

https://www.nashvillepost.com/business/development/apartment-tower-planned-for-site-near-one-city-i-440/article_48682d52-ac4f-11eb-8c92-173a45a088bc.html

Apartment tower planned for site near One City, I-440

Houston developer seeks 10-story Haven at Charlotte

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Haven at Charlotte

Courtesy of Guefen, EDI International

Houston-based Guefen Development Partners is planning a 10-story apartment building near One City and Interstate 440.

According to plans filed with Metro and related to a permit, the building will rise at 3025 Charlotte Ave. and will be called Haven at Charlotte. Taking part in the project are Nashville-based Gresham Smith (civil engineer), the local office of Raleigh-based Kimley-Horn (land planning and landscape architecture) and Houston-based EDI International (architecture).

Local real estate investor Gilbert Smith owns the 4.38 acres of unimproved land and Metro property records are unclear as to what Smith paid. He acquired the property, which is extremely linear and is sandwiched between City Boulevard and the Alsco Uniform building (see [here](#)), seemingly in 1973. Metro recently appraised the property at about \$1.5 million.

The document filed with Metro notes the building will offer about 530,000 square feet.

Of note, Guefen Development Partners is undertaking with local real estate developer and broker Travis Kelty 11-story 299-unit apartment building **Haven at The Gulch** at 641 Division St.

David Kulkarni, Guefen principal, told the *Post* Monday the company hopes to purchase the property by August.

Nashville Business Journal was the first to report the project.

William Williams

I began my journalism career in Nashville in 1990, with my current position with Nashville Post having evolved since October 2000 (when I was with the now-defunct The City Paper, a sister publication of the Post starting in 2008).