

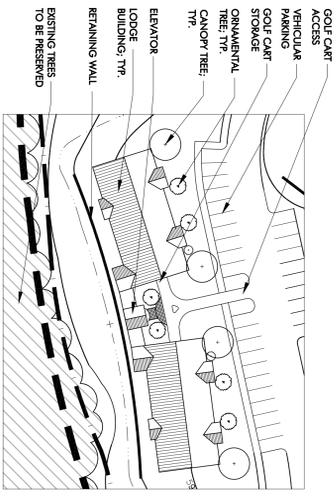
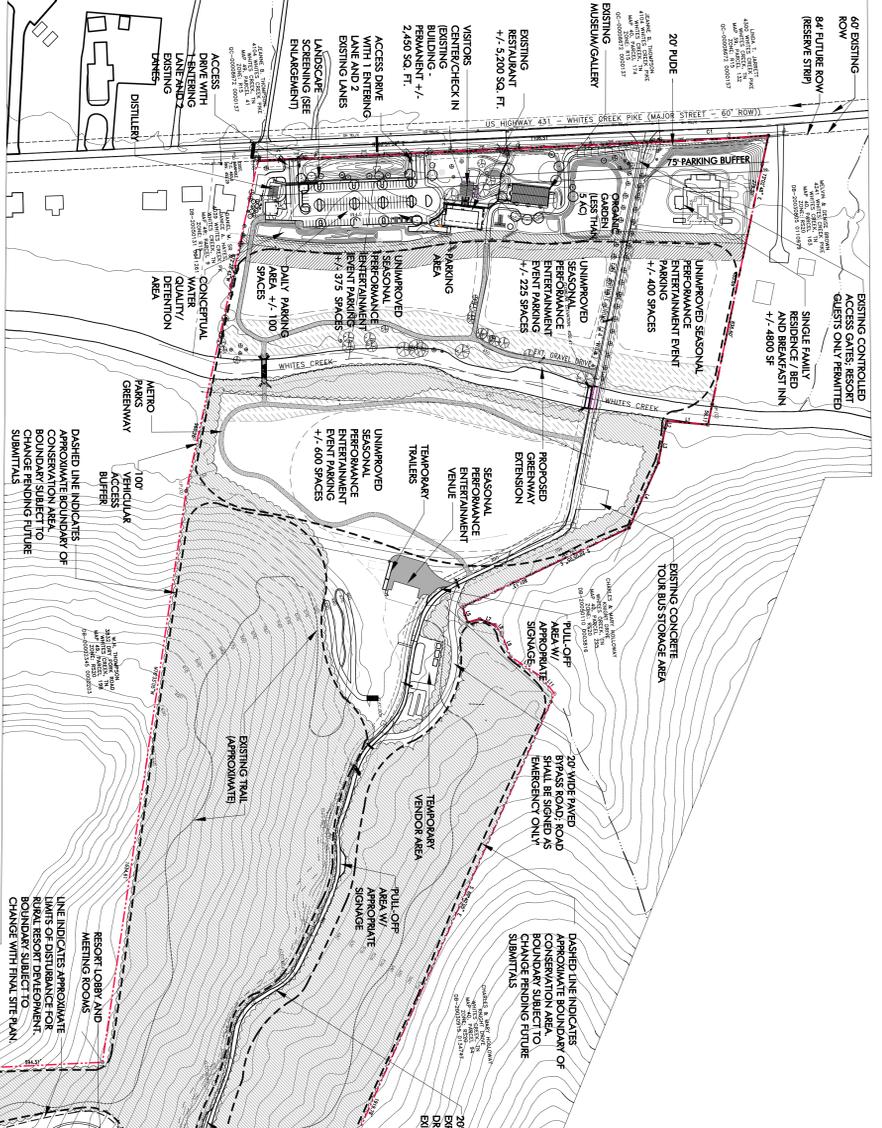
- DEVELOPMENT SUMMARY:**
- PROPERTY LOCATED IN DAVIDSON COUNTY - TAX MAP 49
  - AS PARCELS 140, 200.01 AND 319
  - DEED OF RECORD IN BOOK 6798, PAGE 390 AND BOOK 7764, PAGE 792.
  - EXISTING LAND USE - MIXED USE DEVELOPMENT
  - COUNCIL DISTRICT: 03
  - COUNCIL MEMBER: WALTER HUNT
  - OWNER: FONTANEL PROPERTIES, LLC
  - 303 HARBOR DRIVE
  - OLD HICKORY, TN 37178
  - (615) 250-8154
  - CONTACT: ALEX MARKS

- BULK STANDARDS:**
- MAX FAR .05
  - MAX FAR .10 (ALONG WHITES CREEK PIKE)
  - MIN. FRONT SETBACK 75' (ALONG WHITES CREEK PIKE)
  - MIN. REAR SETBACK 20'
  - MIN. SIDE SETBACK 10'
  - MAX. BUILDING HEIGHT 50'
- BUILDING MATERIALS:**
- ALL BUILDING MATERIALS SHALL BE IN KEEPING WITH THE RURAL CHARACTER OF WHITES CREEK PIKE AND/OR THE IMAGES AS DEPICTED IN THE SUPPLEMENTAL INFORMATION BOOKLET.
- ROOF MATERIALS:**
- DIMENSIONAL ASPHALT SHINGLES
  - LAMINATED SHINGLES
  - COPPER FINISHES
  - STANDING SEAM METAL ROOFS
  - WOOD SHINGLES
- PROHIBITED:**
- ASBESTOS CEMENT SHINGLES
  - BRIGHTLY COLORED METAL ROOFING
  - FLAT-ROOF SYSTEM WITH PARAPET WALL
- EXTERIOR SIDING MATERIALS:**
- PERMITTED:**
- BRICK
  - STONE
  - HARDWOOD BOARD
  - METAL PANEL SIDING (LIMITED TO NON-FRONTAGE SIDE ONLY FOR MUSEUM & DISTILLERY)
  - BATTEN SIDING
  - HARDPLANK
- PROHIBITED:**
- PLYWOOD
  - REASON BRICK
  - STUCCO
  - COMPOSITE BLOCK
  - UNFINISHED CONCRETE BLOCK

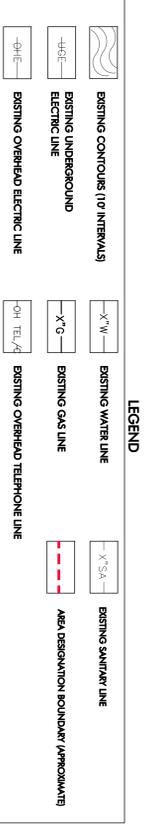
- PROHIBITED SIGNS:**
- ALL SIGNS SHALL CONFORM TO METRO SIGN ORDINANCE
  - ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY METRO PLANNING STAFF.
- PERMITTED SIGNS:**
- BUILDING SIGNS OR FREE STANDING GROUND SIGNS.
  - REDUCTION MOUNTED SIGNS
  - NON-ILLUMINATED SIGNS
  - TEMPORARY ON-PREMISES SIGN
- SIGN LIGHTING:**
- SIGNS SHALL BE EXTERNALLY LIT WITH STEADY, STATIONARY, DOWN DIRECTED AND COMPLETELY SHIELDED LIGHT SOURCES OR MAY BE INTERNALLY ILLUMINATED OR BACKLIT WITH A DIFFUSED OR SHIELDED LIGHT SOURCE.
  - SIGN BACKGROUNDS SHALL BE OPAQUE, ONLY LETTERS AND LOGOS MAY BE ILLUMINATED. FREESTANDING GROUND SIGNS MAY BE LIT FROM A GROUND LIGHTING SOURCE.
- SIGN CONSTRUCTION:**
- ALL SIGNS SHALL BE CONSTRUCTED USING HIGH-QUALITY DURABLE MATERIALS SUCH AS METAL, STONE, BRICK, AND HARDWOOD, AND SHALL COMPLEMENT MATERIALS AND FEATURES OF BUILDINGS ON THE SAME PROPERTY. ANY PHASE OF DEVELOPMENT SHALL SUBMIT AN OVERALL SIGNAGE PLAN WITH THE FINAL SITE PLAN.

- \*PERMITTED LAND USES**
- ORGANIC GARDEN
  - PERSONAL GRAFT INSTRUCTION
  - ANCILLARY OFFICE/STORAGE
  - AUTOMATED TELLER MACHINE
  - ANCILLARY BAR
  - BED AND BREAKFAST INN
  - INVENTORY STOCK
  - STABLE
  - LIQUOR SALES
  - RESTAURANT/ETL SERVICE
  - SPECIALTY REPAIR
  - PRIVATE TOUR FACILITY/MUSEUM
  - SPECIAL EVENTS CENTER
  - ARTISAN DISTILLERY
  - MICRO BREWERY
  - ANCILLARY LIQUOR STORAGE
  - HELISTOP
  - GREENWAY
  - PRIVATE PARK
  - SINGLE FAMILY RESIDENCE
  - TEMPORARY TENTS
  - TRAIL
  - RURAL RESORT
  - SINGLE FAMILY RESIDENCE

\*SEE SUPPLEMENTAL INFORMATION BOOKLET APPENDIX A - FOR DEFINITIONS OF LAND USES



ENLARGEMENT OF TYPICAL LODGE BUILDING  
1" = 50'

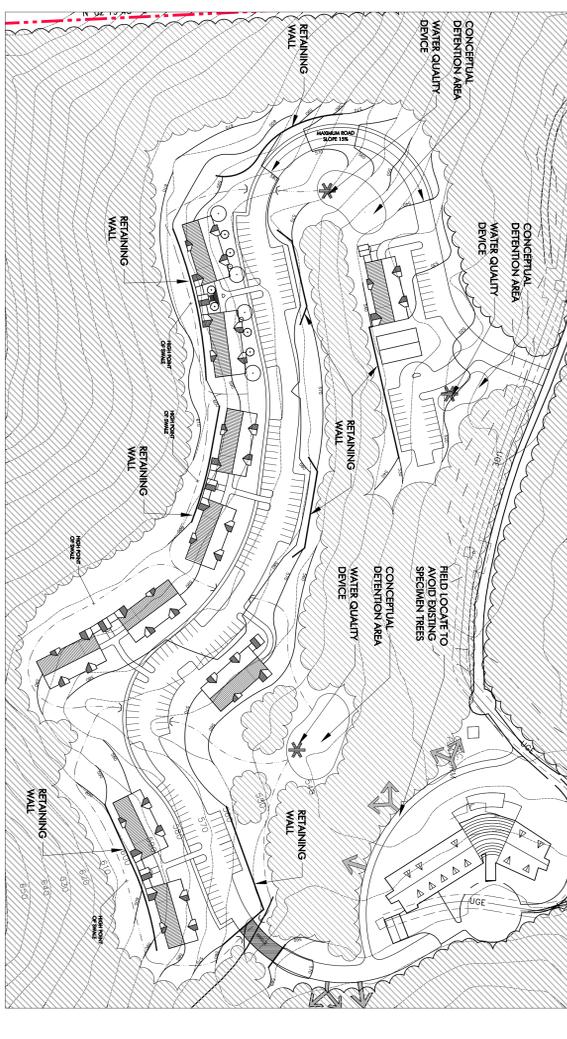


**PARKING STANDARDS**

<b>SPECIAL EVENTS**</b>	100 SPACES MINIMUM OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE)
<b>SEASONAL PERFORMANCE ENTERTAINMENT EVENT**</b>	1,700 SPACES MINIMUM OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE)
<b>RURAL RESORT</b>	ONE SPACE PER ROOMING UNIT; PLUS ONE SPACE PER EVERY TWO BHM COVERS
<b>BED AND BREAKFAST INN</b>	MINIMUM 100 SPACES TOTAL OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE)
<b>ALL OTHER USES</b>	MINIMUM 100 SPACES TOTAL OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE)

**\*\*SPECIAL EVENTS AND SEASONAL PERFORMANCE ENTERTAINMENT TRAFFIC MANAGEMENT**

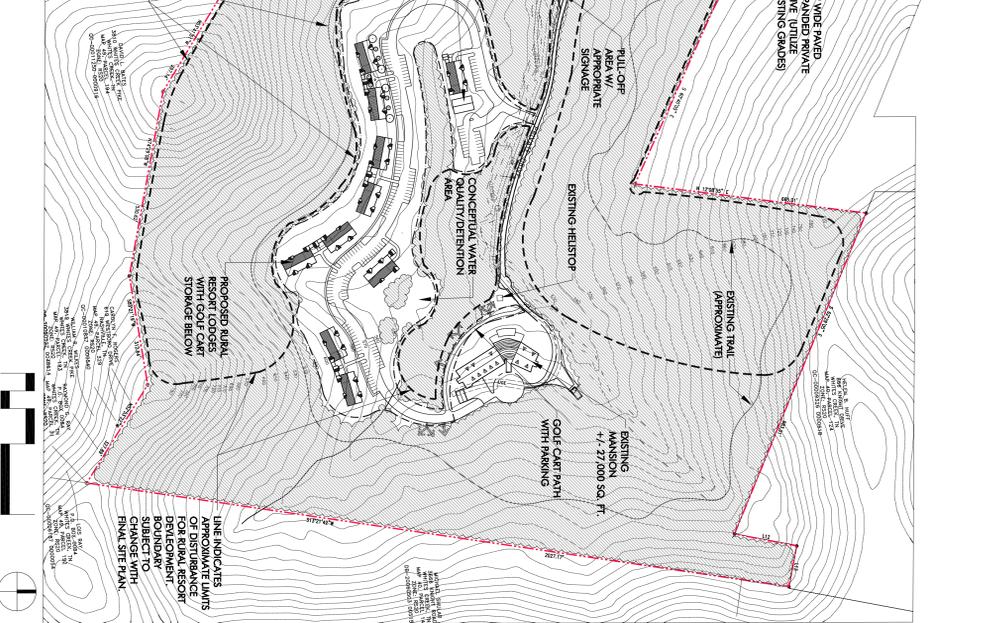
1. SPECIAL EVENTS WITHIN THE MANSION ARE LIMITED TO A MAXIMUM CAPACITY OF 750 ATTENDEES.
2. SEASONAL PERFORMANCE ENTERTAINMENT VENUE ARE LIMITED TO A MAXIMUM CAPACITY OF 4,500 ATTENDEES.
3. FOR SPECIAL EVENTS THAT WILL EXCEED 400 ATTENDEES, ACTIVE TRAFFIC MANAGEMENT SHALL BE PROVIDED AT THE ACCESS DRIVES ONTO WHITES CREEK PIKE BEFORE AND AFTER THE EVENT TO ENSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC.
4. FOR SPECIAL EVENTS THAT WILL EXCEED 750 ATTENDEES, ACTIVE TRAFFIC MANAGEMENT SHALL BE PROVIDED AT THE ACCESS DRIVES ONTO WHITES CREEK PIKE BEFORE AND AFTER THE EVENT TO ENSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC. ACTIVE TRAFFIC MANAGEMENT SHALL ALSO BE PROVIDED AT THE SIGNALIZED INTERSECTION OF WHITES CREEK PIKE AND OLD HICKORY BOULEVARD BEFORE AND AFTER THE EVENT TO ENSURE SAFE AND EFFICIENT OPERATION OF THE INTERSECTION.



PRELIMINARY GRADING PLAN AND WATER QUALITY CONCEPT

**OPEN SPACE TOTALS**

MINIMUM OPEN SPACE REQUIRED -	1102 ACRES (75%)
MAXIMUM DISTURBED LAND ALLOWED	94 ACRES (25%)
CURRENT OPEN SPACE PROVIDED	1121 ACRES (89%)
PROPOSED OPEN SPACE PROVIDED	1111 ACRES (82%)
AMOUNT OF LAND AVAILABLE FOR FUTURE DEVELOPMENT	9 ACRES (7%)



0' 100' 200' 400'

**APPLICANT**  
EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN  
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**DEVELOPER**  
FONTANEL PROPERTIES, LLC  
303 HARBOR DRIVE  
OLD HICKORY, TN 37178  
(615) 256-8282  
CONTACT: ALEX MARKS

- GENERAL NOTES:**
1. THE PURPOSE OF THE SP AMENDMENT IS TO ADD A NEW USE CALLED RURAL RESORT AND DEVELOPMENT ASSOCIATED WITH THIS NEW USE. THIS WILL BE A MEETING FACILITY FOR THE FONTANEL REGIONAL TOURIST DESTINATION. ALL PROPOSED BUILDING AND INFRASTRUCTURE IMPROVEMENTS WILL UTILIZE LOW-IMPACT DESIGN TECHNIQUES IN ORDER TO MAINTAIN THE PROPERTY'S RURAL CHARACTER.
  2. LOCATIONS OF TRASH DUMPSTERS AND LOADING DOCKS WILL BE PROVIDED AT FINAL SITE PLAN.
  3. A 20' UNOCCUPIED AREA FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT SHALL BE MAINTAINED ALONG ALL PRIVATE DRIVES.
  4. CROSS SECTIONS, GRADES & CROSS SLOPES, VERTICAL DESIGN, SPEED, HORIZONTAL RADII, AND TANGENTS BETWEEN REVERSE CURVES FOR ALL PROPOSED DRIVES SHALL BE PROVIDED AT FINAL SITE PLAN.
  5. ADJACENT INTERSECTION AND STOPPING SITE DISTANCE SHALL BE PROVIDED AT ALL PROJECT DRIVES ONTO WHITES CREEK PIKE PER ASHTO STANDARDS FOR THE POSTED SPEED LIMIT.
  6. ALL WATER QUALITY RINGS AND DEVICES WILL BE LOCATED AND CLEARLY IDENTIFIED AND LABELED ON THE FINAL SITE PLAN FOR EACH PHASE.
  7. ALL PROPOSED METHODS FOR THE DISCHARGE OF ON-SITE STORM WATER, WILL BE LOCATED AND CLEARLY IDENTIFIED ON THE FINAL SITE PLAN FOR EACH PHASE.
  8. THE SUBJECT PROPERTY IS REFERENCED ON FEMA FIRM # 47093CO114F (FLOODWAY FPM) AND FLOODWAY FINCE (F) BOUNDARY WITHIN A FLOODWAY (F) AND FLOODWAY FINCE (F) BOUNDARY.
  9. ALL LANDSCAPING SHALL MEET THE METRO ORDINANCE CHAPTER 17.24 LANDSCAPING, BUFFERING AND TREE REPLACEMENT.
  10. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNDIMINISHED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
  11. THE TOTAL NUMBER OF PARKING SPACES PROVIDED AS WELL AS A TOTAL PARKING SPACES FOR EACH INDIVIDUAL BUILDING USE WILL BE PROVIDED AT FINAL SITE PLAN.
  12. FINAL BUILDING LOCATIONS, SQUARE FOOTAGE, NUMBER OF STORIES, HEIGHT, AND SETBACKS WILL BE PROVIDED AT FINAL SITE PLAN.
  13. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF APPROVAL BY THE METRO PLANNING STAFF, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CURRENT ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
  14. THERE ARE NO HISTORICALLY REGISTERED BUILDINGS ON SITE.
  15. THERE ARE NO CEMETRIES ON SITE.
  16. ALL ASSOCIATED PARKING LOTS, DRIVES, AND DRIVEWAYS ARE PRIVATE.
  17. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78.840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
  18. THE BUFFER ALONG WATERWAYS, WITH THE EXCEPTION OF METRO PARKS AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL - VOLUME 1 - REGULATIONS.
  19. DRAINAGE CURBS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CURB IN METRO ROW IS 15CM).
  20. ALL PROPOSED BUILDING ELEVATIONS SHALL BE SUBMITTED AT FINAL SITE PLAN & REVIEWED & APPROVED BY PLANNING STAFF.
  21. ANY NEW BUILDINGS TO BE LOCATED ON SLOPES BETWEEN 20 AND 25 PERCENT SHALL BE REVIEWED AND APPROVED BY PLANNING STAFF USING THE PROCESS FOR ANY BUILDINGS PROPOSED FOR CRITICAL LOTS AS DERIVED IN THE SUBDIVISION REGULATIONS.
  22. THE LOCATION, SIZE AND DESIGN OF THE STABLE BUILDING SHALL BE REVIEWED AND APPROVED BY PLANNING STAFF.
  23. PARKING LOCATED ON THE EAST SIDE OF WHITES CREEK SHALL BE USED FOR OVERLAP PARKING ONLY.
  24. THE APPLICANT SHALL AGREE TO MAINTAIN A MINIMUM OF 75% OF THE OVERALL SITE AREA, OR 102 ACRES, AS OPEN SPACE. THE OPEN SPACE SHALL BE MADE AVAILABLE TO THE PUBLIC THROUGH AN ALL ACCESS PUBLIC EASEMENT WITH LIMITATIONS DURING THE USE OF THE SEASONAL EVENT VENUE.
  25. SOLID WASTE AND RECYCLING SERVICES WILL BE PROVIDED BY A PRIVATE COMPANY, AND WILL TAKE PLACE UNDERNEATH THE PROPOSED RESORT BUILDINGS.
  26. TOTAL DISTURBED LAND AREA FOR DEVELOPMENT ON SITE SHALL NOT EXCEED 94 ACRES OR 25% OF THE OVERALL SITE AREA.



**THE MANSION AT FONTANEL  
SP PRELIMINARY DEVELOPMENT PLAN  
CASE # 2009SP-022-007  
NASHVILLE, TN**

**CLIENT**  
FONTANEL PROPERTIES, LLC

**PROJECT TITLE**  
SP REGULATING PLAN AMENDMENT

**DATE**  
05/16/13

**PROJECT NO.**  
13001

**REVISIONS**

1. SP AMENDMENT - 05/16/13
2. PER METRO COMMENTS - 06/04/13
3. PER METRO COMMENTS - 06/19/13
4. CONDITIONS OF - 09/24/13
5. REVISIONS

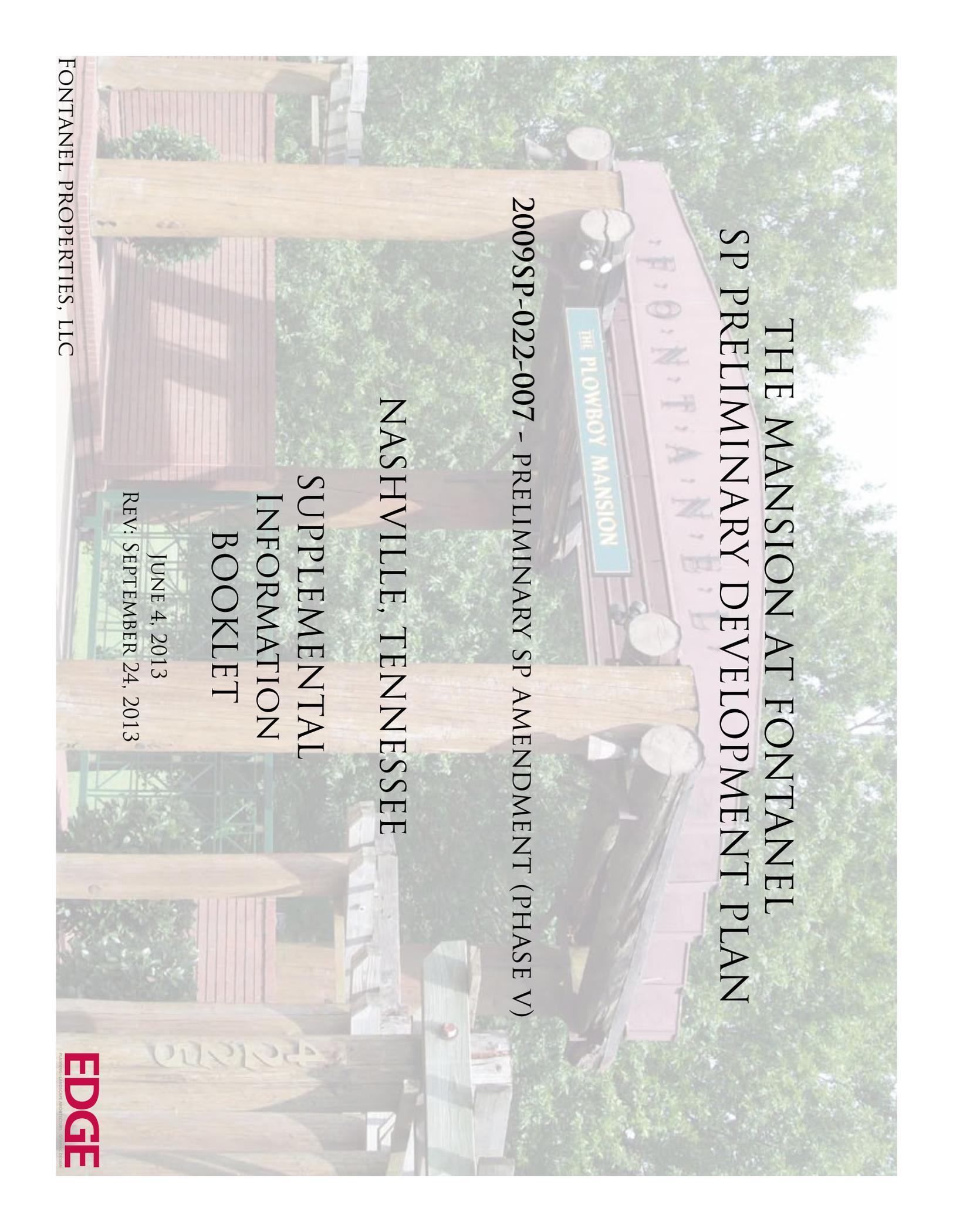
**APPLICANT**  
EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN  
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**DEVELOPER**  
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CONTACT: ALEX MARKS

**CONSULTANTS**  
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P 615-250-8154  
F 615-250-8153

**SHEET TITLE**  
SP REGULATING PLAN AMENDMENT

**Sheet Number**  
R-1.00



THE MANSION AT FONTANEL  
SP PRELIMINARY DEVELOPMENT PLAN

2009SP-022-007 - PRELIMINARY SP AMENDMENT (PHASE V)

NASHVILLE, TENNESSEE  
SUPPLEMENTAL  
INFORMATION  
BOOKLET

JUNE 4, 2013

REV: SEPTEMBER 24, 2013

# CONTACTS

## DEVELOPER:

Fontanel Properties, LLC  
305 Harbor Dr.  
Old Hickory, TN 37178  
615.256.8282  
Contact: Marc Oswald

## PLANNER/LANDSCAPE ARCHITECT:

# EDGE

EDGE Planning, Landscape Architecture and Urban Design  
210 12th Avenue South  
Suite 202  
Nashville, Tennessee 37203  
615.250.8154  
Contact: John Haas

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# INTRODUCTION

## SP Purpose

The purpose of the SP amendment is to incorporate a rural resort with overnight stay accommodation and meeting facilities into the Fontanel regional tourist destination. All proposed building and infrastructure improvements will utilize low-impact design techniques in order to maintain the property's rural character.

## Development Summary

The applicant intends to transform the existing Mansion and the surrounding subject property into a low impact development through several phases of improvements. Section I utilizes the Mansion as a special events center that holds weddings, corporate events or social gatherings.

Section II of the development includes home tours of the mansion and a newly constructed artisan distillery and micro-brewery as a daily tourist attraction. A small shuttle bus will transport visitors to the mansion for self-guided tours.

Section II also includes a seasonal entertainment performance venue for outdoor performances in the warm weather months. Permanent improvements will be limited to a platform stage with overhead cover and minimal lighting with no permanent seating provided.

Section III will include the addition of a memorabilia museum located near the visitor center.

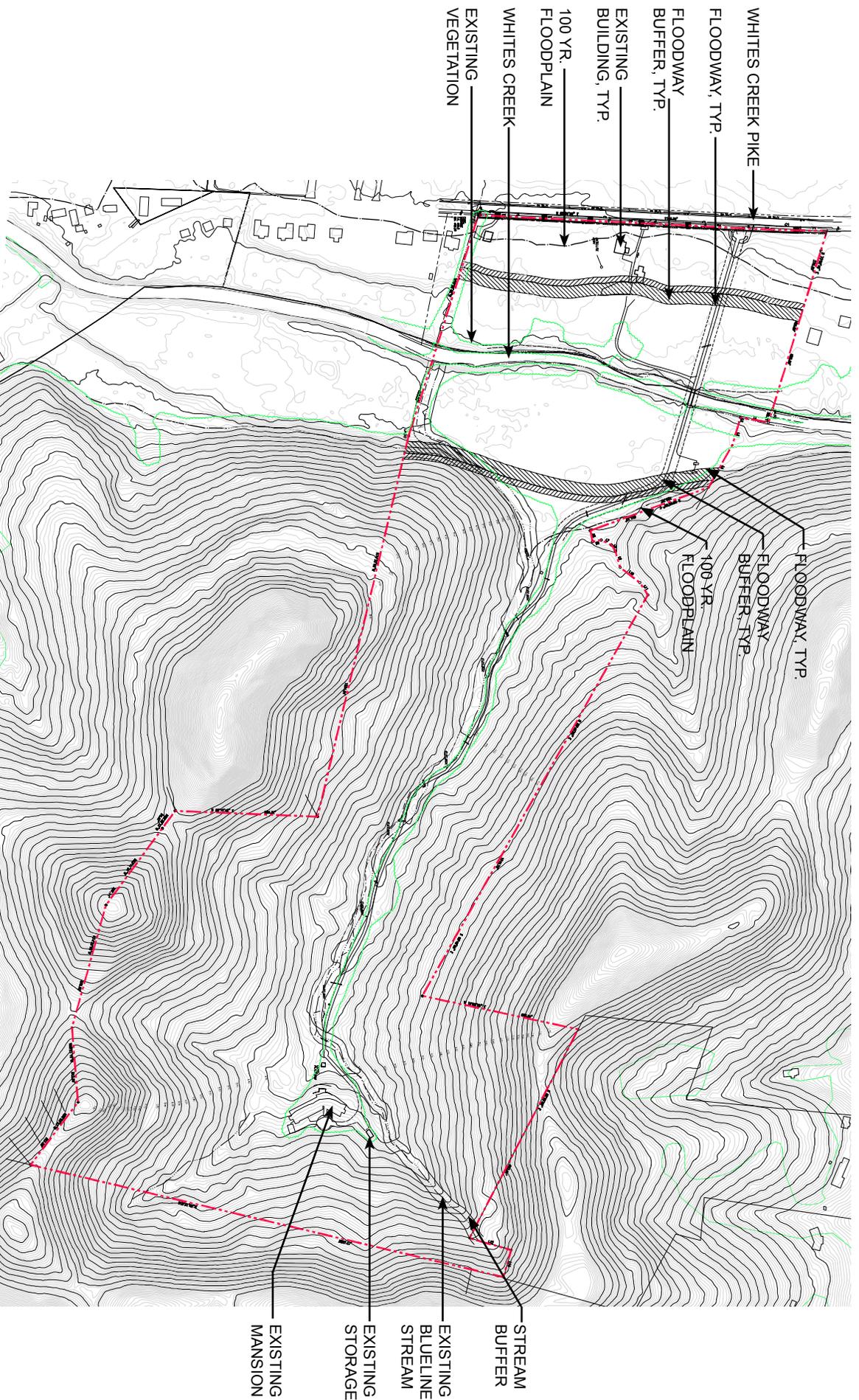
Section IV will include the construction of a single family residence near Whites Creek Pike. The home will serve as a 'Bed and Breakfast Inn'.

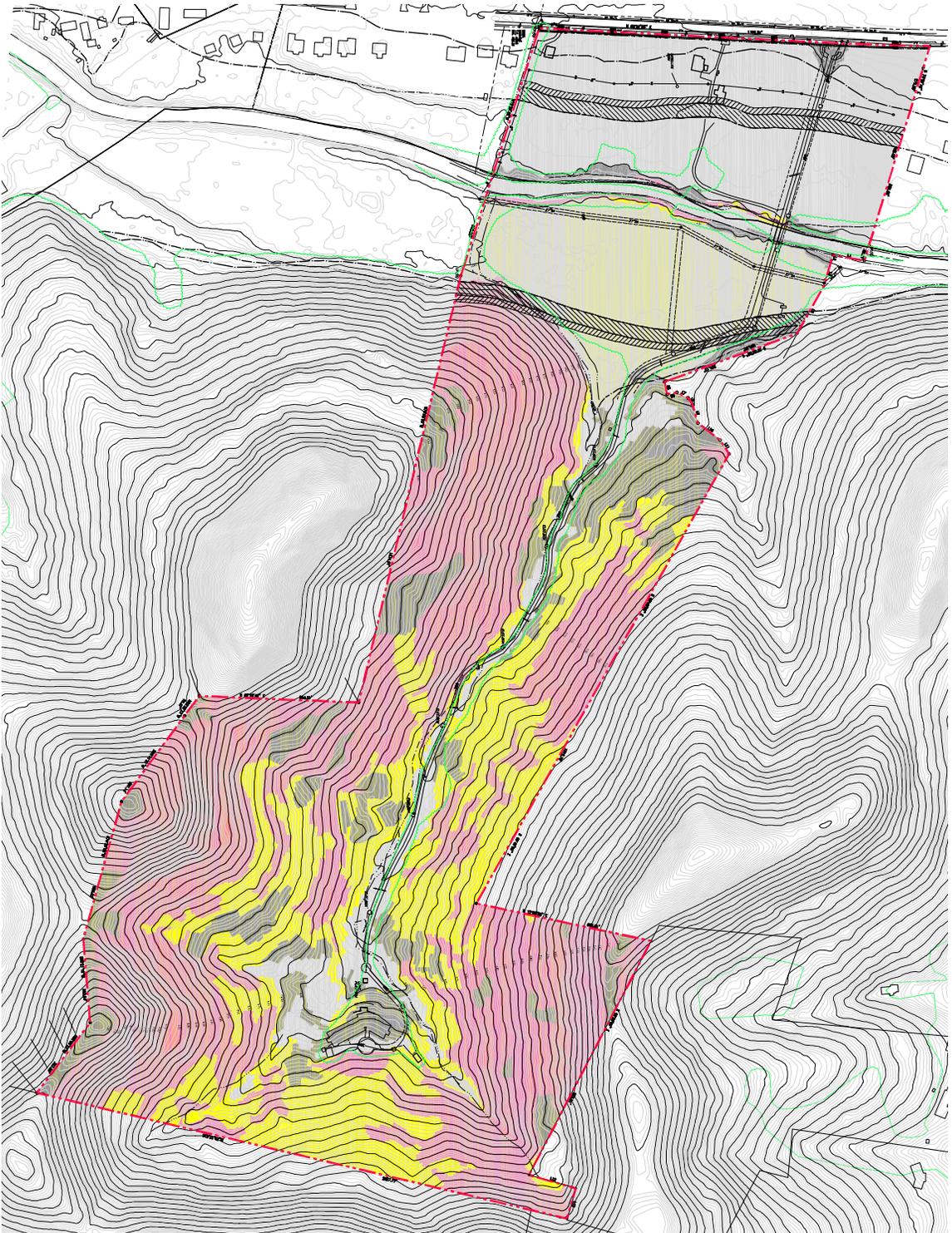
Section V will include the construction of a 'Rural Resort' on the wooded hillsides near the existing mansion.

The following pages of this document describe in greater detail the uses and development details for each phase of development.



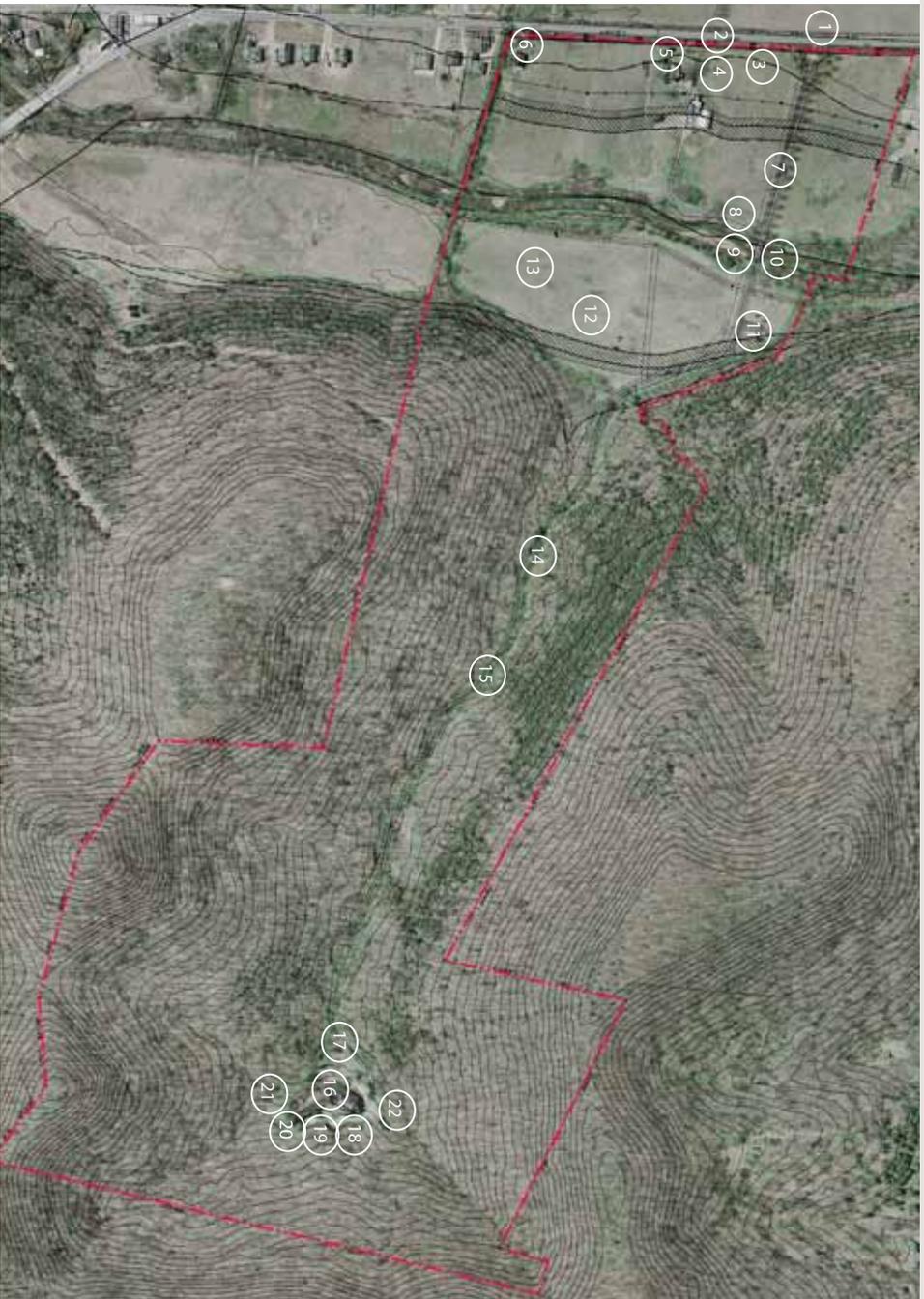
# EXISTING CONDITIONS





- LEGEND**
-  Existing Contours (2' Intervals)
  -  Existing Underground Electric
  -  Existing Overhead Electric
  -  Existing Water
  -  Existing Gas
  -  Existing Overhead Telephone
  -  Existing Sanitary
  -  Existing Tree Mass
  -  15 - 20% Slopes
  -  20 - 25% Slopes
  -  >25% Slopes

# EXISTING SITE PHOTOS



4. EXISTING HOME



5. EXISTING HOME



6. EXISTING LOG HOME



7. FONTANEL MANSION ENTRANCE ROAD



3. EXISTING HOME & DAIRY BARN



2. VIEW ALONG WHITES CREEK PIKE



1. ENTRANCE TO THE FONTANEL MANSION

# EXISTING SITE PHOTOS



8. WHITES CREEK



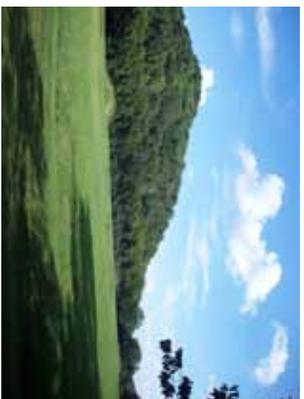
9. WHITES CREEK FROM BRIDGE



10. BRIDGE ALONG ENTRANCE DRIVE



11. EXISTING TOUR BUS STORAGE/PARKING



12. VIEW INTO CLEARING



13. VIEW INTO CLEARING



14. VIEW ALONG PRIVATE ENTRANCE ROAD



15. VIEW ALONG PRIVATE ENTRANCE ROAD



16. EXISTING MANSION



17. EXISTING HELISTOP



18. RETAINING WALL ALONG REAR OF DRIVE



19. DRIVE TURN-AROUND



20. MAIN ENTRANCE INTO MANSION



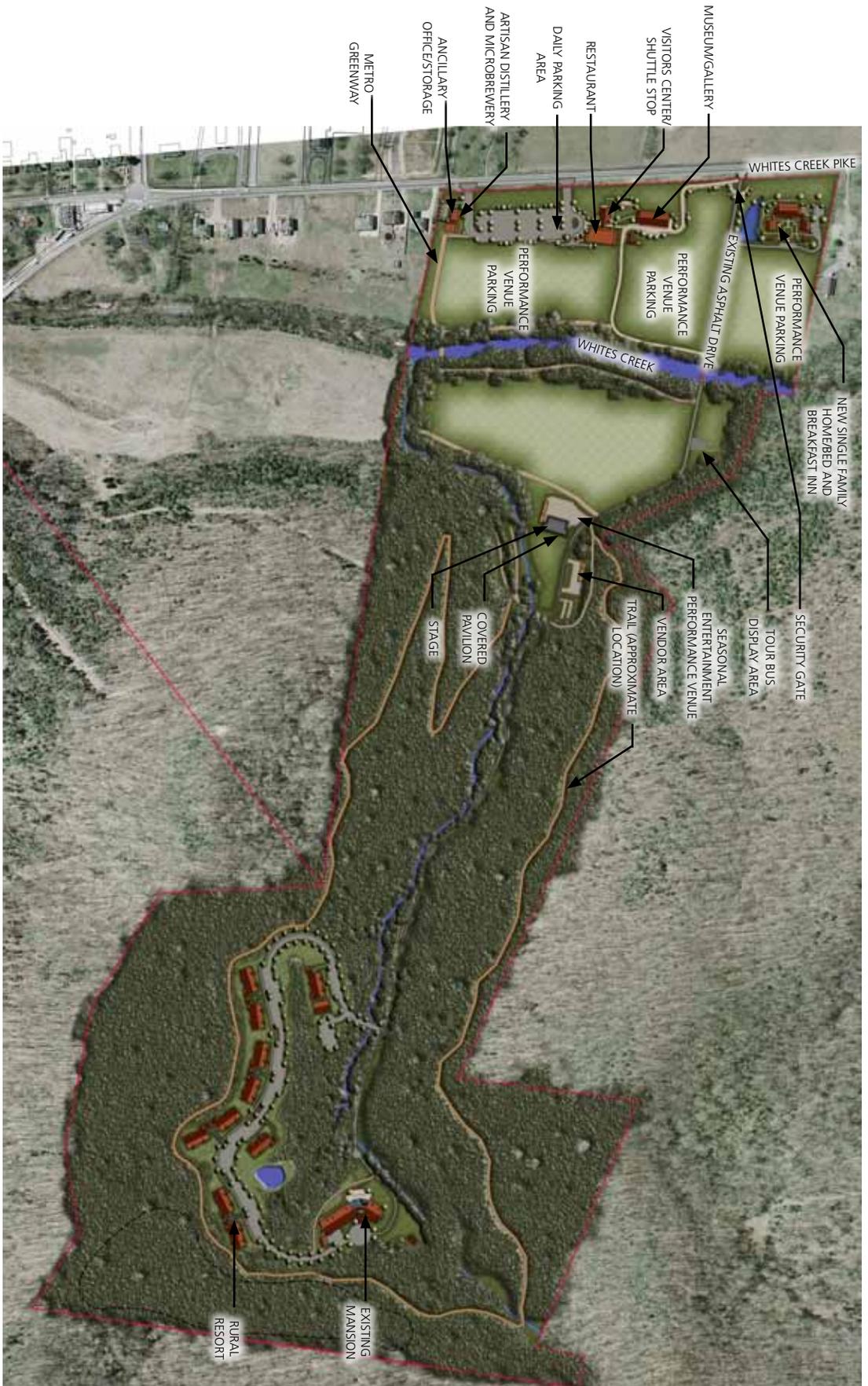
21. MAIN ENTRANCE AND TURN-AROUND



22. EXISTING STORAGE SHED



# PROPOSED PLAN



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# IMAGES/NARRATIVE - SECTION I - SPECIAL EVENT CENTER



EXISTING MANSION



EXISTING HELICOPTER PAD

## NARRATIVE

Section I utilizes the existing Mansion to host Special Events such as weddings, corporate meetings and various other social gatherings.

Special Event patrons park at a designated parking area, along Whites Creek Pike, towards the front of the property. To access the Mansion, visitors board a shuttle that escorts them to the Mansion grounds.



REAR RETAINING WALL



REAR RETAINING WALL/TURN-AROUND



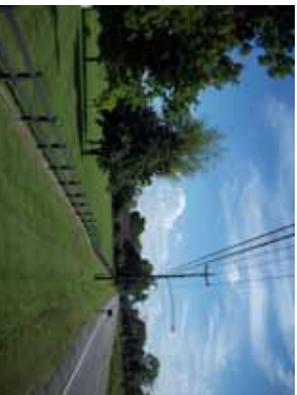
REAR ENTRANCE TO MANSION



REAR ENTRANCE/TURN-AROUND



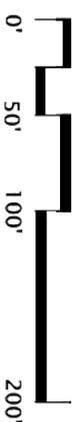
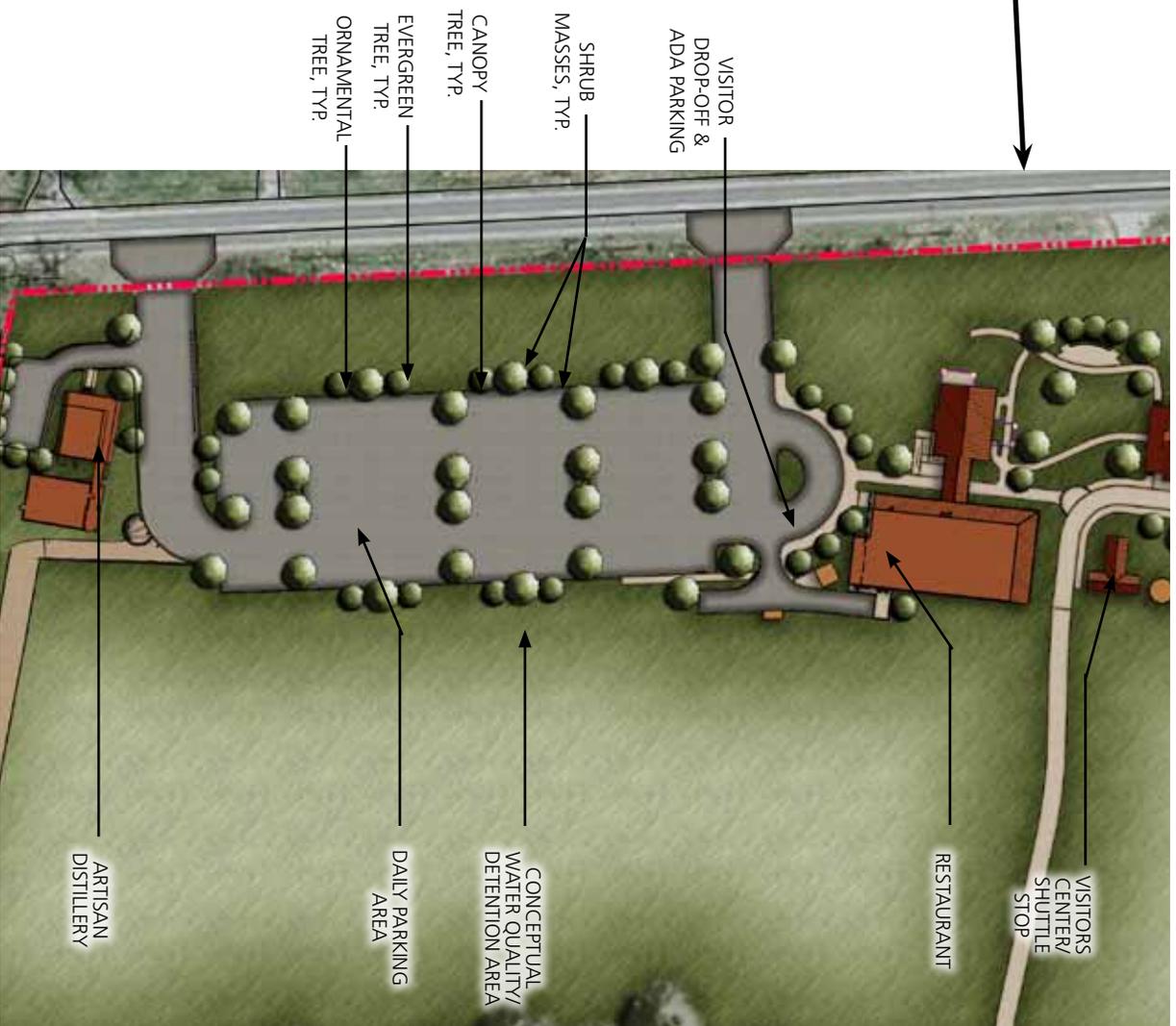
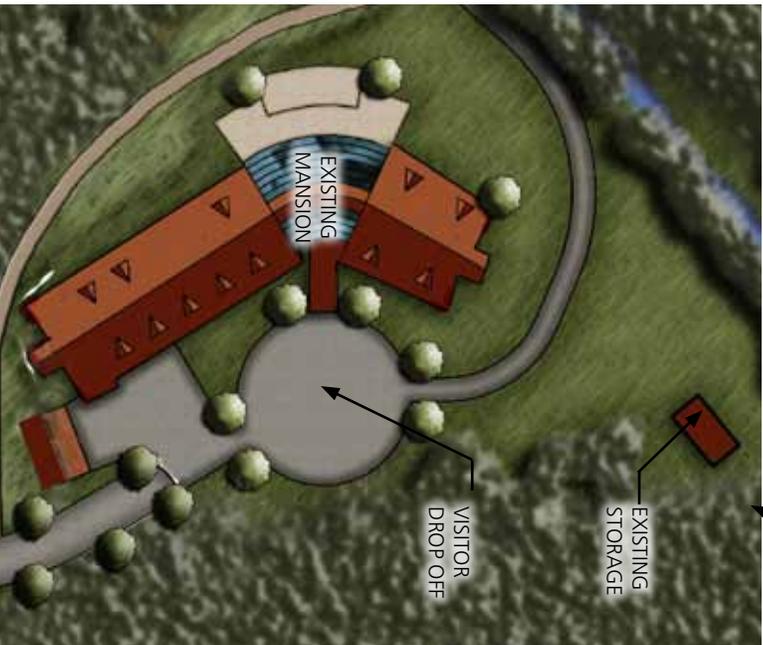
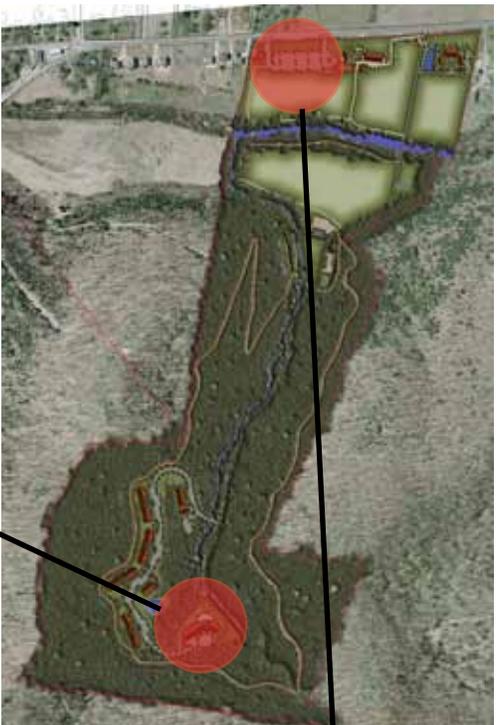
SPECIAL EVENT PARKING - PHASE I (EXAMPLE)



APPROXIMATE LOCATION OF PARKING

# ENLARGEMENTS - SECTION II

SITE LOCATION MAP



# IMAGES / NARRATIVE - MANSION TOURS AND RESTAURANT



VIEW OF PROPOSED RESTAURANT AND SHUTTLE STOP



VIEW OF PRIVATE ROAD

## NARRATIVE

The existing Mansion is available for daily tours. Two of the existing structures along Whites Creek Pike will function as a Full-Service Restaurant and Shuttle Stop/Ticket Sales/Gift Shop. A proposed structure (located near the restaurant and shuttle stop) will house an Artisan Distillery and Micro-Brewery.

The existing Mansion is available for home tours by the general public for a fee. Limited interior and exterior improvements will be completed to provide conformance to ADA (American Disability Act) Codes and Regulations. An ancillary restaurant and bar will be open within the Mansion to serve patrons on the Distillery/Home tour.

As another feature of the tour, various tour buses will be displayed on site at the existing tour bus pad and will be open for patrons to tour.

The Full-Service Restaurant and Shuttle Stop will be located within the existing single-family residence and adjacent dairy barn located along Whites Creek Pike. The existing craftsman-style home will be used for the Full Service Restaurant. Visitors may only access the Mansion through the use of the Shuttle Bus from the Shuttle Stop.

Patrons will also be permitted to tour the proposed Artisan Distillery and Microbrewery. The distillery will produce less than 60,000 gallons per year (total) of a variety of liquors. Beer and liquor, made on the premises, will be made available for sample at a designated Tasting Room within the distillery.



VIEW OF RESTAURANT



VIEW OF EXISTING MANSION



VIEW OF SHUTTLE STOP/TICKET SALES/GIFT SHOP



VIEW OF MANSION ENTRANCE AND SHUTTLE DROP OFF



SHUTTLE BUS (EXAMPLE)

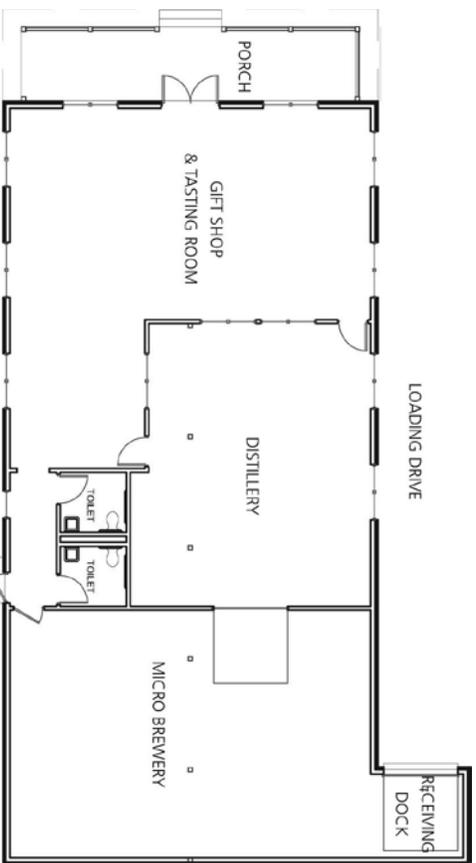


VIEW OF VISITORS EXIT

# ENLARGEMENTS - SECTION II



IMAGES / NARRATIVE - DISTILLERY & SEASONAL PERFORMANCE VENUE



PRELIMINARY DISTILLERY FLOOR PLAN - +/- 3,500 SF NOT TO SCALE



DISTILLERY ARCHITECTURAL INFLUENCES



SEASONAL PERFORMANCE ENTERTAINMENT VENUE ELEMENTS (EXAMPLE)



VIEW OF TOUR BUS DISPLAY AREA



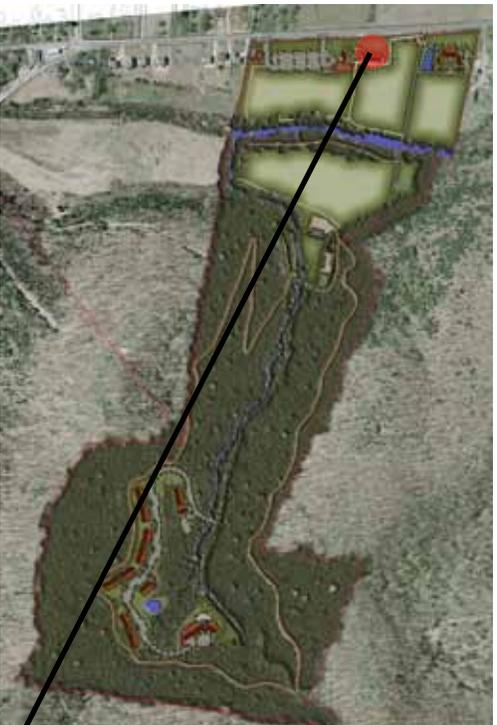
PAVILION ARCHITECTURAL INFLUENCES



OVERFLOW PARKING (EXAMPLE)



EXISTING LOG HOME

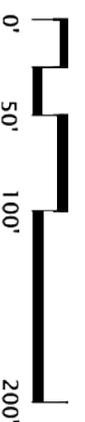


SITE LOCATION MAP



MUSEUM/GALLERY

MUSEUM/GALLERY



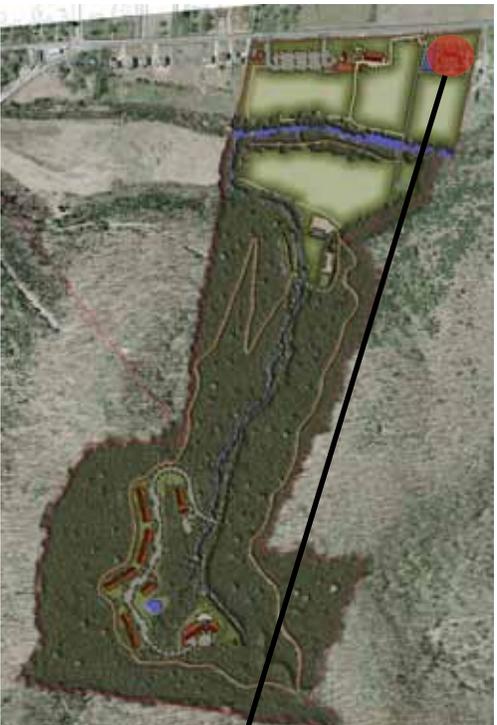
## NARRATIVE

Section III will construct a Museum for the purpose of displaying various items, including, but not limited to, automobiles, memorabilia, instruments, clothing, and other various promotional items.

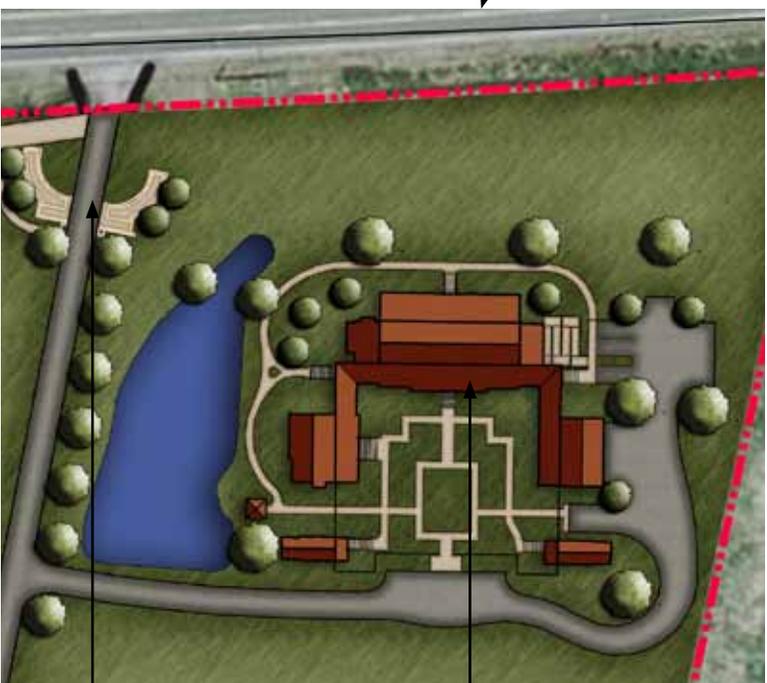
The character of the proposed museum structure is rural in nature and gives the appearance of a typical accessory structure consistent with the Whites Creek Corridor.



MUSEUM ARCHITECTURAL INFLUENCES



SITE LOCATION MAP



PROPOSED SINGLE FAMILY HOME / BED AND BREAKFAST INN

MAIN ENTRANCE  
DRIVE

SINGLE FAMILY  
HOME / BED AND  
BREAKFAST INN

# IMAGES/NARRATIVE - BED AND BREAKFAST INN



NARRATIVE  
Section IV will construct a single family residence. The home may be used as a 'Bed and Breakfast Inn'.  
The character of the proposed residence shall be rural in nature and have a similar design style and architectural details to older existing homes along the Whites Creek Corridor.



SINGLE FAMILY HOME ARCHITECTURAL INFLUENCES

ENLARGEMENTS - SECTION V - RURAL RESORT



SITE LOCATION MAP



- EXISTING MANSION
- TRAIL
- STORMWATER DETENTION AREA
- RESORT LODGES; TYP.

RURAL RESORT

THE MANSION AT FONTANEL

# IMAGES/NARRATIVE - RURAL RESORT



\*PHASE V PERMITTED LAND USES (\*SEE APPENDIX A FOR LAND USE DEFINITIONS)  
 RURAL RESORT  
 SPECIAL EVENTS CENTER

**NARRATIVE**

Section V will include a 'Rural Resort'. The purpose will be to provide a rural setting in which lodging and/or conference, meeting, and event facilities are provided for compensation.

The existing stone house near Whites Creek Pike will be converted to the check-in for guests of the rural resort. After checking in, guests will be given a private access code to the main entrance gate. Guests will drive their personal vehicles and park them adjacent to their assigned lodges. After arriving at the lodges, guests will be encouraged to utilize the provided golf carts to travel within the property during their stay.

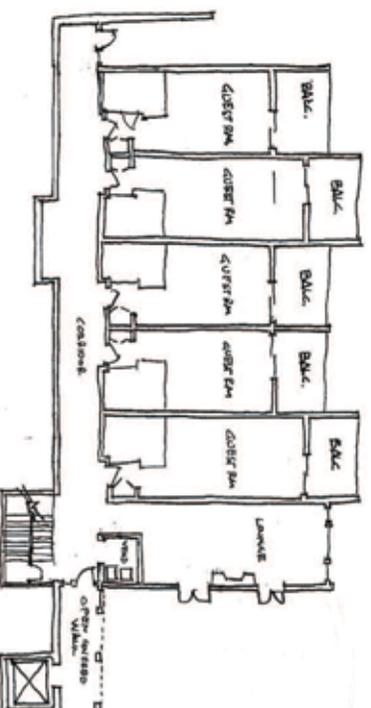
The character of the proposed resort shall be rural in nature and have a similar design style and architectural details to the existing mansion and older existing structures along the Whites Creek Corridor.



ARCHITECTURAL INFLUENCES



CONCEPTUAL BUILDING ELEVATION



CONCEPTUAL BUILDING FLOORPLAN

## APPENDIX A - LAND USE GLOSSARY

**“Ancillary Bar”** means an establishment where alcoholic beverages are sold for on-site consumption as a subordinate use to the principal use of the structure. The ancillary bar use shall only be available to users of the principal structure and the seating area shall not exceed 20 percent of the total square footage of the principal use of the structure.

**“Ancillary Bed and Breakfast Inn”** means four through six furnished guest rooms for pay available to “special event center” guests only. Meals may be provided for overnight guests. The maximum stay for any overnight guest shall be three consecutive days.

**“Ancillary Liquor Storage”** means liquor storage facilities for materials produced on site prior to release for distribution within the facility that produced it.

**“Ancillary Office/Storage”** means Office and Storage facilities in support of the daily operations of the Mansion property.

**“Ancillary Restaurant”** means any room, space, or portion of the principal structure where food is sold for consumption on-site within a short period of time, where orders are made at a counter and payment for food is made prior to consumption. The ancillary restaurant shall only be made available to users of the principal structure and shall not exceed 10 percent of the square footage of the principal structure.

**“Artisan Distillery”** means and includes any place or premises wherein any liquors are manufactured for sale. The production limits of an artisan distillery shall be no more than 60,000 gallons per year.

**“Automated Teller Machine”** means a facility to provide banking and other electronic services that are operated by the customer.

**“Bed and Breakfast Inn”** means four through ten furnished guest rooms for pay. Associated detached buildings such as guesthouses, garages, and bunkhouses are included as part of the facility. Meals may be provided for overnight guests. The maximum stay for any overnight guest shall be fourteen (14) consecutive days.

**“Community Related Events”** means special non-ticketed, community related events, such as, but not limited to, fall fairs, farmer’s markets, school-related activities, arts and crafts sales, shall be permitted on the grounds. Parking for these community related events shall be accommodated west of Whites Creek. Any event proposed in the floodway or floodway buffer, shall require notification to the Stormwater Management Division.”

**“Existing Single Family Residence”** means a home/residence that existed on the property previous to the SP rezoning.

**“Greenway (Easement Only)”** means a linear park, alternative transportation route, or open space conservation area approved by the metro greenways commission that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in a greenway plan adopted by the commission.

**“Helistop”** means a helicopter landing area for boarding and discharging the occupants of the craft. Maintenance or fueling is not permitted.

**“Inventory Stock”** means the incidental storage of goods, chattels or products within the structure where sold at retail or wholesale.

**“Liquor Sales”** means the retail sale of alcoholic beverages as defined in Section 57-3-.101 Tennessee Code Annotated to patrons or customers, in sealed packages, and not for consumption on the premises.

**“Micro-Brewery”** means a small brewery making specialty beer in limited quantities.

**“Organic Garden”** means an area of land less than five (5) acres intended for the raising of crops, including but not limited to soybeans, tobacco, orchard fruits, vegetables, and/or flowers for use on-site or for sale on-site.

## APPENDIX A - LAND USE GLOSSARY

**“Personal Craft Instruction”** means services for training individuals or groups in crafts related to the distilling and brewing of spirituous beverages.

**“Private Park”** means a large area of land preserved in its natural state and utilized by individuals or groups at the discretion of the owner(s).

**“Private Tour Facility / Museum”** means a privately held for-profit facility that procures, cares for, and displays objects of interest or value. Items for display may include but not be limited to automobiles, tour buses, memorabilia, instruments, clothing, and various promotional items.

**“Restaurant - Full Service”** means any building, room, space or portion thereof where food is sold for consumption on-site, customers are provided an individual menu, a restaurant employee serves the customers at the same table or counter at which items are consumed, or where seating turns over at a rate of thirty minutes or more. Alcoholic beverages shall be limited to beer and wine only.

**“Rural Resort”** means facilities owned and operated by a non-governmental entity for the purpose of providing a rural setting in which lodging, and/or conference, meeting, and event facilities are provided for compensation. The use may also include restaurant and/or banquet facilities and recreational amenities of a rural nature.

**“Single Family Residence”** means a private home/residence yet to be constructed.

**“Satellite Dish”** means a specialized antenna for the reception and/or transmission of broadcast signals to and from orbiting satellites.

**“Seasonal Performance Entertainment Venue”** means a commercial land use in which the principal activity is the provision of performance entertainment, including the sale of merchandise, food, drink, and alcohol, in an outside environment with permanent stage and stage shell without fixed seating, and associated temporary trailers and storage buildings. Events may take place between April 1st and November 30th. The maximum number of events in one calendar year shall not exceed fourteen (14); and no more than two events may occur within one calendar month. \* Events shall be limited to Friday, Saturday, or Sundays, and no event shall last more than one day. Admissions to any one single-day event shall not exceed 4,500 persons. All events shall end by 10:30 p.m. The decibel level output shall be limited to 96dB at the soundboard location for the stage.

**“Special Events Center”** means a structure and/or grounds that host events such as, but not limited to, weddings, corporate events or parties for pay.

**“Specialty Retail”** means an establishment engaged in the retail sale of items that pertain to the use of the lot's principal structure as a gift shop. Items may include but not be limited to the sale of convenience items intended for visitors including a limited variety of food or beverages, commemorative liquor bottles, t-shirts, key-chains and general gift shop items.

**“Stable”** means any lot, building, structure or premises used for the boarding and/or raising of horses whether by owners of such horses or by persons providing facilities and care.

**“Temporary Tents”** means tent structures, or the like, for the purpose of housing temporary food and beverage vendors in support of the Seasonal Performance Entertainment Venue.

**“Trail”** means a mulch path made across varying terrain for the passage of people or animals.

\* - Local Symphony Exception - A local symphony shall be permitted to hold up to 4 events in any one month annually, and those events shall not be counted towards the 14 day maximum allowed.