

Metro body OKs rezoning for Rock Harbor project proposal

Planning Commission approval was needed by Dallas company seeking to reinvent west side marina property

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Rock Harbor

Courtesy of Prescott Group

The development team planning to update West Davidson County's Rock Harbor Marina has landed a key Metro approval.

Specifically, the Metro Planning Commission on Aug. 8 approved by an 8-0-1 vote Dallas-based Prescott Group's request for a specific plan rezoning, the latest move in the company's effort to undertake an update to the marina site — recognized, in part, for its Blue Moon Waterfront Grille.

Previously, Prescott Group tentatively was to have gone before the Metro Planning Commission in January.

As the ***Post* previously reported**, SP-zoned property is not subject to the conventional land use and design standards that would otherwise be the case. Instead, permitted uses and design elements like height, size, setbacks, buffers, signage and materials, are determined for the specific development.

The SP zoning will allow Prescott Group flexibility related to the parking, boater amenities and dock infrastructure, retail spaces and, long term, possibly a multi-family residential component it envisions.

Prescott Group officials could not be reached for comment. A representative previously told the *Post* that the company is not ready to announce the cost of the upgrades, a start date and a construction timetable.

With nearly 29 acres of boating infrastructure and an address of 525 Basswood Ave., Rock Harbor is billed as Nashville's only full-service marine facility located directly on the Cumberland River. The marina offers 150 boat slips and a service facility at Cumberland River mile marker 175.

Via an LLC, Prescott Group paid \$8.15 million for the property in December 2021, Metro records note. Relatedly, the company will need rezoned 1.6 acres of an adjacent 9.09-acre property that Western Express Inc. owns, according to the document. Currently, Prescott Group leases that site for parking and has not announced if it plans to purchase it.

As the *Post* previously reported, any future additions could include restaurants and stores specific to waterfront services, including boat, kayak and jet ski rentals. Rock Harbor is slated to see the construction of boat slips ranging in size from 30 to 55 feet "to encourage greater boating and dockside activity," the release from June notes.

Prescott Group has enlisted a local team of Centric Architecture (design), Fulmer Lucas (engineering), Holland & Knight (legal) and Proof Branding (marketing and branding) and Truxton Trust (financial services).

Blue Moon Waterfront Grille opened in the 1980s and then closed due to the flood of 2010. It was rebuilt in 2012 on a floating platform docked at the marina. The restaurant and bar opened in March for the current season.

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