NOTES

1) THIS ZONING CHANGE IS REQUESTED IN ORDER TO ALLOW, IN ADDITION TO THE CURRENT CS ZONING USES, THE FOLLOWING USES: AUTOMOBILE CONVENIENCE, VEHICULAR RENTAL/LEASING AND VEHICULAR SALES AND SERVICES, LIMITED.

2) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.

3) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

6) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

7) THIS PROPERTY IS CURRENTLY ZONED "SP (A)"

8) PARCEL NUMBERS SHOWN AS THUS (43) REFERS TO DAVIDSON COUNTY TAX MAP 94.

9) MINIMUM BUILDING SETBACKS FOR PROPERTY CURRENTLY ZONED "CS" IS AS FOLLOWS: FRONT (LEBANON PIKE U6) – 69' TO BE MEASURED FROM THE CENTER OF TRAVELWAY PAVEMENT; SIDE – NONE REQUIRED; AND REAR – 20'.

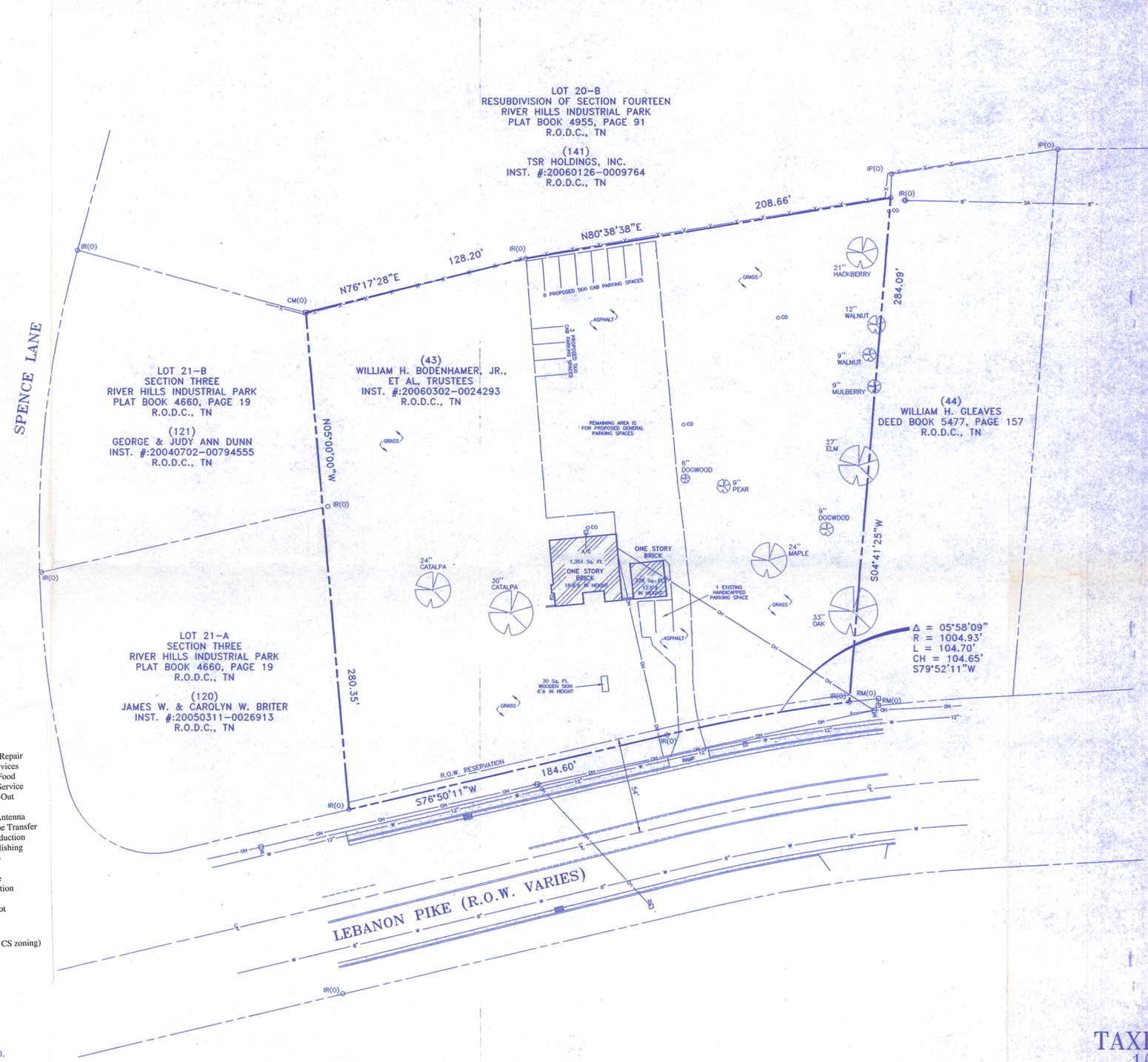
10) ~~THERE ARE NO STRIPED PARKING SPACES LOCATED ON SITE.~~

11) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0238 F", DATED: APRIL 20, 2001. FLOOD ZONE "X".

12) THERE ARE NO ON SITE LIGHT POLES.

X PRELIMINARY, X FINAL, ☐ as AMENDED, in ... the
☐ FULL X CONDITION ... having ... P.U.D. prov... is of the Met...
Conditions AWC SEE Minutes
By B. Sorrell Date 1/27/06
Metropolitan Planning Commission

TOTAL AREA: 86,665 SQUARE FEET (1.990 ACRES ±)



PLAT
PLAT BOOK 4660, PAGE 19
30 0 15 30 60
GRAPHIC SCALE – 1" = 30'

LEGEND

- WATER METER
- GAS METER
- R.O.W. MONUMENT OLD — RM(O)
- CONCRETE MONUMENT OLD — CM(O)
- IRON ROD OLD — IR(O)
- IRON PIPE OLD — IP(O)
- CLEAN-OUT — CO
- CURB INLET
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- TREE
- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF CONC.
- WALL
- CURB
- FENCE — X — X
- OVERHEAD — OH — OH
- WATER LINE — W — 6"
- SEWER LINE — SA — 8"

1. All existing landscaping shall remain.
2. All parking areas shall be paved with asphalt. Existing gravel area shall be paved within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.
3. No chain link fence shall be within 25 feet of any public right of way. No razor wire, barbed wire or similar materials shall be allowed on the property. All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct ambient light. All signs shall be either monument or on-building signage. Pole mounted signs shall not be permitted. Any existing billboards shall be removed within two years from the effective date of the enacting SP ordinance by Metro Council.

SP Land Use Table

The current CS District zoning for the property permits the following uses:

- Historic Home Events
- Cultural Center
- Religious Institution
- Business School
- Community Education
- Personal Instruction
- Vocational School
- Financial Institution
- General Office
- Leasing/Sales Office
- Assisted-Care Living
- Hospice
- Hospital
- Medical Appliance Sales
- Medical Office
- Medical or Scientific Lab
- Nonresidential Drug Treatment Facility
- Nursing Home
- Outpatient Clinic
- Rehabilitation Services
- Veterinarian
- ATM
- Automobile Parking
- Automobile Sales, New
- Automobile Service
- Bar or Nightclub
- Bed and Breakfast Inn
- Business Service
- Carpet Cleaning
- Custom Assembly
- Funeral Home
- Furniture Store
- Home Improvement Sales
- Hotel/Motel
- Laundry Plants
- Liquor Sales
- Major Appliance Repair
- Personal Care Services
- Restaurant, Fast-Food
- Restaurant, Full-Service
- Restaurant, Take-Out
- Retail
- Amateur Radio Antenna
- Audio/Video Tape Transfer
- Multi-Media Production
- Printing and Publishing
- Radio/TV Studio
- Satellite Dish
- Research Service
- Bus Transfer Station
- Commuter Rail
- Park and Ride Lot

In addition to those uses, the following uses are requested for the site:

- Automobile Convenience (currently permitted subject to specific conditions under the current CS zoning)
- Vehicular rental/leasing
- Vehicular sales and service, limited

CS zoning is the fall-back zoning choice.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

R. SCOT CHERRY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1512

2007SP-155U-14
SP PLAN

FOR

TAXI USA OF TENNESSEE
1510 LEBANON PIKE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

OF

TAX MAP 94, PARCEL 43

INSTRUMENT NUMBER: 20060302-0024293
SCALE: 1"=30' DATED: JULY 30, 2007
REVISED: PROPOSED PARKING DATED: AUGUST 03, 2007
REVISED: AS PER COMMENTS DATED: AUGUST 31, 2007
REVISED: AS PER COMMENTS DATED: SEPTEMBER 17, 2007

07176 CW