



East Nashville

# In Your Neighborhood

Nine of the city's best places in which to live, shop, visit and explore

**Nashville is full of great neighborhoods**, far more than we can include in a single issue, but we wanted to take the time to examine some of our favorites. Looking at nine of the city's most popular areas, we've provided clues to the neighborhood vibe, the favorite hangouts and the character of the residents—while giving you an idea of what each place has to offer. If you're new to Music City, or simply don't have the time to get out like you wish you could, perhaps now you'll find the impetus to explore the wonderful places beyond your usual stomping grounds. After all, there's so much to enjoy during a summer in Nashville.

Contributors:  
Stacie Standifer,  
Stephanie Stewart  
and William Williams.



## Brentwood and Cool Springs

### ■ What You Can Buy

High-end suburban housing with every possible amenity. Median house value is about \$400,000.

### ■ What You Can Get

A traditional house with a lawn and a vibrant community, great schools and a kid-friendly environment—plus the malls and all the other desirable aspects of suburbia.

### ■ What You Don't Get

A quick commute, abundant nightlife and all those of-the-moment condo complexes of the type you find downtown.



## GREAT NEIGHBORHOODS | Brentwood and Cool Springs

**The Vibe** Brentwood's all about suburban life at a fast pace. It's also more of a melting pot than some would expect, with a large percentage of residents who've moved in from out of state with the many businesses the area has attracted, including Nissan.

Brentwood's rich in history, which sometimes gets lost amid the growing suburban sprawl effect. You'll find everything from cozy older developments with an established air—like the adorable Carondelet off Wilson Pike—to larger and more recent developments, which seem to pop up in every available field off Franklin Road, Moores Lane and Concord Road.

You'll also find some condo and apartment living, but Brentwood and Cool Springs are really all about houses, the kind with big lawns and room for families. It's a family-centric community, with some good golf, great biking and running on the trails at Crockett Park, plus two Y locations and quality public schools. Don't look for a nightclub culture, though.



**The Mainstays** It's cliché at this point to comment on the thriving number of chain locations, both retail and culinary, that call this area home, but with its growing population come demands for more locally focused businesses. Privately owned boutiques like Stacey Rhodes Boutique and The Skinbar crop up to meet demand, and local restaurants—The Wild Iris, Hanabi Japanese Restaurant, Jasmine and Basil Asian Bistro, for example—also appear, along with Tennessee chains like Dan McGuinness, Nashville, Tin Roof and Bosco's.

**Residents** Suburbanites driving SUVs and mini-vans definitely reside here, but the neighborhoods are integrated by migrants from all over the country, if not the world. Every business in Nashville is probably represented among the people living here. Cool Springs contains huge business parks, and with each new addition, the community becomes more diverse.

**The Next Thing** Expect to see more local retail and restaurant business, a revived interest in the city's historic character and efforts to protect green space.



## Franklin

### ■ What You Can Buy

A state-of-the-art condo for about \$450,000, a restored downtown Victorian for \$1 million or a suburban home in a nice neighborhood for \$200,000-\$400,000.

### ■ What You Can Get

History, artistry and a small-town vibe blended with seriously gracious living.

### ■ What You Don't Get

Urban flavor. Brief commutes to other parts of Music City.



## GREAT NEIGHBORHOODS | Franklin

**The Vibe** Franklin is the quintessential historic small town, but with a smart, up-and-coming energy. The downtown is chock-full of locally owned businesses and historic store fronts, and Main Street stretches to an abundance of tour-worthy Victorian and antebellum homes. In spite of the invasion of Starbucks and Ben and Jerry's, banks, lawyers and the like along Main Street, there are still more than enough wonderful small shops, restaurants, antique shops and art galleries to keep the diverse flavor of the town alive.

Franklin provides every type of housing—older homes to restore, new, funky condos, or completely contemporary suburban homes. You'll find 1950s ranch houses, Arts and Crafts bungalows and huge suburban subdivisions of the 21st century, all within blocks of each other.



**The Mainstays** The downtown shopping district offers everything from antiques to contemporary fashion at distinctive boutiques like Emmaline, Whats-in-Store, CharacterEyes and Philanthropy. Farther out, you'll find more modern suburbs in the Brentwood mold. The Factory at Franklin offers great shopping, the Boiler Room Theatre and the rapidly expanding Saturday Farmers' Market. Theme festivals downtown, plus historic events, provide for plenty of cultural interest. There are spots to listen to local music, and a growing number of locally owned restaurants like Boxwood Bistro, Red Pony and Saffire. Franklinites often claim nearby Arrington Vineyards, just down Highway 96, as their own. O'More College of Art and Design ensures the artistic community thrives.

**Residents** A combination of the rising suburban types moving in from Nashville and beyond, blended with old families who've been here since before the Civil War. Probably the most historic-minded community in the area.

**The Next Thing** Expect to see more condo-type living, as exemplified by Jamison Station near The Factory, and a continued popularity for high-end planned communities like Westhaven. Expect the Farmers' Market to exert more influence on the local culinary culture.



## Green Hills and Forest Hills

### ■ What You Can Buy

A median priced home in Forest Hills approaches \$500,000. Green Hills offers everything from moderately priced apartments to rent and older homes to buy, to exclusive, high-pricepoint new construction.

### ■ What You Can Get

Anything from a vintage bungalow to a contemporary mansion. Rolling hills, trees and, likely, some distance from the neighbors (unless you're in the apartment market). Great shopping.

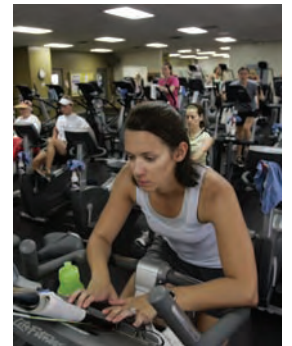
### ■ What You Don't Get

While some neighborhoods are walkable, the area as a shopping and restaurant district is not. Get used to your car. And in Green Hills, traffic galore.



architecture, old and new. Built on steep wooded hills, it's easily one of the most laid-back and peaceful places in the city to live.

**The Mainstays** Forest Hills is characterized by a suburban atmosphere, made up largely of post-World War II single-family dwellings. Residents make the quick trip into Green Hills or Brentwood for most of their shopping needs. Green Hills, by contrast, always seems to be awake and moving. The Green Hills Y is still the place to be seen, and the commercial district's bar and restaurant scene has something to answer absolutely any needs. The upscale Mall at Green Hills houses many of Nashville's most exclusive stores. New arrivals, like Trader Joe's, make sure the rest of Music City's residents come to Green Hills just to buy. In addition to the chains and locally owned exclusive restaurants like F. Scott's, Green Hills offers almost every kind of ethnic food.



**Residents** Everything from single young professionals to families with children to empty-nesters. The residents reflect the diversity in housing, from moderately priced apartments to upscale homes.

**The Next Thing** These two areas will remain a connected study in contrasts, with Forest Hills as the picture of peaceful living, and Green Hills as an ever-expanding mecca for shoppers and diners—and people wanting to live in the active center of the whole Nashville community. The proximity of Green Hills to the Belmont and Vanderbilt communities guarantees it will remain a haven for new grads and faculty.



## GREAT NEIGHBORHOODS | Green Hills and Forest Hills

**The Vibe** The two communities connect to each other along the Hillsboro Road corridor. Green Hills is a vibrant center of commerce and social networking within the city of Nashville—with a plethora of upscale businesses, from Louis Vuitton and Tiffany & Co. in The Mall at Green Hill to King Jewelers, to the many excellent boutiques and spas that grace Bandywood Drive. Chain and local shops vie for customers at the Hill Center, with its spectacular new Whole Foods. The neighborhoods that lie behind the centers of commerce are older and established, with a diverse assortment of homes. There are some newer developments, and quite a bit of apartment living.

Forest Hills is a quiet suburban community burdened less by the tumultuous world of malls and business. It's a great place to find some of the city's most interesting residential



## Belle Meade and West Meade

- What You Can Buy**  
 Young families are flocking to the spacious lots in West Meade where remodeling opportunities abound from about \$700k. A simple lot in the heart of Belle Meade might be twice that or more.
- What You Can Get**  
 Breakfast at Le Peep, designer duds and wine dinners at Spaces, furniture shopping at John Richard and facials at Reiko.
- What You Don't Get**  
 Combustion and noise. This is a well-kept and closely watched community that puts up with no nonsense from its residents.

### GREAT NEIGHBORHOODS | Belle Meade and West Meade

**The Vibe** Historic, beautiful, lush and peppered with upscale shops, eateries and attractions. Certainly Music City's most prestigious neighborhood, Belle Meade is known across the country as one of the most coveted places in which to reside. With rolling hills, gorgeous trees and landscaping, and an abundance of common space, it's easy to see why. The stately homes that line Belle Meade Boulevard and the adjacent streets are some of the most impressive in the South. Just across the highway on Harding and in West Meade, you'll find equally attractive settings with more modest homes that are attracting newcomers and young professionals more than ever before. Close proximity to some of the city's most respected private schools and easy access to downtown are two of the most geographically desirable traits.

You will find that many families have been calling this area home and passing down property for generations. There is a distinct respect for certain last names, and it's also where you'll find people with serious and sincere pride for their neighborhoods and their histories.

A slew of antique and accessory shops line the split at Highway 100. Late-night drinks or family dinners are a tradition at Sperry's and everyone flocks to the famous Phillips Toy Mart for the ultimate birthday and holiday gifts for the little ones.

**The Mainstays** Of course, one of the area's most notable locales is Percy Warner Park, which draws thousands each week with its winding trails and open spaces. Visitors and residents alike treasure the gorgeous historic homes and grounds of both Belle Meade Plantation and the botanical gardens at Cheekwood. Another thing you can be sure of here—speeding (or any unlawful act) is a big no-no. The always-aware Belle Meade police keep the streets safe for pedestrians 24 hours a day—which makes this the most protected part of our city.

**Residents** Plenty of old families with respected names, along with new ones who love the genteel nature and atmosphere of the neighborhood.

**The Next Thing** Residential developments such as the well-planned Belle Meade Court give buyers new options for moving to this desirable section of town. You can also count on seeing continual renewal, as older homes are being torn down or completely remodeled so that buyers can enjoy large lots at a 37205 address complete with a modern abode.

### GREAT NEIGHBORHOODS | Bellevue

**The Vibe** Lushly green, hilly and suburban. A key drawing card is Bellevue's proximity to Edwin Warner Park, among the nation's most impressive green spaces. Bellevue is extremely spread out, so functioning with a car is critical. But the drives are pleasantly scenic and the streets are rarely clogged with vehicles. Also, many Bellevue car trips will manageably involve only one major street: typically Highway 100, Highway 70, Old Harding Road or Old Hickory Boulevard.

**The Mainstays** The Bellevue YMCA is among Middle Tennessee's best Ys. Similarly, the family oriented Red Caboose Park thrills tykes, the elder set and all folks in between. Bellevue residents lament the lack of a

quality upscale restaurant scene, but long-time Italian staple Antonio's is an exception. The Sri Ganesha Temple, which looms handsomely from its hilltop perch above Old Hickory Boulevard, is the cultural epicenter of Tennessee's growing Hindu community and is, arguably, one of Davidson County's 25 most architecturally significant buildings.

**Residents** As with Mr. French and Uncle Bill, it's a family affair. Bellevue teems with married couples and their children, a characteristic since the bedroom community's development began in the mid-1960s. However, within the past 15 years or so, Bellevue's demographics



have changed, with the suburb now offering much greater age, ethnic and racial diversity than in the past. Although Bellevue boasts of a handful of beautiful pre-1950s-built homes, the bulk of the houses and apartments date from about 1980. By suburban Nashville standards, the houses are

## Bellevue

### ■ What You Can Buy

A newish detached, single-family home in good physical shape and with a garage, deck and big back yard — all for less than \$300,000.

### ■ What You Can Get

The familiarity of Blockbuster, Kroger and McDonalds.

### ■ What You Don't Get

The noise of late-night revelry at a neighborhood bar.

fairly affordable.

“We are only five minutes from Warner Parks,” says Scott Feinstein, who moved with wife Suzanne to Bellevue in 2007. “It feels like a world away from the city, but we’re only nine miles from town.”

### The Next Thing

Metro Government is committing tax increment financing monies to aid in the private redevelopment of the long-languishing Bellevue Center. Once completed, the overhauled mall will include a Kohl’s department store and a comprehensive Nashville Public Library branch, which will replace the outdated existing center on Colice Jeanne Road. The bulk of the area originally occupied by the mall itself will be replaced with an open-air lifestyle center.

## GREAT NEIGHBORHOODS | Whitland, Richland and Sylvan Park



**The Vibe** The combination of architecture and home sizes combine for a distinctive area loaded with charm, history and curb appeal.

Whether you live in one of the stone houses on Cherokee, or have lucked into finding one of the hidden condominiums on the many side streets, chances are you won’t want to leave this neighborhood once you’ve spent a bit of time here. It appeals to all ages, due to its many physical attributes and being both less than five minutes to the interstate and 10 minutes to downtown. On weekends, there’s no reason to leave, as shopping and dining abound, as do activities from home tours to street festivals. The bustling White Bridge Road retail mecca is filled with shopping and service options, and is only a few blocks from all sides of this part of town.

**The Mainstays** The churches, libraries and schools on West End Avenue (which divides and anchors both sides of the historic area) are some of the most incredible structures in the city. The wide, tree-lined streets of Whitland and Richland are always a favorite among walkers and runners. Elmington Park, the Greenway and McCabe Golf Course are also gathering places for outdoor enthusiasts. The quaint restaurants and shops in Sylvan Park are a huge draw for residents and visitors.

**Residents** You’ll find that the people in this area are educated and possibly working at one of the nearby hospitals or universities. This is also a popular place for young professionals, as Sylvan Park’s more affordable pricing draws them with opportunity and possibility. The extra-wide Whitland is possibly the most ideal street in the city for young families with both style and safety in mind—which is likely why it’s filled with designer strollers and high-tech bicycles going to and from Elmington Park daily.

**The Next Thing** You’ll see conversions on almost every street where apartments and larger houses are transformed into luxury condominiums. With a recently opened Publix and adjacent wine and spirits shop The Wine Chap, foodies are enthusiastic about not leaving the ’hood for serious shopping—and even more so about the Harris Teeter slated to open in just a few weeks. Finally, there’s no reason to leave the area, as it has everything a resident could possibly need.

### ■ What You Can Buy

Look for a 2,000-square-foot home that needs a bit of TLC in Sylvan Park for \$300k or opt for one of the luxurious condos on the market at Richland House for about \$400k.

### ■ What You Can Get

Burgers at McCabe’s Pub, Star Bagel Cafe breakfasts and incredible dinners at Park Café and Café Nonna. Shoppers delight with gems and frocks from Jamie while naturalists make daily stops at the Produce Place and Import Flowers.

### ■ What You Don't Get

A carefree commute at peak hours. With various schools, plan on multiple stops and slow going during the academic season.





## Downtown and Midtown

### ■ What You Can Buy

With a glut of units on the market, a new condo can be had at tantalizing prices below \$200,000.

### ■ What You Can Get

A central location. Great skyscraper views.

### ■ What You Don't Get

Yard-mowing hassles.

medical district and its own mini skyline. SoBro is slated to unveil in early 2010 the striking Pinnacle at Symphony Place office tower, while The Gulch deftly manages to combine grit and chic for the young, urbane set. The quaint yet progressive Germantown counters with a vintage building stock and a pedestrian-oriented vibe.

**Residents** Most Downtown and Midtown residents live in small condos or apartments. The exception is Germantown. Very few children live in Downtown and Midtown, and many of the area's residents are students or are single with white-collar jobs. The area is home to old-school apartment faves including The Americana, Barbizon Apartments, Capitol Towers, Metro Manor and Riverfront Condominiums; newish low-rises like Bristol on Broadway, The District, Harrison Square, Station Lofts and Summer Street Lofts; and gleaming towers such as Encore, Icon, Rhythm, Terzotto and Viridian.

"It's easy to hop in a cab to get to East Nashville, and it's a great location to access universities and the honky-tonks," says Margaret Dyer, a single twenty-something who has lived in North Capitol for more than two years. "You're in the middle of the action."

**The Next Thing** SoBro awaits the Music City Center convention facility and an accompanying anchor hotel, with their roughly \$1 billion price tag. Within five years max, The Gulch should be a "city within a city." The area's untapped goldmine is North Capitol, which could be reinvented with a proposed Museum of African-American Music, Art and Culture, and new buildings to house the Nashville School for the Arts, Tennessee Library/Archives and Tennessee State Museum.



## GREAT NEIGHBORHOODS | East Nashville

**The Vibe** A tasty stew of creative people, vintage architecture, lush parks, grand churches and specialty businesses. Historic neighborhoods abound. The stunningly attractive Historic Edgefield is the grand dame, joined by East End, Eastwood Neighbors, Greenwood Neighbors, Maxwell Neighbors, Lockeland Springs and mini-ranch haven Rolling Acres. East Nashville's epicenter is Five Points, a quirky commercial district packed with restaurants, bars, a post office, two public schools, churches, a library and some interesting specialty shops and businesses. In the shops you'll find ice cream, musical instruments, yoga, bikes, wine, hotdogs, skateboards and organic groceries. Check out the tattooed hipsters on motor scooters and bicycles and the numerous pedestrian strolling with their dogs and infants.

**The Mainstays** Coffee emporium Bongo Java Roasting Co. & East Café anchors Five Points with the



## GREAT NEIGHBORHOODS | Downtown and Midtown

**The Vibe** Cosmopolitan and rapidly changing. Loosely defined, Downtown includes the Central Business District, North Capitol, SoBro (South of Broadway), The Gulch and Germantown. Civic icons include the Bicentennial Mall/Farmers' Market, Country Music Hall of Fame and Museum, Frist Center for the Visual Arts, LP Field, Main Library, Ryman Auditorium, Schermerhorn Symphony Center, Sommet Center and State Capitol.

**The Mainstays** Downtown's Central Business District teams with law offices, government agencies, banks and the irreplaceable Arcade, while The District is an entertainment destination for tourists and locals alike. The Shelby Avenue Pedestrian Bridge spans the Cumberland River and, fully lit at night, offers stunning views. Midtown contains the city's

scent of roasting beans. Next door, the down-home Edgefield Restaurant serves tasty Southern fare. Relatively speaking, Five Points offers more adult beverage places than any other mixed-use district in Nashville. Nearby, Shelby Park features the Shelby Bottoms Greenway (great for rollerblading and enjoying the Cumberland River) and a popular dog park. Civic/architectural icons include the gorgeous Holly Street Fire Hall, Warner Elementary School, Tulip Street United Methodist Church and the cutting-edge East Park Community Center.

**Residents** East Nashville is home to both blue-collar and white-collar workers; African-Americans, whites and a growing number of Hispanics; wealthy and poor; the city's largest gay community; and lots of non-mainstream people, many of whom are young, single and earning their living as artists, musicians, writers and restaurant workers.

Tracey Owens, owner of Five Points beauty salon Tracey's Hair Impressions, is glad to see east side homes renovated, noting, "You don't realize how important the houses are until you look back. Just to see the whole community come up from where it was is fantastic."

**The Next Thing** Martin Corner, a multi-phased redevelopment of the intersection of 11th and Fatherland streets, continues to add vibrancy near Five Points. Double A Development wants to construct a massive mixed-use (residential and retail) building fronting both Woodland and Main streets. Expect more restaurants, too (most neighbors answer "Vietnamese and Indian" when asked their preferences).

## East Nashville

- **What You Can Buy**  
A 1,700-square-foot 1920s-built Victorian for less than \$200 a foot. Your friends in the suburbs will be envious.
- **What You Can Get**  
Nashville's coolest mixed-use district?
- **What You Don't Get**  
A time-consuming, traffic-maddening car trip to Downtown.



 GREAT NEIGHBORHOODS | Hillsboro-West End and Belmont

**The Vibe** Energetic and bustling. Vanderbilt University and its impressive medical center skyline anchor the "West End"—which includes Belmont-Hillsboro, Hillsboro-West End, Waverly-Belmont and West End Park. Within this footprint, loosely, are Belmont University, Centennial Park, Music Row and various pedestrian-oriented commercial districts including 12South, Belmont-Portland, Edgefield Village, Elliston Place and Hillsboro Village. Key streets include West End Avenue, 21st Avenue/Hillsboro Road, Belmont Boulevard, 12th Avenue South and Wedgewood Avenue. In general, Hillsboro-West End/Belmont—with its two universities, various amenities, mixed-use districts, connectivity and building/people density—is Nashville's best example of the type vibrant urban node found commonly in more high-profile American cities.

- **What You Can Buy**  
A sturdy 3,000-square-foot-plus American foursquare for a minimum of \$600,000.
- **What You Can Get**  
Coffee in 12South, dining on West End Avenue, shopping in the Village and Commodore and Bruin sports..
- **What You Don't Get**  
Sprawl and generic architecture.

**The Mainstays** Few U.S. cities are home to two prestigious colleges within an easy walk of each other. Essentially connected by the beloved Hillsboro Village, Belmont and Vanderbilt universities enjoy a symbiotic relationship that injects youthful energy into the entire area. Other civic institutions include The Parthenon, West End United Methodist Church and the Scarritt-Bennett Center. Centennial Park offers The Parthenon, while Love Circle provides stunning city views.

Shopping, eating and drinking are a big deal in Hillsboro-West End/Belmont. Legendary greasy spoons Brown's Diner, Rotier's and Elliston Place Soda Shop have operated since, it seems, the Civil War era. Numerous bars and cafes (Frothy Monkey, Portland Brew or Provence anybody?) dot the district, while retail leans toward the eclectic and independently owned.

**Residents** Hillsboro-West End/Belmont residents tend to be highly educated and socially progressive. Most either own very nice vintage homes or (if students) rent in older apartment buildings. Tudors, bungalows, American foursquares and cottages are common. Belmont Boulevard ranks as perhaps Nashville's most prominent street for historic residential grandeur.

**The Next Thing** Expect retail shops and restaurants moving into existing buildings. Since 2000, the once-historic West End Park neighborhood has undergone a "construction explosion" that could continue.