New mayor to shift focus, revenue from downtown

BY DYLAN SKYE AYCOCK

During election season, Mayor John Cooper pledged his loyalty to Nashville’s neighborhoods by promising that if he were elected, residents would benefit from downtown’s booming economy.

At his inauguration ceremony Sept. 28, Cooper said his plan to shift the focus from downtown to neighborhoods—a message that resonated with the 70% of voters who helped him unseat incumbent David Briley in the Sept. 12 runoff election—remains his priority.

“What our fellow citizens want from us is very clear,” Cooper said. “A focus on neighborhoods; a Nashville where tourism benefits residents, not the other way...
Superb Belle Meade Architecture
311 Sunnyside on 1.95 Acres
4 BR | 5 full, 1 half BA | 8700 SF | $3,400,000
Christopher Simonsen, 615-473-6998

Grand Green Hills Estate
2804 Wimbledon Road | $2,900,000
4 BR | 4 full, 2 half BA | 7498 SF
Steve Fridrich, 615-321-4420

Fabulous in Gated Otterwood
2 Wynstone on 2.99 Acres
5 BR | 5 full, 2 half BA | $1,985,000
Lucy Smith, 615-347-8827
Co-list James Caden, Regal Realty Group

Renovated Antebellum Beauty
4214 Franklin Pike.com on 1.88 Acres
5 BR | 4 full, 1 half BA | 5760 SF | $1,750,000
Sean Simons, 615-496-4920
Co-list Richard Courtney

Ravenwood High School, Brentwood
1758 Charity Drive | $1,150,000
5 BR | 4 full, 1 half BA | 6723 SF
Molly Edmondson, 615-351-8753

Harpeth Trace Estates
341 Harpeth Ridge Drive | $799,000
4 BR | 3 full, 3 half BA | 3216 SF
Richard Courtney, 615-300-8189

Convenient Private Estate Living
0 Green Chapel Road | $425,000
19.15 Acres, put your vision into reality
Chris Simonsen, 615-473-6998

Great Green Hills Location
120 Hampton Place | $379,000
2 BR | 2 full BA | 1950 SF
Will Bright, 615-944-7289

The Cloister at St Henry
406 Siena | $259,900
2 BR, all hardwoods, great deck & location
Jenny Perkins, 615-504-2979
Agent related to seller

Fridrich & Clark
REALTY, LLC
615-263-4800 • FRIDRICHANDCLARK.COM • 615-327-4800

*Prices and information correct as of print time. For up-to-date information, visit fridrichandclark.com
FROM THE GENERAL MANAGER

Mary Ella Hazelwood

GENERAL MANAGER
mhazelwood@communityimpact.com

Nashville has lots of treasures with historic significance, such as The Parthenon, The Ryman, Belmont Mansion, Belle Meade Plantation, RCA Studio B and many more that add to the history, look and character of the city.

However, many residents may not realize that historic buildings can be found throughout Nashville’s neighborhoods, not just downtown. In our front-page story this month, we take a look at how Metro Nashville is working with local neighborhood groups to help establish a consolidated set of guidelines for Nashville’s many neighborhood conservation zoning overlay districts. If you’re planning to make any changes to your home, like replacing siding or adding a roof deck, you’ll want to read this first.

Speaking of neighborhoods, have you checked out the monthly Neighborhood Notes page? We’re working to keep you updated on what’s happening right in your backyard. Have a question about something in your part of town? Let us know at swnnews@communityimpact.com.

In the meantime, make sure to check out communityimpact.com for daily updates on new business openings, meeting coverage and more.

Wendy Sturges
EDITOR
wsturges@communityimpact.com

How can I have my restaurant featured in Community Impact Newspaper?
We hear a lot from readers about how much they enjoy our dining features on local places to grab a bite in Southwest Nashville. With the city quickly becoming a food destination, there is no shortage of local eateries to discover and enjoy.

Each month in Community Impact Newspaper, we choose a different locally owned restaurant to feature. While all of our profiles and stories are independent of advertising and are not promotional, we do have a few requirements for the restaurants we pick.

Restaurants must be:
• Locally owned and operated.
• Open for at least one year.
• Located within our coverage area.

Have more questions about stories in Community Impact Newspaper? Send me an email at wsturges@communityimpact.com.

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What’s new in your neighborhood?

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ASK THE EDITOR

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IMPACTS

Businesses that have recently opened, are coming soon, relocating or expanding.

NOW OPEN

1 National grocery retailer Trader Joe’s opened a second Nashville location Oct. 16 at 90 White Bridge Road, Nashville, according to an announcement on the company’s website. The company offers a wide variety of groceries, snacks and health and beauty items. The store opened its first Nashville location in 2008 in Green Hills. 615-356-1066. www.traderjoes.com

2 Clothing store American Eagle opened Oct. 1 inside the Mall at Green Hills at 2126 Abbott Martin Road, Ste. E121, Nashville, according to a news release. The shop sells men’s and women’s clothing, shoes and accessories. Aerie, a brand by American Eagle, also opened inside the mall Oct. 1 in Ste. E121. 615-986-6485. www.ae.com

3 Publix opened Oct. 2 at 1010 Dr. M.L.K. Jr. Blvd., Nashville. The 27,495-square-foot store is located at Capitol View in downtown Nashville’s North Gulch area. The grocery chain also plans to open a location in Melrose at 2223 8th Ave. S., Nashville, according to the company. An opening date for that store has not yet been announced. 615-259-6072. www.publix.com

4 Cole’s Kitchen opened Sept. 25 in Green Hills at 2201 Bandywood Drive, Nashville. The eatery offers daily dinner specials as well as seafood, salads, small plates and burgers. Local restaurateur Curt Cole opened the eatery in the space formerly home to Firefly Grille, which he closed in April after 17 years of business. 615-383-0042. www.facebook.com/colesnashville

5 Fabletics, an activewear shop co-founded by Kate Hudson, opened Oct. 19 inside the Mall at Green Hills. 2126 Abbott Martin Road, Nashville, according to a news release. The store offers workout clothing and accessories. This store is the brand’s first Tennessee location. 629-204-6461. www.fabletics.com

6 Bar and restaurant pH, located at 1249 Martin St., Nashville, opened Oct. 1. The cocktail bar is located within the 1260 Martin building at The Finery in Wedgewood-Houston. pH serves a variety of craft cocktails and small plates. 615-600-5551. www.phnashville.com

7 F45 Training, a fitness company with Middle Tennessee locations in East Nashville, Hendersonville and Murfreesboro, hosted a grand opening event Oct. 5 in Midtown at 2317 Elliston Place, Nashville. The studio aims for guests to burn 750 calories during each 45-minute session, according to the company. www.f45training.com

8 CareNow Urgent Care, a health clinic by TriStar Health, opened a location in August in The Gulch at 1020 Dr. M.L.K. Jr. Blvd., Nashville. The 3,000-square-foot urgent care center treats common medical conditions, such as allergies and colds, and offers various exams and immunizations, according to its website. 615-622-4644. www.carenow.com

9 Cafe Ma‘kai, a restaurant and coffee shop, opened in late July in Edgehill at 1210 Wedgewood Ave., Nashville. Cafe Ma‘Kai serves locally sourced, organic foods, according to the owners. The restaurant opened in the space formerly home to The Jam Coffee House. 615-823-3292. www.cafemakai.com

10 Grant Milling State Farm Agency opened an office Sept. 3 in Green Hills at 4094 Hillsboro Pike, Ste. 202, Nashville. The office offers banking and insurance services. 615-297-5900. www.statefarm.com

11 Dogtopia, a dog boarding, day care and spa facility with locations across the country, opened Oct. 25 for its new location in The Mall at Green Hills. www.dogtopia.com

12 Vanderbilt Health offers webcams throughout the 5,000-square-foot facility for owners to watch their pets. The new location is hosting a grand opening event Oct. 26. 615-486-2626. www.vanderbilthealth.com

13 Hollie Ray Boutique, a women’s clothing and accessory store, hosted a grand opening Oct. 25 for its new location in The Market at Green Hills, located at 2126 Abbott Martin Road, Nashville. www.hollieray.com

14 Ashley Homestore celebrated its grand opening Oct. 24 at 719 Thompson Lane, Ste. 1, Nashville. The company offers furniture and decor items, such as beds, lighting, sofas, rugs and more. This is the third Nashville location, according to the company’s website. www.ashleyfurniture.com

15 Nicoletto’s Italian Kitchen will open a second location in late October at 2123 Belcourt Ave., Nashville, according to a social media post by the company. The restaurant, owned by brothers Ryan and Danny Nicoletto, offers pasta, sandwiches, salads and other dishes as well as beer and wine. Nicoletto’s is opening in the space formerly home to Bare Naked Bagel, which closed in August after one year in the space. www.nicolettos.com

16 Abercrombie and Fitch and Abercrombie Kids are opening in late October inside The Mall at Green Hills, 2126 Abbott Martin Road, Ste. E109, Nashville, according to a news release. Abercrombie and Fitch offers items such as jeans, shoes, tops and outerwear for men and women, while Abercrombie Kids stocks items for children ages 5-14, according to the company. Abercrombie and Fitch also owns the clothing brand Hollister Co. 615-522-0044. www.abercrombie.com

17 Cosmetics company Morphe is opening this fall inside The Mall at Green Hills, 2126 Abbott Martin Road, Nashville. The shop, which offers professional-grade cosmetics and makeup tools, will be located on the lower level of the mall near Dillard’s. www.morphe.com

18 Ulta Beauty, a cosmetics brand with locations across the U.S., is expected to open a store inside The Mall at Green Hills, 2126 Abbott Martin Road, Ste. 174, Nashville, according to a building permit issued by Metro Nashville. An opening date has not been announced. www.ulta.com

RELOCATIONS

19 The Nashville Area Chamber of Commerce announced Aug. 16 it will relocate from 211 Commerce St., Ste. 100, Nashville, to Capitol View, a 32-acre mixed-use develop...
opment in the North Gulch district at 500 11th Ave. N., Nashville. The Chamber is expected to relocate in spring 2020, according to the organization. 615-743-3000. www.nashvillechamber.com

20 Epiphany Design Studio relocated in early August from 622 8th Ave. S., Nashville, to a space in Green Hills at 4092 Hillsboro Pike, Nashville. The company offers custom interior design services as well as in-store furniture, antiques and accessories. 615-385-3289. www.epiphanynashville.com


22 Little Gourmand marks its fifth anniversary Nov. 14 in Green Hills at 2209 Bandywood Drive, Ste. D, Nashville. The French market and restaurant serves pastries, croissants, sandwiches and other menu items. 615-522-7134. www.littlegourmand.us

23 City Winery celebrated five years of business in South Broadway at 609 Lafayette St., Nashville. The business serves as a live entertainment venue, a restaurant and a wine bar. 615-324-1010. www.citywinery.com

24 Vanderbilt Divinity School hosted a ribbon-cutting and dedication ceremony Aug. 23 for the school’s $11.5 million expansion project at 411 21st Ave. S., Nashville. The three-story expansion includes more than 13,000 square feet of classrooms, office space, a terrace and a multifaith chapel, according to a news release. 615-322-2776. www.divinity.vanderbilt.edu

25 On Sept. 16, Ascension Saint Thomas named Dr. Nicole Schlechter as the chief medical officer for Saint Thomas Midtown Hospital, 2000 Church St., Nashville, according to a news release. Schlechter, who began her position Oct. 1, had most recently served as the hospital’s chief of staff and had previously worked as the chief of the department of obstetrics and gynecology. 615-284-5555. www.sthealth.com

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LOCAL HOT SPOT

Already home to several boutiques, restaurants and dessert shops, 12 South recently welcomed a trendy pop-up store and a locally owned women’s clothing brand to the neighborhood.

NOW OPEN

1. Goop, a lifestyle brand founded by Gwyneth Paltrow, opened a pop-up location Sept. 12 at 2707 12th Ave. S., Nashville, according to the company. The shop, which will be open in 12 South until Dec. 1, sells beauty, fashion and kitchen products. In addition to pop-up locations, Goop has permanent stores in New York, London and Los Angeles, according to the company website.

2. Boutique clothing and accessories shop Finnleys celebrated its grand opening Oct. 5 at 2516 12th Ave. S., Nashville. The store, which carries women’s clothing, jewelry, gifts and other items, has locations in Franklin and The Gulch. 615-322-2776. www.divinity.vanderbilt.edu

3. Ladybird Taco, a restaurant specializing in breakfast and lunch tacos, is expected to open in early 2020 in 12 South at 2229 10th Ave. S., Nashville, according to a social media post from the eatery. Owners Andrew Wiseheart, Ben Edgerton and Gabe Scott said the restaurant is modeled after Austin’s taco scene. In addition to breakfast tacos and coffee, Ladybird Taco will serve queso, salsa and margaritas. www.ladybirdtaco.com

CLOSINGS

4. BOX Bongo and Bakery, an eatery offering coffee, baked goods and other items, closed Sept. 22 at 2229 10th Ave. S., Nashville, according to an early September announcement by owner Bob Bernstein. According to Bernstein, who also founded concepts such as Bongo Java, Fido, Fenwick’s 300 and other local restaurants, the bakery had outgrown its space and has plans to relocate. BOX Bongo and Bakery opened in late 2016. www.bongojava.com
TO-DO LIST

OCTOBER

26 THROUGH NOV. 16
SEE ART AND DESIGN WORK

30 TOUR A MUSEUM DEDICATED TO BARBERSHOP MUSIC
The Barbershop Harmony Society, a national organization dedicated to preserving barbershop music, is offering a tour of its national headquarters. Visitors can check out artifacts dating back to 1938 when the society was created, according to the organization. noon-12:30 p.m. Free. Barbershop Harmony Society, 110 7th Ave. N., Nashville. 615-823-3993. www.barbershop.org

NOVEMBER

02 GO TO A STAR PARTY
Join local astronomers for an evening of stargazing at Warner Park Nature Center. Telescopes will be available to view stars, planets and other astronomical objects. 6-8 p.m. Free (registration required). Warner Park Nature Center, 7311 Hwy. 100, Nashville. 615-862-8555. www.nashville.gov/news-media/calendar-of-events

09 THROUGH 10 CHECK OUT LOCAL ART
Now in its 17th year, Montgomery Bell Academy’s art show highlights work by more than 200 regional artists. Featured artwork will be available to purchase with a portion of proceeds benefiting fine arts programs and the MBA Mothers Club. There will be an opening night event Nov. 7. Sat. 10 a.m.-4 p.m., Sun. 1-4 p.m. Free (admission). Montgomery Bell Academy, 4001 Harding Road, Nashville. 615-298-5514. www.montgomerybell.edu

15 THROUGH 17 SHOP FOR HOLIDAY GIFTS
With more than 200 merchants at Christmas Village, an annual holiday shopping event, shoppers can find clothing, jewelry, pottery, toys and collectibles. Proceeds benefit programs at Vanderbilt University Medical Center. Fri. 9 a.m.-9 p.m., Sat. 9 a.m.-6 p.m., Sun. noon-6 p.m. $10. The Fairgrounds Nashville, 401 Wingrove St., Nashville. 615-256-2726. www.christmasvillage.org

PLEASE JOIN OVERBROOK FOR COFFEE WITH THE PRINCIPAL

NOVEMBER 23 • 10 A.M.

The White House on The Dominican Campus
4210 Harding Pike
Nashville, TN 37205
R.S.V.P. overbrook.edu/coffee

NOV. 09 EXPLORE TRUCKS OF ALL SHAPES AND SIZES
Go inside an ambulance, a fire truck, a UPS truck and construction vehicles at the third annual Touch a Truck event. In addition to watching a Vanderbilt Life Flight helicopter touchdown onsite, attendees can check out the Adventure Science Center’s annual model trains exhibit. 9 a.m.-3 p.m. $14-$18. Adventure Science Center, 800 Fort Negley Blvd., Nashville. 615-862-5160. www.adventuresci.org

Find more or submit events at communityimpact.com/event-calendar. Event organizers can submit local events online to be considered for the print edition. Submitting details for consideration does not guarantee publication.

Modern family dentistry with a traditional approach

JAIMIN SURATI, DMD
615.383.4494 | thehillsdentistry.com
A GUIDE TO: WHERE TO FIND PIE IN SOUTHWEST NASHVILLE

With fall in full swing, it is time to start thinking about holiday desserts. From apple pie to lemon meringue pie, these five restaurants and bakeries in Southwest Nashville offer several flavors to choose from.

BAKED ON 8TH
1512 8th Ave. S., Nashville
615-933-1100
www.bakedon8th.com
Baked on 8th offers whole pies and slices year-round in flavors such as pecan, chocolate bourbon pecan, peanut butter, gooey butter cake and more. Contact the bakery for seasonal flavors and availability.

ARNOLD’S COUNTRY KITCHEN
605 8th Ave. S., Nashville
615-256-4455
www.arnoldscountrykitchen.com
Customers can order pie slices in flavors such as chess, chocolate with meringue, spicy chocolate, seasonal fruits and others. Whole pies are also available for shipping.

THE MOCKINGBIRD
121 12th Ave. N., Nashville
615-741-9900
www.mockingbirdnashville.com
The Mockingbird offers a rotating selection of seasonal pies on their Pie O’ Day menu with homemade crust, fruit and whipped cream.

DOZEN BAKERY
516 Hagan St., Ste. 103, Nashville
615-712-8150
www.dozen-nashville.com
Dozen Bakery’s seasonal 10-inch pie offerings include cherry bourbon; lemon lavender; chocolate cream; and coconut cream and passion fruit. Additional flavors are available during the holiday season, according to the shop.

ELLISTON PLACE SODA SHOP
2111 Elliston Place, Nashville
615-327-1090
www.ellistonplacesodashop.com
Established in 1939, Elliston Place Soda Shop serves whole pies and slices year-round. Past offerings include apple, coconut cream and lemon meringue. Whole pies must be ordered in advance.

NOTE: THIS LIST IS NOT COMPREHENSIVE.

NOV. 03  SAMPLE HOT CHICKEN AT FIFTH ANNUAL FESTIVAL

The Kosher Nashville Hot Chicken Festival returns with a variety of hot chicken samples, a competition for best chicken in mild and hot categories, craft beer, live music and other activities. 11 a.m.-2 p.m. Free (admission), $1 (per sample). Gordon Jewish Community Center, 801 Percy Warner Blvd., Nashville. 615-356-7170. www.kosherhotchicken.com

FOREST HILLS
2219 Hemingway Drive
4 BR | 3 BA | 2,693 SF
Highly-desirable TyneMeade
Fabulous back yard

GREEN HILLS
2800 Valley Brook Place
4 BR | 4.5 BA | 5,291 SF
Quiet Dead-end street
Julia Green School Zone

FOREST HILLS
4502 Yancey Drive
5 BR | 4.5 BA | 5,924 SF
Gorgeous flat lot
Quiet Dead-end street

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LITTLE GOURMAND - 2209 Bandywood, Green Hills - 615 522 7134

PROUD TO CARRY THE EXCELLENCE OF FRENCH HONEY

COMPILED BY DYLAN SKYE AYCOCK
Welcome to The Birthing Center at Saint Thomas Midtown

Our in-hospital birthing center is the first of its kind in Middle Tennessee

At The Birthing Center, meet our birth designer who can help you create a care plan that’s right for you and your baby. Features and choices include:

- Natural and unmedicated delivery with an OB or midwife, soft lighting and your own music
- Nitrous oxide for pain
- A tub for labor, birthing balls, squatting bars and more
- Doula services and lactation support
- An Ascension care team ready to provide special care if you or your baby need it

For more information or to schedule a private tour, visit sthealthbaby.com
Metro Nashville Public Works announces new phase of traffic-calming projects south of I-440

BY WENDY STURGES

Residents in neighborhoods throughout Davidson County were asked in July to submit applications for areas in the city that would benefit from traffic-calming projects and techniques, including lowering speed limits and adding accommodations for pedestrians and other non-drivers, according to Metro Nashville Public Works.

More than 90 applications were received from residents of neighborhoods across the city, and of those, eight were selected Sept. 23 for traffic calming, including an area of the Battlemont-Stokes neighborhood, located just south of I-440 and west of I-65.

“This is certainly a program we would like to grow in future years. We see the need continuing to increase in many of our neighborhoods, and we are eager to tackle the challenges presented by increased traffic on our neighborhood streets,” MNPW Director Mark Sturtevant said in a release.

According to MNPW, neighborhoods were selected for calming projects based on four criteria: safety and crash history; average speeds; destinations in the neighborhoods; and the presence or absence of active transportation infrastructure, such as sidewalks.

Battlemont-Stokes had the second-highest score for MNPW neighborhood prioritization, scoring about 60 points in categories that included monitored speeds and the crash rate over the past five years, according to MNPW.

Other neighborhoods in Southwest Nashville, including Green Hills and Wedgewood-Houston, were included on a list of 50 of the highest scoring neighborhoods, but they did not have high enough scores to make the cutoff for calming projects.

Earlier this year, Hillwood and Belmont-Hillsboro West were selected for calming projects.

“As we continue our work in Nashville neighborhoods, we are seeing tons of community engagement in the process,” MNPW Program Manager Derek Hagerty said in a release. “We’re excited to begin work on this second group of projects and bring relief to local streets with speeding problems.”

ATTENTION CONSERVATION MINDED BUYERS

Windy Hill Farm, Circa 1830 | Brentwood
9135 Old Smyrna Road | 92 Acres | $11,750,000

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Realtor
615.417.3434
GVA Lifetime Diamond Award Winner

JENNIFER T. POWELL
Realtor
615.250.7880

HOW IT WORKS

WHAT IS REAL ID?

Beginning in October 2020, new identification standards intended to increase U.S. security will go into effect.

New ID cards and driver’s licenses—REAL ID—are the same as standard ID’s or licenses, but they also have a gold circle and a star in the top right corner.

Possession of a REAL ID is not mandatory. However, after Oct. 1, 2020, REAL ID will be required for domestic flights and for those needing to access certain federal buildings, according to the Transportation Security Administration. REAL ID cards will cost the same to issue as regular driver’s licenses and ID cards, so long as the individual is within their renewal period. For those not within their renewal period, a duplicate fee will be charged. Individuals will need two documents to serve as proof of Tennessee residency as well as proof of citizenship and proof of social security, according to the Tennessee Department of Homeland Security.
Now with two locations serving the West Nashville community

6015 Highway 100
615-353-5666
Monday-Friday 7am-6pm
Saturday 7am-4pm

6008 Charlott Pike
615-356-6367
Monday-Friday 7am-7pm
Saturday 7am-6pm

OVER 20 BRANDS OF TIRES!

EUROPEAN • DOMESTIC • ASIAN VEHICLE SERVICE

WE DO IT ALL! BRAKES • TIRES • ALIGNMENT • AIR CONDITIONING
FUEL INJECTION • DIAGNOSTIC • ELECTRICAL • CATALYTIC CONVERTERS

4354 CHICKERING LANE | FOREST HILLS
4 Beds, 5 Full Baths, 1 Half Bath, 4,372 SqFt
$1,599,000

4005A & B WOODMONT LANE | GREEN HILLS
NEW CONSTRUCTION
5 Beds, 4 Full Baths, 1 Half Bath, 4,036 SqFt
$985,000

902 DORSET DRIVE | DORSET PARK
5 Beds, 5 Full Baths, 1 Half Bath, 5,678 SqFt
$1,899,900

309A 33rd AVENUE NORTH | SYLVAN PARK
3 Beds, 2 Full Baths, 2 Half Bath 3,264 SqFt
$682,000
Metro Nashville celebrates historically diverse council roster following August, runoff elections

**METRO NASHVILLE** The city of Nashville’s government representatives are more diverse than ever following the inauguration of several new council members Sept. 28.

Metro Nashville council members were sworn in during the ceremony, including District 23 council member Thom Druffel, Tom Cash in District 18 and five at-large members: Bob Mendes, Sharon Hurt, Burkley Allen, Steve Glover and Zulfat Suara, the city’s first Muslim council member.

Vice Mayor Jim Shulman, who was also sworn in for another term during the ceremony, commented on the diversity of the new council, which features 50% women, 25% African American members and more members from the LGBTQ community.

Several new Metro Council members took the oath of office Sept. 30 at Stratford STEM Magnet High School in East Nashville.

“It is a historic council, with the first Hispanic woman, the first Muslim to serve—that’s tremendous,” Shulman said. “It is evenly split between women and men, and it has its largest-ever contingent of LGBT(Q) members. This council reflects one of the great things I love about Nashville—it’s wonderful diversity.”

Metro Nashville Public Schools board approves chair, vice chair

**METRO NASHVILLE PUBLIC SCHOOLS** At its Sept. 10 meeting, the board approved two board members to serve one-year terms as chair and vice chair.

The board elected District 4 school board member Anna Shepherd to serve as the board’s chair. According to a district policy, at the first meeting in September, the board must elect a chair, vice chair and Tennessee Legislative Network representative.

Shepherd succeeds outgoing chair and District 1 school board member Sharon Gentry. District 9 school board member Amy Frogge replaces District 5 school board member Christiane Buggs as vice chair.

As chair, Shepherd presides over all school board meetings, appoints committees and conducts board hearings. Shepherd is also responsible for preparing the annual school budget with Director of Schools Adrienne Battle.

Mayor John Cooper rescinds executive order relating to sanctuary cities

**METRO NASHVILLE** Mayor John Cooper announced Oct. 14 he has rescinded Executive Order 11, which was issued by his predecessor, former Mayor David Briley.

Briley issued the executive order Sept. 3, calling on state lawmakers to repeal House Bill 2315—more commonly known as the “sanctuary cities” bill—which went into effect earlier this year. The bill prohibits Tennessee cities from adopting sanctuary policies related to immigration.

The order asserted that if the bill were to be overturned, Metro Nashville employees would be prohibited from assisting or cooperating with Immigrations and Customs Enforcement and Customs and Border Protection agents.

In his announcement, Cooper called the order “flawed” and said it put the city at risk of losing more than $1 million in state grants. Cooper said the order did not provide sufficient guidance for Metro Nashville employees.

Cooper also announced he is setting up a task force to determine how city employees can interact with ICE.

“Recent activities by ICE in our city—including at a Metro school—demonstrate that neither city agencies nor residents have received sufficient guidance on how to report or respond to requests for assistance from federal agencies like ICE,” Cooper said in a statement. “This task force is intended to address that issue from the ground up, with guidance crafted by this diverse group of Nashville’s leading voices on immigration and local law enforcement policy.”

The task force is expected to make its recommendations within the next 60 days.

CITY HIGHLIGHTS

**METRO NASHVILLE** The council will vote at the Nov. 5 meeting whether to raise parking meter fines from $11 to $25.

**FOREST HILLS** The city of Forest Hills hired Aspen Collins as city manager and Charlotte Hunter as city assistant. Collins and Hunter previously worked for the city of Belle Meade.

**MEETINGS**

Metro Nashville Council meets Nov. 5 and 19 at 6:30 p.m. in the council chamber at 1 Public Square, Nashville. www.nashville.gov/metro-council

Metro Nashville Public Schools meets Nov. 12 at 5 p.m. at the MNPS Administration Building, 2601 Bransford Ave., Nashville. www.mnps.org

Belle Meade Board of Commissioners meets Nov. 20 at 4 p.m. at City Hall, 4705 Harding Road, Nashville. www.citybellemeade.org

Berry Hill Board of Commissioners meets Nov. 11 at 7 p.m. at City Hall, 698 Thompson Lane Nashville. www.berryhilttn.org

Forest Hills Board of Commissioners meets Nov. 21 at 5 p.m. at City Hall, 6300 Hillsboro Pike, Nashville. www.cityofforesthills.com

Oak Hill Board of Commissioners meets Nov. 26 at 5 p.m. at City Office, 5548 Franklin Pike, Ste. 102, Nashville. www.oakhilltn.us

For more information, visit www.oakhilltn.us or www.berryhilttn.org.

Northgate Gallery Antiques

1690 Mallory Lane, Brentwood, TN 37027
www.northgategallery.com

Southwest Nashville edition • October 2019
We had the pleasure of working with Tim Bennett & Mara Thompson when we relocated from Colorado to Tennessee. They were very detail oriented and they gave us great advice that helped us get into our dream home with minimal stress. Everything went very smoothly from start to finish, and without a doubt we would feel very strongly about referring them to our family and friends. We always felt like we had an advantage as home buyers in such a difficult market with such a strong team. We hope we never have to sell, but if we do, Tim & Mara will be our first and only call.

Ben and Alison S.
Street parking prohibited at Belle Meade showcase home
City officials announced at the Sept. 18 Board of Commissioners meeting that street parking is not permitted during public tours of a showhome located at 725 Westview Ave., Belle Meade, and that visitors will be shuttled to the location, according to officials. Interior decorating magazine House Beautiful, in partnership with Nashville-based home building company Castle Homes, is offering public tours of the newly constructed 6,000-square-foot home through Nov. 3.

Construction work begins on new building at St. George’s Episcopal Church
Work is underway on a project to construct a new Parish Life Center at St. George’s Episcopal Church at 4715 Harding Road, Belle Meade. A groundbreaking for the project was held Aug. 18 and construction on the Parish Life Center is expected to begin in October, according to Cam Sorenson, chair of the church’s building committee. The building will include a gym and gallery.

Widow of Hillsboro High School gym’s namesake tours new facilities
Ruth Hessey, the widow of former Hillsboro High School basketball and football coach Ed Hessey, visited the high school Sept. 23 to tour the first of three construction phases as well as the gymnasium named after her husband. Ed Hessey coached basketball and football at the school, according to the 102-year-old Green Hills resident and former educator. The first construction phase completed in August includes a new 110,000-square-foot concrete building with a new kitchen, cafeteria, library and classrooms.

Metro Nashville Planning Commission to consider Wedgewood-Houston and Chestnut Hill Planning Study
The Metro Nashville Planning Department presented its draft recommendations for the Wedgewood-Houston and Chestnut Hill Planning Study at a Sept. 17 community meeting. The 96-page draft plan seeks to update neighborhood policies for land use, transportation and community design, according to the study. The Metro Nashville Planning Commission deferred the plan to the Oct. 24 meeting.

Belmont receives endowment, renames entrepreneurship center
Belmont University announced Sept. 26 it has received a $2 million endowment from Thomas F. Cone, Sr. for its undergraduate entrepreneurship program. The Center for Entrepreneurship in the Jack C. Massey College of Business will be renamed as the Thomas F. Cone Sr. Center for Entrepreneurship, according to the university. The endowment will support programs in the center, including the annual Entrepreneurship Village showcase and an annual entrepreneur-in-residence. Other potential programs include lecture series, workshops and business plan competitions.
Lonnie Young’s Children’s Shoes
Green Hills shoe store offers custom fittings, family atmosphere

BY DYLAN SKYE AYCOCK

Husband and wife Randy and Susan Coffman purchased Lonnie Young’s Children’s Shoes in Green Hills from its original owner in 1984. Since then, the couple said they have watched the customers they knew as children grow up and return with their own families to buy new shoes.

After walking up a flight of stairs into the store, customers will see hundreds of athletic, casual and dress shoes lining the shop’s four walls. Although shoe trends change over time, Randy said the store is like a time capsule for generational customers.

“People like reminiscing on what they remember seeing in here as a kid, so we try to keep things like they’ve always been,” Randy said. “Shoe trends come and go, but that chalkboard in the corner is in the same place parents remember it being when they were growing up.”

As a certified pedorist—a specialist in customizing footwear to address foot conditions—Randy said he believes shoe fittings are essential for healthy foot growth. By owning a children’s shoe store, he said he is able to identify and correct foot problems early on, rather than leaving them to be addressed later in life.

“When you think about it, kids have to walk on those feet for the rest of their lives,” he said. “That’s something we take seriously when helping them find the right shoes. If they need extra support, that’s something we can make happen.”

Randy said the shop’s personal touch is what keeps shoppers returning to Lonnie Young’s Children’s Shoes.

“Shopping for shoes isn’t as personalized as it used to be,” Randy said. “When kids grow up and move away from Nashville, we’ve seen them come back in with their own kids because they don’t have a good resource where they live.”

According to owner and certified pedorist Randy Coffman, customers should consider more than just their shoe size when buying new shoes.

Tip 1: A child’s foot grows sporadically and should be fitted after every growth spurt.

Tip 2: Not all shoes fit the same. Therefore, children should always try on shoes before leaving the store.

Tip 3: Both feet should be measured when determining the child’s correct shoe size. If one foot is larger than the other, tailor the fit to the larger foot.

Lonnie Young’s Children’s Shoes
2203 Bandywood Drive, Nashville
615-297-3984 | www.lonnieyoungshoes.com
Hours: Mon.-Sat. 9 a.m.-5:30 p.m.
Calypso Cafe
Berry Hill restaurant serves Caribbean-inspired dishes

BY DYLAN SKYE AYCOCK

Since 1989, Calypso Cafe owners Allison and Phil Brooks have been serving up Caribbean-inspired dishes for meat-eaters and vegetarians alike.

Thirty years after opening Calypso Cafe, Allison Brooks said the couple’s commitment to serving healthy meals at affordable prices is still at the core of the business. The eatery now has locations in Berry Hill, Charlotte Avenue and East Nashville.

“We modeled the restaurant after a place [where] we enjoyed eating in college, but we’ve added so many dishes and sides since we started that it’s even evolved from when we first opened,” Brooks said.

Although Calypso Cafe is known for its chicken dishes made with Caribbean sauces and seasonings, Brooks said the restaurant has expanded its vegan and vegetarian options over the years.

“We still have chicken and other meat items, but we decided there was really a need for vegetarian and vegan options in Nashville,” Brooks said.

“Customers don’t have to ask questions because it’s all clearly labeled on the menu, and I think that’s one of the things that sets us apart.”

The menu also features a twist on the traditional meat-and-three concept by offering a plate with Cuban black beans and three sides. There are more than 10 sides to choose from, but Brooks said that Boija muffins, spiced sweet potatoes and callaloo—cooked mustard greens with onions and tomatoes—are among the most popular.

Calypso Cafe also offers catering for large and small gatherings. The menu includes Calypso staples as well as customized dishes to meet various dietary needs.

“As an event host, you want to be able to tell your guest exactly what you’re serving them if they have dietary questions,” Brooks said. “A lot of places will charge extra for special requests, but we’re really committed to catering to people’s needs.”

A meal for everyone

According to owner Allison Brooks, the restaurant and catering menus can be customized to meet specific dietary preferences. The menu features identifiers for gluten-free, low-fat, vegan, seasonal and specialty items. Here are the identifiers to look for on the menu.

Specialty
- Specialty dishes, or popular menu items, include the black bean salad, rotisserie chicken, Cuban black beans and fruit tea. Dessert specialties, such as carrot cake bars and other items, are also on the menu.

Low-fat
- Pulled BBQ white meat chicken as well as coleslaw, St. Lucian rice and five other sides are labeled or can be made as low-fat items.

Vegan
- Although Brooks said several items can be substituted to make dishes suitable for vegan diets, items such as the veggie burger, callaloo and bean and corn salad are all 100% vegan.

Seasonal
- A rotating cast of about seven soups, such as tortilla soup, bean and barley soup and vegetarian chili, are served between October and April. Soups available vary daily, according to Brooks.

Gluten-free
- The restaurant offers more than 20 gluten-free items, including loaded black bean nachos, chicken salad and other options. Most salad dressings and sauces offered are also gluten-free.
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FREQUENTLY ASKED QUESTIONS

Q: WILL CBD GET ME HIGH?
A: No, CBD will not get you high. THC is the molecule that binds to receptors in our brain and is the one responsible for the psychoactive effects of marijuana. In fact, CBD is antagonistic to the marijuana high; it actually prevents THC molecules from binding to the brain’s receptors (hence the reason why it’s often used to subdue the ‘paranoia’ effects of super-potent THC strains).

Q: WILL CBD SHOW UP ON A DRUG TEST?
A: A high-quality CBD product with minimal THC is incredibly unlikely to show up on a drug test. However, low quality CBD products may contain more traces of THC than they claim, in which case it is possible for a screening to pick up on the drug. (Research has shown that people who consume 6 mg of THC per day have a 25% chance of failing a drug test. This translates to about 2,000 mg per day of CBD oil with a THC content of 0.3% or less).

Q: HOW DO I KNOW HOW MUCH CBD TO TAKE?
A: This one is tricky because it of course depends on what you’re using CBD for, and also on how concentrated the solutions is. For effective treatment of the majority of conditions, most people use between 10-50 mg of CBD per day total. We encourage people to start at a low dose and increase slowly over a few days to find the right dose for them.

Q: IS CBD LEGAL? DO I NEED A PRESCRIPTION TO CONSUME CBD?
A: CBD derived from industrial hemp is legal in the state of Tennessee and you do not need a prescription to purchase or consume these CBD products.
Senior Ride Nashville

Senior Ride Nashville launched in November 2017 with a mission to offer affordable access to transportation services to eligible riders 60 years and older who no longer drive or who choose to limit their driving. The transportation service has grown from its Bellevue roots to include all of West Nashville, Donelson, Hermitage, Madison, Old Hickory and East Nashville. Senior Ride Nashville can enroll two riders for every one new volunteer driver, according to the organization. Senior Ride Nashville plans to expand its services to all of Davidson County as resources and volunteer participation allow.

Music for Seniors

Music for Seniors provides live entertainment and interactive music programs with the intent to engage, educate and entertain seniors. With the help of local musicians, Music for Seniors offers one-hour programs at retirement communities, adult day service programs, churches, synagogues and other locations, according to the organization. Music for Seniors launched in Nashville in 2007 and has since expanded to Knoxville, Tennessee.

Council on Aging of Middle Tennessee

The Council on Aging of Middle Tennessee launched in 1985 as a mayoral task force to address issues affecting seniors in Nashville and became an independent nonprofit in 2001. The organization assists seniors with navigating healthcare and housing costs; finding affordable transportation; preventing scams; preventing elder abuse and more.

Throughout the year, the Council on Aging of Middle Tennessee offers its Directory of Services for Seniors, a comprehensive guide to resources available in Middle Tennessee for seniors and caregivers. Its volunteers assist through community outreach, marketing and administrative efforts as well as by serving as committee members.

Those looking to volunteer can complete a volunteer application online or call 615-353-4235.

**NONPROFIT BRIEFS**
Metro Nashville project targets city’s neighborhood conservation districts

Historic Zoning Commission to vote on new guidelines Nov. 20

BY DYLAN SKYE AYCOCK

For residents who live in neighborhood conservation zoning overlays, a type of zoning established in 1985 to maintain character in Nashville’s historic neighborhoods, proposed changes to the current guidelines could affect how property owners can tackle certain projects.

In September, Metro Nashville’s Historic Zoning Commission considered a plan to consolidate the design standards for the city’s 23 neighborhood conservation zoning overlay districts—14 of which are located in Southwest Nashville—into one set of guidelines.

The proposal, which commissioners deferred to their Nov. 20 meeting, dates back to January, when the HZC began seeking community input for the state-funded project.

As part of the proposed revisions, the commission is also considering new standards for outbuildings—additional structures, such as carports, garages or sheds—which are expected to offer more flexibility in terms of size and design, officials said.

Feedback from property owners, applicants and council members, as well as discussions with stakeholders at eight community meetings held between February and July, helped shape the draft guidelines, according to Historic Zoning Administrator Robin Zeigler.

“The goal of any set of design guidelines is to provide applicants a planning tool and to provide the board of commissioners a decision-making tool that works towards ensuring that decisions are fair,” Zeigler said.

However, she added that even with the issues neighborhoods are now facing—such as increased traffic and parking; loss of rear-yard privacy and water runoff—the role of commissioners is to protect the overall historic character of the districts.

According to Zeigler, the commission approves or disapproves the applicant’s plan based on its compatibility with the neighborhood conservation overlay, not the reason for construction. This applies to current and future guidelines, she said.

Although these are all real concerns in our neighborhoods, they are not something that a design review process is designed to address,” she said.

“The project] started because of several years of concerns from commissioners and applicants that the design guidelines were not always clear, especially when it comes to outbuildings,” Zeigler said. “One goal is to provide clearer direction and address actions not considered when the guidelines were originally written.”

Zeigler said consolidating design standards for individual NCZOs into one document with chapters for each neighborhood provides an opportunity to add context within guidelines based on cases reviewed in recent years. If approved, the updated guidelines remove “strict language” so unique cases can be addressed by the commission, she said.

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**STAKEHOLDER CONCERNS**

While Zeigler said most of the proposed changes have generally been well-received by community members, some proposals, including the HZC staff recommendation that the commission begin reviewing replacement siding, are receiving pushback at stakeholder meetings.

Under current guidelines for NCZOs, commissioners do not review the replacement of siding, windows, doors and roofing materials; however, if more than two components are to be replaced, the plans are reviewed by commissioners as a “partial-demolition.” While non-historic siding could be replaced, as could sidings on a non-historic building, Zeigler said that historic siding would need to be beyond repair in order for its removal to be approved.

Some stakeholders said the requirement of a review of replacement siding is one of the major differences between NCZOs and historic overlay districts and should not be adopted.

“Adding exterior siding to something that is reviewed in a neighborhood conservation overlay is a very big deal,” said Martin Wieck, a project stakeholder and owner of Nine/one.lf/two.lf Architects. “It’s one of the biggest differences between the historic overlay and the neighborhood conservation overlay, and so to apply to that, the conservation overlay—it seems like a huge change and really needs to be talked about a lot more than it has been so far.”

Additionally, if an applicant chooses a form option for an outbuilding, the HZC will not require a public hearing for the project, according to Zeigler. Irwin Venick, a stakeholder and representative for the Woodlawn West Neighborhood Association, asked the HZC to consider allowing individual NCZOs to select forms they consider to be appropriate for their neighborhoods.

“From my perspective, looking at the pre-approved plans, there are a number of them I wouldn’t think would be appropriate for my historic conservation zoning district,” Venick said. “Each zoning district should be allowed to opt in to say, ‘We find these particular plan forms to be appropriate in our district, and others do not.’”

Following less than 20 minutes of discussion among the nine-member HZC at the Sept. 18 meeting, commissioners agreed to defer the proposal so staff members could further engage with stakeholders. At-large Council Member Burkley Allen, who was also in attendance, said she understands the need to consolidate the guidelines but hopes the HZC can reach an agreement that both commissioners and stakeholders can understand.

Prior to holding the final vote, HZC member Cyril Stewart said he encourages other board members to keep researching the proposed guidelines.

“There has been a real clear sense that the public, the applicants and the architects want something more definitive so that they know how to go about design,” Stewart said at the meeting. “If we can come up with administrative approvals that save them from coming down here to spend an afternoon with us … it really behooves us and others to study those documents and come back together to find the best document for everybody.”

The HZC will resume the public hearing on the consolidation project and is expected to vote on the proposed changes Nov. 20 at 2 p.m. at the Sonny West Conference Center, 700 2nd Ave. S., Nashville.

---

**WHAT CAN I DO TO my home?**

The Historic Zoning Commission issues permits in neighborhood conservation zoning for new construction, additions, demolitions and relocations of structures. Homes in historic preservation districts require permits for other additional exterior alterations.

Contact the HZC at 615-862-7970 to confirm whether or not the project needs to be reviewed by the staff. If it does, meet with a HZC staff member at a scheduled date.

For more information, visit communityimpact.com.

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PROPERTY TAX RATES OVER THE YEARS

Metro Nashville Council has not approved a tax increase since 2012. Some council members have said it is necessary in order to fund city expenses, such as teacher salaries.

BUDGETED VS. ACTUAL PROPERTY TAX REVENUE

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PROPERTY TAX RATES*

**PER $100 ASSESSED VALUE**

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<tr>
<td>2019-20</td>
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MAYORAL HISTORY

Metro Nashville has raised property taxes once in the last decade. In 2012, the city saw a 0.53-cent increase under Mayor Karl Dean.

1. **MAYOR KARL DEAN:** SEPT. 2007-SEPT. 2015
2. **MAYOR MEGAN BARRY:** SEPT. 2015-MARCH 2018
3. **MAYOR DAVID BRILEY:** MARCH 2018-SEPT. 2019
4. **MAYOR JOHN COOPER:** SEPT. 2019-PRESENT

FACING CITY FINANCES

In addition to former Mayor Briley’s proposed $2.33 billion operating budget for fiscal year 2019-20, which ultimately passed, Metro Nashville Council considered four substitute budgets in June—three of which included a property tax increase.

While a budget with a property tax increase failed to pass for FY 2019-20, some council members have said it will be necessary for FY 2020-21 in order to fund teacher salaries and other city expenses.

District 7 Council Member Emily Beren, who represents the area of East Nashville where the inauguration was
held, said the city should shift from austerity budgeting—a type of budgeting that looks for spending cuts to cover budget deficits—to prioritizing teachers, police and other public employees.

“We need development done for us, not to us,” Benedict said at the ceremony. “We may believe the silver bullet is tourist-generated, but the fact is that our tax rate decreased by 30% two years ago, and it’s no wonder our city is broke.”

Cooper said he favors the use of fiscal management strategy over “a sizable property tax increase,” according to his policy book. During his time as a council member, Cooper voted against a proposal that would have raised the tax rate by 15.8%.

“Doing right by our workforce begins with getting our finances right,” Cooper said. “We are facing fiscal challenges. Our sewer and water lines are antiquated. The city’s balance sheet is stretched thin. We have to address these problems in the council term ahead.”

The current property tax rate in the Urban Services District—composed of neighborhoods that receive more city services—is $3.155 per $100 of assessed value. Residents who live in cities within the General Service District, such as Belle Meade, pay Metro Nashville $2,755 per $100 of assessed value.

Benedict said in order for Nashville to be a place where all residents can prosper, they must be equally represented. She said public employees have not benefited from the city’s growth.

“We have a lot of work to do to make sure our citizens can live where they work—to make sure Nashvillians can safely and efficiently move throughout the city,” she said. “We must make the sacrifices that our public servants have made for far too long, which means we must get back to a normal tax rate, and the time to do that is now.”

**EYES ON BUDGET SEASON**

Following a contentious budget season in June, some council members are proposing that budget talks should begin as soon as this fall, as opposed to waiting until after May 1, when Cooper is required to submit his proposed operating budget.

Vice Mayor Jim Shulman appointed At-Large Council Member Bob Mendes, who has twice attempted to raise property taxes, to oversee the 12-member budget and finance committee that will be responsible for making recommendations for the mayor’s budget proposal.

“We’re going to have the budget process on us in a hurry, and this committee is going to have a lot of work to do,” Mendes told committee members at their first meeting Oct. 1. “Our new mayor ran on the promise of finding new sources of revenue for the government and to work on spending issues. My plan is to support that effort fully, and I will be looking forward to working with the administration on that.”

District 23 Council Member Thom Druffel, who unseated Belle Meade-area incumbent Mina Johnson in the Sept. 12 runoff election, said he entered the race on a platform to help address the city’s finances and prioritize neighborhoods, such as the ones he represents. Druffel also serves on the budget and finance committee.

“We pay substantial property taxes, but we don’t see much of that coming back to our neighborhood,” Druffel said. “As a council, we have to work together to make sure that our growth benefits all of our citizens.”

**Source:** Metro Nashville/Community Impact Newspaper
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# Real Estate

## Market Data Comparison

### Davidson County

<table>
<thead>
<tr>
<th>September 2018</th>
<th>September 2019</th>
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<td>Homes sold</td>
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<tr>
<td>Active inventory</td>
<td>8,847 🏡 8,185 🏡</td>
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## Homes Sold by County

**Third Quarter 2018 vs. Third Quarter 2019**

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<th>County</th>
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<th>Q3 2019:</th>
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<tr>
<td>Williamson</td>
<td>4,167</td>
<td>4,239</td>
</tr>
<tr>
<td>Maury</td>
<td>1,445</td>
<td>1,664</td>
</tr>
<tr>
<td>Rutherford</td>
<td>4,798</td>
<td>4,864</td>
</tr>
</tbody>
</table>

## Recently Sold Homes

<table>
<thead>
<tr>
<th>Address</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>5209 Shenandoah Court, Nashville</td>
<td>$720,000</td>
</tr>
<tr>
<td>117 Ransom Ave., Nashville</td>
<td>$1.19 million</td>
</tr>
<tr>
<td>611 Georgetown Dr, Nashville</td>
<td>$1.12 million</td>
</tr>
<tr>
<td>1806 Ashwood Ave., Nashville</td>
<td>$980,000</td>
</tr>
</tbody>
</table>

## Recent Sold Listings

- **2235 Dunblane Lane - Franklin**
  - Represented Buyer
  - 4 bedroom / 3 bath / 2,973 SF / $980,000
  - In Julia Green School District

## Coming Soon

- **218 Woodmont Circle - Green Hills**
  - Fantastic Contemporary near Oak Hill
  - 4 bedroom / 3 bath / 2,973 SF / $980,000

## Confidence Comes From Trust

- **Jennifer Stadler**
  - 615-327-4800
  - jenniferstadlerhomes@gmail.com

- **Courtney Jenrath**
  - 615-278-6210
  - ecjenrath@gmail.com
Where finding the perfect home is WORTH the search

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