

THE TENNESSEAN

REAL ESTATE

14,700 new Nashville hotel rooms on tap as tourism boom continues

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Key Points

- Nearly 2,000 hotel rooms are under construction now in Nashville, which has already seen a boom of development over the past decade.
 - More hotels are planned for the future, including the Ritz-Carlton, St. Regis, Equinox Hotel and more.
 - All told, Nashville has one of the busiest hotel pipelines in the U.S.
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There was a time when Nashville didn't have enough hotel rooms for the city to accommodate major events like the Super Bowl. With nearly 10,000 new hotel rooms added in downtown since 2020 alone, that's no longer an issue.

Even after years of record-setting growth, the pace of Nashville's tourism-driven development shows little sign of slowing.

New hotel projects continue to advance, including a proposal that could become the city's largest by room count and planned properties from brands such as Ritz-Carlton, St. Regis and Nobu.

"The pipeline is robust," CoStar Group National Director of Hospitality Analytics Jan Freitag said. "The buzz is high. All the big developers and hotel brands from across the country are paying attention to Nashville."



Construction continues at the site of a new hotel, Edition in Nashville on Friday, May 8, 2026. *NICOLE HESTER / THE TENNESSEAN*

Hotels from Marriott International, Hilton and Hyatt are on the way to Nashville, which is exhibiting an approximate 5% market growth year over year and already saw about 20,000 rooms added during the past decade, according to Freitag, who watches the market closely.

"This is a super interesting Petri dish of hotel developers and brands coming into the market," Freitag said.

Today, Davidson County boasts a total of 300 hotels with approximately 42,646 rooms, according to commercial real estate data company CoStar. At least seven new Nashville hotels are opening in 2026, and another seven are on the calendar for 2027 openings, plus 70 more already slated over the next decade.

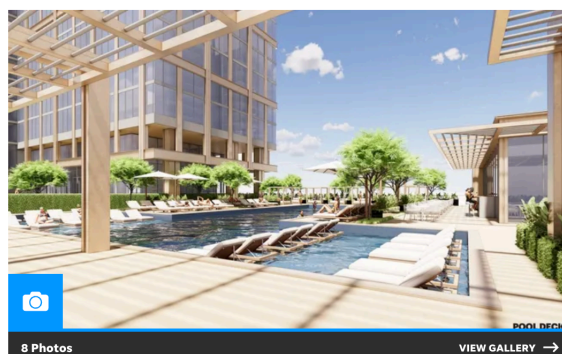
“Nashville continues to have one of the busiest hotel pipelines in the country, which really points to the incredible momentum we’re seeing across the city,” Nashville Convention and Visitors Corp President and CEO Deana Ivey said.

"We have thousands of new rooms planned, ranging from unique projects that speak to Nashville’s creativity like Dolly Parton’s SongTeller Hotel to exciting luxury brands like Pendry, Edition and Ritz-Carlton. A lot of that growth is being driven by major projects like the new Nissan Stadium and developments in neighborhoods across the city, which are helping Nashville continue to evolve.”

Downtown Nashville's biggest hotel yet on tap

The latest hotel development to create buzz is planned at Nashville Yards. According to concept plans submitted to Metro on behalf of the Nashville Yards development team, a hotel with 817 rooms is proposed for a one-acre parcel at the corner of Church Street and Ninth Avenue.

If built, the project would surpass Omni Nashville — currently the largest hotel downtown — which has about 800 rooms. Citywide, the largest hotel remains Gaylord Opryland Resort & Convention Center, with 2,888 guest rooms, making it the largest non-casino resort in the United States.



New Nashville Yards hotel coming: See renderings
Design plans were submitted for a new Nashville Yards Hotel with more than 800 rooms.

While the site plans are submitted under the title "Nashville Yards Hotel," one slide of the presentation is titled "Signia Nashville Yards." Signia by Hilton is a global portfolio of "approachable luxury" hotels focused on meetings and events.

The master developer for Nashville Yards is Southwest Value Partners. Representatives of the company declined to provide a comment.

Nearly 2,000 more hotel rooms under construction now

The proposed Nashville Yards hotel is just one of several major hotel developments coming to the city. Also in the development pipeline is a Nobu Hotel, the Nashville Ritz-Carlton, an Equinox hotel and the St. Regis, according to a Nashville Convention and Visitor's Corp report.

In total, NCVC counts 84 properties in various stages of planning, totaling more than 14,700 rooms. Of that list, at least 15 properties are already under construction, adding to nearly 2,000 rooms.



Construction continues at the site of a new hotel, Edition in Nashville on Friday, May 8, 2026. NICOLE HESTER / THE TENNESSEAN

“Nashville's hotel pipeline points to a sizable wave of high-end development, with new luxury and upper-upscale projects set to expand the city's premium inventory and strengthen the urban core,” Ivey said. “The upcoming Edition and Ritz-Carlton anchor this movement, while additional branded lifestyle and soft-brand hotels broaden the mix across downtown and key suburban corridors.”

She said the market is poised for continued growth through the next decade, and it reflects continued investor confidence in Nashville.

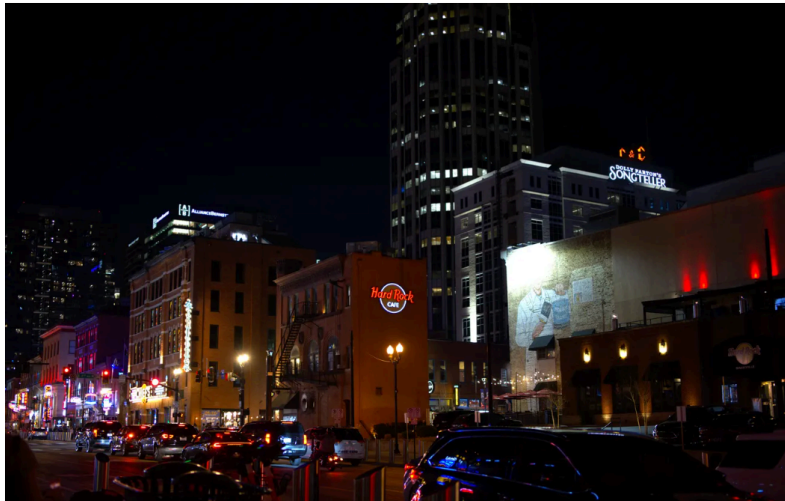
Here are the most notable hotel developments under construction now, specifically those with more than 100 rooms planned within the city's key tourism zones.

Nashville Edition - 261 rooms

The Nashville Edition, developed by Tidal Real Estate Partners in collaboration with Left Lane Development and Marriot, is set to bring 261 rooms and 84 condo units. The 28-story tower will be located in the Gulch and is under construction now.

“The opportunity right now is to deliver product at a level the Nashville market will increasingly require over the next decade,” Tidal Real Estate Partners President Ken Copeland said. “Cities that successfully compete for events like the Super Bowl need not only stadium infrastructure, but a deep bench of high-quality hotel inventory, branded residences, and experiential hospitality offerings.”

Dolly Parton's Songteller Hotel - 245 rooms



Dolly Parton's SongTeller Hotel overlooks Broadway on a busy Friday night, March 6, 2026. Hadley Hitson/The Tennessean

Country superstar Dolly Parton announced her 12-story downtown Nashville hotel in an [exclusive conversation with The Tennessean in January 2025](#). Since then, the project has moved full steam ahead with ambitious plans for a 20,000-square-foot museum dedicated to Parton's life, a top-floor speakeasy, a live performance venue and an all-day cafe. It's set to welcome its first guests in fall 2026.

“I am very excited about the opening of my Nashville hotel and museum,” Parton said in a 2025 statement. “Broadway has become such a hub of tourism, this felt like the right time to bring something special to all the wonderful activity in Nashville. I’ve always dreamed of being able to create something here in Music City and I know we’ve found the perfect addition to the city I call home.”

Moxy Capitol District - 188 rooms

The Moxy Capitol District will be part of a master-planned development project called The Bend at Capitol District, an urban infill project designed to bridge the gap between the Germantown area and the Capitol. The hotel will bring 188 rooms.

Pendry Nashville Hotel and Residences - 180 rooms

Pendry Hotels and Resorts is making its Nashville debut with a 30-story tower under construction now in the Gulch area, near the intersection of Division Street and 8th Avenue. It is set to include 180 hotel rooms and 146 luxury condo units.



A conceptual rendering shows the Pendry Hotel and Residences as part of the Nashville skyline. The hotel and condo project is currently under construction in the downtown Nashville area. *Binyan Studios / Provided By Pendry Hotels*

"Nashville in particular is a city we've been excited by and interested in for at least a decade," said Michael Fuerstman, the co-founder and creative director of Pendry Hotels & Resorts. "We've waited for the right opportunity to enter the market. But I strongly believe the Gulch is the right neighborhood for us and for our guests."

Pendry Nashville is slated to open next year.

Voce Hotel and Residences - 114 rooms

The Voce Hotel and Residences will be located along the West End Avenue corridor near the 18th Avenue intersection. It is being developed by Vastland Company, based in Nashville and led by founder and CEO Mack McClung. The building is set to include 192 Voce branded condos for purchase, 8,500 square feet of meeting space and 60,000 square feet of boutique office space.

It began construction in late 2025 and is slated to be complete in fall 2027. It will bring 114 hotel rooms to the market.

More hotels are in planning stages

Meanwhile, some of the buzziest hotel brands could still take years to come to fruition in Nashville, including the Equinox Hotel, Ritz-Carlton, Nobu and St. Regis. These are the standout hotels in the overall development pipeline.

Titans Stadium Hotel

The Fallon Company [announced in May](#) that vertical architectural design is underway for the first hotel to be developed on city-owned land near the new Nissan Stadium. The project is being designed by HKS Architects. A brand partner for the development has not yet been announced. Construction on this hotel development is likely to begin next year.

Equinox Downtown Nashville

A three-tower master planned development is in early stages in the South Bank area near the Peabody Union mixed-use complex that will soon be home to a Starbucks corporate office. The project, [called Park Place](#), is led by Taurus Investment Holdings and The Congress Group, which is the Boston-based firm behind the Nashville Four Seasons Hotel and Residences.



A conceptual rendering shows three towers that will make up Park Place, a real estate development located in the South Bank area of Downtown Nashville. *Provided By Concord Summit Capital*

An Equinox Hotel and luxury condo building is planned for the site, but a clear construction timeline is not yet in place. The development could include up to 245 hotel rooms.

Nobu Nashville

Nobu Hospitality [in October 2025 announced](#) it will bring a Nobu Hotel and Restaurant to Nashville in partnership with Oracle Corp. The 120-room hotel will be a part of the tech company's larger campus on the East Bank, though a clear development timeline has not been announced.

Ritz-Carlton

The Ritz-Carlton brand, owned by Marriott International, has been attached to multiple Nashville hotel developments over the years, including one that [fell apart due to financial issues and legal battles](#).

The latest information, including permits filed with Metro Water Services, points to a Ritz-Carlton location in the Gulch at 1100 Demonbreun St. The developer attached to that project is Chicago-based Magellan Development Group. A representative of Marriott International confirmed to The Tennessean last year that the Ritz-Carlton brand is looking for opportunities in Nashville.

NCVC confirmed that The Ritz is in the "final planning" stage of its Nashville location.

The St. Regis Hotel Nashville

Turnberry, the real estate development group that brought the JW Marriott to Nashville, announced two years ago it plans to build a St. Regis hotel and residences on a small parcel of land next to the JW Marriott. At the time, the 39-story hotel was slated to include 177 rooms and 111 luxury condos. A development timeline is unclear.