



## Staff Report

### August 13, 2026 – Board of Zoning Appeals

**Project Name:**

Nashville Motorcars

**Address:**

80 Belinda Parkway

**Legal Description:**

Map(s) - 096

Parcel(s) – 001.11

**Applicant:**

Aaron Keathley,  
Crunk Engineering

**Property Owner:**

Providence Hotel Partners, LLC.

**Request:**

Conditional Use Permit

**Current Zoning:**

CMU-PUD

**Current Land Use Designation:**

Interstate Commercial

**Attachments:**

Plan exhibits  
(conceptual site plan)

Jon Baughman, City Planner  
Jill Johnson, Planner I

**Request:** The applicant seeks a conditional use permit, for Nashville Motorcars, located at 80 Belinda Parkway.

**Description/History:** The applicant is requesting approval for a conditional use permit, to allow the “automotive and marine craft sales, service and repair” use classification within the CMU, commercial mixed use zoning district. The requested use is for an automotive dealership.

**Zoning/Land Use:** The property is currently zoned CMU-PUD, commercial mixed use planned unit development. This use is allowed under CMU zoning, with the approval of a conditional use permit by the Board of Zoning appeals. Existing car dealerships flank this site on either side, Two Rivers Ford and Music City Honda.

#### Article XIV Administration and Enforcement

**14-104.2.3 Board of Zoning Appeals, Powers of the Board – Conditional Use Permits.** Pursuant to section 13-7-207(3) Tennessee Code, the Board shall hear and act upon applications for conditional use permits. For the purposes of this ordinance, conditional uses shall be synonymous with “special exceptions,” as controlled by section 13-7-206, Tennessee Code.

**14-106-3 Requirements for Conditional Use permits (1-6).** The requirements for the BZA to approve a conditional use permit, are as follows, and as submitted, the applicant does meet the six (6) requirements set forth to approve a conditional use permit.

1. *Burden of proof.* A conditional use permit shall not be considered an entitlement, and shall be granted by the Board of Zoning Appeals only after the applicant has demonstrated to the satisfaction of the Board that all required standards are met.

2. *Ordinance compliance.* The proposed use shall comply with all applicable regulations, including any specific standards for the proposed use set forth in this ordinance, unless circumstances qualify the proposed

use for a variance. Any accessory use to a conditional use must receive express approval by the Board of [Zoning] Appeals.

3. *General plan.* A conditional use shall be in accordance with the general plan for the City. The Board of Zoning Appeals shall determine from its review that the location, design and operation of a conditional use is not an impediment to projected growth plans for the City and that adequate public facilities are available to accommodate the proposed use.



4. *Traffic impact. The proposed use shall not adversely affect the safety and convenience of vehicular or pedestrian circulation and, in the opinion of the City Engineer, shall not decrease traffic flow below level of service D along any portion of public roadway where the property has frontage.*
5. *Parking adequacy. The facility shall provide off-street parking and loading facilities as required by the parking regulations of this ordinance.*
6. *Special conditions. In addition, the Board may restrict the hours of operation, establish permit expiration dates, require extraordinary setbacks and impose other reasonable conditions necessary to protect the public health, safety and welfare.*

**Summary:** The applicant is seeking a conditional use permit for an automotive dealership to be located at 80 Belinda Parkway. This use is allowed under the current zoning of CMU-PUD, with a conditional use permit, if approved by the Board of Zoning appeals. The use is consistent with the surrounding properties in this area. If the conditional use permit is approved, the applicant will be submitting a site plan to the Planning Commission and the project will be required to adhere to all City regulations, as set forth under Art. VI., commercial district regulations.

**Recommendation:** Staff recommends approval of the Conditional Use Permit for an auto dealership at 80 Belinda Parkway.