SPECIFIC PLAN (SP)

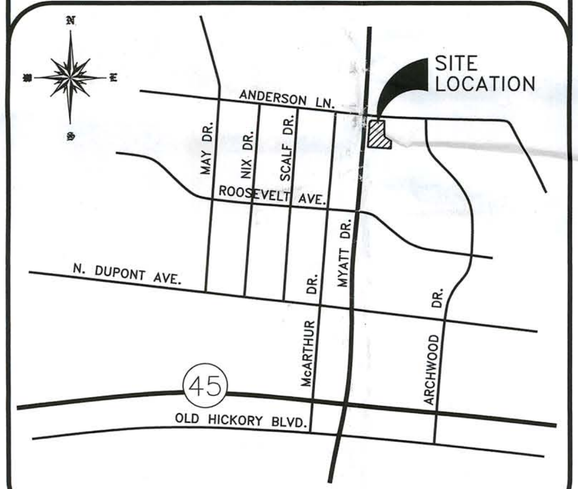
FOR

THORNTONS

MYATT DRIVE AND ANDERSON LANE
MADISON, TENNESSEE

- 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 CS ZONING DISTRICT.
- THE APPLICATION, INCLUDING ATTACHED MATERIALS, PLANS AND REPORTS SUBMITTED BY THE APPLICANT AND ALL ADOPTED CONDITIONS OF APPROVAL SHALL CONSTITUTE THE PLANS AND REGULATIONS AS REQUIRED FOR THE SPECIFIC PLAN REZONING UNTIL A FINAL PLAN IS FILED PER THE REQUIREMENT LISTED BELOW. EXCEPT AS OTHERWISE NOTED HEREIN, THE APPLICATION, SUPPLEMENTAL INFORMATION AND CONDITIONS OF APPROVAL SHALL BE USED BY THE PLANNING DEPARTMENT AND THE DEPARTMENT OF CODES ADMINISTRATION TO DETERMINE COMPLIANCE, BOTH IN THE REVIEW OF FINAL SITE PLANS AND ISSUANCE OF PERMITS FOR CONSTRUCTION AND FIELD INSPECTION. ANY DEVIATION FROM THESE PLANS WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND APPROVAL BY THE METROPOLITAN COUNCIL.
- PRIOR TO THE ISSUANCE OF ANY PERMITS, CONFIRMATION OF PRELIMINARY APPROVAL OF THIS PROPOSAL SHALL BE FORWARDED TO THE PLANNING COMMISSION BY THE STORMWATER MANAGEMENT DIVISION OF WATER SERVICES.
- PRIOR TO THE ISSUANCE OF ANY PERMITS, CONFIRMATION OF PRELIMINARY APPROVAL OF THIS PROPOSAL SHALL BE FORWARDED TO THE PLANNING COMMISSION BY THE TRAFFIC ENGINEERING SECTIONS OF THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS FOR ALL IMPROVEMENTS WITHIN PUBLIC RIGHTS OF WAY.
- THE REQUIREMENTS OF THE METROPOLITAN FIRE MARSHALL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- MINOR ADJUSTMENTS TO THE SITE PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL ADJUSTMENTS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. ADJUSTMENTS SHALL NOT BE PERMITTED EXCEPT THROUGH AN ORDINANCE APPROVED BY THE METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR INTENSITY, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.

VICINITY MAP N.T.S.



INDEX OF SHEETS

SHEET	DESCRIPTION
CS-1	COVER SHEET
CE-1	EXISTING SITE CONDITIONS
C-1	SPECIFIC SITE PLAN
C-2	SPECIFIC SITE PLAN DETAILS

NASHVILLE DAVIDSON COUNTY
JUN 5 2007
METROPOLITAN PLANNING DEPARTMENT

RECORD BOOK 2331, PAGE, 12
METRO NASHVILLE DAVIDSON COUNTY

SPECIFIC PLAN APPROVAL
☒ PRELIMINARY, ☐ FINAL, ☐ as AMENDED, in ☐ FULL, ☒ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance.
Conditions See Staff Reports & Council Bill 2007-1512
By _____ MPC Date 6/28/07
Metropolitan Planning Commission

JOSEPH G. PETROSKY ASSOCIATES, L.L.C.
805 BRADFORD AVENUE
NASHVILLE, TENNESSEE

2006SP-162G-04

REVISIONS

DATE	DESCRIPTION	BY

JOSEPH G. PETROSKY — STATE OF TENNESSEE

THORNTONS
9000 LINN STATION ROAD, SUITE 500, LOUISVILLE, KY. 40223 502-426-9922
MYATT DRIVE & ANDERSON LANE
MADISON, TENNESSEE

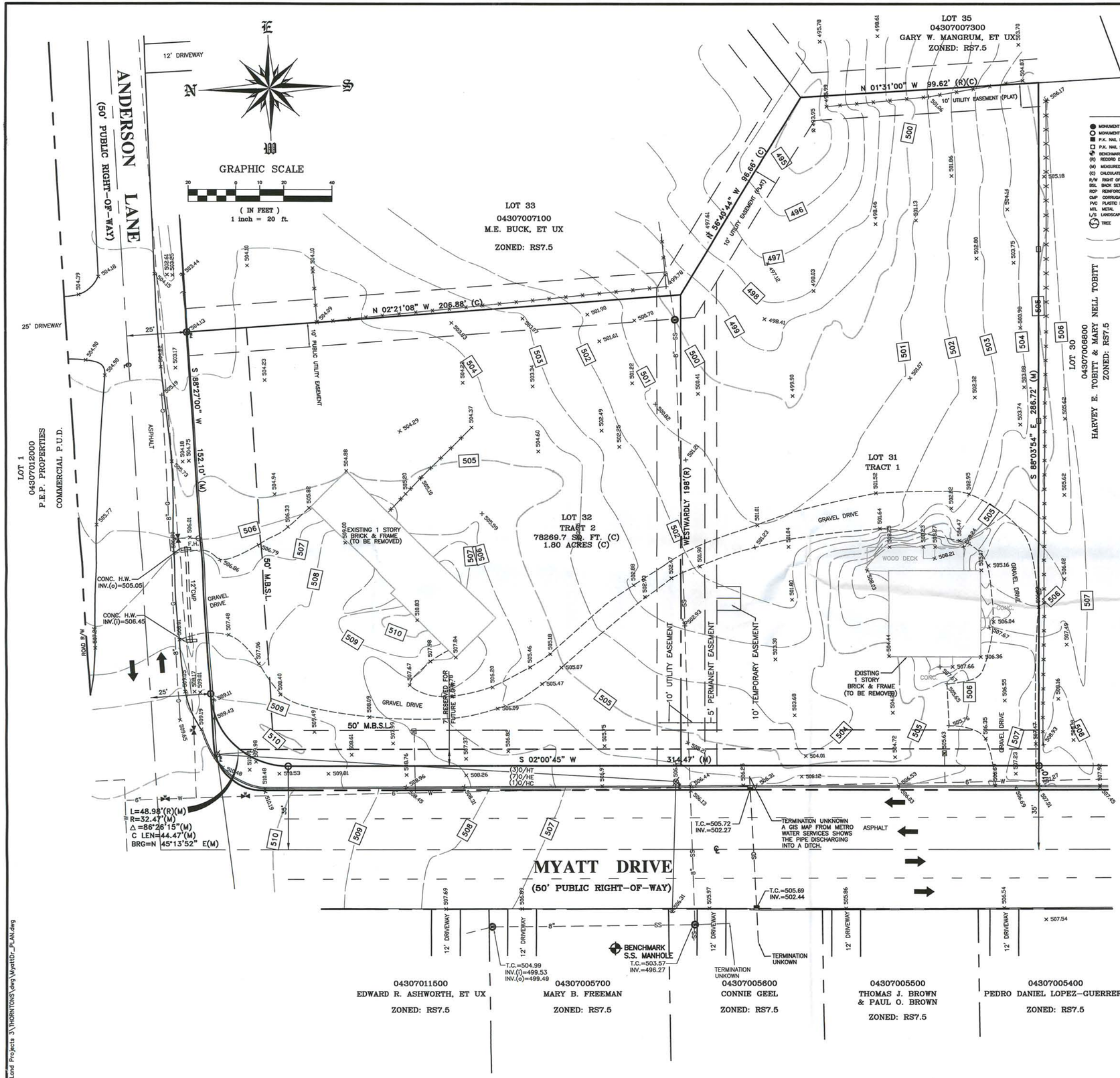
COVER SHEET

DESIGN: J.G. PETROSKY | DRAFTING: E. DAVIS | DATE: 06/04/07 | SCALE: –

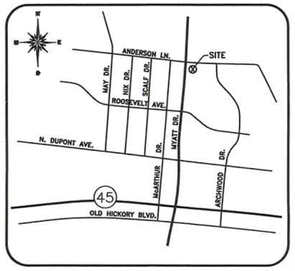
JOSEPH G. PETROSKY ASSOCIATES, L.L.C.
CIVIL ENGINEERS • LAND PLANNERS
805 BRADFORD AVENUE • NASHVILLE, TENNESSEE 37204
(615) 297-1589 (FAX) 297-2007

JGPA No. 775.00

CS-1



48 HOURS
BEFORE YOU DIG
CALL MISS DIG
811
(TOLL FREE)
PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION



VICINITY MAP N.T.S.

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- BENCHMARK
- (R) RECORD DATA
- (M) MEASURED DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- B/L BACK/ SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- STL METAL
- LS LANDSCAPING
- TREE
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- E BURIED ELECTRIC
- O/H E OVERHEAD ELECTRIC
- ELECTRIC METER
- WATER LINE
- WATER VALVE
- WATER METER
- HYDRANT
- GAS VALVE
- GAS METER
- GAS LINE
- BOLLARD
- SS SAN.SEWER LINE
- SEWER MANHOLE
- CLEAN OUT
- SD STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- TELEPHONE BOX
- T TELEPHONE LINE
- O/H T OVERHEAD TELEPHONE
- C CABLE TELEVISION
- O/H C OVERHEAD CABLE
- TRAFFIC POLES
- SIGN
- 501 EXISTING CONTOUR LINE (1' INTERVAL)
- 500 EXISTING CONTOUR LINE (5' INTERVALS)

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS PLAN OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS PLAN HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS ENGINEER DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATIONS OF OTHERS.

DEVELOPMENT SUMMARY

LOT 31, TRACT 1: PARCEL No. 04307006900

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT No. 31 ON THE PLAN OF ARCHWOOD ACRES, SECTION 2 AS OF RECORD IN BOOK 2331, PAGE 12, REGISTER'S OFFICE OF DAVIDSON COUNTY TN.

LOT 32, TRACT 2: PARCEL No. 04307007000

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF LOT No. 32 ON THE PLAN OF ARCHWOOD ACRES SUBDIVISION, SECTION 2, AS OF RECORD IN PLAT BOOK 2331, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY GAFFRON & JEFFERS AND DATED OCTOBER 18, 1979.

CURRENT ZONING– RS7.5 (SINGLE FAMILY 7,500 SQUARE FEET)

SETBACKS: SIDE– 5' MINIMUM
REAR– 20' MINIMUM

LOT AREA– 7,500 SQ. FT. MINIMUM

BUILDING COVERAGE– 0.45 MAXIMUM

HEIGHT RESTRICTIONS– NOT TO EXCEED 3 STORIES

PARKING REQUIRED= DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET NOR MORE THAN 22 FEET IN WIDTH

DEVELOPMENT SUMMARY

- SPECIFIC PLAN PURPOSE NOTE:
  THE PURPOSE OF THIS RE–ZONING APPLICATION IS TO RE–ZONE THE EXISTING PARCEL(S) TO ALLOW FOR THE CONSTRUCTION OF A CONVENIENCE STORE WITH GASOLINE SERVICE.
- SPECIFIC PLAN LAND USAGE:
  GENERAL, COMMERCIAL SERVICE CONVENIENCE STORE WITH GASOLINE SERVICE.
- SPECIFIC PLAN NAME: THORNTONS MYATT DRIVE
- COUNCIL DISTRICT: NINTH
- APPLICANT: JOSEPH G. PETROSKY P.E.
  805 BRADFORD AVE.
  NASHVILLE, TENNESSEE 37204
  615–297–1199
  E:mail: jgpa@comcast.net
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY MAP. No. 47037C0139 F DATED: APRIL 20, 2001.
- BOUNDARY SURVEY PREPARED BY:

MICHAEL F. FELDBUSCH, R.L.S.
TENNESSEE REGISTRATION NO. 1882
DATE OF CERTIFICATION 06/30/06

REVISIONS

DATE	DESCRIPTION	BY

JOSEPH G. PETROSKY
LICENSED PROFESSIONAL ENGINEER
No. 019018
STATE OF TENNESSEE

THORNTONS
9001 LIND STATION ROAD, SUITE 200, LOUISVILLE, KY. 40223 502-426-9022

MYATT DRIVE & ANDERSON LANE
MADISON, TENNESSEE

EXISTING SITE CONDITIONS

JOSEPH G. PETROSKY ASSOCIATES, L.L.C.
CIVIL ENGINEERING - LAND PLANNING
805 BRADFORD AVENUE NASHVILLE, TENNESSEE 37204
(615) 297-1199 (FAX) 297-2027

DESIGN: J.G. PETROSKY | DRAFTING: E. DAVIS
SCALE: 1"= 20' | DATE: 06/04/07

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ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION BY JOSEPH G. PETROSKY ASSOC. L.L.C.

JGPA JOB No. 775.00

CE-1

2006SP-162G-04

C:\Land Projects 3\THORNTONS\dwg\MyattDr_PLAN.dwg

NOTES

1.) Any excavation, fill or other disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Department of Water Services of Metropolitan Nashville-Davidson County.

2.) 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.

3.) Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any utilities within the property.

4.) Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro R.O.W. is 15" C.M.P.).

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

15' TYPE "B-2" LANDSCAPE BUFFER YARD WILL BE PROVIDED ALONG PROPERTY LINE WHERE ADJACENT TO RESIDENTIAL USE. AS PER ARTICLE IV 17.24.180 OF THE METRO LANDSCAPE ORDINANCE.

SEE DETAIL 1 ON SHEET C-3 FOR PRIVACY FENCE AND BUFFER YARD TREATMENT.

ANDERSON LANE
(50' PUBLIC RIGHT-OF-WAY)

12' DRIVEWAY

25' DRIVEWAY

LOT 1
04307012000
P.E.P. PROPERTIES
COMMERCIAL P.U.D.

LOT 33
04307007100
M.E. BUCK, ET UX
ZONED: RS7.5

LOT 35
04307007300
GARY W. MANGRUM, ET UX
ZONED: RS7.5

LOT 30
04307006800
HARVEY E. TOBITT & MARY NELL TOBITT
ZONED: RS7.5

LOT 31
TRACT 1

LOT 32
TRACT 2
78269.7 SQ. FT. (C)
1.80 ACRES (C)

PROPOSED THORNTONS

STORMWATER MANAGEMENT AREA

N 01°31'00" W 99.62' (R)(C)

10' UTILITY EASEMENT (PLAT)

N 55°40'44" W 98.66' (C)

10' UTILITY EASEMENT (PLAT)

N 02°21'08" W 206.88' (C)

S 88°27'00" W 286.10' (M)

S 88°03'54" E 286.72' (M)

S 02°00'45" W 314.47' (M)

WESTWARDLY 198'(R)

6' PRIVACY FENCE (TYP.)

4' SIDEWALK

10' PUBLIC UTILITY EASEMENT TO BE ABANDONED W/RESUBMISSION

PROPANE AMERIGAS MERCHANDISER

DUMPSTER

DECORATIVE PAVING

EXISTING 1 STORY BRICK & FRAME (TO BE REMOVED)

GRAVEL DRIVE

WOOD DECK

SERVICE ISLAND

20,000 Gallons UNLEADED

20,000 Gallons 12 DIESEL & SUPER

EXISTING 1 STORY BRICK & FRAME (TO BE REMOVED)

CONC. H.W. INV.(o)=505.05

CONC. H.W. INV.(i)=506.45

50' M.B.S.L.

7' RESERVED FOR FUTURE R.O.W.

10' UTILITY EASEMENT

5' PERMANENT EASEMENT

10' TEMPORARY EASEMENT

MONUMENT SIGN

SIDEWALK

ASPHALT

DECORATIVE PAVING

℄ RAMP

L=48.98'(R)(M)
R=32.47'(M)
Δ =86°26'15"(M)
C LEN=44.47'(M)
BRG=N 45°13'52" E(M)

T.C.=505.72
INV.=502.27

TERMINATION UNKNOWN
A GIS MAP FROM METRO WATER SERVICES SHOWS THE PIPE DISCHARGING INTO A DITCH.

T.C.=505.69
INV.=502.44

T.C.=504.99
INV.(i)=499.53
INV.(o)=499.49

T.C.=503.57
INV.=496.27

BENCHMARK
S.S. MANHOLE

TERMINATION UNKOWN

TERMINATION UNKOWN

MYATT DRIVE
(50' PUBLIC RIGHT-OF-WAY)

12' DRIVEWAY

04307011500
EDWARD R. ASHWORTH, ET UX
ZONED: RS7.5

04307005700
MARY B. FREEMAN
ZONED: RS7.5

04307005600
CONNIE GEEL
ZONED: RS7.5

04307005500
THOMAS J. BROWN & PAUL O. BROWN
ZONED: RS7.5

04307005400
PEDRO DANIEL LOPEZ-GUERRERO
ZONED: RS7.5

TYPICAL DRIVEWAY RAMP
N.T.S.

HANDICAP RAMP WITH COARSE BROOMED SURFACE TEXTURE. (TYP.) EACH SIDE

WIDTH AS SHOWN ON PLANS

SIDEWALK
EXPANSION JOINT
GRASS
GUTTER
DECORATIVE PAVERS (TYP.)
EXPANSION JOINT

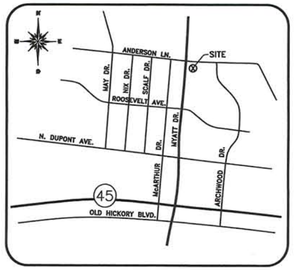
48 HOURS BEFORE YOU DIG CALL MISS DIG 811 (TOLL FREE) PRIOR TO CONSTRUCTION FOR UNDERGROUND UTILITY LOCATION

LEGEND

MONUMENT FOUND	POWERPOLE	SANI.SEWER LINE
MONUMENT SET	GUY WIRE	SEWER MANHOLE
P.K. NAIL FOUND	LIGHT POLE	CLEAN OUT
P.K. NAIL SET	STREET LIGHT POLE	STORM DRAIN LINE
BENCHMARK	ELEC. TRANSFORMER	STORM DRAIN MANHOLE
(R) RECORD DATA	AIR CONDITIONER	STORM INLET
(M) MEASURED DATA	BURIED ELECTRIC	CURB INLET
(C) CALCULATED DATA	O/H ELECTRIC	TELEPHONE BOX
R/W RIGHT OF WAY	ELECTRIC METER	TELEPHONE LINE
BSL BACK SET LINE	WATER LINE	O/H TELEPHONE
RCP REINFORCED CONC PIPE	WATER VALVE	CABLE TELEVISION
CMP CORRUGATED METAL PIPE	WATER METER	O/H CABLE
PVC PLASTIC PIPE	HYDRANT	TRAFFIC POLES
MTL METAL	GAS VALVE	SIGN
L/S LANDSCAPING	GAS METER	
TREE	GAS LINE	
	BOLLARD	

501 EXISTING CONTOUR LINE (1' INTERVAL)

500 EXISTING CONTOUR LINE (5' INTERVALS)



VICINITY MAP N.T.S.

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SITE DATA

LOT 31, TRACT 1: PARCEL No. 04307006900

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DEVELOPER:	THORNTON OIL CORPORATION 10101 LINN STATION ROAD LOUISVILLE, KY. 40223 502-339-8385 EXT. 241 CONTACT: MR. ERIC ZOPH
ADDRESS:	317 MYATT DRIVE
CITY:	MADISON
STATE:	TENNESSEE
SIZE OF SITE:	1.80 Acres or 78,272 S.F.
DISTURBED ACREAGE:	1.35 Acres
IMPERVIOUS SURFACE RATIO:	
ASPHALT:	50%
SIDEWALK:	2%
BUILDING:	5%
REQUESTED SETBACK LINES (ZONING SP)	
FRONT YARD:	40 FEET
SIDE YARD:	40 FEET
REAR YARD:	10 FEET
PROPOSED BUILDING SQUARE FOOTAGE:	3,740
FLOOR AREA RATIO:	0.047
REGULAR PARKING SPACES PROVIDED:	24
PUMP PARKING SPACES PROVIDED:	14
HANDICAP PARKING SPACES PROVIDED:	2
TOTAL PARKING PROVIDED:	40

LANDSCAPE DATA

CANOPY TREES LOCATED AS PER LANDSCAPE, BUFFERING AND TREE REPLACEMENT (CHAPTER 17.24)

KEY	DESCRIPTION
	2" CALIPER STREET TREE, PLANTED AT A MAXIMUM OF 50' ON CENTER TO MEET THE PERIMETER SCREENING REQUIREMENTS.
	18" TO 24" EVERGREEN SHRUBS, PLANTED AT A MAXIMUM OF 60" ON CENTER TO MEET THE PERIMETER SCREENING REQUIREMENTS.

2006SP-162G-04

REVISIONS

DATE	DESCRIPTION	BY
06/12/07	CHANGES PER METRO PLANNING DEPT. COMMENTS.	ED

JOSEPH G. PETROSKY
REGISTERED
LICENSED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

THORNTONS
10101 LINN STATION ROAD, SUITE 500, LOUISVILLE, KY. 40223 502-426-9502

MYATT DRIVE & ANDERSON LANE
MADISON, TENNESSEE

SPECIFIC SITE PLAN

JOSEPH G. PETROSKY ASSOCIATES, L.L.C.
CIVIL ENGINEERING • LAND PLANNING
805 BRADFORD AVENUE NASHVILLE TENNESSEE 37204
(615) 297-7559 FAX(0) 297-2527

DESIGN: J.G. PETROSKY | DRAFTING: E. DAVIS
SCALE: 1"= 20' | DATE: 06/04/07

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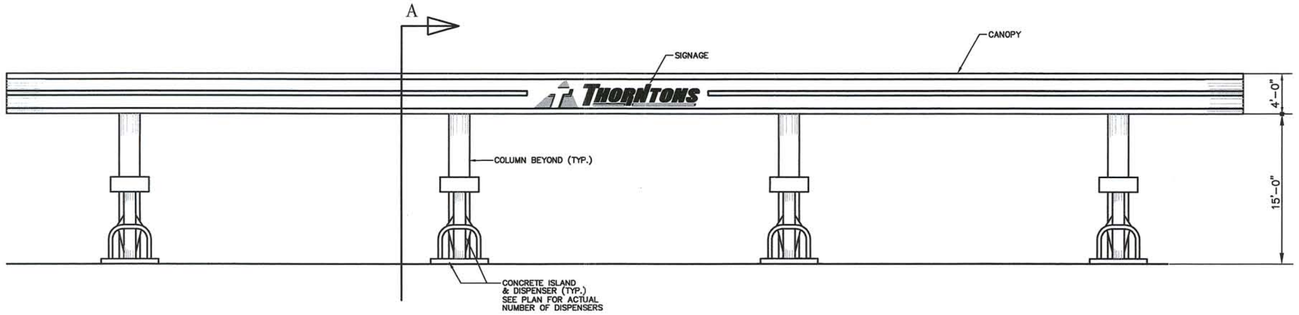
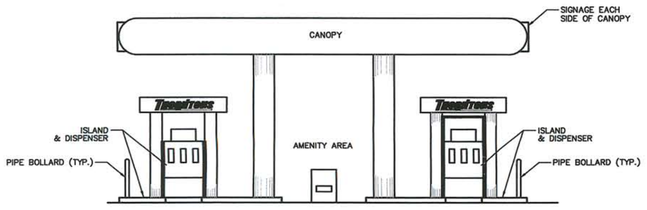
JGPA No. 775.00

C-1

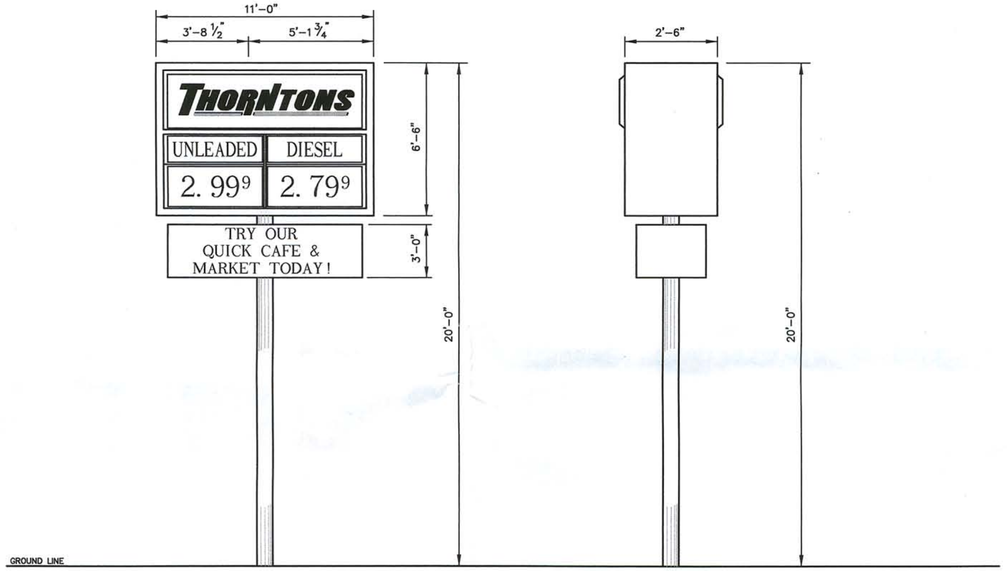
C:\Land Projects 3\THORNTONS\dwg\Myatt\Dr_PLAN.dwg



CANOPY ELEVATION N.T.S.

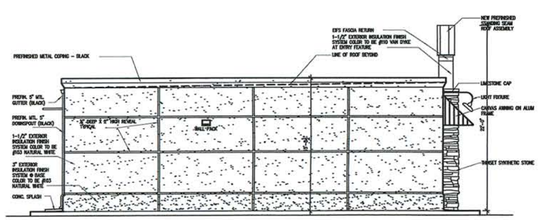


SECTION - A N.T.S.

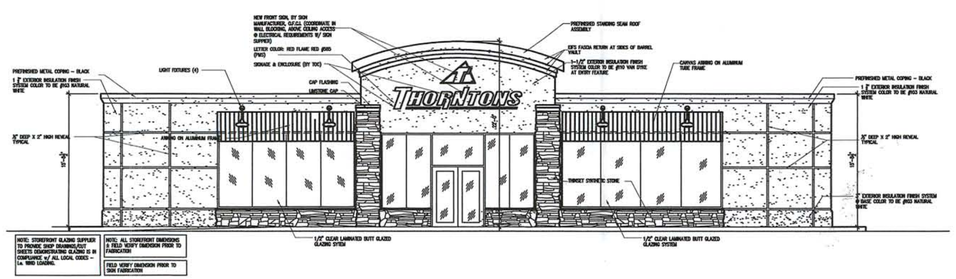


FRONT ELEVATION SIDE ELEVATION

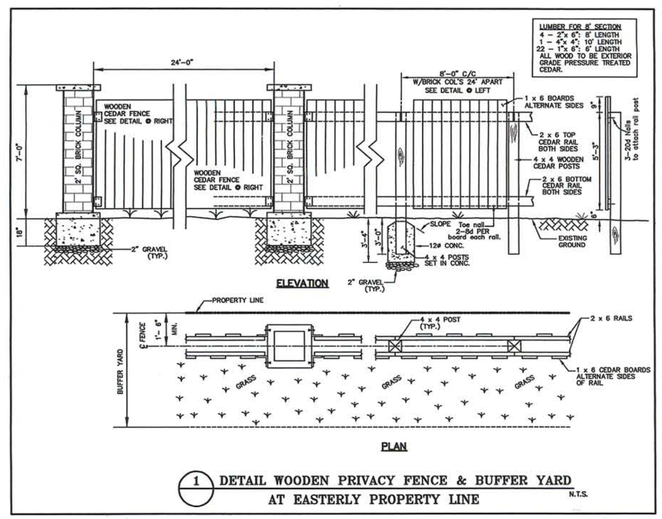
POLE SIGN WITH PRICER UNIT
ELECTRONIC DISPLAY N.T.S.



LEFT SIDE ELEVATION N.T.S.



FRONT ELEVATION N.T.S.



1 DETAIL WOODEN PRIVACY FENCE & BUFFER YARD AT EASTERLY PROPERTY LINE N.T.S.

REVISIONS

DATE	DESCRIPTION	BY

JOSEPH G. PETROSKY
REGISTERED
ENGINEER
010955
STATE OF TENNESSEE

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THORNTONS
10001 LINN STATION ROAD, SUITE 200, LOUISVILLE, KY. 40223 800-426-4662

MYATT DRIVE & ANDERSON DRIVE
MADISON, TENNESSEE

SPECIFIC SITE PLAN DETAILS

DESIGN: J.G. PETROSKY | DRAFTING: E. DAVIS | SCALE: AS NOTED | DATE:

JOSEPH G. PETROSKY ASSOCIATES, L.L.C.
CIVIL ENGINEERS & LAND PLANNERS
845 BRAGG BOULEVARD, FAYETTEVILLE, NC 28301
(910) 307-1520 (FAX) 307-3027

JGPA No. 775.00

C-2