Smith-Schultz SP Plan 2006SP-~~023~~52U-05

EXISTING CONDITIONS

Print 1 of 3

Legend	
Color	Equals
Brown	Wood Chips
Green	Plants
Red	Change in exiting
OpenArea	Grass
One inch	25 ft.

4603 Gallatin Pike existing use				
	Bldg.	Use	Sq. ft.	Height
1	House	Single Family Residential-empty	1640	18 Ft.
2	Barn shed	Storage	256	16 ft.
3	Carport	The Yard Gift Shop	704	9 ft.
		Total 3 parking spots		
4601 Gallatin Pike existing use				
	Bldg.	Use	Sq. ft.	Height
1	House	Single Family Residence	2400	28 ft.
3	Garage	Storage	360	15 ft.
4	Shed	Storage	120	8 ft.
		Total 6 parking spots		

4
6
22
23
61.4
CHAIN LINK FENCE
12 FT BUFFER
CHAIN LINK FENCE
WOOD FENCE
PARK 1
PARK #2
PARK 3
GATE
SHARED ASPHALT DRIVEWAY
BARN SHED
3
YARD GIFT SHOP (carport area)
HOUSE
CHAIN LINK FENCE
POND
WOOD DECK
2
155
125
60
30FT
42FT RIGHT OF WAY
C/L
RESERVE STRIP FUTURE RIGHT OF WAY
GALLATIN PK
87
12 FT BUFFER
SHED
GARAGE
1
2
RESIDENCE
WALKWAY
54" PUBLIC SIDEWALK
C/L
EDGE OF PAVEMENT
3
1
4
5
6
GRAVEL PARKING
DRIVEWAY
65
64.3
12 FT BUFFER
165
65
30 FT RIGHT OF WAY
12 FT
93 FT
C/L
70FT
66FT
RESERVE STRIP FUTURE RIGHT OF WAY
EDGE OF PAVEMENT
BROADMOOR DR

SPECIFIC PLAN APPROVAL
☐ PRELIMINARY, ☐ FINAL ☐ as AMENDED, in
☒ ☐ FULL, ☒ CONDITIONAL compliance with the
SP provisions of the Metropolitan Zoning Ordinance
Conditions
By MPC MPC Date 3/23/06
Metropolitan Planning Commission

NASHVILLE & DAVIDSON COUNTY
MAR 02 2006
METROPOLITAN PLANNING DEPARTMENT

N
W
E
S

1 inch equals 25 feet

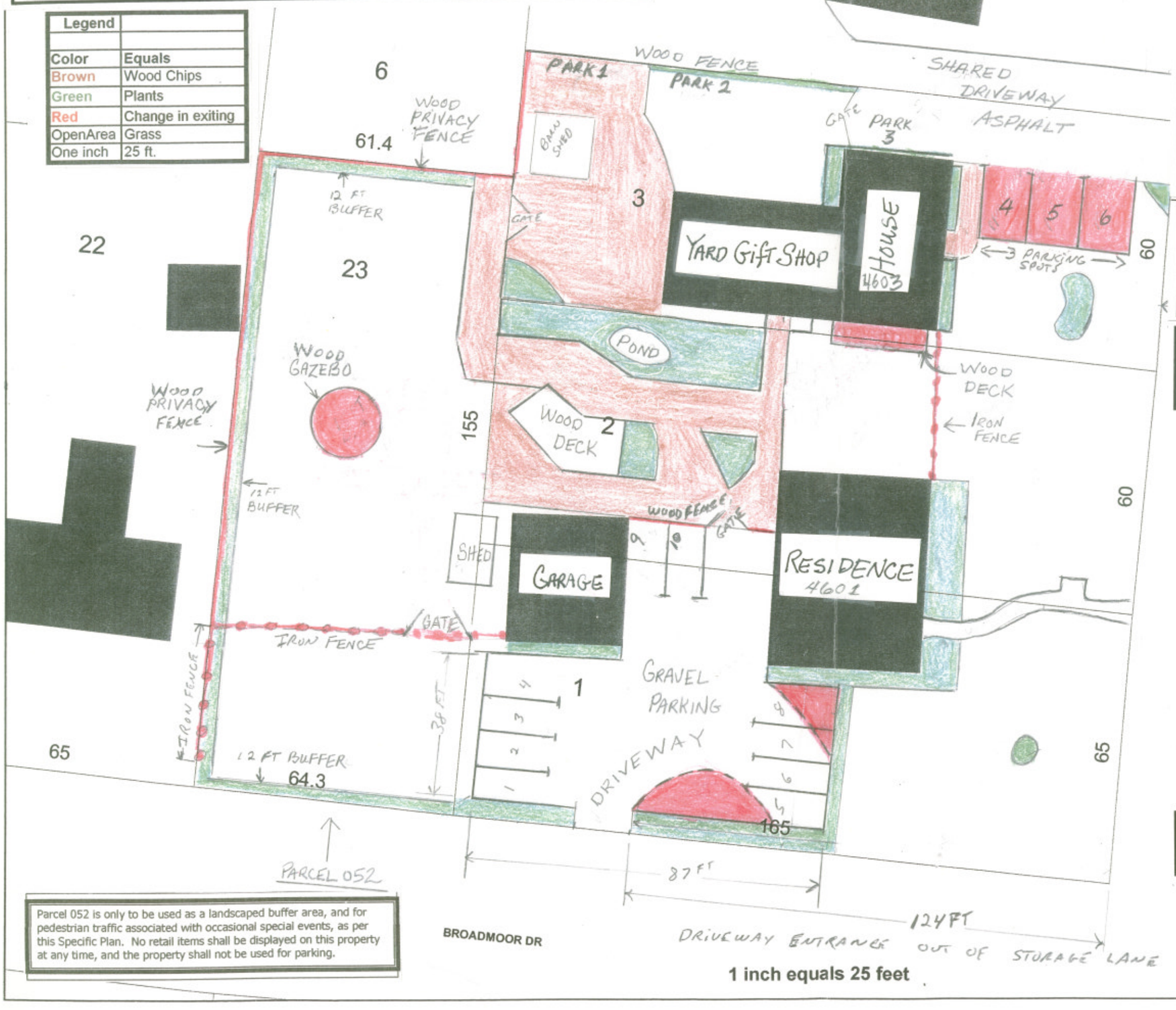
Smith-Schultz SP Plan

2006SP-023U-05

USES

Print 2 of 3

Legend	
Color	Equals
Brown	Wood Chips
Green	Plants
Red	Change in exiting
OpenArea	Grass
One inch	25 ft.



1 inch equals 25 feet

4603 Gallatin Pike SP Plan Use				
	Bldg.	Use	Sq. ft.	Height
1	House	Storage use associated with retail use	1109	18 ft.
2	House	Coffee shop	531	18 ft.
3	Barn shed	Country Crafts Gifts	256	16 ft.
4	Carport	The Yard Gift Shop	704	9 ft.
		Total 6 parking Spots		
4601 Gallatin Pike SP Plan Use				
	Bldg.	Use	Sq. ft.	Height
1	House	Single Family Residence	2400	28 ft.
3	Garage	Storage	360	15 ft.
4	Shed	Storage	120	8 ft.
		Special events on grounds		
		Total 10 parking spots		

This Specific Plan permits a single family residence and storage in the house at 4601 Gallatin Pike, general retail, coffee & packaged refreshments sales in the house at 4603 Gallatin Pike, consignment sales on the grounds at 4601 and 4603 Gallatin Pike, and occasional special events on the entire property. A change in uses on this site will require an amendment or revision to the SP plan.

For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission approval, the property shall be subject to the standards, regulations and requirements of the MUN zoning district.

No customers associated with the land use activities on this Specific Plan are allowed to park cars along Broadmoor Drive.

Parking Requirement
Retail requirement 1 space for every 200 sq. ft.
Coffee shop requirement 1 space for every 100 Sq. ft.
Retail space total equals 960 Sq. ft.
Coffee shop equals 531 Sq. ft.
Parking spaces needed Coffee shop 5.3
Parkings paces needed Retail 4.8
Between 4603 and 4601 there are 16 spaces
~~Additional special event parking of 13 spaces~~
~~has been provided at 4605 Gallatin Pike.~~

~~The yard sales/gift shop will be closed at the time of the "occasional special event" on the site.~~

Parcel 052 is only to be used as a landscaped buffer area, and for pedestrian traffic associated with occasional special events, as per this Specific Plan. No retail items shall be displayed on this property at any time, and the property shall not be used for parking.

Smith-Schultz SP Plan

2006SP-~~023~~52U-05

LANDSCAPE (Existing to remain)

Print 3 of 3

Crepe Myrtle

Hackberry Tree

Dogwood Tree

Oak Tree

Holly Berry Tree

Yucca Plant

Honeysuckle Vine

Cannas Plant

Natural Landscape				
Trees		Shrubbery		
No.	Foliage Type	OtherDescription	Dia.	Ht.
1	Hackberry Tree	2nd Largest Tree	41"	35'
2	Maple Tree	Largest Maple	23"	25'
3	Hackberry Tree		23"	40'
4	Hackberry Tree	LARGEST TREE	50"	45'
5	Hackberry Tree		25"	40'
6	Crepe Myrtle /shrubs	12ft buffer south	2-3"	10'
7	Hackberry Tree		28"	18'
8	Crepe Myrtle	12ft buffer south	2-3"	10'
9	Crepe Myrtle	12ft buffer west	3-4"	12'
10	Honeysuckle Vine	12ft buffer north	1-2"	5'
11	Oak Tree	Largest Oak	30"	30'
12	Maple Tree		20"	30'
13	Maple Tree		10"	20'
14	Dogwood Tree		9"	13'
15	Dogwood Tree		10"	13'
16	Dogwood Tree		13"	15'
17	Dogwood Tree		8"	12'
18	Crepe Myrtle	4 trees at pond/north	4"	12'
19	Hackberry Tree		32"	30'
20	Oak Tree		18"	30'
21	Oak Tree		18"	25'
22	Evergreen Tree	Only one	10"	25'
23	Holly Berry Tree	Only one	9"	22'
24	Maple Tree		22"	30'
25	Dogwood Tree	Smallest Dogwood	2-3"	8"
26	Maple Tree		18"	30'
27	Maple Tree	Smallest Maple	3"	10'
28	Honeysuckle Vine	Hedge	1"	5'
29	Yucca Plant	4 plants	30"	2-3'
30	Cannus	Flower bed	75"	5'

BROADMOOR DR

1 inch equals 25 feet