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CA South plans riverfront project on Davidson Street in East Nashville

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CA South

The proposed usage of CA South's Davidson Street properties

CA South is planning to develop its riverfront holdings in East Nashville into a mixed-use project.

The local development firm has filed a specific plan application to develop four parcels on the bank of the Cumberland River, near the Shelby Hills neighborhood, according to a Metro Planning Department document.

The properties – 690, 1106, 1130 and 1400 Davidson Street – are currently home to an unoccupied building, the Parthenon Metal Works Fabrication Plant, Full Throttle Race Parts and Insulation Supply Co., respectively.

CA South bought the four properties between October 2021 and November 2022, for a total of \$38.98 million. The combined 15.54 acres sit less than a mile from Nissan Stadium.

A spokesperson for CA South declined to comment.

The planning documents submitted by the local development firm state Davidson Street is “only at 40% capacity.”

“The project proposed for this (site) will involve medium to high density multi-family residential uses and a mix of other commercial uses including some hotel, creative office, retail and restaurants,” the document states. “The project ... will allow heights ranging from 20 stories at the west to eight stories at the east side of the project adjacent to Shelby Park.”

The proposal also includes bike and pedestrian paths and a riverfront greenway.

Local company Gresham Smith is listed as the project’s architect, and Nashville-based Thomas & Hutton is listed as the project’s civil engineer.

The design plans preserve views of the Cumberland River from the neighboring communities, according to the document.

Waterfront land has been in high demand as developers have begun to focus their attention toward the Cumberland River. Local firms and the mayor’s office alike have pushed for Nashville to capitalize on the asset that has largely been ignored throughout the city’s growth.

CA South has already completed one riverfront development – Eve, a 28-unit condominium project directly across the water from the

East Bank, which is expected to explode with new investment in the wake of Oracle Corp.'s plans to one day build a tech campus there.

Meg Epstein, CA South's founder, has also announced several new projects in the last year, including a residential development of Charlotte Avenue and a mixed-use development in SoBro.



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Reporter - *Nashville Business Journal*

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