



VICINITY MAP



- *OVERALL PERMITTED LAND USES**
- ORGANIC GARDEN
 - EXISTING SINGLE-FAMILY RESIDENCE
 - PERSONAL CRAFT INSTRUCTION
 - ANCILLARY OFFICE/STORAGE
 - AUTOMATED TELLER MACHINE
 - ANCILLARY BAR
 - ANCILLARY BED AND BREAKFAST INN
 - INVENTORY STOCK
 - STABLE
 - LIQUOR SALES
 - RESTAURANT - FULL SERVICE (BEER & WINE ONLY)
 - ANCILLARY RESTAURANT
 - SPECIALTY RETAIL
 - PRIVATE TOUR FACILITY/MUSEUM
 - SPECIAL EVENTS CENTER
 - SATELLITE DISH
 - ARTISAN DISTILLERY (MICRO)
 - MICRO-BREWERY
 - ANCILLARY LIQUOR STORAGE
 - HELISTOP
 - GREENWAY (EASEMENT ONLY)
 - PRIVATE PARK
 - SEASONAL PERFORMANCE ENTERTAINMENT VENUE
 - TEMPORARY TENTS
 - TRAIL

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

- *PHASE I PERMITTED LAND USES**
- EXISTING SINGLE-FAMILY RESIDENCE
 - SPECIAL EVENTS CENTER
 - SATELLITE DISH
 - HELISTOP
 - ANCILLARY BED AND BREAKFAST INN
- *PHASE II PERMITTED LAND USES**
- ORGANIC GARDEN
 - PERSONAL CRAFT INSTRUCTION
 - ANCILLARY OFFICE/STORAGE
 - AUTOMATED TELLER MACHINE
 - ANCILLARY BAR
 - INVENTORY STOCK
 - STABLE
 - LIQUOR SALES
 - RESTAURANT - FULL SERVICE (BEER & WINE ONLY)
 - ANCILLARY RESTAURANT
 - SPECIALTY RETAIL
 - PRIVATE TOUR FACILITY/MUSEUM
 - SATELLITE DISH
 - ARTISAN DISTILLERY (MICRO)
 - MICRO-BREWERY
 - ANCILLARY LIQUOR STORAGE
 - (FOR ARTISAN DISTILLERY AND MICRO-BREWERY)
 - PRIVATE PARK
 - SEASONAL PERFORMANCE ENTERTAINMENT VENUE
 - TEMPORARY TENTS
 - TRAIL

- *PHASE III PERMITTED LAND USES**
- SPECIALTY RETAIL
 - GREENWAY (EASEMENT ONLY)
 - PRIVATE TOUR FACILITY/MUSEUM

PARKING REQUIREMENTS

PHASE I SPECIAL EVENTS
100 PARKING SPACES (MIN.) PROVIDED

PHASE II & III DAILY ACTIVITIES
100 PERMANENT PARKING SPACES (MIN.) PROVIDED

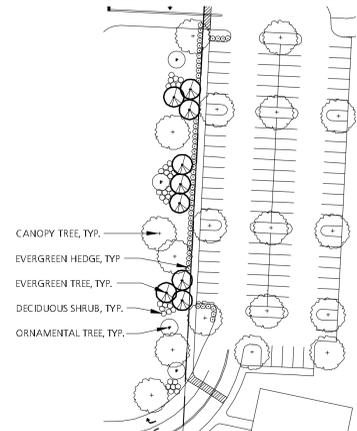
PHASE II SEASONAL OUTDOOR ENTERTAINMENT EVENTS
1,000 PARKING SPACES (MIN.) PROVIDED

SPECIAL EVENT TRAFFIC MANAGEMENT

- SPECIAL EVENTS FOR PHASE I OF THIS DEVELOPMENT ARE LIMITED TO A MAXIMUM CAPACITY OF 750 ATTENDEES.
- SPECIAL EVENTS FOR PHASE II OF THIS DEVELOPMENT ARE LIMITED TO A MAXIMUM CAPACITY OF 2,500 ATTENDEES.
- 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.
- 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.

DEVELOPMENT SCHEDULE

PHASE I	DECEMBER 2009 - MARCH 2010
PHASE II	MARCH 2010 - OCTOBER 2010
PHASE III	MARCH 2011 - MARCH 2012



LANDSCAPE SCREENING ENLARGEMENT - 1"=60'

- 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 - 081, RURAL
 - COUNCIL DISTRICT: 03
 - COUNCIL MEMBER: WALTER HUNT
 - OWNER: FONTANEL PROPERTIES, LLC
 - 329 HARBOR DRIVE
 - OLD HICKORY, TN 37178
 - (615)-256-8282
 - CONTACT: ALEX MARKS
 - NAME: FONTANEL
 - SP NUMBER: 2009SP-022-001
 - PLAN DATE: 08/27/09
 - SCALE: 1"=200'
 - FEMA FIRM #: 47037C0114F EFFECTIVE: APRIL 20, 2001

NON - RESIDENTIAL BULK STANDARDS:

MAX FAR	.25
MAX ISR	.80
MIN. FRONT SETBACK	100' (ALONG WHITES CREEK PIKE)
MIN. REAR SETBACK	20'
MIN. SIDE SETBACK	NONE REQ.

- 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:**
- PERMITTED:**
- 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
 - NATURAL WOOD & WOOD ACCENTS
 - HARDWOOD BOARD
 - METAL PANEL SIDING (LIMITED TO NON-FRONTAGE SIDE ONLY FOR MUSEUM & DISTILLERY)
 - BATTEN SIDING
 - HARDPLANK

- PROHIBITED:**
- PLYWOOD
 - DESIGN BRICK
 - STUCCO
 - EFS
 - COMPOSITE BLOCK
 - UNFINISHED CONCRETE BLOCK

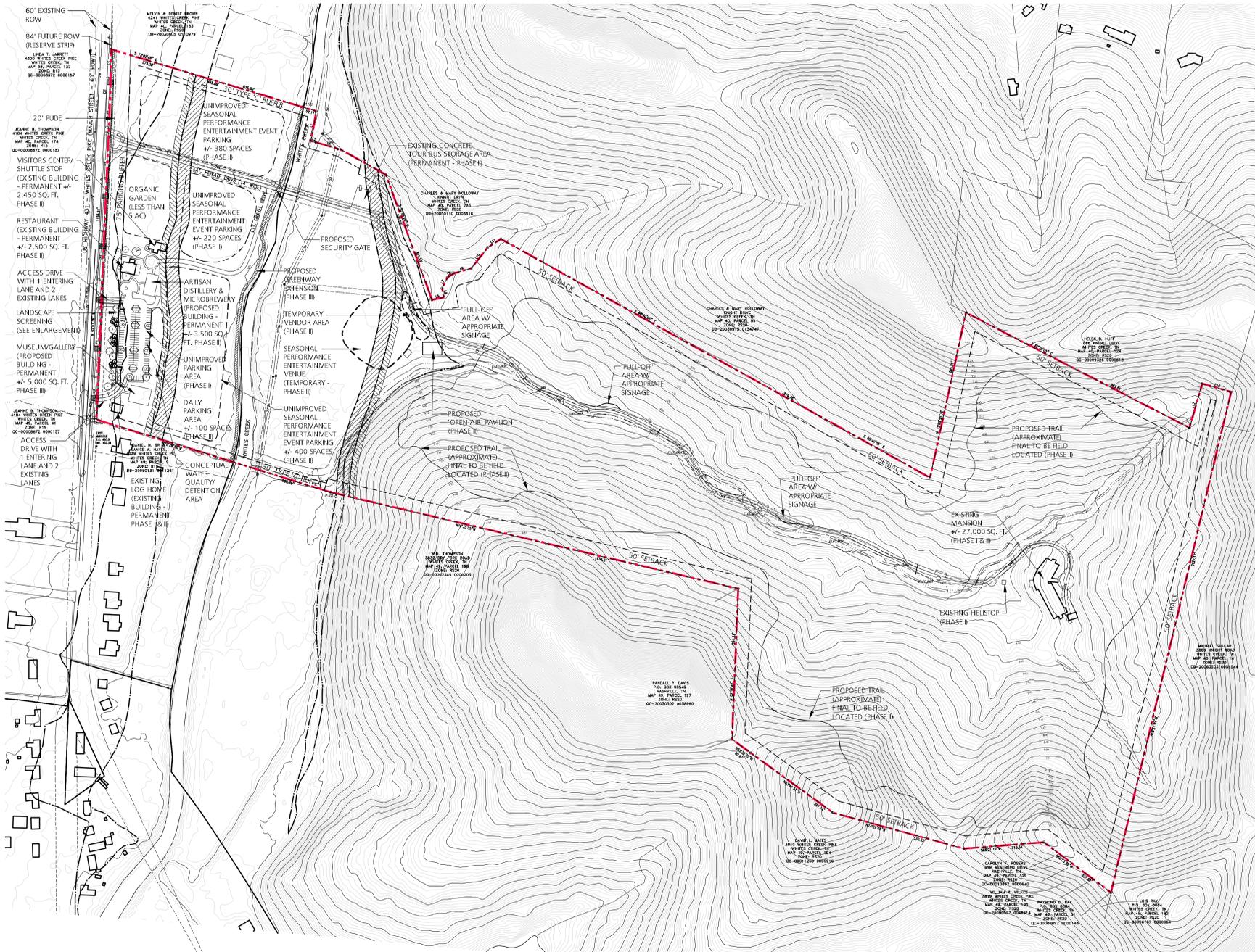
- SIGNAGE REQUIREMENTS:**
- ALL SIGNS SHALL CONFORM TO METRO SIGN ORDINANCE.
 - ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY METRO PLANNING STAFF.

- PROHIBITED SIGNS:**
- ALL SIGNS PROHIBITED BY SECTION 17.32.050 OF THE METRO ZONING ORDINANCE.
 - ROOF MOUNTED, POLE MOUNTED, BILLBOARDS, AND SIGNS THAT FLASH, ROTATE, SCINTILLATE, BLINK, FLICKER OR VARY IN INTENSITY OR COLOR, INCLUDING ALL ELECTRONIC SIGNS.

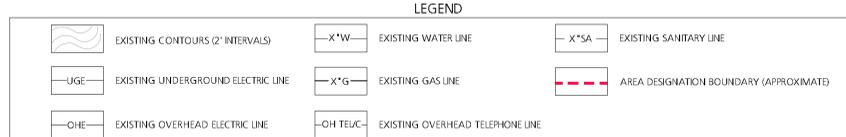
- PERMITTED SIGNS:**
- BUILDING SIGNS OR FREE STANDING GROUND SIGNS.
 - PROJECTION MOUNTED SIGNS
 - INFORMATIONAL SIGNS
 - PORTABLE SIGNS
 - TEMPORARY ON-PREMISES SIGN

- 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.



THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION



- GENERAL NOTES:**
- THE PURPOSE OF THE SP IS TO CREATE A REGIONAL TOURIST DESTINATION AND SEASONAL PERFORMANCE ENTERTAINMENT VENUE BY PRIMARILY UTILIZING EXISTING FACILITIES ON THE SUBJECT PROPERTY. ALL PROPOSED BUILDING AND INFRASTRUCTURE IMPROVEMENTS WILL UTILIZE LOW-IMPACT DESIGN TECHNIQUES IN ORDER TO MAINTAIN THE PROPERTY'S RURAL CHARACTER ALONG WHITES CREEK PIKE. EXISTING RESIDENTIAL STRUCTURES AND ACCESSORY STRUCTURES ON SITE WILL BE ADAPTIVELY RE-USED AS PART OF THE TOURIST DESTINATION OPERATIONS.
 - SQUARE FOOTAGE FOR EACH INDIVIDUAL LAND USE AND EACH INDIVIDUAL BUILDING/STRUCTURE WILL BE PROVIDED AT FINAL SITE PLAN FOR EACH PHASE.
 - THE TOTAL NUMBER OF PARKING SPACES PROVIDED AS WELL AS A TOTAL BREAKDOWN FOR EACH INDIVIDUAL BUILDING USE WILL BE PROVIDED AT FINAL SITE PLAN. EACH PHASE SHALL HAVE SUFFICIENT PARKING TO MEET THE PROPOSED USES WITHIN THE PHASE. THE SURFACE PARKING AREA FOR THE DAILY VISITORS AND PATRONS OF THE MANSION SHALL BE CONSTRUCTED NO LATER THAN ONE YEAR AFTER THE COUNCIL APPROVAL OF THE SP, OR PRIOR TO THE ISSUANCE OF PERMITS FOR ANY PORTION OF PHASE II, WHICH EVER COMES FIRST. FOR PHASE I OF THIS DEVELOPMENT, A MINIMUM OF 100 PARKING SPACES SHALL BE PROVIDED. FOR PHASE II OF THIS DEVELOPMENT, SPACE SHALL BE PROVIDED TO ACCOMMODATE A MINIMUM OF 1,000 PARKED VEHICLES FOR THE SEASONAL SPECIAL EVENTS IN ADDITION TO THE 100 SPACES PROVIDED IN PHASE I.
 - BUILDING LOCATIONS, SQUARE FOOTAGE, NUMBER OF STORIES, HEIGHT, SETBACKS, TRASH DUMPSTERS AND LOADING DOCKS WILL BE PROVIDED AT FINAL SITE PLAN.
 - A 20' UNOBSTRUCTED AREA SHALL BE MAINTAINED ALONG ANY PUBLIC OR PRIVATE STREET, INCLUDING ANY ALLEY FOR FIRE TRUCK ACCESS.
 - CROSS-SECTIONS, GRADES & CROSS-SLOPES, VERTICAL DESIGN, SPEED, HORIZONTAL RADIUS, AND TANGENTS BETWEEN REVERSE CURVES FOR ALL PROPOSED STREETS SHALL BE PROVIDED AT FINAL SITE PLAN.
 - SITE DISTANCE SHALL BE SHOWN PER AASHTO STANDARDS ON THE FINAL SITE PLAN FOR PHASE I. ADEQUATE INTERSECTION AND STOPPING SITE DISTANCE SHALL BE PROVIDED AT ALL PROJECT DRIVES ONTO WHITES CREEK PIKE PER AASHTO STANDARDS FOR THE POSTED SPEED LIMIT.
 - ALL WATER QUALITY PONDS AND DEVICES WILL BE LOCATED AND CLEARLY IDENTIFIED AND LABELED ON THE FINAL SITE PLAN FOR EACH PHASE.
 - ALL PROPOSED METHODS FOR THE DISCHARGE OF ON-SITE SURFACE WATER, WILL BE LOCATED AND CLEARLY IDENTIFIED ON THE FINAL SITE PLAN FOR EACH PHASE.
 - THE SUBJECT PROPERTY IS REFERENCED ON FEMA FIRM #: 47037C0114F EFFECTIVE: APRIL 20, 2001. THIS MAP DEPICTS THAT A PORTION OF THE SITE LIES WITHIN A FLOODWAY [FW] AND FLOODWAY FRINGE [FF] BOUNDARY.
 - ALL LANDSCAPING SHALL MEET THE METRO ORDINANCE CHAPTER 17.24 LANDSCAPING, BUFFERING AND TREE REPLACEMENT, UNLESS OTHERWISE STATED HEREIN.
 - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 - A 100' SETBACK FROM WHITES CREEK PIKE SHALL BE ENFORCED FOR ANY PROPOSED BUILDINGS. A 75' SETBACK FROM WHITES CREEK PIKE SHALL BE ENFORCED FOR ANY PROPOSED PARKING. ALL PERMANENT PARKING SHALL BE SCREENED FROM WHITES CREEK PIKE (SEE ENLARGEMENT).
 - THERE ARE NO HISTORICALLY REGISTERED BUILDINGS ON SITE.
 - THERE ARE NO CEMETERIES ON SITE.
 - ALL ASSOCIATED PARKING LOTS, DRIVES, AND DRIVEWAYS ARE PRIVATE.
 - THE SITE IS CURRENTLY SERVICED BY ALL UTILITIES. THE APPLICANT DOES NOT ANTICIPATE ANY PROPOSED UTILITIES UNTIL PHASE II. PROPOSED UTILITIES FOR THIS AREA (INCLUDING PHASE-3 POWER) SHALL BE SHOWN IN THE FINAL SP SUBMITTAL FOR PHASE II.
 - 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.
 - THE BUFFER ALONG WATERWAYS (SEE SHEET E-1.00) WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORM/WATER MANAGEMENT MANUAL - VOLUME 1 - REGULATIONS.
 - DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORM/WATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
 - ALL PROPOSED BUILDING ELEVATIONS SHALL BE SUBMITTED AT FINAL SITE PLAN & REVIEWED & APPROVED BY PLANNING STAFF.
 - THE BULK STANDARDS OF THE CN ZONING DISTRICT SHALL APPLY UNLESS OTHERWISE INDICATED IN THE NON-RESIDENTIAL BULK STANDARDS TABLE.
 - FINAL SITE PLAN FOR ANY PORTION OF PHASE II & III SHALL REQUIRE A PUBLIC HEARING AT METRO PLANNING COMMISSION FOR APPROVAL.
 - ALCOHOLIC BEVERAGES SERVED IN THE FULL SERVICE RESTAURANT SHALL BE LIMITED TO BEER AND WINE ONLY.
 - 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 DEFINED IN THE SUBDIVISION REGULATIONS.
 - THE LOCATION, SIZE AND DESIGN OF THE STABLE BUILDING, PROPOSED FOR PHASE II, SHALL BE REVIEWED AND APPROVED BY PLANNING STAFF AND MAY REQUIRE PLANNING COMMISSION OR COUNCIL APPROVAL.
 - FINAL STAGE ORIENTATION SHALL BE REVIEWED AND APPROVED BY PLANNING STAFF.
 - LANDSCAPING, REVIEWED AND APPROVED BY PLANNING STAFF, SHALL BE INCORPORATED INTO THE STAGE VICINITY TO REDUCE SOUND TO THE SIDES AND REAR OF THE STAGE.
 - PRIOR TO IMPLEMENTING PHASE II OF THE PROPOSED DEVELOPMENT, APPROVAL SHALL BE REQUIRED FROM METRO PUBLIC WORKS TO ENSURE THAT EXISTING TRAFFIC CONDITIONS HAVE NOT SIGNIFICANTLY CHANGED FROM WHAT WAS IDENTIFIED IN THE ORIGINAL TRAFFIC STUDY.
 - A TRAFFIC LETTER/REPORT SHALL BE SUBMITTED TO METRO PUBLIC WORKS FOR REVIEW AND APPROVAL THAT DESCRIBES THE OPERATION OF THE DEVELOPMENT DURING LARGE EVENTS. THIS REPORT SHALL BE SUBMITTED ONE YEAR FOLLOWING THE APPROVAL OF BOTH PHASE I AND II.

APPLICANT:
EDGE PLANNING, LANDSCAPE ARCHITECTURE & GRAPHIC DESIGN
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210 TWELFTH AVENUE SOUTH
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CONSULTANTS



SEAL

**THE MANSION AT FONTANEL
SP PRELIMINARY
DEVELOPMENT PLAN
NASHVILLE, TN**

**FONTANEL
PROPERTIES, LLC**

PROJECT NO. 09077

Date 08/27/09

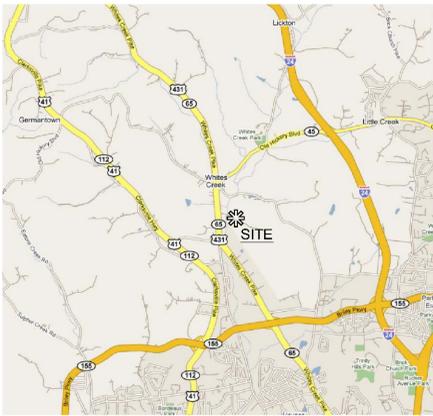
Revisions

1. PER CITY COMMENTS	09/16/09
2. PER CITY COMMENTS	09/30/09
3. PER CITY COMMENTS	11/18/09

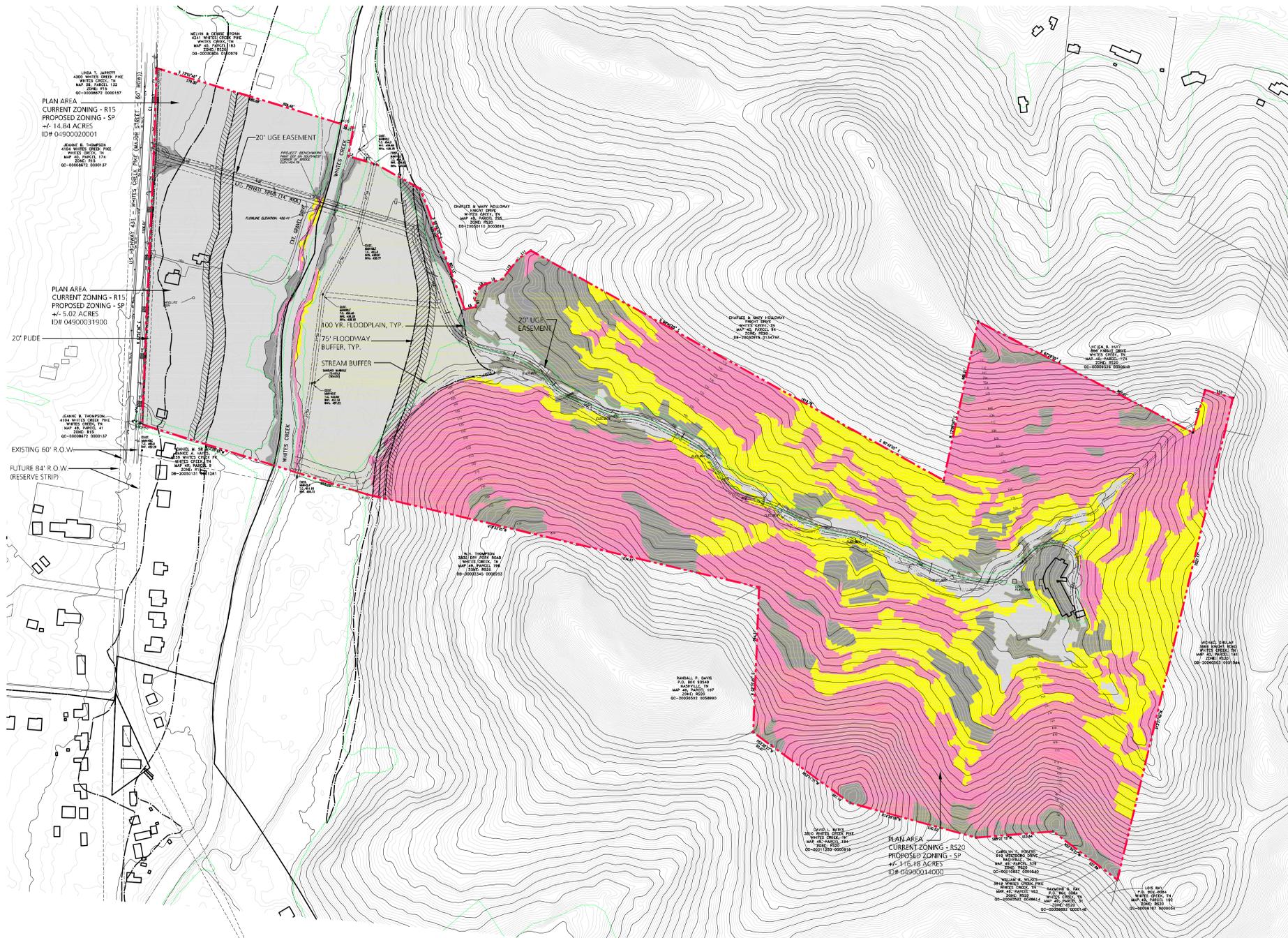
APPLICANT: EDGE PLANNING, LANDSCAPE ARCHITECTURE & GRAPHIC DESIGN
DEVELOPER: FONTANEL PROPERTIES, LLC

SP. REGULATING PLAN

Sheet Number
L-1.00



VICINITY MAP



PLAN AREA
CURRENT ZONING - R15
PROPOSED ZONING - SP
± 14.84 ACRES
ID# 04900020001

PLAN AREA
CURRENT ZONING - R15
PROPOSED ZONING - SP
± 5.02 ACRES
ID# 04900031900

EXISTING 60' R.O.W.
FUTURE 84' R.O.W.
(RESERVE STRIP)

PLAN AREA
CURRENT ZONING - RS20
PROPOSED ZONING - SP
± 1.15 ACRES
ID# 04900014000

- SOILS MAP:**
- AmB ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES
 - Ar ARRINGTON SILT LOAM
 - BoD BODINE CHERTY SILT LOAM, 5 TO 20 PERCENT SLOPES
 - BsE BODINE-SULPHURA COMPLEX, 20 TO 50 PERCENT SLOPES
 - ByB BYLER SILT LOAM, 2 TO 5 PERCENT SLOPES
 - DeE DELLROSE CHERTY SILT LOAM, 20 TO 40 PERCENT SLOPES
 - MmC MIMOSA SILT LOAM, 2 TO 12 PERCENT SLOPES
 - MmD MIMOSA SILT LOAM, 12 TO 25 PERCENT SLOPES
 - MfE MIMOSA-ROCK OUTCROP COMPLEX, 20 TO 35 PERCENT SLOPES

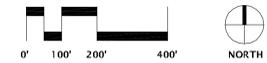
- DEVELOPMENT SUMMARY:**
- PROPERTY LOCATED IN DAVIDSON COUNTY - TAX MAP 49 A'S PARCELS 140, 200.01 AND 319.
 - DEED OF RECORD IN BOOK 6798, PAGE 390 AND BOOK 7764, PAGE 792.
 - EXISTING LAND USE - 081, RURAL
 - COUNCIL DISTRICT: 03
 - COUNCIL MEMBER: WALTER HUNT
 - OWNER: FONTANEL PROPERTIES, LLC
329 HARBOR DRIVE
OLD HICKORY, TN 37178
(615)-256-8282
CONTACT: ALEX MARKS
 - NAME: FONTANEL
 - SP NUMBER: 2009SP-022-001
 - PLAN DATE: 08/27/09
 - SCALE: 1"=200'
 - FEMA FIRM # : 47037C0114F EFFECTIVE: APRIL 20, 2001

NOTE: ALL EXISTING STRUCTURES TO REMAIN ON SITE UNLESS OTHERWISE NOTED

- LEGEND**
- EXISTING CONTOURS (2' INTERVALS)
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UTILITY POLES
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING OVERHEAD TELEPHONE LINE
 - EXISTING SANITARY LINE
 - EXISTING TREE LINE
 - 15 - 20% SLOPES
 - 20 - 25% SLOPES
 - > 25% SLOPES

APPLICANT:
EDGE PLANNING, LANDSCAPE ARCHITECTURE & GRAPHIC DESIGN
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FAX: 615-250-8155
CONTACT: JOHN HAAS

DEVELOPER:
FONTANEL PROPERTIES, LLC
329 HARBOR DRIVE
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CONSULTANTS



PROJECT TITLE

**THE MANSION AT FONTANEL
SP PRELIMINARY
DEVELOPMENT PLAN
NASHVILLE, TN**

CLIENT

**FONTANEL
PROPERTIES, LLC**

PROJECT NO. 09077
Date 08/27/09

Revisions

1. PER CITY COMMENTS	09/16/09
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Sheet Title

**EXISTING
CONDITIONS**

Sheet Number

E-1.00



THE MANSION AT FONTANEL
SP PRELIMINARY DEVELOPMENT PLAN

2009SP-022-001

NASHVILLE, TENNESSEE

SUPPLEMENTAL
INFORMATION
BOOKLET

AUGUST 27, 2009

REV. SEPTEMBER 16, 2009

REV. SEPTEMBER 30, 2009

REV. NOVEMBER 18, 2009

FONTANEL PROPERTIES, LLC

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • GRAPHIC DESIGN

CONTACTS

DEVELOPER:

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PLANNER/LANDSCAPE ARCHITECT:

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PLANNING • LANDSCAPE ARCHITECTURE • GRAPHIC DESIGN

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EXISTING SITE PHOTOS	8
PROPOSED PLAN.....	11
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PHASE II	14
PHASE III	18
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INTRODUCTION

SP Purpose

The purpose of the SP is to create a regional tourist destination and seasonal performance entertainment venue by primarily utilizing existing facilities on the subject property. All proposed building and infrastructure improvements will utilize low-impact design techniques in order to maintain the property's rural character along White's Creek Pike. Existing residential structures and accessory structures on site will be adaptively re-used as part of the tourist destination operations.

Development Summary

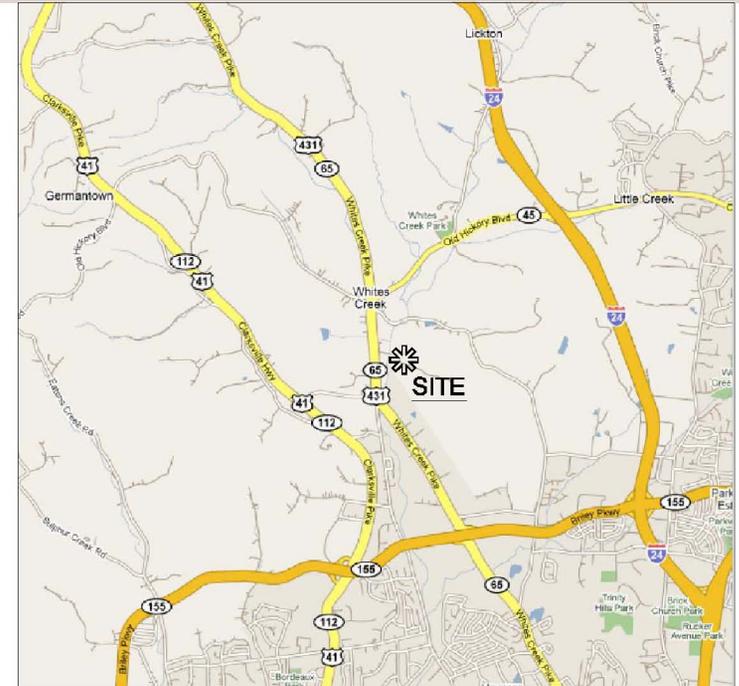
The applicant intends to transform the existing Mansion and the surrounding subject property into a low impact development through several phases of improvements. Phase I utilizes the Mansion as a special events center that may hold weddings, corporate events or social gatherings. Special event patrons will also be available to stay overnight in one of the mansions six available bedrooms. Existing residential structures along Whites Creek Pike will remain in use as Single-Family Residences during this phase.

Phase II of the development includes adding home tours of the mansion and a newly constructed artisan distillery and micro-brewery as a daily tourist attraction. The use of the existing Single-Family Residence along Whites Creek Pike will become a Full-Service Restaurant. Visitors will purchase tickets at the visitor center located within an existing Dairy Barn adjacent to the Restaurant. A small shuttle bus will transport visitors to the mansion for self-guided tours.

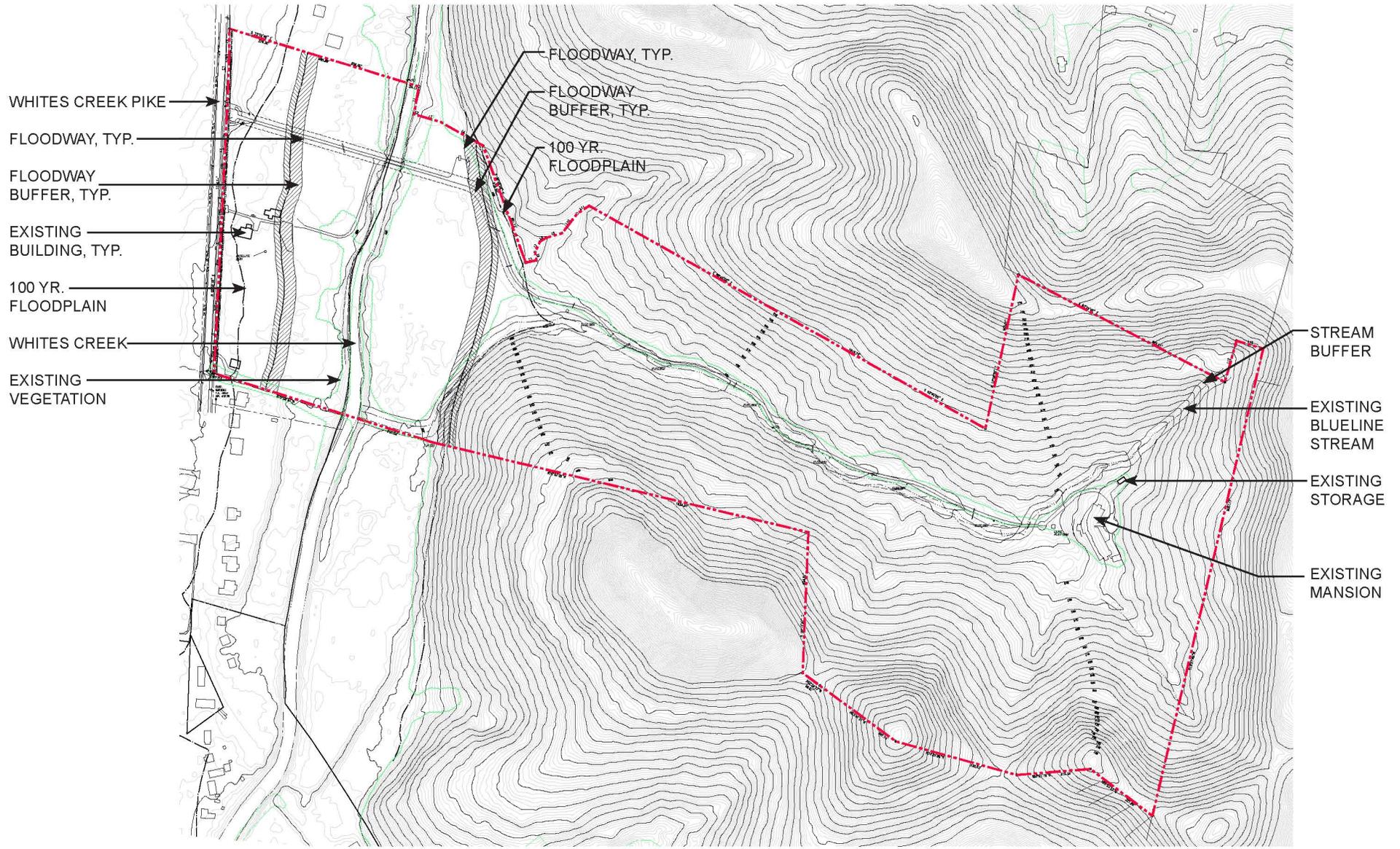
Phase II will also include a seasonal entertainment performance venue for outdoor performances in the warm weather months. Permanent improvements will be limited to a platform stage with overhead cover and minimal lighting with no permanent seating provided.

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

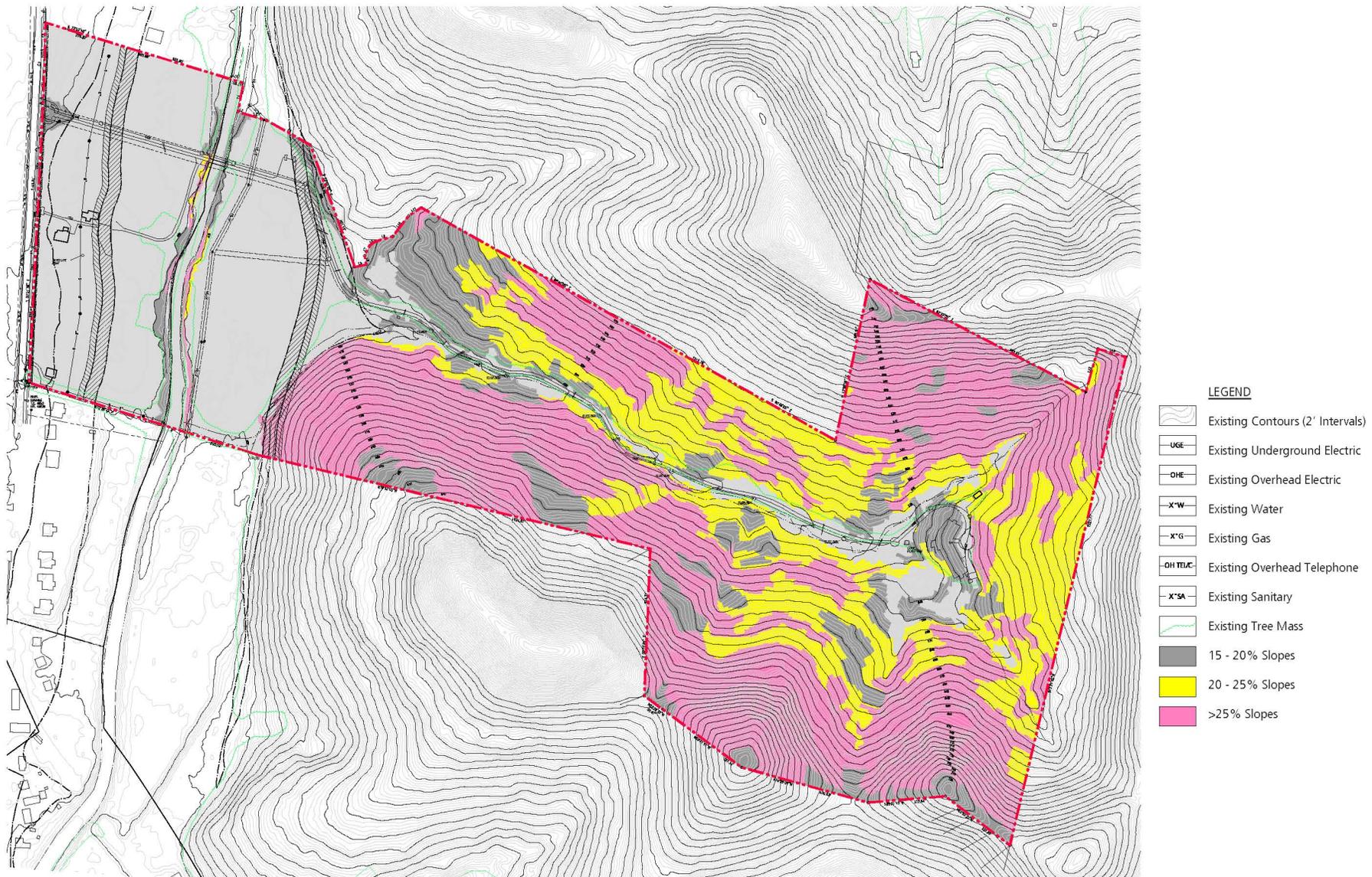
The following pages of this document describe in greater detail the uses and development details for each phase of development.



EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING SITE PHOTOS



4. EXISTING HOME



5. EXISTING HOME



6. EXISTING LOG HOME



1. ENTRANCE TO THE FONTANEL MANSION



2. VIEW ALONG WHITES CREEK PIKE



3. EXISTING HOME & DAIRY BARN



7. FONTANEL MANSION ENTRANCE ROAD

EXISTING SITE PHOTOS



8. WHITES CREEK



12. VIEW INTO CLEARING



16. EXISTING MANSION



20. MAIN ENTRANCE INTO MANSION



9. WHITES CREEK FROM BRIDGE



13. VIEW INTO CLEARING



17. EXISTING HELISTOP



21. MAIN ENTRANCE AND TURN-AROUND



10. BRIDGE ALONG ENTRANCE DRIVE



14. VIEW ALONG PRIVATE ENTRANCE ROAD



18. RETAINING WALL ALONG REAR OF DRIVE



22. EXISTING STORAGE SHED



11. EXISTING TOUR BUS STORAGE/PARKING



15. VIEW ALONG PRIVATE ENTRANCE ROAD



19. DRIVE TURN-AROUND

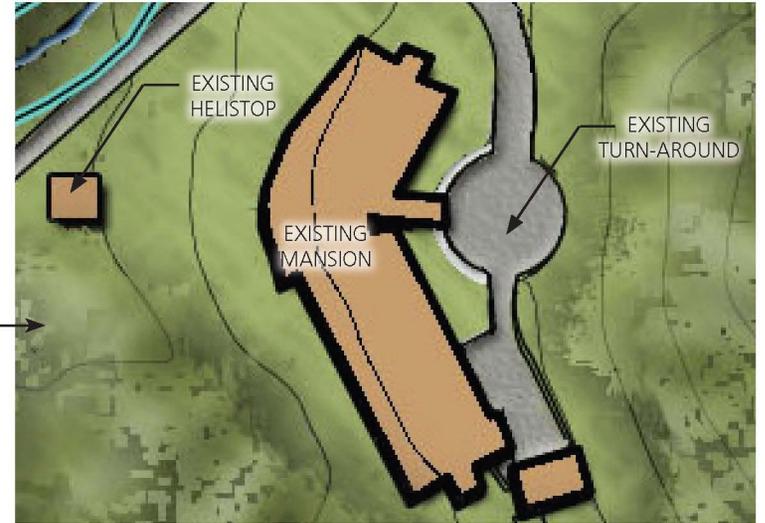
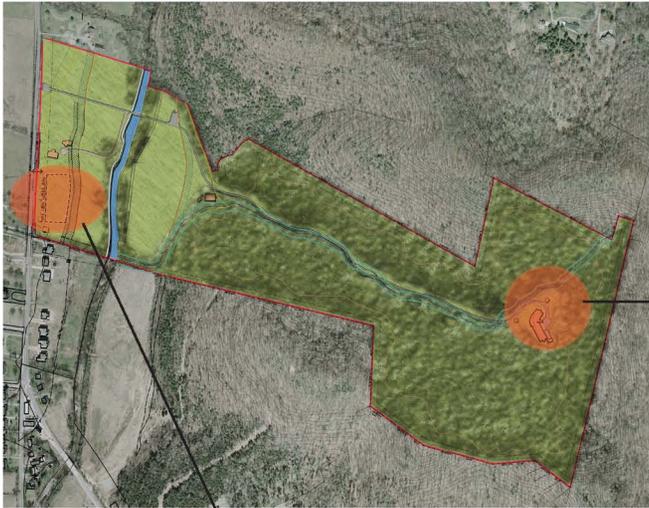


PROPOSED PLAN

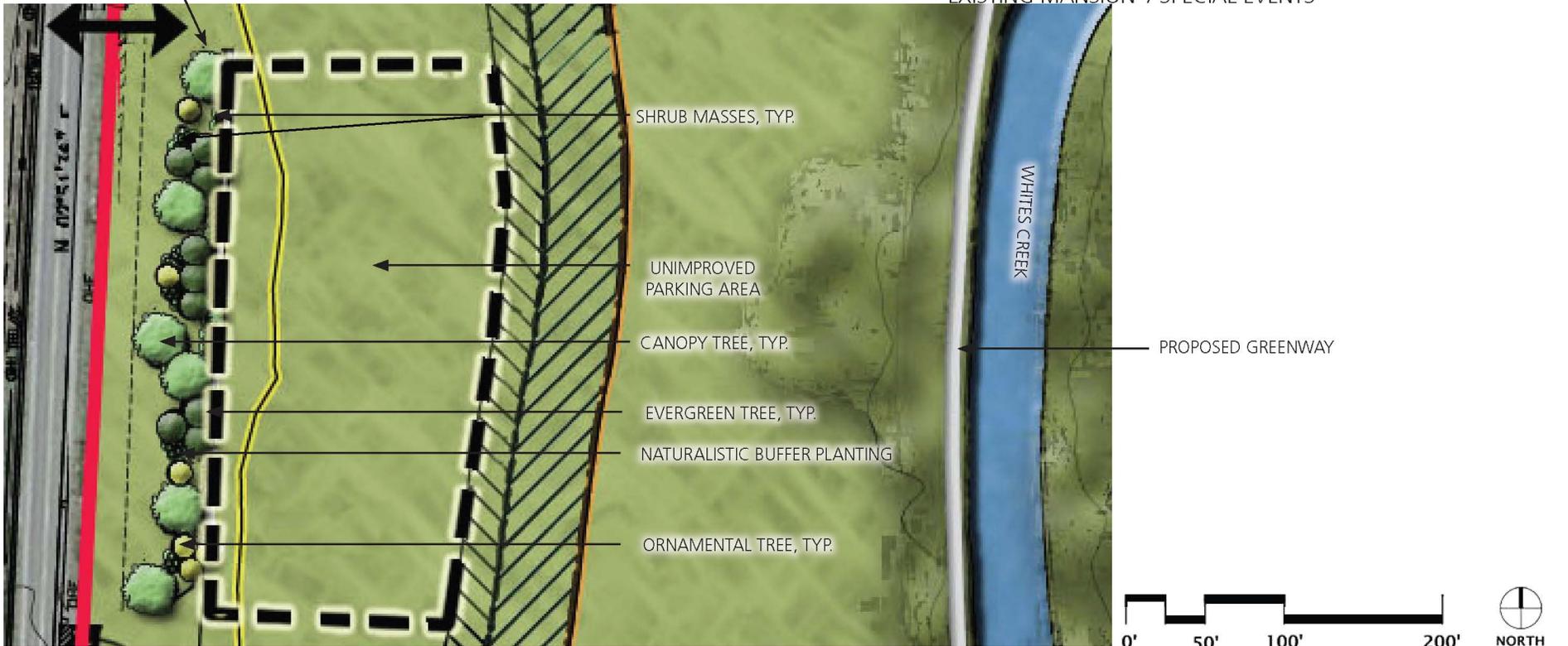


ENLARGEMENTS - PHASE I

SITE LOCATION MAP



EXISTING MANSION / SPECIAL EVENTS



IMAGES/NARRATIVE - PHASE I



EXISTING MANSION



EXISTING HELICOPTER PAD



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

*PHASE I PERMITTED LAND USES (*SEE APPENDIX A FOR LAND USE DEFINITIONS)

- EXISTING SINGLE-FAMILY RESIDENCE
- SPECIAL EVENTS CENTER
- SATELLITE DISH
- HELISTOP (EXISTING)
- ANCILLARY BED AND BREAKFAST INN

NARRATIVE

Phase I will utilize the existing Mansion to host Special Events such as weddings, corporate meetings and various other social gatherings. Up to six of the bedrooms within the mansion will be available to only Special Event patrons for overnight stays. It is the intent of the applicant to utilize the existing condition of the Mansion for this use.

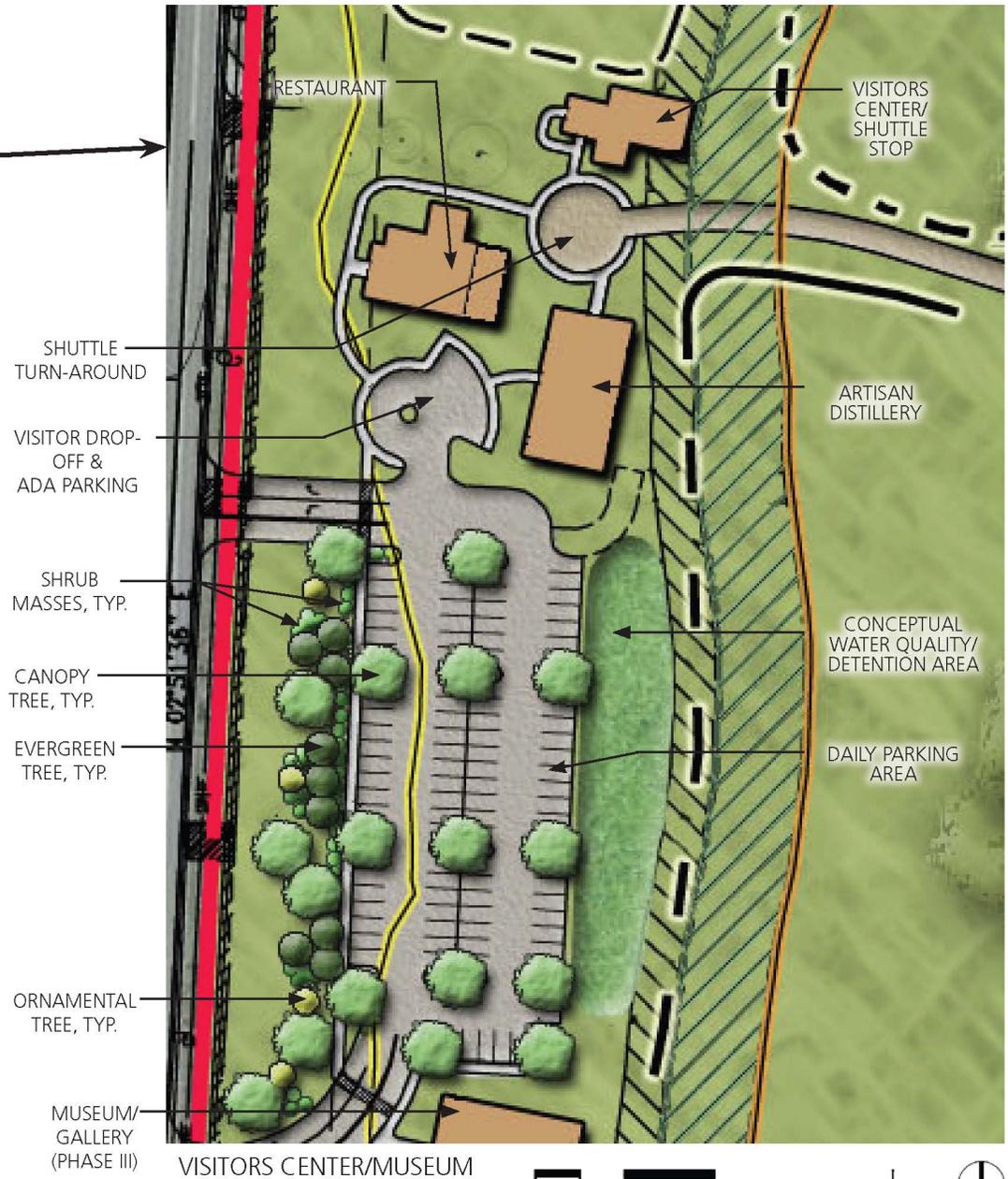
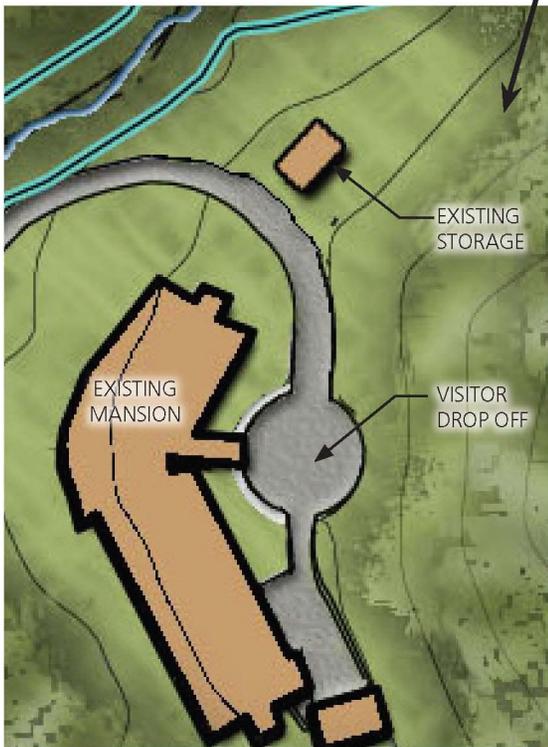
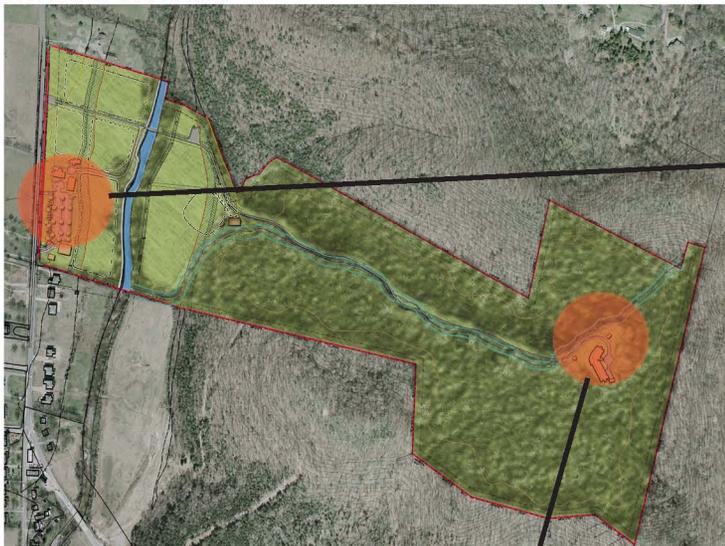
Special Event patrons will park at a designated parking area, along Whites Creek Pike, towards the front of the property. To access the Mansion, visitors will board a shuttle that will escort them to the Mansion grounds. A security gate will be erected to prohibit any access to the Mansion with a personal vehicle.

In keeping with the rural nature of the property, the designated parking area will be unimproved as part of Phase I. The permanent parking lot is to be constructed one-year after Council approval or prior to the issuance of Building permits for Phase II, whichever comes first. Special Event patrons will park in the meadow area in the vicinity of the existing Single-Family residence. The parking area will be located a minimum of 75 feet from Whites Creek Pike. The parking area will be screened along Whites Creek Pike with canopy trees, evergreen trees, and shrubs.

Two (2) existing single family residences are currently on the property. During Phase I, these will remain as residential uses.

ENLARGEMENTS - PHASE II

SITE LOCATION MAP



IMAGES/NARRATIVE - PHASE II



VIEW OF PROPOSED RESTAURANT AND SHUTTLE STOP



VIEW OF PRIVATE ROAD



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

*PHASE II PERMITTED LAND USES (*SEE APPENDIX A FOR LAND USE DEFINITIONS)

ORGANIC GARDEN	PRIVATE TOUR FACILITY/MUSEUM
PERSONAL CRAFT INSTRUCTION	SATELLITE DISH
ANCILLARY OFFICE/STORAGE	ARTISAN DISTILLERY (MICRO)
AUTOMATED TELLER MACHINE	MICRO-BREWERY
ANCILLARY BAR	ANCILLARY LIQUOR STORAGE
INVENTORY STOCK	(FOR ARTISAN DISTILLERY AND MICRO-BREWERY)
STABLE	PRIVATE PARK
LIQUOR SALES	SEASONAL PERFORMANCE ENTERTAINMENT VENUE
RESTAURANT - FULL SERVICE (Beer & Wine Only)	TEMPORARY TENTS
ANCILLARY RESTAURANT	TRAIL
SPECIALTY RETAIL	

NARRATIVE

The implementation of uses within Phase II are intended to create a Tourist Destination. The existing Mansion will be made 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 small working farm will also be added and utilized for the Restaurant. A proposed structure (located near the restaurant and shuttle stop) will house an Artisan Distillery and Micro-Brewery. Seasonally, a small stage (with field seating) will be utilized one time a month (May-October) with two floating events for live performances. The seating for the Venue will be lawn seating only. The Seasonal Performance Entertainment Venue will be utilized a maximum of eight times a year from May-October. These performances will be limited to one event per month with two floating events through these months (no more than two performances per month).

The existing Mansion will be 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 where alcoholic beverages will be limited to beer and wine. The dairy barn will act as a gift shop, tour ticket sales and a covered waiting area for visitors awaiting shuttle service. 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.

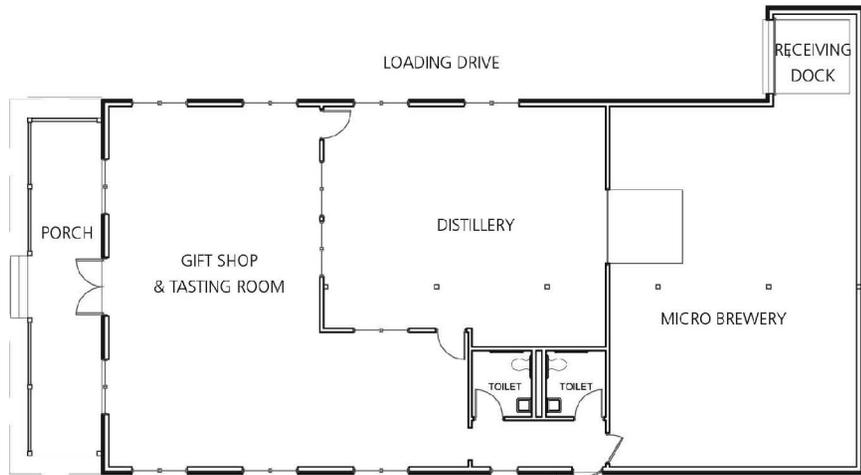
Phase II will also include a Seasonal Performance Entertainment Venue that will be utilized a maximum of eight times a year from May-October. These performances will be limited to one event per month with two floating events through these months (no more than two performances per month). A small stage with overhead cover and minimal lighting as well as a +/- 3,000 square foot Pavilion will be the only physical improvements as part of this use. The seating for the Venue will be lawn seating only. Admission to these events will be limited to less than 2500. Parking will utilize the unimproved meadows between Whites Creek Pike and Whites Creek. These areas shall be maintained as grass. All food and beverage service shall be provided through mobile vendors.

Phase II will also incorporate a stable. The location, size and design of the stable building shall be reviewed and approved by Planning staff and may require Planning Commission or Council approval.

ENLARGEMENTS - PHASE II



IMAGES/NARRATIVE - PHASE II (CONT.)



PRELIMINARY DISTILLERY FLOOR PLAN - +/- 3,500 SF

NOT TO SCALE



DISTILLERY ARCHITECTURAL INFLUENCES



SEASONAL PERFORMANCE ENTERTAINMENT VENUE ELEMENTS (EXAMPLE)



PAVILION ARCHITECTURAL INFLUENCES



OVERFLOW PARKING (EXAMPLE)



VIEW OF TOUR BUS DISPLAY AREA

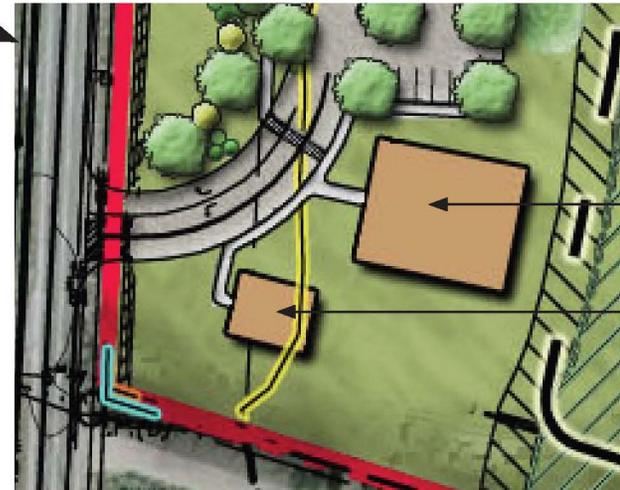


EXISTING LOG HOME

ENLARGEMENTS - PHASE III



SITE LOCATION MAP



EXISTING LOG HOME/MUSEUM

MUSEUM/GALLERY

ANCILLARY OFFICE/
STORAGE (PHASE II)



IMAGES/NARRATIVE - PHASE III

*PHASE III PERMITTED LAND USES (*SEE APPENDIX A FOR LAND USE DEFINITIONS)

SPECIALTY RETAIL
GREENWAY (EASEMENT ONLY)
PRIVATE TOUR FACILITY/MUSEUM

NARRATIVE

Phase 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 shall be rural in nature and give the appearance of a typical accessory structure consistent with the Whites Creek Corridor.



MUSEUM ARCHITECTURAL INFLUENCES

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” guest 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.

“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.

APPENDIX A - LAND USE GLOSSARY

“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.

“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.

“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 in an outside environment without fixed seating. A Seasonal Performance Entertainment Venue may hold events between May 1st and October 31st. Events shall take place once per month with two floating events allowed between May 1st and October 31st (maximum of two events per month). The maximum allowed number of days for events shall not exceed eight (8). Events shall be limited to Friday, Saturday or Sunday and shall end by 10:30 p.m. The decibel level output shall be limited to 96 dB at the soundboard location for the stage. A stage shell shall also be provided. A Seasonal Performance venue may include the sales of food and alcoholic beverages. Admissions to any one single day event shall not exceed 2,500 persons.

“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.