development Subsidy applicants.
- \* The parcel will not be transferred through the typical quitclaim process.
- \* Long-term affordability will be maintained through either a ground lease or the use of a land trust.
- \* Interested applicants should submit a plan that incorporates one of these two options.



# 136 Jacksonian Drive Information Sheet

## **Current Policy & Development**

The property's policy is T3 CL—Civic which is intended to preserve and enhance existing publicly-owned properties that are used for civic purposes. This can include publicly owned properties including fire stations, libraries, public office buildings, etc. This property is currently owned by Metro Water, so that is why this plot is currently designated as Civic. It is surrounded by T3 NM (Neighborhood Maintenance) and it is undeveloped. In order to move forward with development, there must be a policy change to T3 NM.

## **Future Development and Plot Limitations**

The property is located off of the Cumberland River which leaves 100 feet of depth that is developable. The back part of the property closer to the river is encumbered with floodway, floodplain, and slopes from 15—25%; therefore, this part of the property is under a Conservation policy which discourages development in that area. This means that the design of the project will be crucial to the decision to approve development.

The property is zoned RS10, so it would support single family development as opposed to multi-family development. Due to the lack of duplexes in the area, rezoning to R10 would be unlikely.

Following the policy change from Civic to T3 NM, the property will be an infill subdivision. That means that development will have to meet the compatibility standards outlined for infill subdivisions. Frontage required for the lots in this infill subdivision will be 56 feet and the lots will need to be 16,251 SF. Those requirements allow for 7 individual lots within the property.

