



## **MEMO**

**TO:** METRO NASHVILLE PLANNING COMMISSION

**FROM:** METRO NASHVILLE PLANNING DEPARTMENT

**SUBJECT:** 2023DTC-020-002, 11North Overall Height Modification

**DATE:** September 24, 2026

On Thursday, November 9, 2023, the Metro Planning Commission approved with conditions a request for overall height modification on properties located at 1017 Dr. Martin L King Jr Blvd and Dr. Martin L King Jr Blvd (unnumbered), approximately 495 feet east of 11th Ave N, to permit a mixed use development, zoned DTC (4.62 acres), requested by Hastings Architecture, applicant; Eleven North Land TN, LLC, owner.

## **CONDITIONS**

- 1. Substantial alterations to this proposal shall return to the DTC DRC for review.**
- 2. Prior to building permit approval, the short-term rental restrictions outlined in the package shall be recorded as a deed restriction or restrictive covenant.**
- 3. Prior to building permit approval, all bonus height actions identified in this application must be approved, including those that require a deed or restrictive covenant.**
- 4. Prior to building permit approval, all public access or greenway easements shall be recorded.**
- 5. Construction of the vertical circulation connection shall be completed prior to issuance of a use and occupancy permit for any of the three towers.**
- 6. The applicant shall comply with NDOT's recommendations and with any proposed traffic improvements that result from the project TIS.**
- 7. If implementation of final TIS recommendations has a substantial effect on the building or site design, revisions to these plans shall be reviewed by the DTC DRC.**
- 8. Any encroachments shall be reviewed and approved by the Metropolitan Council through the mandatory referral process.**

The overall height modification and concept plan expires on November 9, 2026. The applicants are now requesting a 12-month extension of the overall height modification and concept plan. Planning staff has no objection to this request and recommends that the Planning Commission approve the extension.

Attachment:  
July 15, 2026, Vesting Extension Request Letter

# Holland & Knight

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Lucy Kempf, Executive Director  
Metropolitan Government of Nashville and Davidson County, Planning Department  
Metro Office Building  
[800 President Ronald Reagan Way](#)  
2nd Floor, Metro Planning Department  
Nashville, TN 37210

Dear Lucy,

Pursuant to Page 14 of the Downtown Code, we are hereby filing to extend the height modification that we received for the 11 North project in December of 2023. The height modification that was granted was based on the exceptionally strong streetscape and greenway improvements along with the strong design character of the buildings.

There will be no change to the streetscape or the design character of the buildings, the architectural plans that were originally in place will remain in place today as do the height requests.

Moreover, as you will recall, the bonus height program was maximized with below grade garage space and the open space credits related to the greenway connections, the greenway improvements, and the publicly accessible open space. That open space and the below grade garages remain a hallmark of the project and will continue to be incorporated in the design as they were originally provided for.

Given the market conditions, which were somewhat unforeseen, we have not pulled all necessary permits for the project and therefore we are asking to renew the approved height modification for an additional three-year term. In support of this application is a copy of our original application and your letter documenting all reasonable efforts were made to exhaust the bonus height program. As indicated the architectural designs, the below grade garages, the open space and the energy efficient design will all continue to be present in the project and there are no changes from what was originally submitted.

Thank you for your consideration of this renewal request. Should you need additional information or if you have questions, please don't hesitate to contact us.

Sincerely,



Erica Garrison