

KARL F. DEAN
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historical Commission
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

June 15, 2009

Rick Bernhardt, Executive Director
Metro Planning Department
800 Second Avenue South
Nashville, TN 37210

Dear Mr. Bernhardt,

The Metro Historical Commission staff is concerned that the proposed May Town Center development in Bells Bend may have an adverse impact on the historic resources along transportation corridors that access the development, specifically, the Charlotte Avenue corridor. Several National Register (NR) and NR eligible structures lie within the 4400-5200 blocks of Charlotte Avenue that are "overzoned" for their current use (zoned CS; used as MUL/MUN).

As Charlotte is the main commercial corridor connecting the proposed development to downtown, the proposed development will significantly increase development pressure in that area as it will threaten the tear-down of NRE structures and adversely impact the livability and pedestrian experience with street widening.

The developer is seeking a change in the zoning classification at the polar ends of the Zoning Code from AR2a to a Specific Plan with development standards similar to MUI. Rather than simply handing this change to the developer, the developer should be encouraged to buy down, via Transfer of Development Rights (TDRs), some of the existing zoning rights in the impacted area where there is a delta between CS and MUN.

If you have any questions, or need further information, please contact our office.

Sincerely,

A handwritten signature in black ink that reads "W. Tim Walker". The signature is written in a cursive, flowing style.

W. Tim Walker
Executive Director
Metropolitan Historical Commission
Metropolitan Historic Zoning Commission