

Development Site/Data Table
 Property Area: 2.09 Ac (91,040 SF)

Conceptual Development Program
 Proposed Zoning: SP/MUG-A (FAR: 3.0)
 Proposed Allowable Area: 273,120 SF
 Hotel: 101,800 SF
 Office: 148,870 SF
 Retail/Restaurant/Ground Floor: 21,240 SF
 Total: 271,910 SF (FAR 2.99)

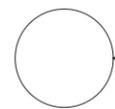
| Parking Requirements for Conceptual Development Program | | |
|---|----------------------------|------------|
| Use | Criteria | Total |
| Hotel | 1/Room + 1 per 2 Employees | 228 |
| Office | 1/300 SF | 496 |
| Restaurant | 1/100 SF | 80 |
| Retail | 1/200 SF | 28 |
| | | 832 |
| 715 spaces provided based on shared parking analysis | | |

- NOTES**
1. Subject property is located in Zone X on FEMA map No. 47037C0327F.
 2. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78/840 and approved by the Metropolitan Department of Water Services.
 3. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain utilities on this site.
 4. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. Minimum driveway culvert size in Metro R.O.W. is 15" CMP.
 5. This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.

GREEN AND LITTLE SP DISTRICT SITE PLAN

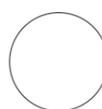
Note: Conceptual Site Plan Only - Details subject to change in final site plan





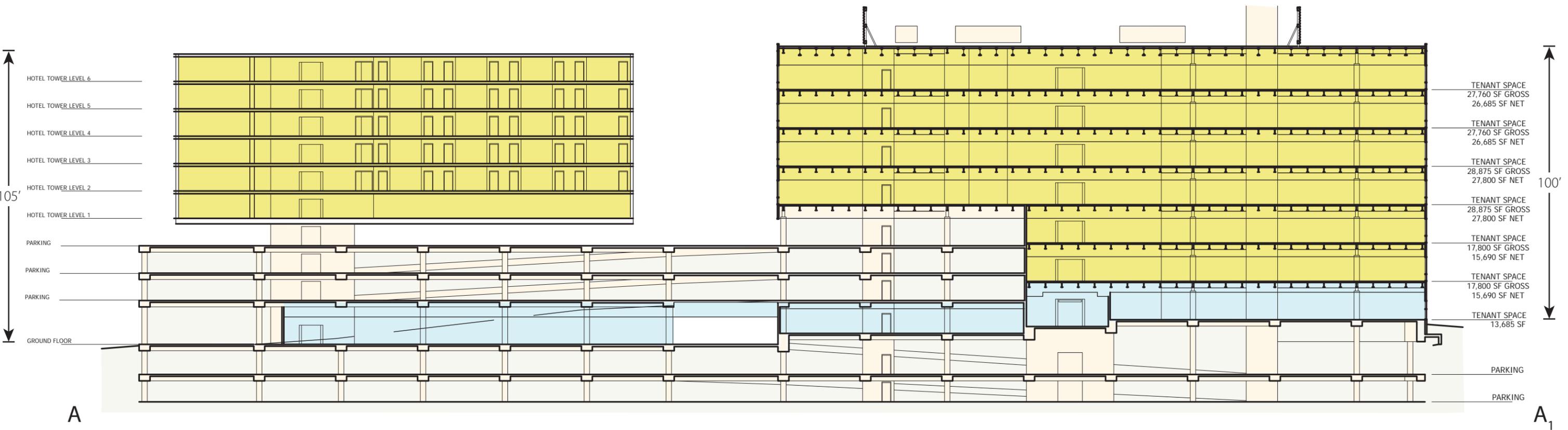
GREEN AND LITTLE SP DISTRICT EAST ELEVATION

Note: Conceptual Site Plan Only - Details subject to change in final site plan



GREEN AND LITTLE VIEW SOUTH ON CLEGHORN AVENUE

Note: Conceptual Site Plan Only - Details subject to change in final site plan



HOTEL TOWER LEVEL 6
 HOTEL TOWER LEVEL 5
 HOTEL TOWER LEVEL 4
 HOTEL TOWER LEVEL 3
 HOTEL TOWER LEVEL 2
 HOTEL TOWER LEVEL 1
 PARKING
 PARKING
 PARKING
 GROUND FLOOR

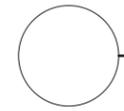
TENANT SPACE
 27,760 SF GROSS
 26,685 SF NET
 TENANT SPACE
 27,760 SF GROSS
 26,685 SF NET
 TENANT SPACE
 28,875 SF GROSS
 27,800 SF NET
 TENANT SPACE
 28,875 SF GROSS
 27,800 SF NET
 TENANT SPACE
 17,800 SF GROSS
 15,690 SF NET
 TENANT SPACE
 17,800 SF GROSS
 15,690 SF NET
 TENANT SPACE
 13,685 SF
 PARKING
 PARKING

105'

100'

A

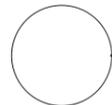
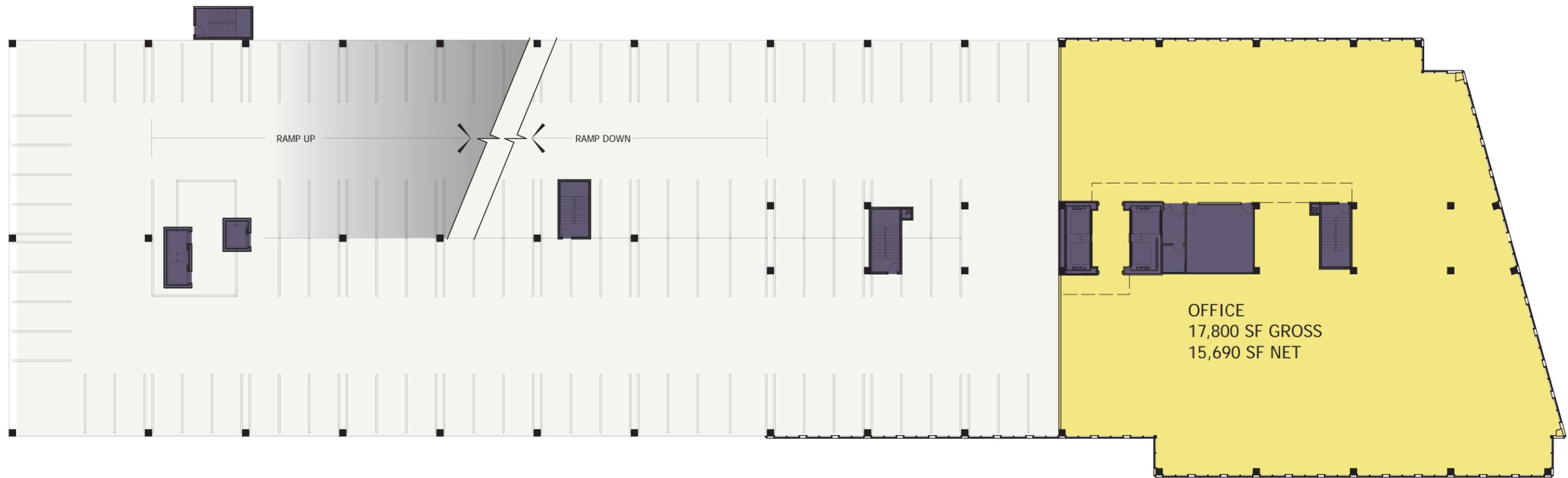
A₁



GREEN AND LITTLE SP DISTRICT BUILDING SECTION

Note: Conceptual Site Plan Only - Details subject to change in final site plan

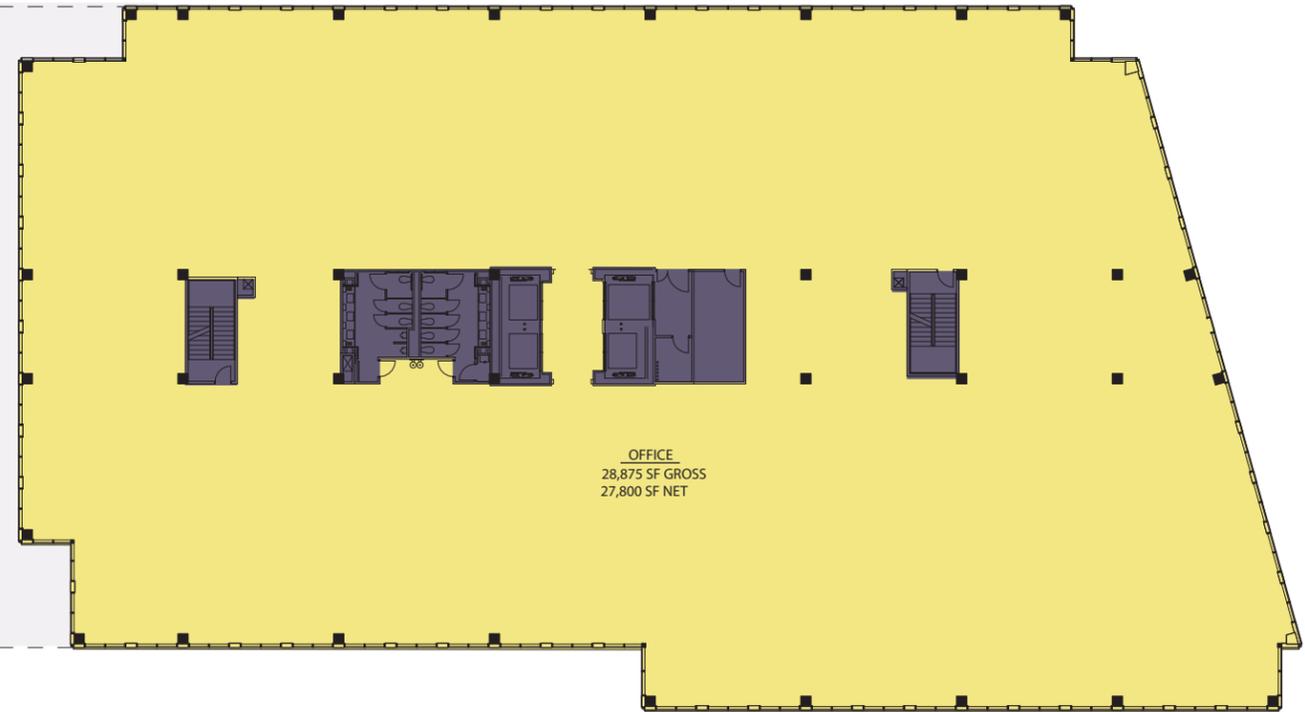
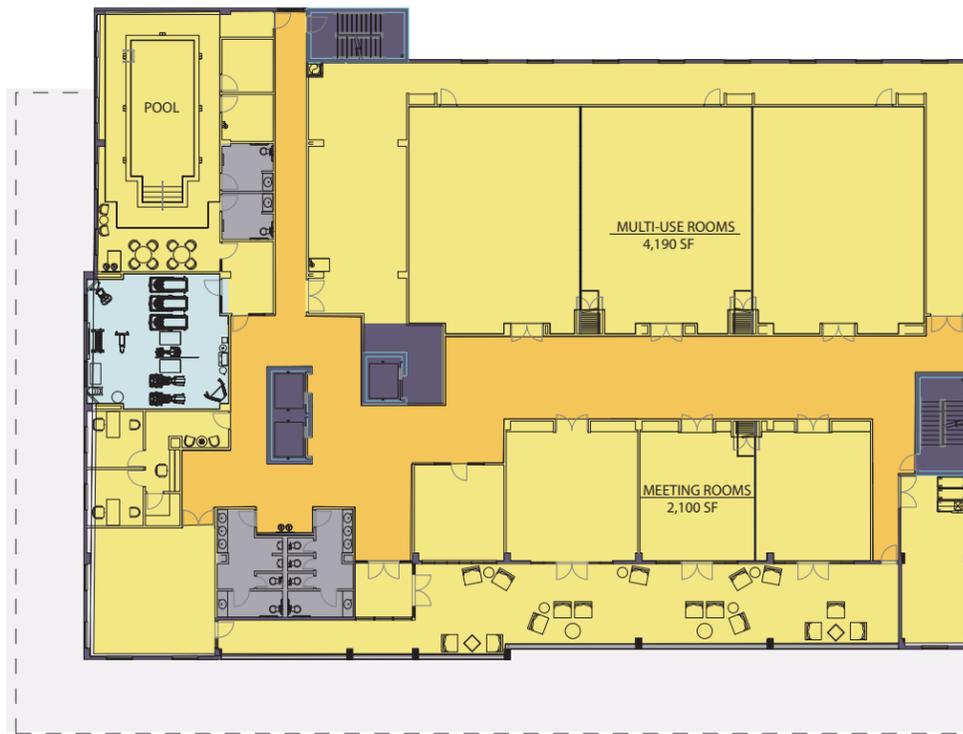




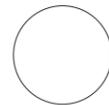
GREEN AND LITTLE P1-P3 PLAN/OFFICE TOWER LEVEL 1-3

Note: Conceptual Site Plan Only - Details subject to change in final site plan

0 8 16 32



EDGE OF GARAGE BELOW



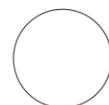
GREEN AND LITTLE HOTEL TOWER LEVEL 1/OFFICE TOWER LEVEL 4

Note: Conceptual Site Plan Only - Details subject to change in final site plan

0 8' 16' 32'



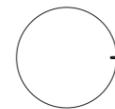
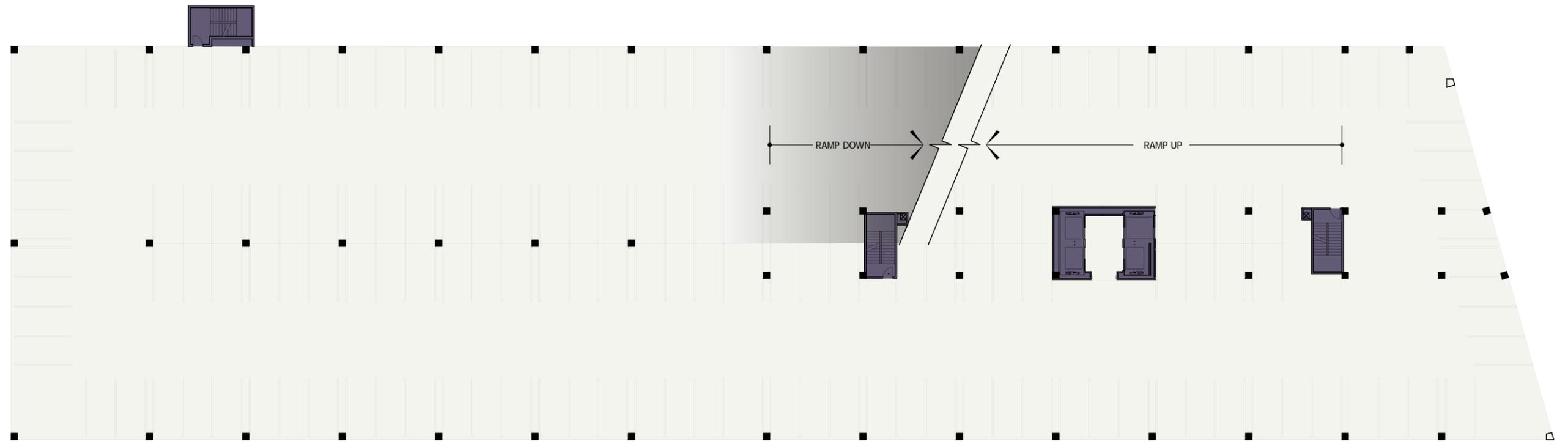
EDGE OF GARAGE BELOW



GREEN AND LITTLE HOTEL TOWER LEVEL 2-6/OFFICE TOWER LEVEL 5-7

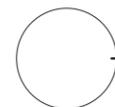
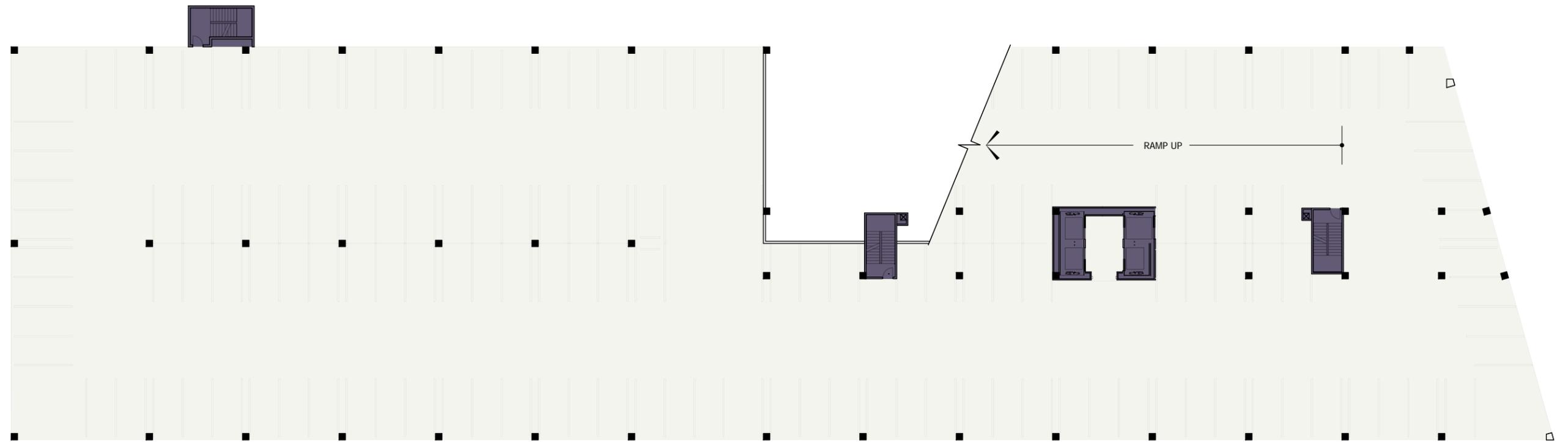
Note: Conceptual Site Plan Only - Details subject to change in final site plan

0 8' 16' 32'



GREEN AND LITTLE UG1 PLAN

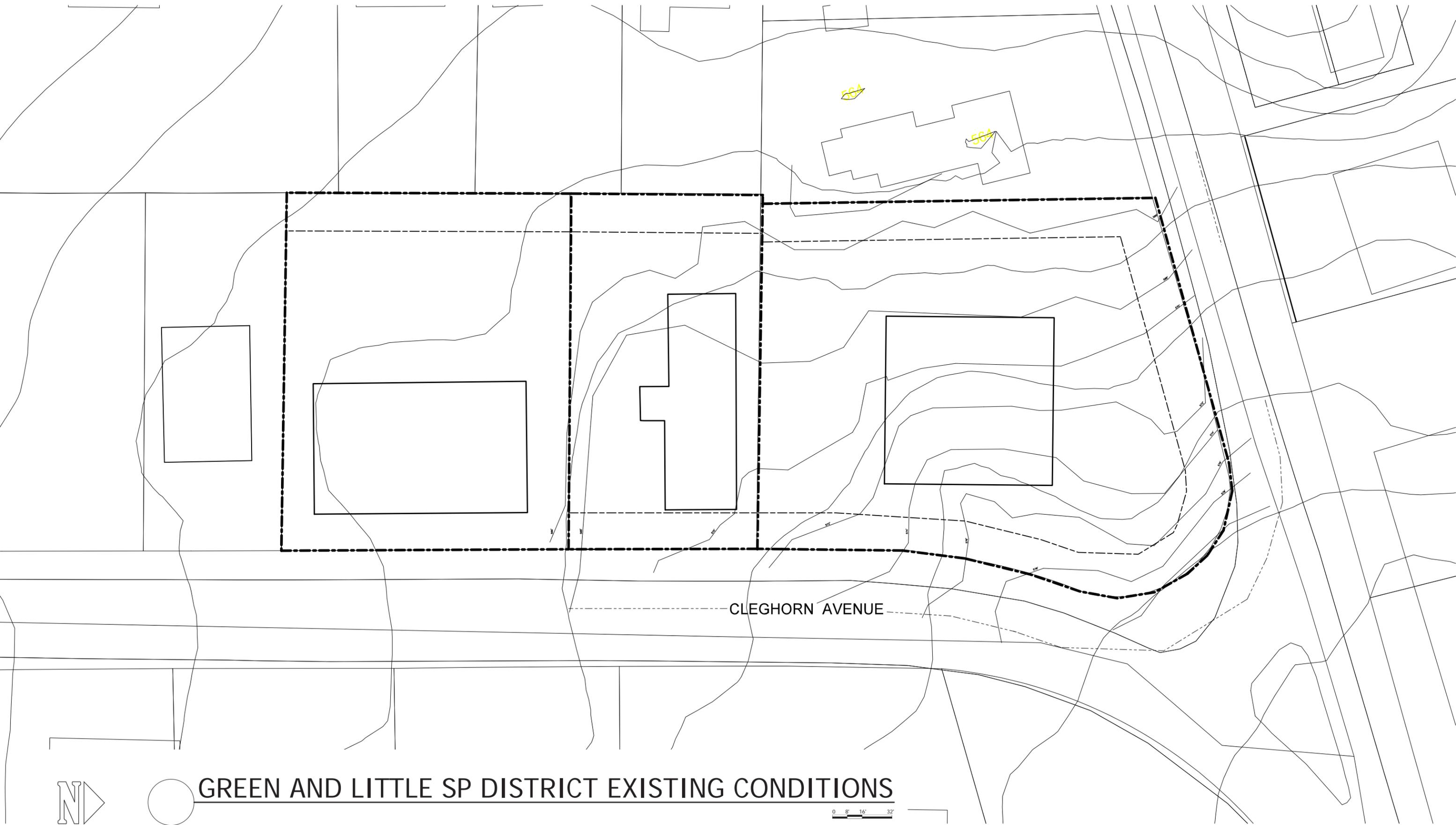
Note: Conceptual Site Plan Only - Details subject to change in final site plan



GREEN AND LITTLE UG2 PLAN

Note: Conceptual Site Plan Only - Details subject to change in final site plan





56A

56A

CLEGHORN AVENUE



GREEN AND LITTLE SP DISTRICT EXISTING CONDITIONS

0 8' 16' 32'

SP District Plan

**Green & Little, L.P. ET AL
GLCZ Cleghorn, L.P.**

Prepared by:
Gresham, Smith & Partners
511 Union St, 1400 Nashville City Center
Nashville, TN 37219

SP District Identification

Location: Intersection of Crestmoor Road and Cleghorn Avenue

Metro Parcel Identifiers: 11710011500
11710011600
11714004200

Acreage: 2.09 acres

Applicant / Owner: Green & Little, L.P. ET AL
GLCZ Cleghorn, L.P.

Owner Representative: Gresham, Smith and Partners

Community Plan: Green Hills/Midtown

Land Use Policy: Regional Activity Center (RAC)

Proposed Zoning: SP

Council District: 25

1. Existing Conditions

The subject properties are located along the east side of Cleghorn Avenue, south of Crestmoor Road. The request encompasses three tracts of land approximately 2.09 acres in size owned by Green & Little, L.P. ET AL and GLCZ Cleghorn, L.P. The subject properties are currently developed with commercial office uses, and currently zoned Office/Residential District 20 (OR20). Land uses in the immediate area include the Green Hills Mall and other commercial and office uses.

2. Purpose and Intent

The purpose of the SP zoning request is to allow the property owner to redevelop the subject properties in a manner that builds upon the Regional Activity Center land use policy in the Green Hills/Midtown Community Plan and reinforce the area as a mixed-use, pedestrian-oriented center.

3. Consistency with the General Plan

The subject properties are located within that portion of the community encompassed by the Green Hills/Midtown Community Plan. The Planning Commission has applied Regional Activity Center (RAC) land use policy to the properties (Exhibit A). RAC policy is intended for concentrated mixed-use areas anchored by a regional mall, which typically serves a customer base of at least 125,000 people. Other uses common in RAC areas include all types of retail activities, offices, public uses, and higher density residential areas. RAC policy has been applied to all other properties on both sides of Cleghorn Avenue south of Crestmoor Road.

4. Allowable Land Uses

All uses in the MUG-A district (Exhibit B) shall be allowed with the exception of Automobile Parking, Automobile Service, Bus Transfer Station, and Park and Ride Lot.

5. SP District Development Standards

The SP District will comply with all of the development bulk standards in the Mixed Use General District Alternative (MUG-A) found in Table 17.12.020C (Exhibit C), with the exception of the following: The maximum height standard for a hotel use shall be 10 stories in 105 feet. Street setback, landscaping, and parking standards as applicable to the MUG-A district shall also apply.

6. SP Site Plan

The attached SP Site Plan (Exhibit D) establishes the properties governed by the SP District conditions and standards.