



**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**

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

**STAFF RECOMMENDATION**  
**0 Old Hickory Blvd., Warner Park Extension**  
**June 17, 2015**

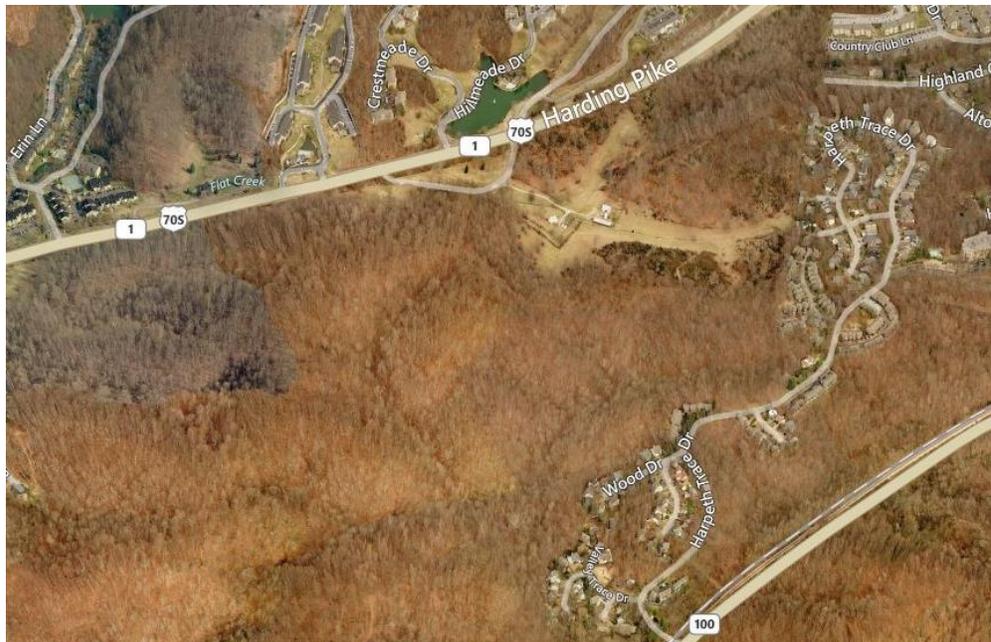
**Application:** Historic Landmark Overlay extension for Warner Parks  
**Map and Parcel Numbers:** 142000119.00, 131.00, 133.00, 289-90.00, 140000010.00, 014.00, 020.00, 022-024.00, 052-055.00, and 070-072.00  
**Council Districts:** 34 & 35  
**Applicant:** Mayor Karl Dean  
**Project Lead:** Robin Zeigler, [robin.zeigler@nashville.gov](mailto:robin.zeigler@nashville.gov), 615-862-7970

<p><b>Description of Project:</b> Mayor Karl Dean requests that the Warner Parks Historic Landmark Overlay be extended to include all parcels of the park.</p> <p><b>Recommendation Summary:</b> The expansion of Warner Park meets criterion 5 of the zoning ordinance as Warner Parks was listed in the National Register of Historic Places in 1983 and the additional properties are an expansion of the district.</p> <p>Staff suggests that the MHZC recommend to Council the expansion of the existing Warner Parks Historic Landmark Overlay.</p>	<p><b>Attachments</b></p>
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## Vicinity Map



## Aerial Map



## **Background:**

The expansion area is to assure that all of the land known as Warner Parks is included in the current Landmark Overlay. Over the years additional properties have been acquired that now need to be included. The expansion includes The Burch Reserve and the Hill Forest Properties, two of The Friends of Warner Parks' (FOWP), most recent acquisition of 448 acres.

The Hill Forest property was purchased in 1910 by H. G. Hill, Sr., who enjoyed its pristine beauty throughout his lifetime, and protected the centuries-old trees found there. A Metro Historical Commission historic marker commemorating Hill and the preservation of the property is located at the entrance, 6811 Hwy 70S. The FOWP "Save the Ancient Forest" project to acquire this property and preserve it in perpetuity received the Governor's Environmental Stewardship Award – Natural Heritage Conservation, in 2009. Due to the unique natural integrity and old growth forest, 225 acres were recognized as the Hill Forest Designated State Natural Area through the Tennessee Department of Environment and Conservation in 2010.

Some of the early prior uses of the Burch Reserve and the Hill Forest land included limited agriculture, raising cattle, and a few modest residences/farmhouses. A small cemetery of the Richards family is located on the Burch Reserve near the CSX railroad tracks. With these acquisitions, the total acreage of the Warner Parks is now approximately 3,180 acres.

## **Applicable Ordinance:**

### Article III. Historic Overlay Districts

17.36.120 Historic Districts Defined. B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value;
4. It has yielded or may be likely to yielded archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

**Analysis and Findings:**

The expansion of Warner Park meets criterion 5 of the zoning ordinance as Warner Parks was listed in the National Register of Historic Places in 1983 and the additional properties are an expansion of the district.

Staff suggests that the MHZC recommend to Council the expansion of the existing Warner Parks Historic Landmark Overlay

PHOTOGRAPHS





