



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**
Planning Department
800 2nd Avenue South
P.O. Box 196300
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MEMO

TO: Metro Planning Commission
FROM: Planning Staff
SUBJECT: Demonbreun Hill SP (BL2015-1205)
DATE: May 23, 2022

The Demonbreun Hill SP was approved by Council in 2015 (Substitute Ordinance BL2015-1205). The SP permitted a mixture of uses including residential, retail and hotel in just over 1 million square feet of building area. The Substitute Ordinance included a condition stating that with the 1st final site plan, a grocery store shall be included, or the plan must return to the Planning Commission. This memo serves as a summary of the changes to the market related to grocery stores and a recommendation from Planning Staff that the Planning Commission approve a minor modification to the final site plan, with conditions.

Since the approval of the SP in 2015, three full service grocery stores have been added to the service area and an additional grocery has been announced for a nearby development. The area that would be served by a grocery located in the Demonbreun Hill SP is well served by grocery stores.

Staff recommends that the Planning Commission approve a minor modification to the final site plan to remove the requirement for a grocery store given the changing markets.

Conditions

1. All ground level parking shall be fully lined with active uses.
2. All above grading parking visible from a public street shall be fully clad in a manner that seamlessly integrates the parking into the building architecture. Staff will review architectural elevations with submittal of the final site plan.