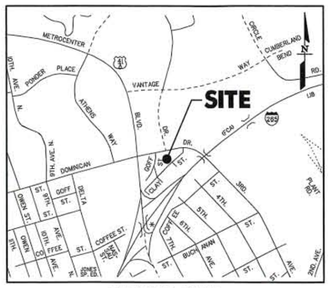
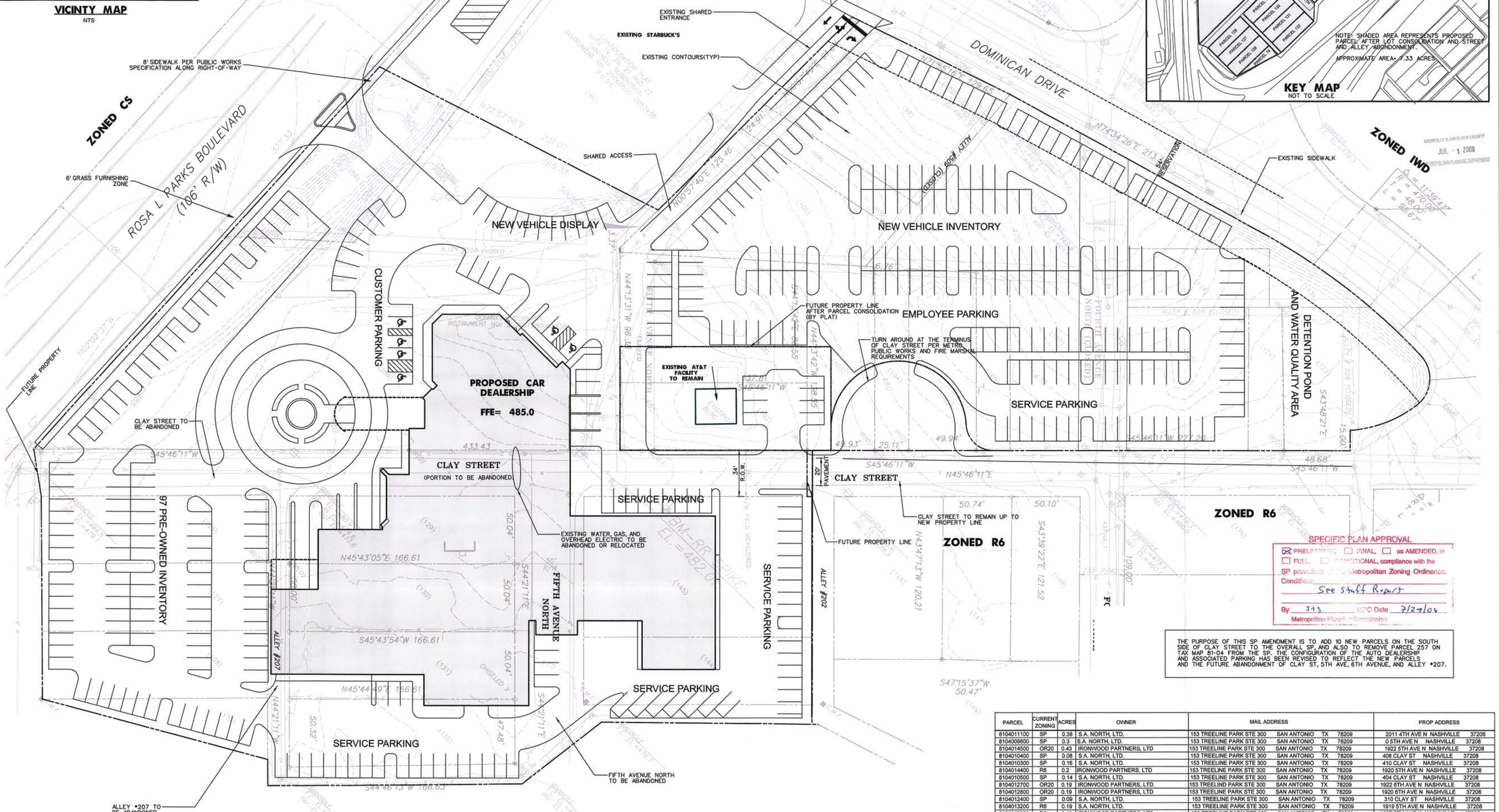
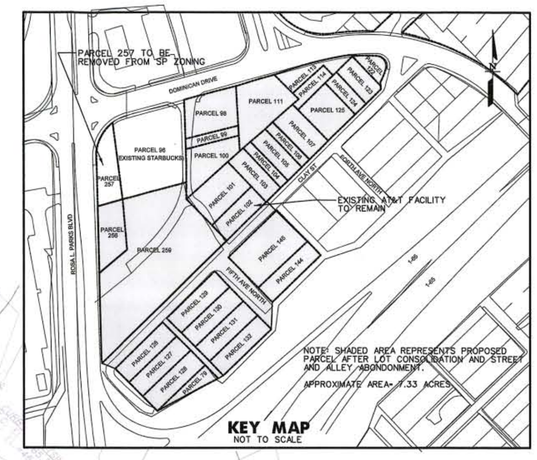


VICINTY MAP
NTS





SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☐ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions: See Staff Report
By JJJ MPC Date 7/24/08
Metropolitan Planning Commission

THE PURPOSE OF THIS SP AMENDMENT IS TO ADD 10 NEW PARCELS ON THE SOUTH SIDE OF CLAY STREET TO THE OVERALL SP, AND ALSO TO REMOVE PARCEL 257 ON TAX MAP 81-04 FROM THE SP. THE CONFIGURATION OF THE AUTO DEALERSHIP AND ASSOCIATED PARKING HAS BEEN REVISED TO REFLECT THE NEW PARCELS AND THE FUTURE ABANDONMENT OF CLAY ST, 5TH AVE, 6TH AVENUE, AND ALLEY #207.

PARCEL	CURRENT ZONING	ACRES	OWNER	MAIL ADDRESS	PROP ADDRESS
8104011100	SP	0.38	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	2011 4TH AVE N NASHVILLE 37208
8104009800	SP	0.3	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	0 5TH AVE N NASHVILLE 37208
8104014500	OR20	0.43	IRONWOOD PARTNERS, LTD	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1922 5TH AVE N NASHVILLE 37208
8104010400	SP	0.08	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	408 CLAY ST NASHVILLE 37208
8104010300	SP	0.16	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	410 CLAY ST NASHVILLE 37208
8104014400	R6	0.2	IRONWOOD PARTNERS, LTD	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1920 5TH AVE N NASHVILLE 37208
8104010500	SP	0.14	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	404 CLAY ST NASHVILLE 37208
8104012700	OR20	0.19	IRONWOOD PARTNERS, LTD.	153 TREELIND PARK STE 300 SAN ANTONIO TX 78209	1922 6TH AVE N NASHVILLE 37208
8104012800	OR20	0.19	IRONWOOD PARTNERS, LTD	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1920 6TH AVE N NASHVILLE 37208
8104012400	SP	0.09	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	310 CLAY ST NASHVILLE 37208
8104013200	R6	0.19	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1919 6TH AVE N NASHVILLE 37208
8104012900	R6	0.19	IRONWOOD PARTNERS, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1927 5TH AVE N NASHVILLE 37208
8104009900	SP	0.08	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	0 5TH AVE N NASHVILLE 37208
8104010700	SP	0.14	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	400 CLAY ST NASHVILLE 37208
8104012300	SP	0.12	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	308 CLAY ST NASHVILLE 37208
8104010200	SP	0.16	SOUTH CENTRAL BELL TELEPHONE CO.	P O BOX 532 C/O OPERATION MGR TAXES BIRMINGHAM AL 35201	2000 5TH AVE N NASHVILLE 37208
8104010100	SP	0.28	SOUTH CENTRAL BELL TELEPHONE CO.	P O BOX 532 C/O OPERATION MGR TAXES BIRMINGHAM AL 35201	0 5TH AVE N NASHVILLE 37208
8104010000	SP	0.25	S.A. NORTH, LTD.	153 TREELINE PARK SAN ANTONIO TX 78209	2008 5TH AVE N NASHVILLE 37208
8104026500	SP	0.24	S.A NORTH, LTD	153 TREELINE PR STE 300 SAN ANTONIO TX 78209	0 ROSA L PARKS BLVD NASHVILLE 37208
8104010600	SP	0.16	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	402 CLAY ST NASHVILLE 37208
8104012200	SP	0.04	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	306 CLAY ST NASHVILLE 37208
8104013000	R6	0.19	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1925 5TH AVE N NASHVILLE 37208
8108007900	OR20	0.09	IRONWOOD PARTNERS, LTD	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1918 6TH AVE N NASHVILLE 37208
8104011300	SP	0.12	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	2006 4TH AVE N NASHVILLE 37208
8104013100	R6	0.19	IRONWOOD PARTNERS, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1921 5TH AVE N NASHVILLE 37208
8104012600	OR20	0.19	IRONWOOD PARTNERS, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1924 6TH AVE N NASHVILLE 37208
8104012500	SP	0.23	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	312 CLAY ST NASHVILLE 37208
8104011400	SP	0.09	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	2004 4TH AVE N NASHVILLE 37208
8104025900	SP	1.58	S A NORTH, LTD	153 TREELINE PR STE 300 SAN ANTONIO TX 78209	ROSA L PARKS BLVD NASHVILLE 37208
8104025700	SP	0.24	METROCENTER IMPRVENTS ASSOC., INC.	3011 ARMORY DR #310 NASHVILLE TN 37204	ROSA L PARKS BLVD NASHVILLE 37208

FIRE MARSHAL NOTES:

1. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 table H. To see table H go to (http://www.nashfire.org/prev/table451.htm)
2. Fire Hydrants shall be in-service before any combustible material is brought on site.
3. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 ft.
4. No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road. Metro Ordinance 095-1541 Sec 1568.020 B

PUBLIC WORKS NOTE:

ALL PUBLIC WORKS DESIGN STANDARDS SHALL BE MET PRIOR TO ANY FINAL APPROVALS AND PERMIT ISSUANCE. ANY APPROVAL IS SUBJECT TO PUBLIC WORKS APPROVAL OF THE CONSTRUCTION PLANS.

STORM WATER NOTES:

- This site is not encumbered by flood plain as shown on FEMA Map 470094 Panel 0208.
- 78-840 Note: Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.)
- Preliminary Plan Note: 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.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP.

SITE DATA TABLE:

COUNCIL DISTRICT	02 FRANK HARRISON
TOTAL AREA =	7.33 ACRES
IMPERVIOUS AREA=	6.00 ACRES
PERVIOUS AREA=	1.33 ACRES
ISR 261,194 S.F. (IMPERVIOUS AREA)/ 319,295 S.F. (LOT AREA)	0.82
BUILDING AREA (2-STORY)	65,000 S.F.
FAR 65,000 S.F. (BUILDING AREA) / 319,295 S.F. (LOT AREA)	0.20
SOIL TYPE: MsD, HYDROLOGIC GROUP: C	

PARKING TABLE:

PROPOSED PARKING	NUMBER OF SPACES
PRE-OWNED INVENTORY	77 97 on Plan
CUSTOMER	8
ACCESSIBLE	8
NEW DISPLAY INVENTORY	31
NEW INVENTORY	103
SERVICE	110
PARTS	13
EMPLOYEE	61
TOTAL PARKING:	**411**
REQUIRED SPACES:	255
VEHICULAR SALES: 1 SPACE PER 250 S.F. OF ENCLOSED SALES AREA PLUS 1 SPACE PER 1,000 S.F. OF OUTDOOR VEHICLE DISPLAY AREA PLUS 2 SPACES PER SERVICE BAY/STALL	
AT&T SPACES PROVIDED:	8

PROPOSED USES:

1. COMMUNICATIONS- EXISTING (APPROX 1,200 SF)
2. NEW CAR SALES- PROPOSED - INCLUDING ACCESSORY USES AS DEFINED IN METRO ZONING ORDINANCE (SEE BELOW)

"Automobile sales, new" means a franchised retail automobile dealership that is primarily housed in a structure and characterized by a mixture of secondary supporting uses; however, the principal use of the site shall be the marketing and display of new automobiles, whether by sale, rental, lease or other commercial or financial means. Secondary supporting uses may include an inventory of vehicles for sale or lease either on-site or at a nearby location of new or used automobiles in operating condition, and on-site facilities for the repair and service of automobiles previously sold, rented, or leased by the dealership as defined under "Automobile Repair" and "Automobile Service". No abandoned vehicles shall be stored on the premises.

Civil Engineers | Architects | Planners | Landscape Architects
Barge Cauthen & Associates
95 WHITE BRIDGE RD. STE 311
NASHVILLE, TENNESSEE 37205
615.356.6911 PHONE
615.352.6737 FAX

PRELIMINARY SPECIFIC PLAN SUBMITTAL

METRO CENTER AUTO FACILITY
2006SP - 108U - 08
NASHVILLE, TENNESSEE

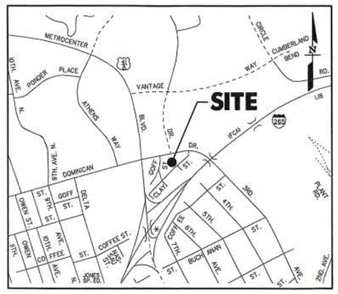
DOCUMENT ISSUE DATES	DATE	DR.	CHK.
SP SUBMITTAL	6-12-08		
SP RE-SUBMITTAL	7-1-08		

C1.0

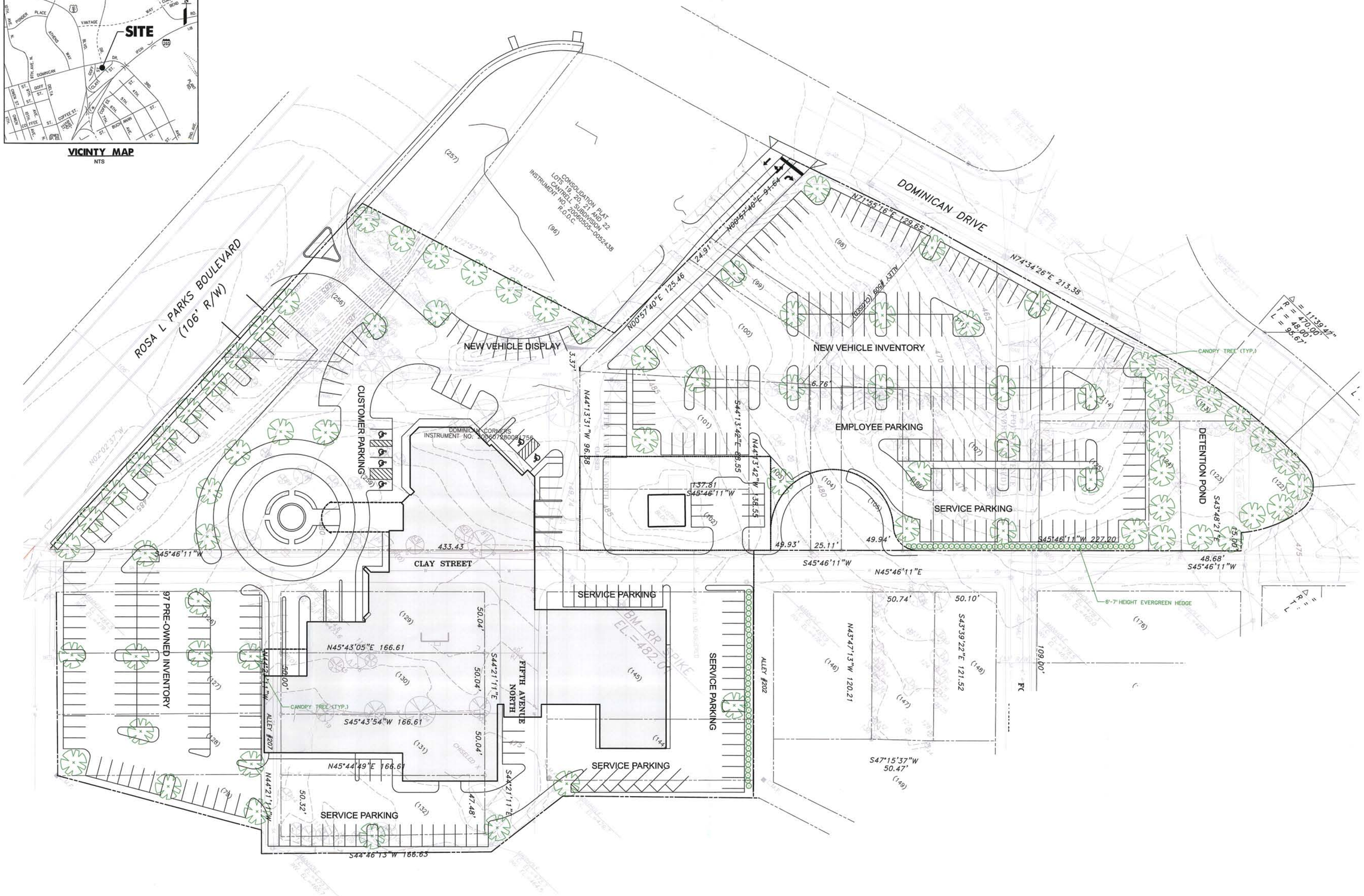
BCA NO. 2530-01

1_SP_2006SP-108U-08

...\DWG\C1_lexus.dgn 7/1/2008 8:19:44 AM



VICINTY MAP
NTS



Civil Engineers | Architects | Planners | Landscape Architects

Barge Cauthen & Associates
95 WHITE BRIDGE RD., STE 311
NASHVILLE, TENNESSEE 37205
615.356.9911 PHONE
615.352.6737 FAX

PRELIMINARY LANDSCAPE PLAN

METRO CENTER AUTO FACILITY

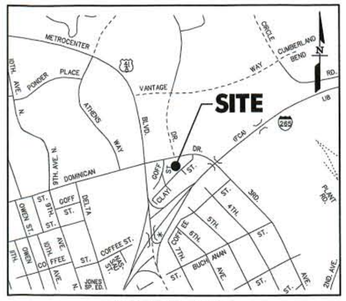
2006SP - 108U - 08

NASHVILLE, TENNESSEE

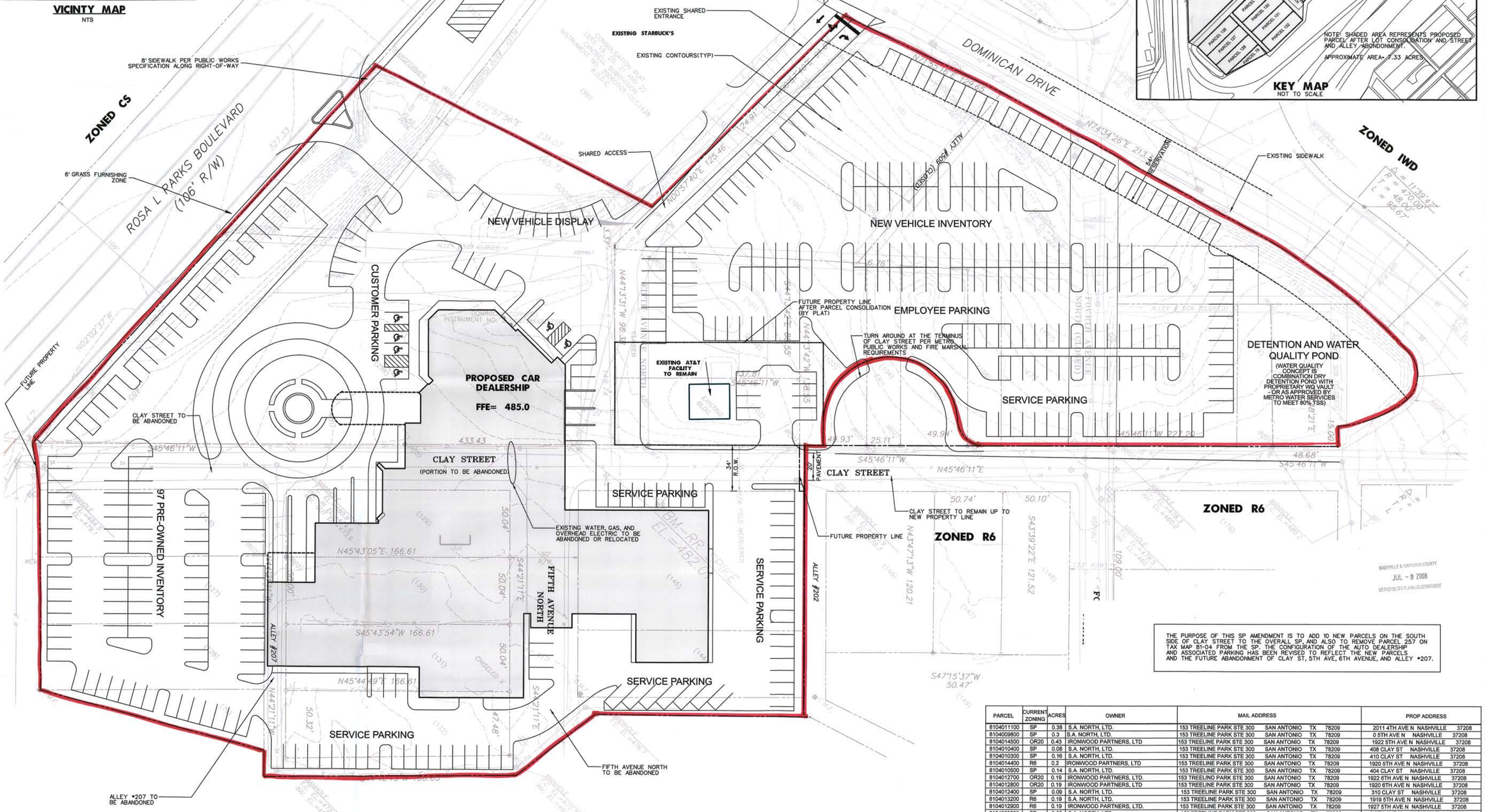
DR.	CHK.	DATE	DOCUMENT ISSUE DATES
		6-12-08	SP SUBMITTAL

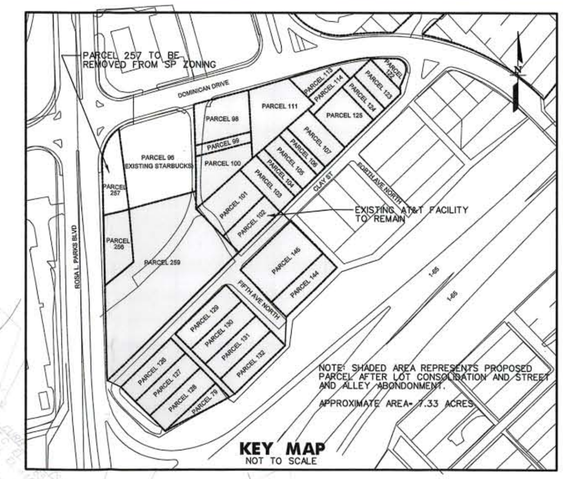
L1.0

BCA NO. 2530-01



VICINITY MAP
NTS





KEY MAP
NOT TO SCALE

THE PURPOSE OF THIS SP AMENDMENT IS TO ADD 10 NEW PARCELS ON THE SOUTH SIDE OF CLAY STREET TO THE OVERALL SP, AND ALSO TO REMOVE PARCEL 257 ON TAX MAP 81-04 FROM THE SP. THE CONFIGURATION OF THE AUTO DEALERSHIP AND ASSOCIATED PARKING HAS BEEN REVISED TO REFLECT THE NEW PARCELS AND THE FUTURE ABANDONMENT OF CLAY ST, 5TH AVE, 6TH AVENUE, AND ALLEY #207.

PARCEL	CURRENT ZONING	ACRES	OWNER	MAIL ADDRESS	PROP ADDRESS
8104011100	SP	0.38	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	2011 4TH AVE N NASHVILLE 37208
8104009800	SP	0.3	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	0 5TH AVE N NASHVILLE 37208
8104014500	OR20	0.43	IRONWOOD PARTNERS, LTD	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1922 5TH AVE N NASHVILLE 37208
8104010400	SP	0.08	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	408 CLAY ST NASHVILLE 37208
8104010300	SP	0.16	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	410 CLAY ST NASHVILLE 37208
8104014400	R6	0.2	IRONWOOD PARTNERS, LTD	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1920 5TH AVE N NASHVILLE 37208
8104010500	SP	0.14	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	404 CLAY ST NASHVILLE 37208
8104012700	OR20	0.19	IRONWOOD PARTNERS, LTD.	153 TREELIND PARK STE 300 SAN ANTONIO TX 78209	1922 6TH AVE N NASHVILLE 37208
8104012800	OR20	0.19	IRONWOOD PARTNERS, LTD	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1920 6TH AVE N NASHVILLE 37208
8104012400	SP	0.09	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	310 CLAY ST NASHVILLE 37208
8104013200	R6	0.19	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1919 5TH AVE N NASHVILLE 37208
8104012900	R6	0.19	IRONWOOD PARTNERS, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1927 5TH AVE N NASHVILLE 37208
8104009900	SP	0.08	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	0 5TH AVE N NASHVILLE 37208
8104010700	SP	0.14	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	400 CLAY ST NASHVILLE 37208
8104012300	SP	0.12	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	308 CLAY ST NASHVILLE 37208
8104010200	SP	0.16	SOUTH CENTRAL BELL TELEPHONE CO.	P O BOX 532 C/O OPERATION MGR TAXES BIRMINGHAM AL 35201	2000 5TH AVE N NASHVILLE 37208
8104010100	SP	0.28	SOUTH CENTRAL BELL TELEPHONE CO.	P O BOX 532 C/O OPERATION MGR TAXES BIRMINGHAM AL 35201	0 5TH AVE N NASHVILLE 37208
8104010000	SP	0.25	S.A. NORTH, LTD.	153 TREELINE PARK SAN ANTONIO TX 78209	2008 5TH AVE N NASHVILLE 37208
8104025600	SP	0.24	S A NORTH, LTD	153 TREELINE PR STE 300 SAN ANTONIO TX 78209	0 ROSA L PARKS BLVD NASHVILLE 37208
8104010600	SP	0.16	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	402 CLAY ST NASHVILLE 37208
8104012200	SP	0.04	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	306 CLAY ST NASHVILLE 37208
8104013000	R6	0.19	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1925 5TH AVE N NASHVILLE 37208
8108007900	OR20	0.09	IRONWOOD PARTNERS, LTD	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1918 6TH AVE N NASHVILLE 37208
8104011300	SP	0.12	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	2006 4TH AVE N NASHVILLE 37208
8104013100	R6	0.19	IRONWOOD PARTNERS, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1921 5TH AVE N NASHVILLE 37208
8104012600	OR20	0.19	IRONWOOD PARTNERS, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	1924 6TH AVE N NASHVILLE 37208
8104012500	SP	0.23	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	312 CLAY ST NASHVILLE 37208
8104011400	SP	0.09	S.A. NORTH, LTD.	153 TREELINE PARK STE 300 SAN ANTONIO TX 78209	2004 4TH AVE N NASHVILLE 37208
8104025900	SP	1.58	S A NORTH, LTD	153 TREELINE PR STE 300 SAN ANTONIO TX 78209	ROSA L PARKS BLVD NASHVILLE 37208
8104025700	SP	0.24	METROCENTER IMPRVENTS ASSOC., INC.	3011 ARMORY DR #310 NASHVILLE TN 37204	ROSA L PARKS BLVD NASHVILLE 37208

FIRE MARSHAL NOTES:

1. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 table H. To see table H go to (http://www.nashfire.org/prev/tableH51.htm)
2. Fire Hydrants shall be in-service before any combustible materials brought on site.
3. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 ft.
4. No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B

PUBLIC WORKS NOTE:

ALL PUBLIC WORKS DESIGN STANDARDS SHALL BE MET PRIOR TO ANY FINAL APPROVALS AND PERMIT ISSUANCE. ANY APPROVAL IS SUBJECT TO PUBLIC WORKS APPROVAL OF THE CONSTRUCTION PLANS.

STORM WATER NOTES:

- This site is not encumbered by flood plain as shown on FEMA Map 470094 Panel 0208.
- 78-840 Note: Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.)
- Preliminary Plan Note: 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.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP.

SITE DATA TABLE:

COUNCIL DISTRICT	02 FRANK HARRISON
TOTAL AREA =	7.33 ACRES
IMPERVIOUS AREA=	6.00 ACRES
PERVIOUS AREA=	1.33 ACRES
ISR 261,194 S.F. (IMPERVIOUS AREA)/ 319,295 S.F. (LOT AREA)	0.82
BUILDING AREA (2-STORY)	65,000 S.F.
FAR 65,000 S.F. (BUILDING AREA) / 319,295 S.F. (LOT AREA)	0.20
SOIL TYPE= MsD, HYDROLOGIC GROUP= C	

PARKING TABLE:

PROPOSED PARKING	NUMBER OF SPACES
PRE-OWNED INVENTORY	77
CUSTOMER	8
ACCESSIBLE	8
NEW DISPLAY INVENTORY	31
NEW INVENTORY	103
SERVICE	110
PARTS	13
EMPLOYEE	61
TOTAL PARKING:	**411**
REQUIRED SPACES=	255

VEHICULAR SALES=
1 SPACE PER 250 S.F. OF ENCLOSED SALES AREA PLUS 1 SPACE PER 1,000 S.F. OF OUTDOOR VEHICLE DISPLAY AREA PLUS 2 SPACES PER SERVICE BAY/STALL

AT&T SPACES PROVIDED=	8

PROPOSED USES:

1. COMMUNICATIONS= EXISTING (APPROX 1,200 SF)
2. NEW CAR SALES= PROPOSED - INCLUDING ACCESSORY USES AS DEFINED IN METRO ZONING ORDINANCE (SEE BELOW)

"Automobile sales, new" means a franchised retail automobile dealership that is primarily housed in a structure and characterized by a mixture of secondary supporting uses; however, the principal use of the site shall be the marketing and display of new automobiles, whether by sale, rental, lease or other commercial or financial means. Secondary supporting uses may include on inventory of vehicles for sale or lease either on-site or at a nearby location of new or used automobiles in operating condition, and on-site facilities for the repair and service of automobiles previously sold, rented, or leased by the dealership as defined under "Automobile Repair" and "Automobile Service". No abandoned vehicles shall be stored on the premises.

Civil Engineers | Architects | Planners | Landscape Architects
Barge Cauthen & Associates
95 WHITE BRIDGE RD, STE 311
NASHVILLE, TENNESSEE 37205
615.356.9911 PHONE
615.352.6737 F A X

PRELIMINARY SPECIFIC PLAN

METRO CENTER AUTO FACILITY
2006SP - 108U - 08
NASHVILLE, TENNESSEE

DR.	CHK.	DATE	DOCUMENT ISSUE DATES
		6-12-08	SP SUBMITTAL
		7-1-08	SP RE-SUBMITTAL

C1.0

BCA NO. 2530-01

\Dwg\C1_Texas.dgn 7/8/2008 2:30:07 PM