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Core Development plans 81-home project in Breeze Hill

Nashville Business Journal - by [Jenny Burns](#) Nashville Business Journal

Core Development is planning to build 81 homes and townhomes behind the Kroger on Franklin Pike in Breeze Hill.

Gale Park developer Aaron White, president of Core, says he's been through a long planning process with the community to find out what residents wanted on the hilly land after six rezoning attempts were not approved.

The land has been rezoned for 58 cottage-style single family homes and 23 townhomes built around shared green space.

To ease the residential into the commercial area, the project will offer a mixed-use building with 30,000 square feet of retail space and some condos.

"This ties in well with all that's happening in the 12 South district," says White, who's meeting with nearby property owners and would like to see a master plan of tree-lined streets.

He says the project will offer a range of prices, with homes starting at \$250,000 and townhomes starting at \$150,000. Homes will start selling this summer.

Metro planners recommended the rezoning, saying the development fit in better with the community than a previous plan for a commercial development.

Planners said the development would provide a good transition between existing commercial uses on Franklin Pike and the residential neighborhood along Gale Lane, according to planning commission minutes.

Core Development has released its new West End Station in Sylvan Park development for sale. So far, 19 of the 23 homes released have been sold.

That development will include 36 single-family craftsman-style cottages and 10 townhomes at 36th and Nebraska avenues. The homes have large porches front and back, which allows for a walkable design with shared green space.

"It's a good place if you want to talk to your neighbors but not if you don't," White says.

Those homes start in the mid \$200,000s and go up to the mid \$300,000s.

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