1101 GRUNDY HOTEL - REQUEST FOR MODIFICATIONS

Location: 1101 Grundy St., southwest corner 11th and Grundy intersection.

PROJECT DESCRIPTION:

New construction of a 20-story mixed-use hotel with commercial/restaurant space. Hotel to include approximately 250 guest rooms.

1101 GRUNDY HOTEL - SITE AERIAL

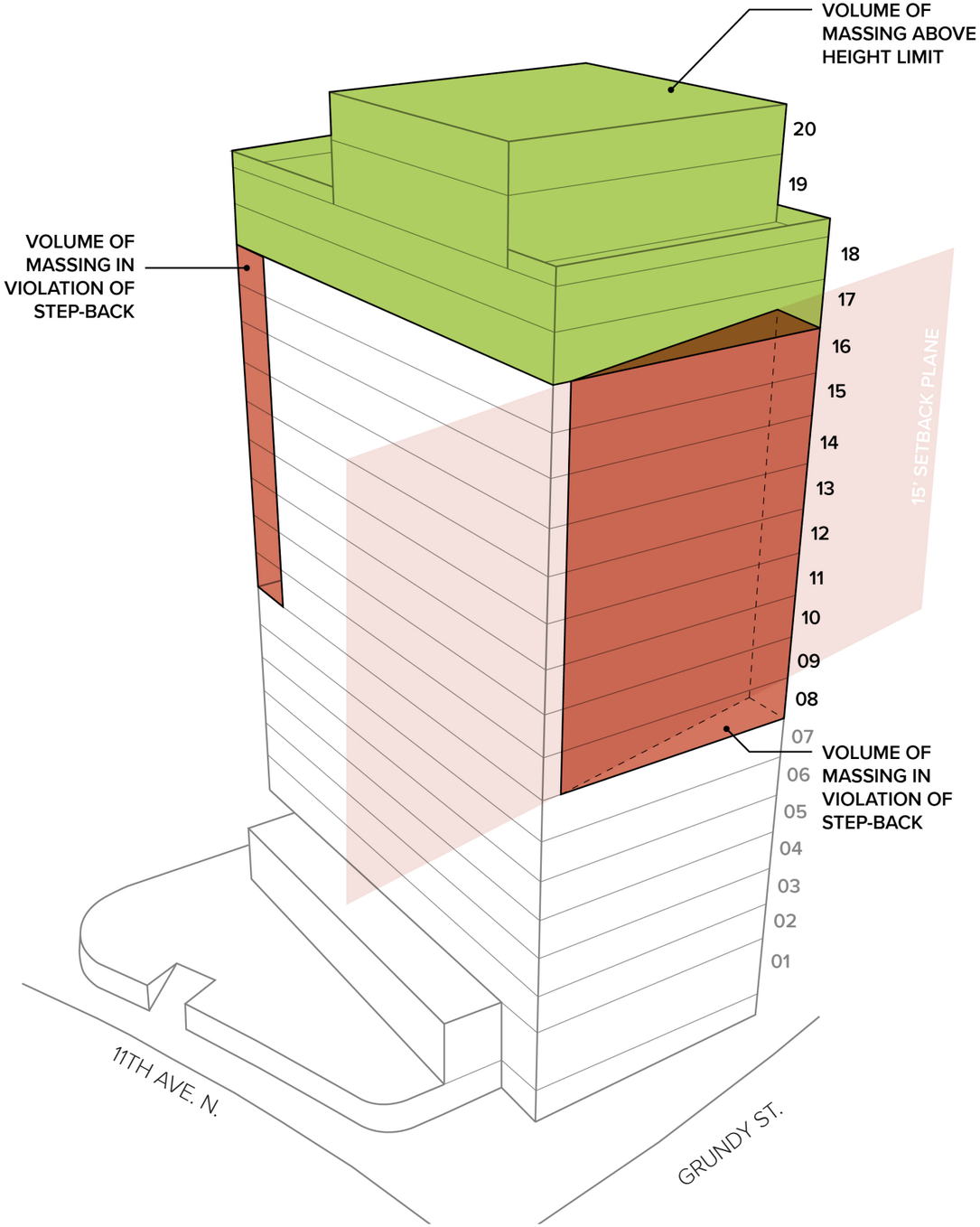
1101 GRUNDY HOTEL - REQUEST FOR MODIFICATIONS

Location: 1101 Grundy St., southwest corner 11th and Grundy intersection.

MODIFICATION REQUEST (the proposed plan does *not* comply with the following standard):

1. A request to approve a modification on the building stepback standard. The DTC requires for building 8 stories or greater, a min. 15 ft stepback is required to occur between the 4th and 8th stories. The applicant is proposing the removal of this step back along Grundy and Porter in favor of a step back along the East and West facades.
2. A request to approve a modification on the required build-to-zone for Porter Street. The DTC requires the storefront frontage must be 0-10’ from build-to-zone for tertiary streets. The applicant is proposing a greater frontage (15’-0”) to accommodate a guest drop off lane.
3. A request to approve a height modification to 20 stories. The DTC allows for 10 stories with an additional 6 stories through the Bonus Height Program.

1101 GRUNDY HOTEL - REQUEST FOR MODIFICATIONS



DOWNTOWN CODE: GULCH SOUTH SUBDISTRICT

Step-back required for buildings 8 stories or greater along public streets, min. 15 ft stepback is required to occur between the 4th and 8th stories

TOTAL SQFT IN VIOLATION: **41,389 SF**

Floors 8-16: 1,551 sf/flr
Floors 17-18: 9,674 sf/flr
Floors 19-20: 4,041 sf/flr

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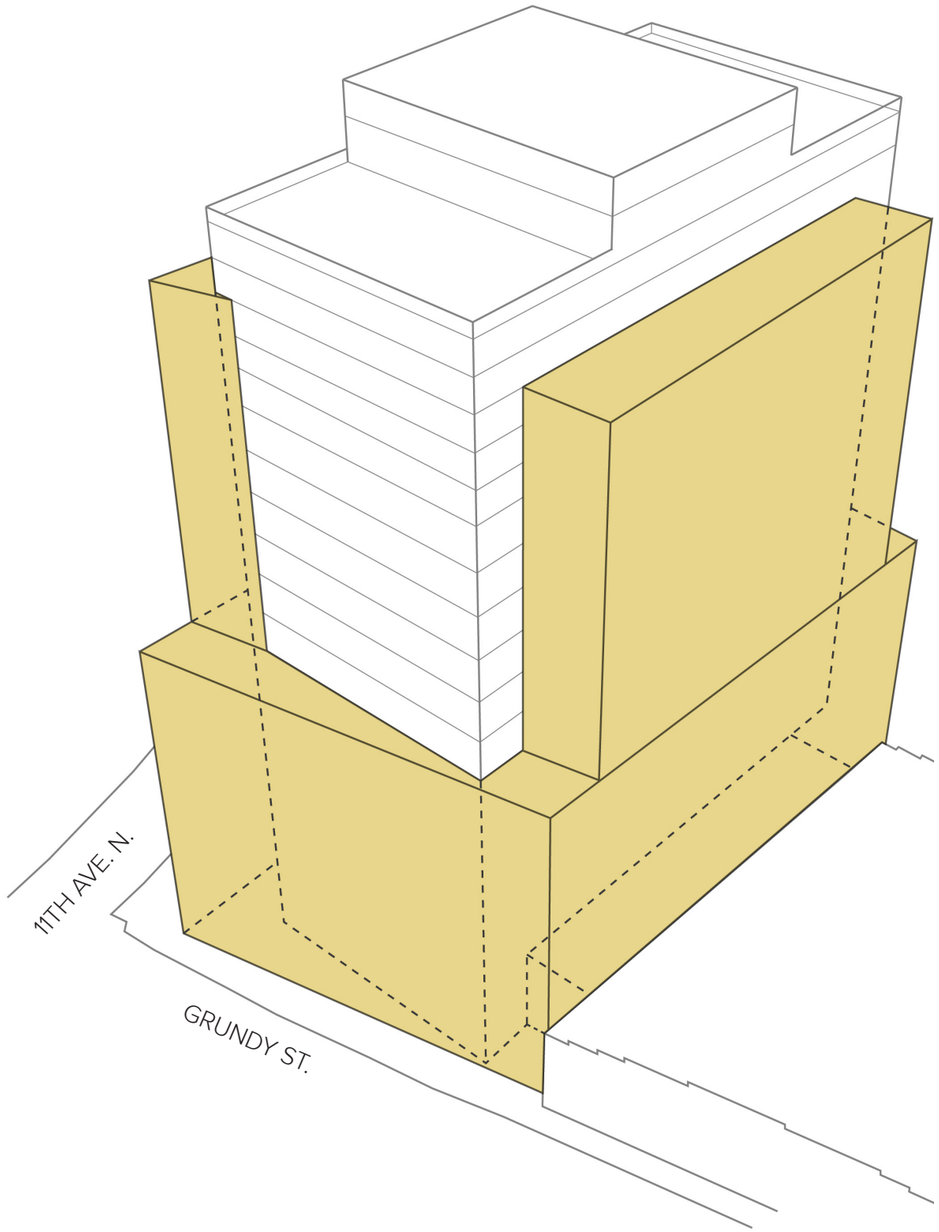
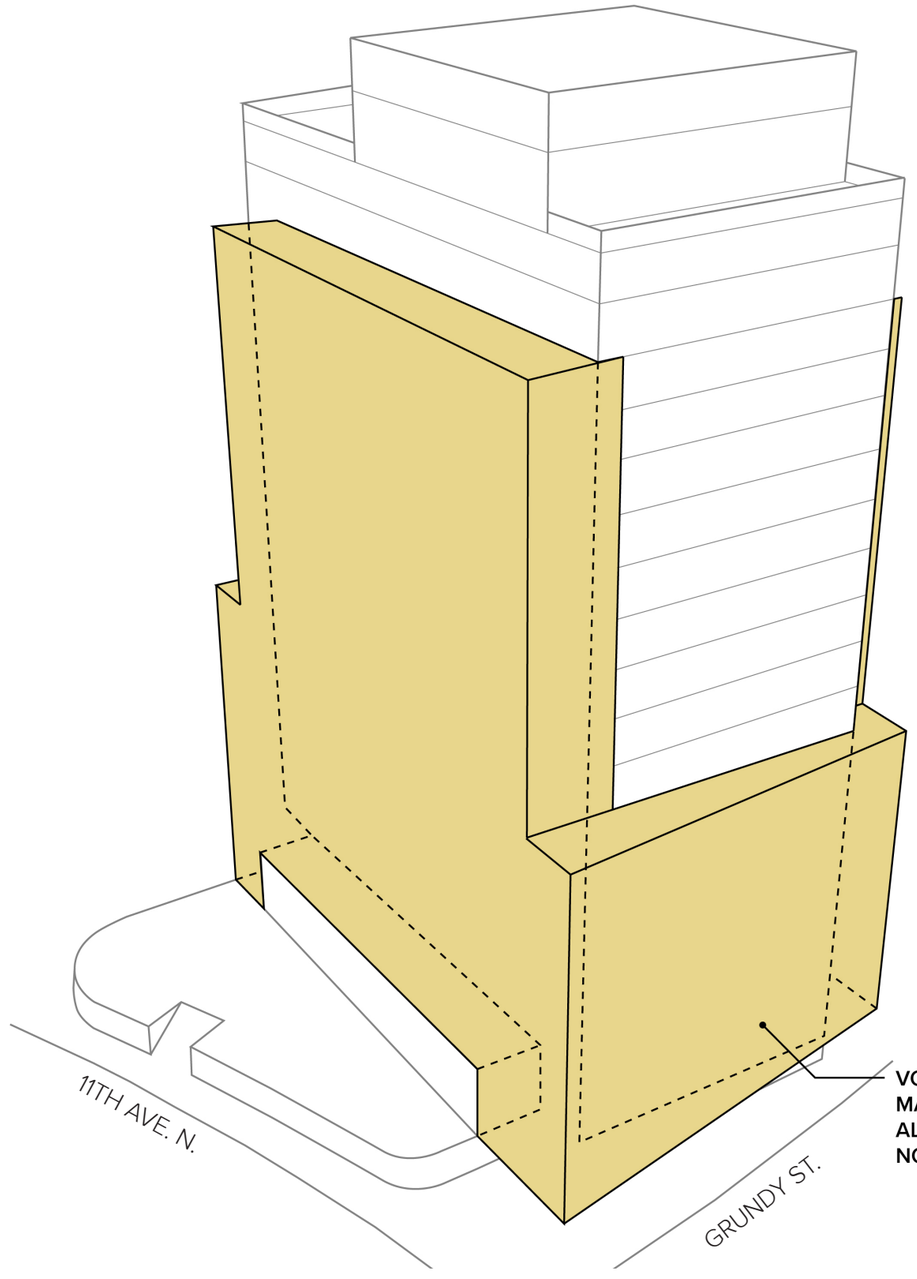




TOTAL SQFT NOT CAPTURED: 77,358 SF

If this building were built to the property lines, it could yield an additional 68,782 sf. However, this design promotes light and air to neighbors with setbacks above and beyond DTC's requirements.

LEGEND:

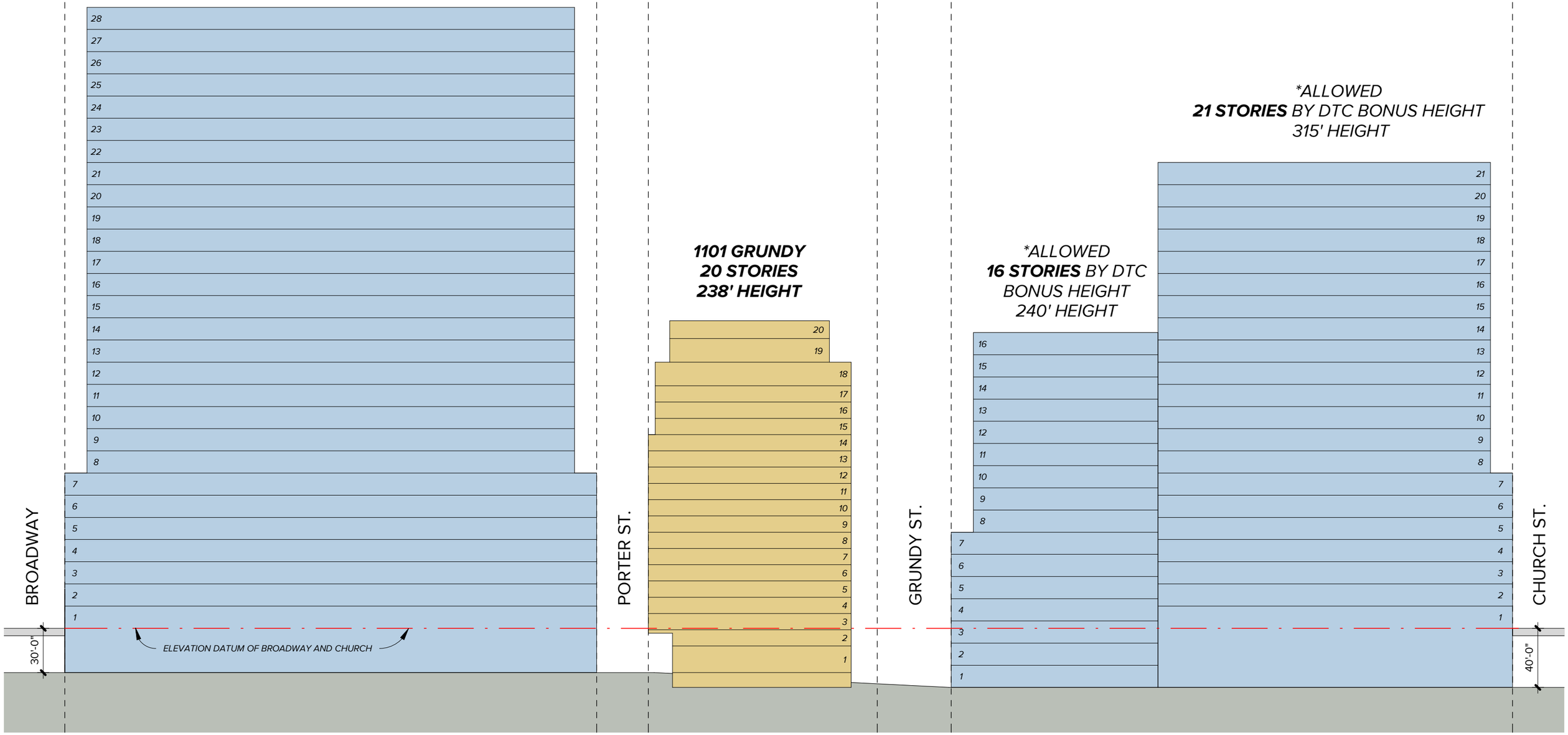
hotel ***office***

*ALLOWED
28 STORIES *BY DTC BONUS HEIGHT
420' HEIGHT*

***1101 GRUNDY
20 STORIES
238' HEIGHT***

*ALLOWED
16 STORIES *BY DTC
BONUS HEIGHT
240' HEIGHT*

*ALLOWED
21 STORIES *BY DTC BONUS HEIGHT
315' HEIGHT*

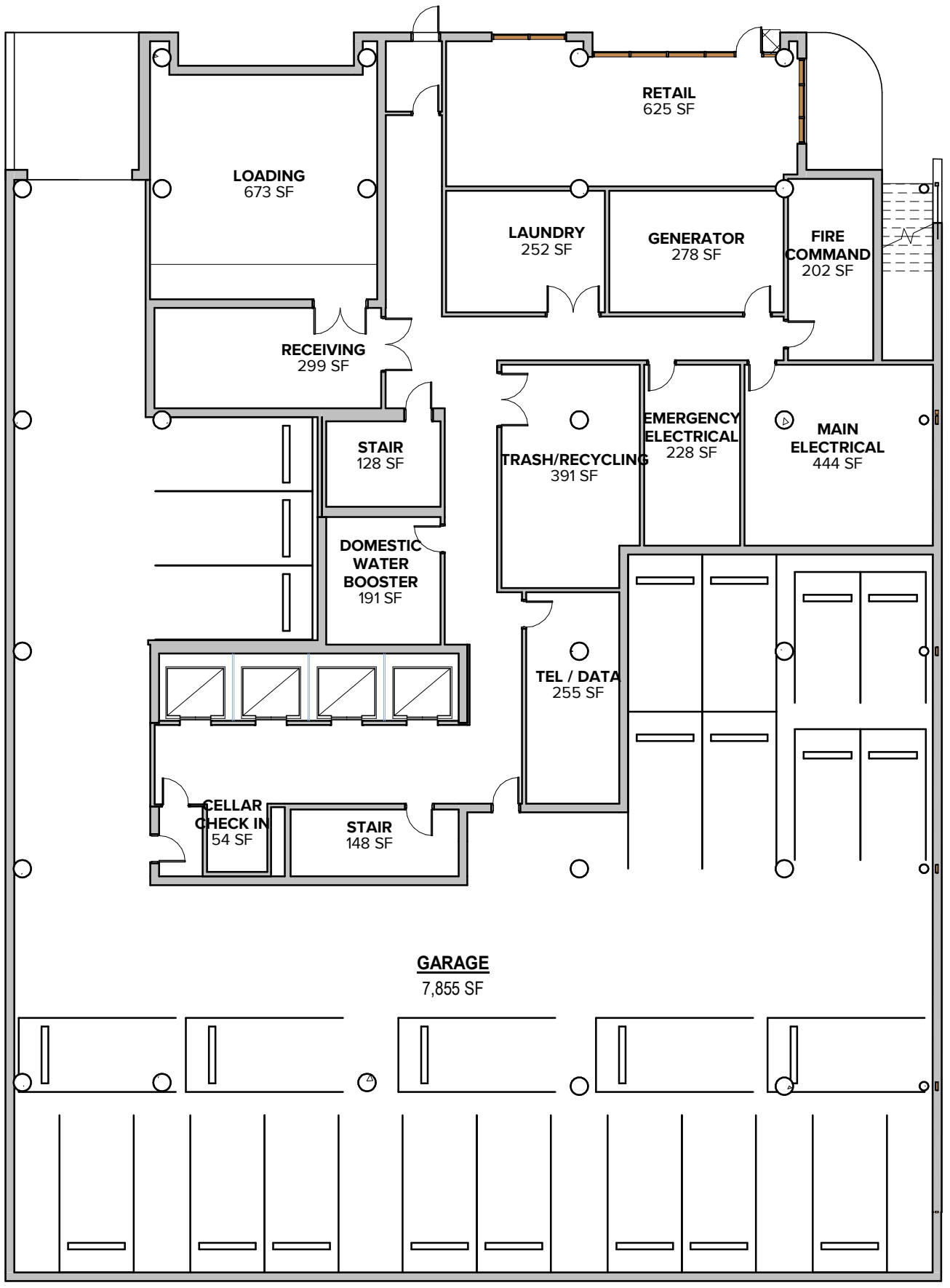


SITE SECTION THRU 11TH AVE

**ALLOWED REPRESENTS THE MAX. MASSING ALLOWED BY DOWNTOWN CODE MEETING ALL BONUS HEIGHT REQUIREMENTS*

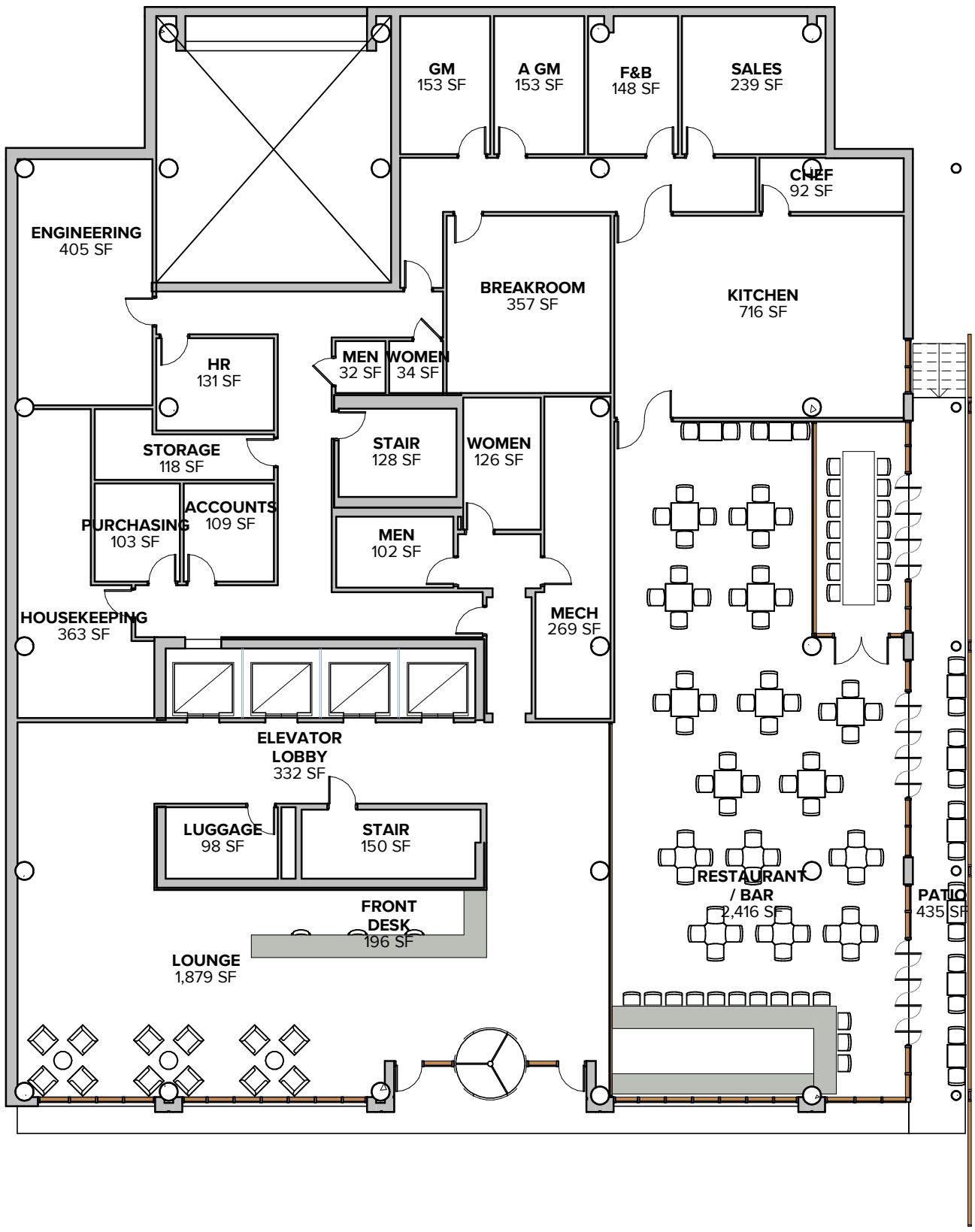
ESa | **1101 GRUNDY HOTEL**
REQUEST FOR MODIFICATIONS
NASHVILLE, TN - 18105.01 - 11.01.18

0 16' 32' 64' 128'



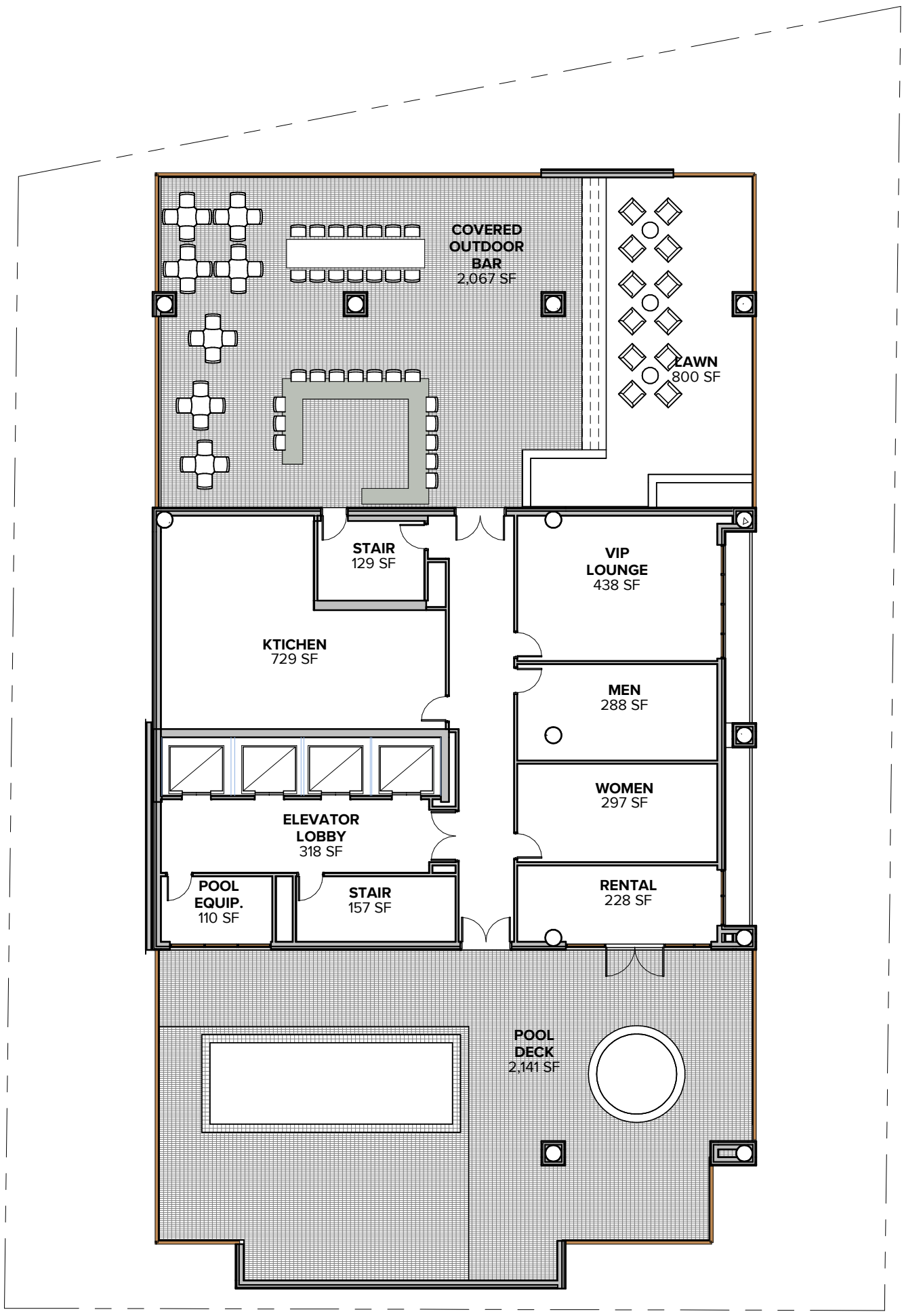
LOWER LEVEL

0 4' 8' 16' 32'



1ST FLOOR PLAN

0 4' 8' 16' 32'



TOP FLOOR

0 4' 8' 16' 32'

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1101 GRUNDY HOTEL
REQUEST FOR MODIFICATIONS
Nashville, TN - 18105.01 - 11/01/18

PORTER ST. LOOKING NORTH

1/16" = 1'

ESa

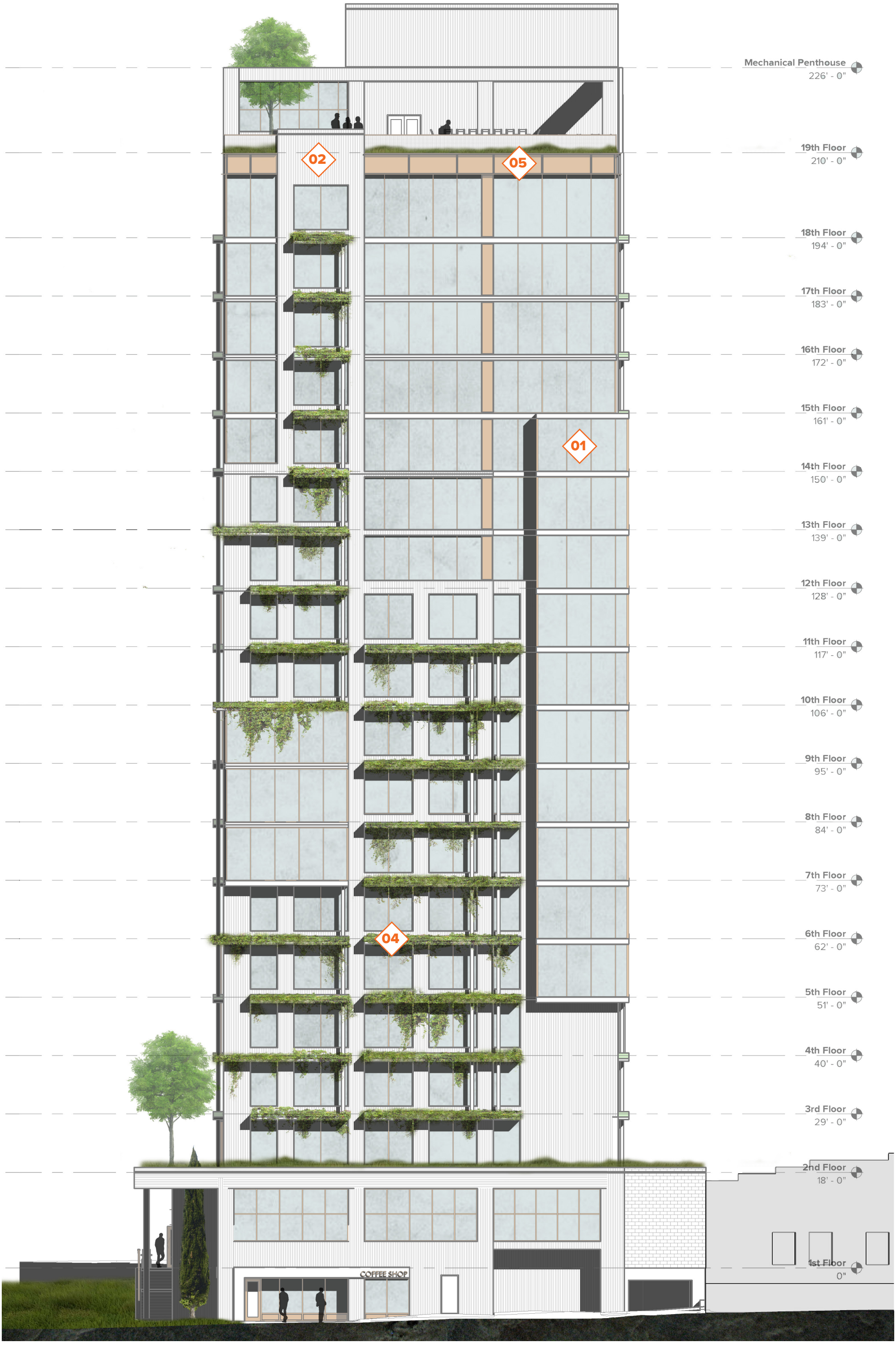
1101 GRUNDY HOTEL

REQUEST FOR MODIFICATIONS

Nashville, TN - 18105.01 - 11/01/18

11TH AVE LOOKING WEST

1/16" = 1'



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1101 GRUNDY HOTEL

REQUEST FOR MODIFICATIONS

Nashville, TN - 18105.01 - 11/01/18

GRUNDY ST. LOOKING SOUTH

1/16" = 1'

PRECAST CONCRETE
ARTIST MURAL DEPICTED

01
02
03
04
05

Mechanical Penthouse
226' - 0"

19th Floor
210' - 0"

18th Floor
194' - 0"

17th Floor
183' - 0"

16th Floor
172' - 0"

15th Floor
161' - 0"

14th Floor
150' - 0"

13th Floor
139' - 0"

12th Floor
128' - 0"

11th Floor
117' - 0"

10th Floor
106' - 0"

9th Floor
95' - 0"

8th Floor
84' - 0"

7th Floor
73' - 0"

6th Floor
62' - 0"

5th Floor
51' - 0"

4th Floor
40' - 0"

3rd Floor
29' - 0"

2nd Floor
18' - 0"

EXISTING BUILDING

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1101 GRUNDY HOTEL
REQUEST FOR MODIFICATIONS
Nashville, TN - 18105.01 - 11/01/18

12TH AVE LOOKING EAST

1/16" = 1'

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1101 GRUNDY HOTEL
REQUEST FOR MODIFICATIONS
NASHVILLE, TN - 18105.01 - 11.01.18

VIEW OF ENTRY ON PORTER ST.

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REQUEST FOR MODIFICATIONS
NASHVILLE, TN - 18105.01 - 11.01.18

VIEW OF RETAIL ON GRUNDY ST.

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1101 GRUNDY HOTEL

REQUEST FOR MODIFICATIONS

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