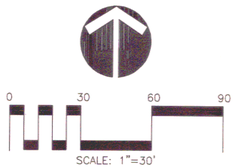
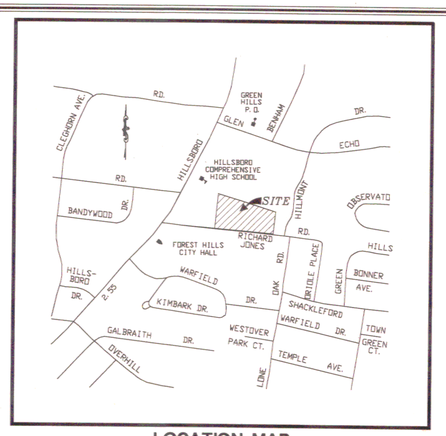
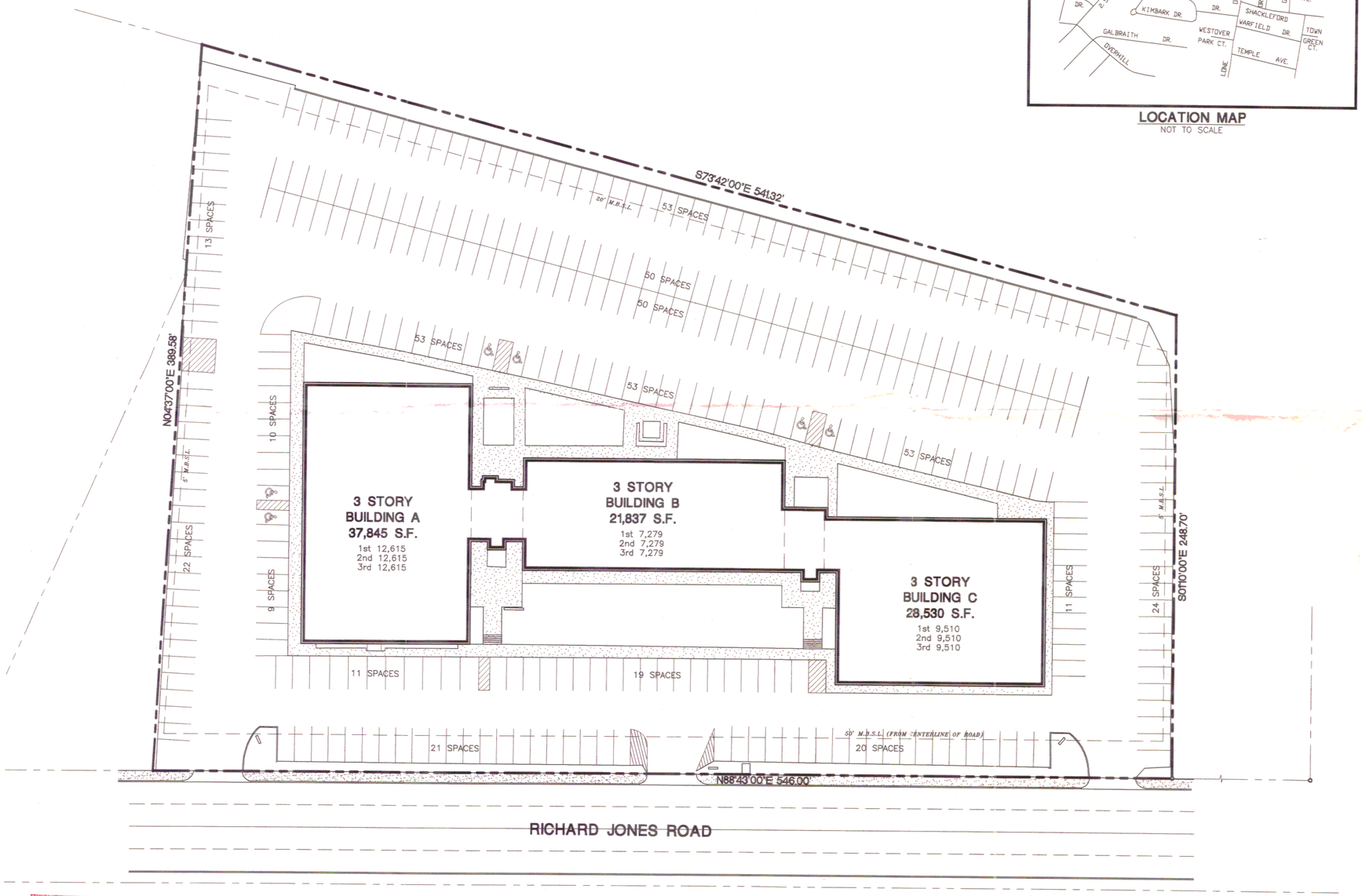
☒ PRELIMINARY, ☒ FINAL, ☐ as AMENDED, in
☐ FULL ☒ CONDITIONAL, compliance with the ~~P.U.D.~~ SP provisions of the Metropolitan Zoning Ordinance.
Conditions Sign plan must be approved by Planning Staff and made part of SP Document.
By JJS Date 12/14/06 MPC
Metropolitan Planning Commission
SP_ 2006SP-090U-10




**LOCATION MAP**
NOT TO SCALE




☐ FINAL, ☐ as AMENDED, in
☐ FULL ☐ CONDITIONAL, compliance with the
P.U.D. provisions of the Metropolitan Zoning Ordinance.
Conditions
By Date
Metropolitan Planning Commission

## PURPOSE:

THIS PLAN HAS BEEN DEVELOPED FOR THE FOLLOWING PERPOSE:

1. REZONE PROPERTY TO SP (SPECIFIC PLAN).
2. DEFINE PERMITTED AND PROHIBITTED USES FOR EXISITING BUILDINGS.
3. REMOVE ADDITIONAL SQUARE FOOTAGE AND REDUCE FLOOR AREA RATIO OF EXISTING P.U.D PLAN APPROVED APRIL 27, 1983. (BUILDING D: 14,342 S.F.)

## SITE DATA:

| | |
|---|---|
| ADDRESS: | 2006 RICHARD JONES ROAD |
| CITY: | NASHVILLE |
| COUNTY: | DAVIDSON |
| STATE: | TENNESSEE |
| COUNCIL DISTRICT: | 25TH |
| EXISTING ZONING: | OR-20 WITH P.U.D. |
| PROPOSED ZONING: | SP (SPECIFIC PLAN) |
| SQUARE FOOTAGE OF SITE: | 171,155 S.F. |
| ACREAGE OF SITE: | 3.93 AC. |
| BUILDING SQUARE FOOTAGE: | 93,233 S.F. |
| FLOOR AREA RATIO: | 0.545 |
| MINIMUM REQ'D BUILDING SETBACK LINES: | |
| FRONT YARD: | 50' |
| SIDE YARD: | 5' |
| REAR YARD | 20' |

PARKING REQUIRED:

| LOCATION | S.F. | CALCULATION | REQUIRED |
|---|---|---|---|
| 1ST FLOOR | 29,404 | 1 SP/250 SF | 118 SPACES |
| 2ND & 3RD FLOOR | 63,829 | 1 SP/300 SF | 213 SPACES |
| TOTAL | | | 331 SPACES |
| PARKING PROVIDED: | | | 337 SPACES |

METROPOLITAN PLANNING COMMISSION
NOV 2006
METROPOLITAN & DAVIDSON COUNTY

## NOTES:

1. COMMERCIAL USES LIMITED TO FIRST FLOOR ONLY.
2. NO SINGLE TENNANT OF COMMERCIAL USE MAY OCCUPY GREATER THAN 40,000 SQUARE FEET.
3. COMMERCIAL BUSINESSES MUST NOT OPERATE BETWEEN THE HOURS OF 1:00 AM AND 6:00 AM.
4. EXISTING SIGNAGE MAY REMAIN. ANY ADDITIONAL SITE SIGNAGE MUST BE MONUMENT TYPE SIGN ONLY. A UNIFORM BUILDING SIGNAGE POLICY MUST BE ESTABLISHED AND FILLED WITH THIS SPECIFIC PLAN AT THE METRO PLANNING OFFICE.
5. OWNER SHALL IMPLEMENT A COHESIVE SITE LIGHTING PLAN THOUGHOUT THE DEVELOPMENT WHEN THE SITE LIGHTING IS REPLACED.
6. NO EQUIPMENT (MUSICAL OR OTHERWISE) EMITTING NOISE IN EXCESS OF 65 DECIBELS AS MEASURED FROM A POINT AS CLOSE AS POSSIBLE TO THE PRIMARY STRUCTURE ON ADJOINING PROPERTIES AT A HEIGHT OF 4 FEET ABOVE THE SURROUNDING SURFACE MAY OPERATE BETWEEN THE HOURS OF 10:00PM TO 6:00AM, SUNDAY THROUGH THURSDAY, AND 11:00PM TO 6:00AM FRIDAY AND SATURDAY.

## PERMITTED USES:

EDUCATIONAL USES:
- BUSINESS SCHOOL
- COLLEGE OR UNIVERSITY
- PERSONAL INSTRUCTION
- VOCATIONAL SCHOOL

OFFICE USES:
- FINANCIAL INSTITUTION
- GENERAL OFFICE
- LEASING/SALES OFFICE

MEDICAL USES:
- MEDICAL APPLIANCE SALES
- MEDICAL OFFICE
- MEDICAL OR SCIENTIFIC LAB
- NONRESIDENTIAL DRUG TREATMENT FACILITY
- OUTPATIENT CLINIC
- REHABILITATION SERVICES
- VETERINARIAN

COMMERCIAL USES:
- ATM
- BAR OR NIGHTCLUB

COMMERCIAL USES (CON'T):
- BUSINESS SERVICE
- CARPET CLEANING
- CUSTOM ASSEMBLY
- FURNITURE STORE
- HOME IMPROVEMENT SALES
- HOTEL/MOTEL
- INVENTORY STOCK
- LIQUOR SALES
- PERSONAL CARE SERVICES
- RESTAURANT, FAST FOOD
- RESTAURANT, FULL-SERVICE
- RESTAURANT, TAKE-OUT
- RETAIL

COMMUNICATION USES:
- AUDIO/VIDEO TAPE TRANSFER
- MULTI-MEDIA PRODUCTION
- PRINTING AND PUBLISHING
- RADIO/TV STUDIO
- TELEPHONE SERVICES

RECREATION AND ENTERTAINMENT USES:
- COMMERCIAL AMUSEMENT (INSIDE)

## PROHIBITED USES:

RESIDENTIAL USES:
- SINGLE-FAMILY
- TWO-FAMILY
- MULTI-FAMILY
- MOBILE HOME DWELLING
- ACCESSORY APARTMENT
- BOARDING HOUSE
- CONSIGNMENT SALE
- GARAGE SALE
- HISTORIC BED & BREAKFAST
- HISTORIC HOME EVENTS
- HOME OCCUPATION
- RURAL BED & BREAKFAST
- SECURITY RESIDENCE

INSTUTIONAL USES:
- CORRECTIONAL FACILITY
- CULTURAL CENTER
- DAY CARE CENTER (UP TO 75)
- DAY CARE CENTER (OVER 75)
- DAY CARE HOME
- DAY CARE-PARENTS DAY OUT
- SCHOOL DAY CARE
- MONASTERY OR CONVENT
- ORPHANAGE
- RELIGIOUS INSTITUTION

EDUCATIONAL USES:
- DORMITORY
- FRATERNITY/SORORITY HOUSE

MEDICAL USES:
- ASSISTED-CARE LIVING
- HOSPICE
- HOSPITAL
- NURSING HOME
- RESIDENCE FOR HANDICAP

COMMERCIAL USES:
- AUTOMOBILE CONVENIENCE
- AUOTMOBILE PARKING
- AUTOMOBILE REPAIR
- BED AND BREAKFAST INN
- CAR WASH
- FUNERAL HOME
- KENNEL/STABLE
- LAUNDRY PLANTS
- MAJOR APPLIANCE REPAIR
- MOBILE STORAGE UNIT
- SELF-SERVICE STORAGE
- VEHICULAR SALES, LIMITED
- WRECKER SERVICE

COMMUNICATION USES:
- AMATEUR RADIO ANTENNA
- RADIC/TV/SATELLITE TOWER
- SATELLITE DISH

INDUSTRIAL USES:
- BUILDING CONTRACTOR SUPPLY
- DISTRIBUTIVE BUSINESS/WHOLESALE
- FUEL STORAGE
- HEAVY EQUIPMENT SALES
- HAZARDOUS OPERATION
- MANUFACTURING, HEAVY

INDUSTRIAL USES (CON'T):
- MUNUFACTURING, MEDIUM
- MANUFACTURING, LIGHT
- RESEARCH SERVICE
- SCRAP OPERATION
- TANK FARM
- WAREHOUSE

TRANSPORTATION USES:
- AIRPORT/HELIPORT
- BOATDOCK
- BUS STATION/LANDPORT
- BUS TRANSFER STATION
- COMMUTER RAIL
- HELISTOP
- MOTOR FREIGHT
- PARK AND RIDE LOT
- RAILROAD STATION
- RAILROAD YARD
- WATER TAXI STATION

UTILITY USES:
- POWER/GAS SUBSTATION
- POWER PLANT
- RESERVOIR/WATER TANK
- SAFETY SERVICES
- WASTE WATER TREATMENT
- WATER/SEWER PUMP STATION
- WATER TREATMENT PLANT

WASTE MANAGEMENT USES:
- COLLECTION CENTER
- CONSTRUCTION/DEMOLITION LANDFILL
- MEDICAL WASTE
- RECYCLING COLLECTION CENTER
- RECYCLING FACILITY
- SANITARY LANDFILL
- WASTE TRANSFER

RECREATION AND ENTERTAINMENT USES:
- ADULT ENTERTAINMENT
- CAMP
- CLUB
- COMMERCIAL AMUSEMENT (OUTSIDE)
- COUNTRY CLUB
- DRIVE-IN MOVIE
- DRIVING RANGE
- FAIRGROUND
- GOLF COURSE
- GREEN WAY
- PARK
- RACETRACK
- RECREATION CENTER
- REHERSAL HALL
- STADIUM
- TEMPORARY FESTIVAL
- THEATER
- ZOO

OTHER USES:
- AGRICULTURAL ACTIVITY
- CEMETERY
- DOMESTIC ANIMALS/WILDLIFE
- MINERAL EXTRACTION
- POND/LAKE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(615) 244-8591 FAX (615)244-6736 WWW.RAGANSMITH.COM


CHARLES D. LOWE
STATE OF TENNESSEE

# GREEN HILLS OFFICE PARK
## WATER'S EDGE LTD PARTNERSHIP

2002 RICHARD JONES ROAD
25TH COUNCILMANIC DISTRICT, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

**SPECIFIC PLAN**

| | |
|---|---|
| REVISIONS | |
| DESIGNED BY: | L. Ealey |
| DRAWN BY: | L. Ealey |
| APPROVED BY: | C. Lowe |
| SCALE: | 1"=30' |
| DATE: | November 3, 2006 |
| JOB NO. 05-077 | WK. ORDER 8193 |

SHEET NO.
1 OF 1