



### SPECIFIC PLAN SUMMARY

PROPOSED ZONING / USE	SP (C) / RETAIL, OFFICE & RESIDENTIAL *
SURROUNDING ZONING	R40, SCR & OL
PROPERTY / LOT SIZE	3.37 Acres
FLOOR AREA RATIO	25% Maximum Allowed
IMPERVIOUS SURFACE RATIO	70% Maximum Allowed
FRONT YARD SETBACK	62' from CL of US Hwy 70 & 45' from CL of Harpeth Valley Rd
SIDE YARD	None
REAR YARD	20'
HEIGHT REQUIREMENTS	1 Story Maximum (2 Story facad allowed)
REQUIRED PARKING RATIOS	Final SP shall demonstrate compliance w/ the Parking Requirements set forth in the Metro Zoning Code
LANDSCAPE BUFFERYARDS	40' "D-2" Along North PL (Adjacent to R40 Subdivision) 20' "C-3" Along West PL (Adjacent to Undeveloped R40 Land) 20' Scenic Bufferyard Along South PL (Adjacent to US Hwy 70)

\* This SP's concept has been generated using speculative retail & office space as the nucleus for its design. Final uses may vary; however, any proposed use shown on the Final SP must be Permitted (P) within the Commercial Limited (CL) Zoning District as identified in the Metro Zoning Code.

The following uses Permitted within CL Districts shall be considered Prohibited in this Specific Plan District:  
 Adult Entertainment, Adult Retail, All Waste Management Uses, Amateur Radio/Antenna, Automobile Convenience (Gas Station), Automotive Parking, Automotive Sales, Automobile Service, Bar or Nightclub, Bus Transfer, Car Wash, Cash Advance, Cash Checking, Community Amusement (outside only), Cultural Center, Custom Assembly, Day Care, Donation Center, Funeral Home/Allowed With Crematorium, Hotel/Motel, Kennel/Stable, Laundry Plants, Liquor Sales, Mobile Vendors, Non Residential Drug Treatment, Park & Ride, Pawn Shop, Power/Gas Substation, Religious Institutions, Satellite Dish and Title Loan.

The following uses may be Allowed within this Specific Plan District with the Restrictions Noted:  
 Restaurants (take out & full service only)  
 Veterinarian (no outdoor animal housing)

All other uses Permitted within CL Districts not specified above are Permitted within this SP.

### Notes

- 1) The purpose of this SP is to received Preliminary Approval to Permit the development of the Commercial Development conceptualized herein.
- 2) A Portion of this Property does lie within a Flood Hazard Area as identified by FEMA on Map 47037C0304F. Dated April 20, 2001. 100 Year Flood Elevation = 558.
- 3) 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.
- 4) This drawing is for illustration purposes to indicate the basic permise 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.
- 5) Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any Stormwater facilities within the property.
- 6) All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
- 7) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
- 8) Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro Right of Way is 15" cmp).
- 9) Detailed cross sections showing a balance of earthwork cut and fill within the flood plain limits shall be provided with the Final SP drawings and storm water calculations.
- 10) Individual water and/or sanitary sewer services are required for each parcel.
- 11) Solid waste pickup to be provided by dumpsters.
- 12) Prior to application for final site plan approval, the applicant shall obtain a sewer and water availability letter from the Utility District. Any requirements of Harpeth Valley Utility District shall be me prior to final site plan approval.
- 13) Prior to final site plan approval, the requirements of the Public Works Department shall be met.
- 14) Development of the property shall be in compliance with all applicable laws, rules and/or regulations regarding the development of floodplain property in effect as of November 1, 2010.

### Building Materials

All building facades visible from US Highway 70S or Harpeth Valley Road shall consist of brick, stone, stucco, EIFS, split face block or fiber cement/architectural siding. Smooth concrete block, vinyl siding, aluminum siding and sheet metal are prohibited for any facade visible from public roadway view. The smaller building shall be oriented to address both US Highway 70 & Harpeth Valley Road with its primary facade, including pedestrian access points.

### Signage Requirements

- 1) Permitted signs shall include building signs and freestanding ground signs that are externally lit or may be internally illuminated or back-lit with a diffused or shielded lit source. Building mounted signs shall be a maximum of 5% of the first floor facade area or 50 square feet, whichever is smaller and shall be limited to one sign per business. Up to two ground signs, including one per frontage, at a maximum of 28 square feet in size and six feet in height, shall be permitted for the development
- 2) Prohibited signs shall include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs.
- 3) An overall sign program for multiple tenant buildings will be required with the final site plan.

