

DEVELOPMENT STANDARDS

Required Development Standards: CS:
 Min. Lot Area: None
 Max. FAR: 1.64
 Max. ISR: 0.90
 Min. Rear Setback: 20'
 Min. Side Setback: None Required
 Max. Height at Setback Line: 30'
 Slope of Height Control Plane (V to H): 1.5 to 1
 Parking, Commercial Use, Automobile Sales:
 1 space per 250 square feet of enclosed sales area plus
 1 space per 1,000 square feet of outdoor vehicle display
 area plus 2 spaces per service bay or stall.
 21 spaces required for enclosed space.
 33,110 sf is used for vehicle display / 1000 = 33 spaces
 For any development standards, regulations and requirements not specifically shown on the SP plan and/or
 included as a condition of Commission or Council approval, the property shall be subject to the standards,
 regulations and requirements of the CS zoning district as of the date of the applicable request or application

LAND USE TABLE

AUTOMOBILE SALES, USED
 AUTOMOBILE SERVICE
 AUTOMOBILE SALES, NEW

GENERAL PLAN CONSISTENCY

The General Plan for this site is Regional Activity Center (RAC), and car sales new
 and used is consistent with uses found in and contemplated in RAC policy.

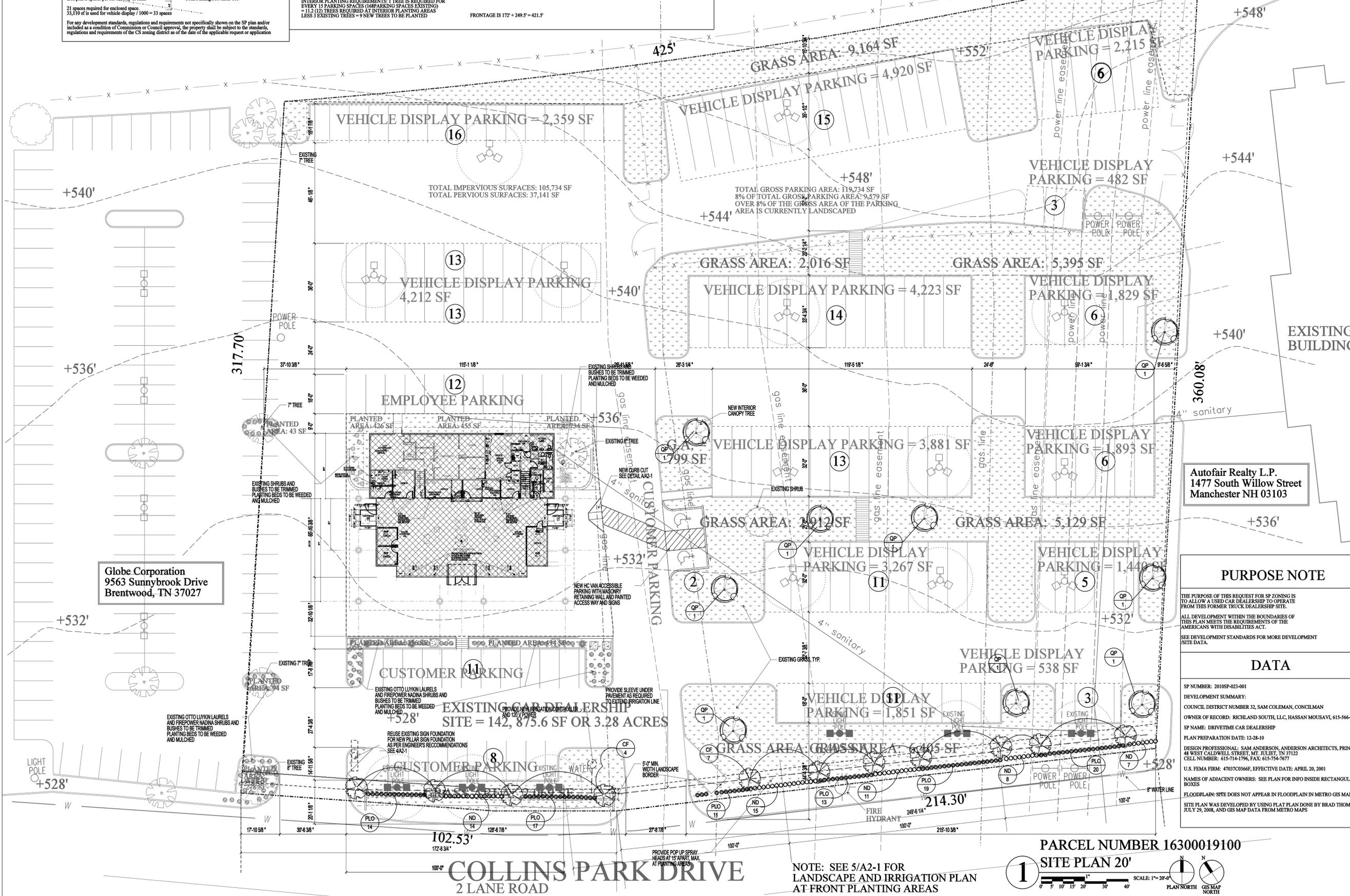
LANDSCAPE INFORMATION

INTERIOR PLANTING REQUIREMENTS: 1 TREE IS REQUIRED FOR
 EVERY 15 PARKING SPACES (8 PARKING SPACES EXISTING)
 = 11.2 (12) TREES REQUIRED AT INTERIOR PLANTING AREAS
 LESS 3 EXISTING TREES = 9 NEW TREES TO BE PLANTED

SEE LANDSCAPE PLAN FOR IRRIGATION AND PLANTING DETAILS

FRONTAGE IS 177' + 249.5' = 426.5'

Freeland Realty LLC
 981 Industrial Park Road
 Columbia, TN 38401



Globe Corporation
 9563 Sunnybrook Drive
 Brentwood, TN 37027

Autofair Realty L.P.
 1477 South Willow Street
 Manchester NH 03103

PURPOSE NOTE

THE PURPOSE OF THIS REQUEST FOR SP ZONING IS
 TO ALLOW A USED CAR DEALERSHIP TO OPERATE
 FROM THIS FORMER TRUCK DEALERSHIP SITE.
 ALL DEVELOPMENT WITHIN THE BOUNDARIES OF
 THIS PLAN MEETS THE REQUIREMENTS OF THE
 AMERICANS WITH DISABILITIES ACT.
 SEE DEVELOPMENT STANDARDS FOR MORE DEVELOPMENT
 SITE DATA.

DATA

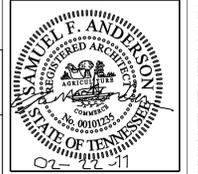
SP NUMBER: 2010SP-023-001
 DEVELOPMENT SUMMARY:
 COUNCIL DISTRICT NUMBER 32, SAM COLEMAN, CONCILMAN
 OWNER OF RECORD: RICHLAND SOUTH, LLC, HASSAN MOUSAVI, 615-566-3250
 SP NAME: DRIVETIME CAR DEALERSHIP
 PLAN PREPARATION DATE: 12-28-10
 DESIGN PROFESSIONAL: SAM ANDERSON, ANDERSON ARCHITECTS, PRINCIPAL
 48 WEST CALDWELL STREET, MT. JULIET, TN 37122
 CELL NUMBER: 615-714-1796, FAX: 615-754-7677
 U.S. FEMA FIRM: 47037C0366F, EFFECTIVE DATE: APRIL 20, 2001
 NAMES OF ADJACENT OWNERS: SEE PLAN FOR INFO INSIDE RECTANGULAR
 BOXES
 FLOODPLAIN: SITE DOES NOT APPEAR IN FLOODPLAIN IN METRO GIS MAPS
 SITE PLAN WAS DEVELOPED BY USING PLAT PLAN DONE BY BRAD THOMAS
 JULY 29, 2008, AND GIS MAP DATA FROM METRO MAPS

COMMERCIAL
 BUILDING
 REMODEL FOR
DriveTime
 CAR DEALERSHIP
 ANTOCH, TENNESSEE

ANDERSON ARCHITECTS
 48 WEST CALDWELL STREET, MT. JULIET, TN 37122
 P. O. BOX 364, MT. JULIET, TN 37121
 PHONE, FAX: 615-754-7677, MOBILE: 615-714-1796

NO.	DATE	REVISIONS
1	12-28-10	ISSUE FOR CONSTRUCTION
2	02-28-11	REVISIONS

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 ANDERSON
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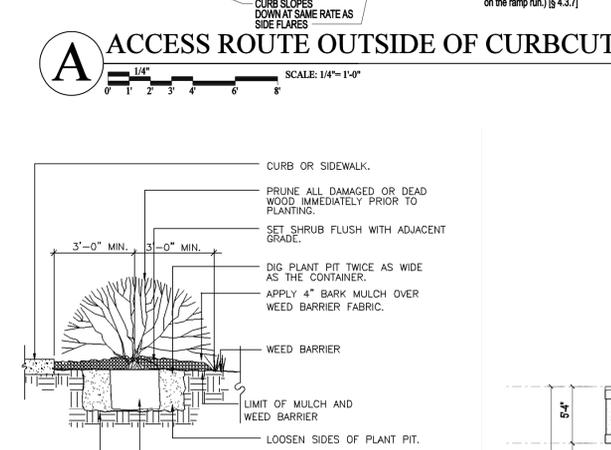
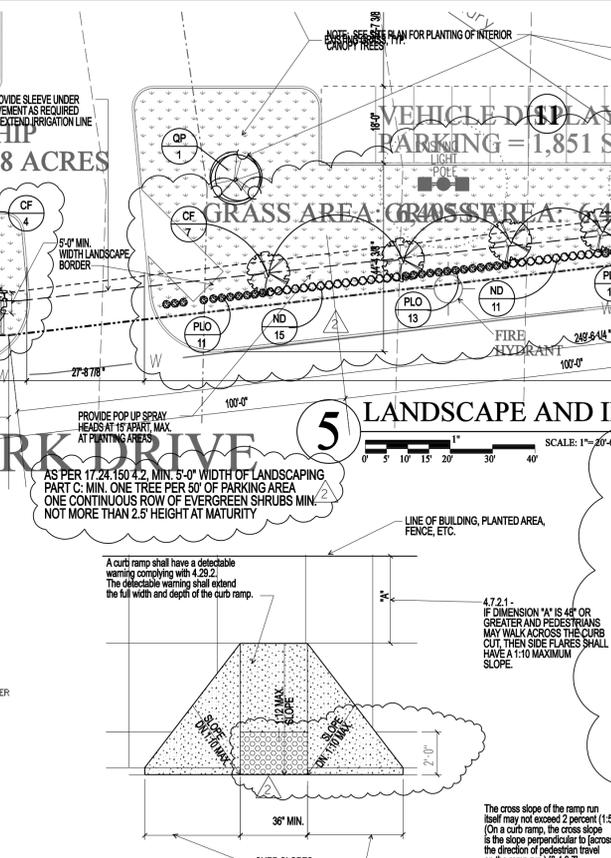
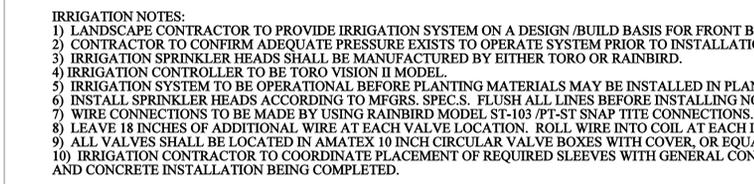
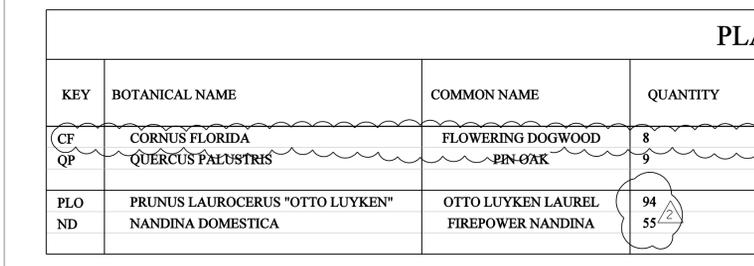
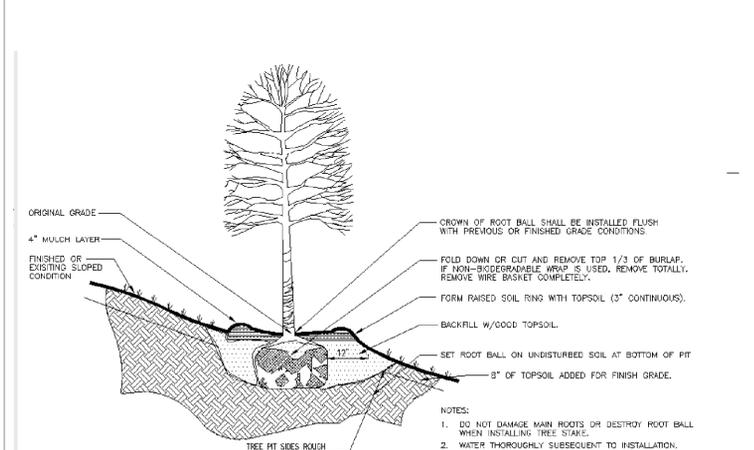
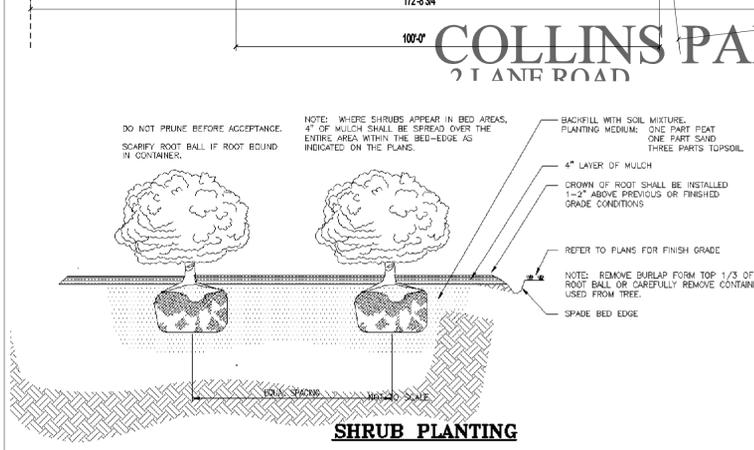
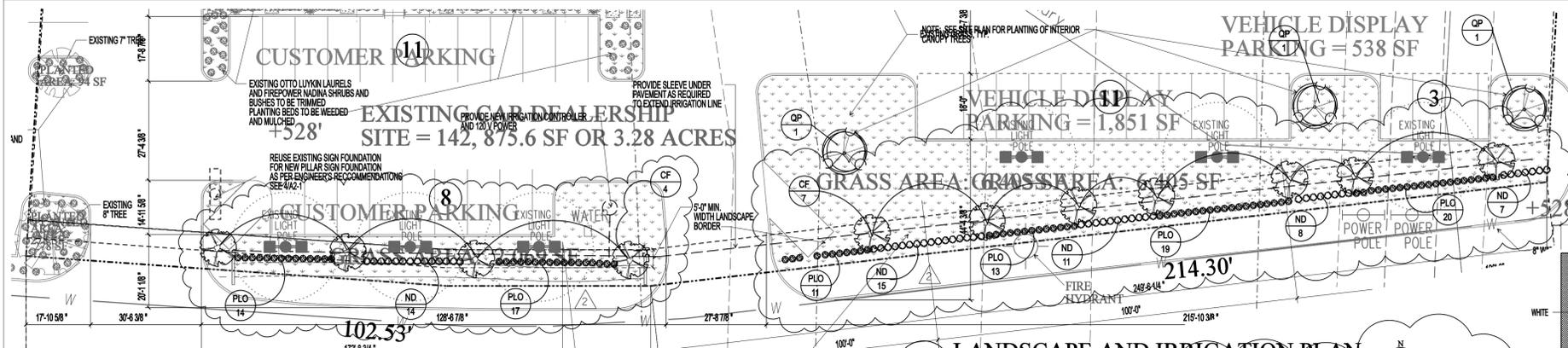
DEVELOPMENT PLAN
 (PRELIMINARY)
 AND FINAL SITE PLAN

PROJ. NO. 1026
 DATE 02-28-10
 DWG. NO. A1-0
 COMMERCIAL BLDG. REMODEL
 © DriveTime
 CAR DEALERSHIP - ANTOCH

NOTE: SEE 5/A2-1 FOR
 LANDSCAPE AND IRRIGATION PLAN
 AT FRONT PLANTING AREAS

PARCEL NUMBER 16300019100
1 SITE PLAN 20'
 SCALE: 1"=20'-0"
 PLAN NORTH GIS MAP NORTH

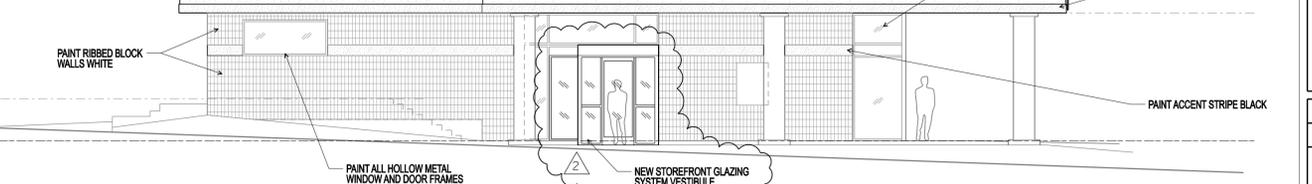
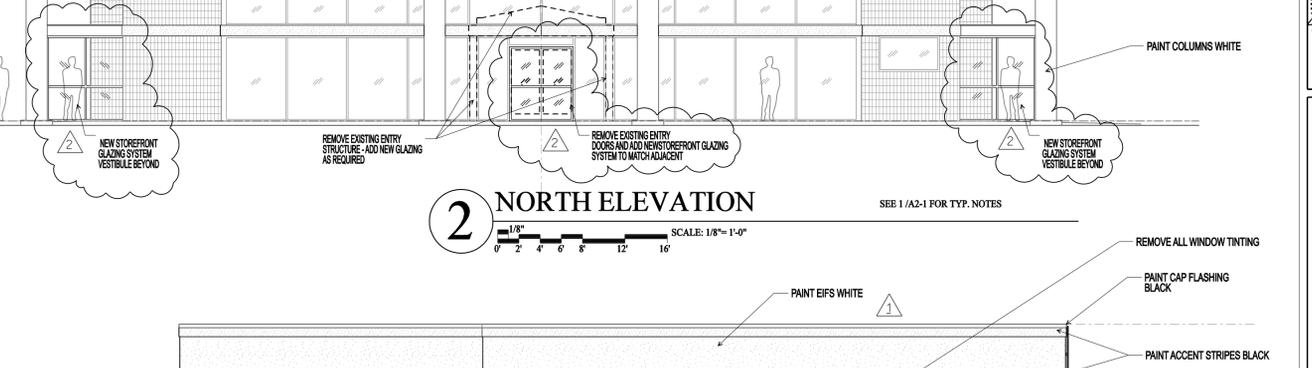
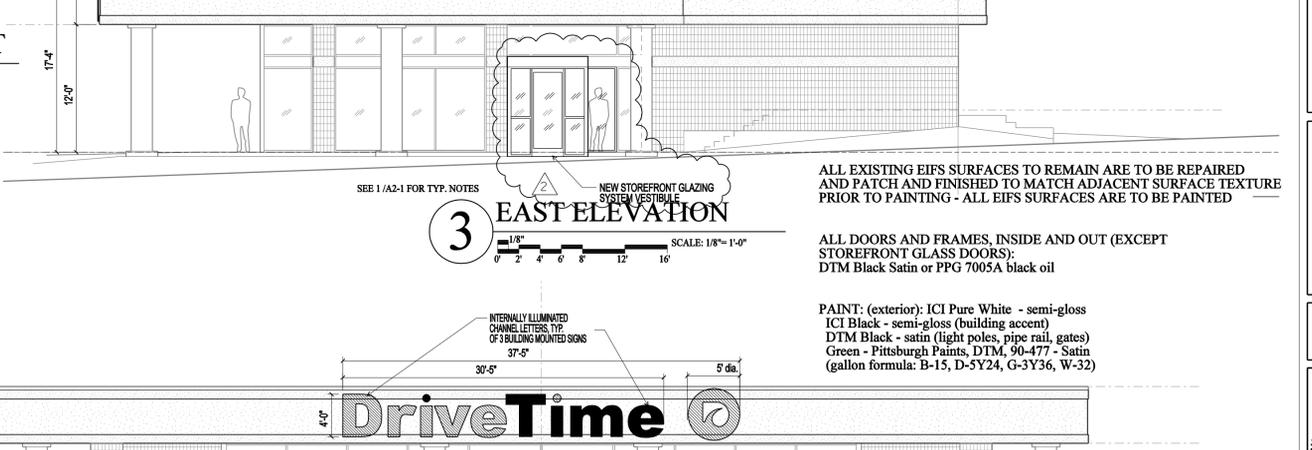
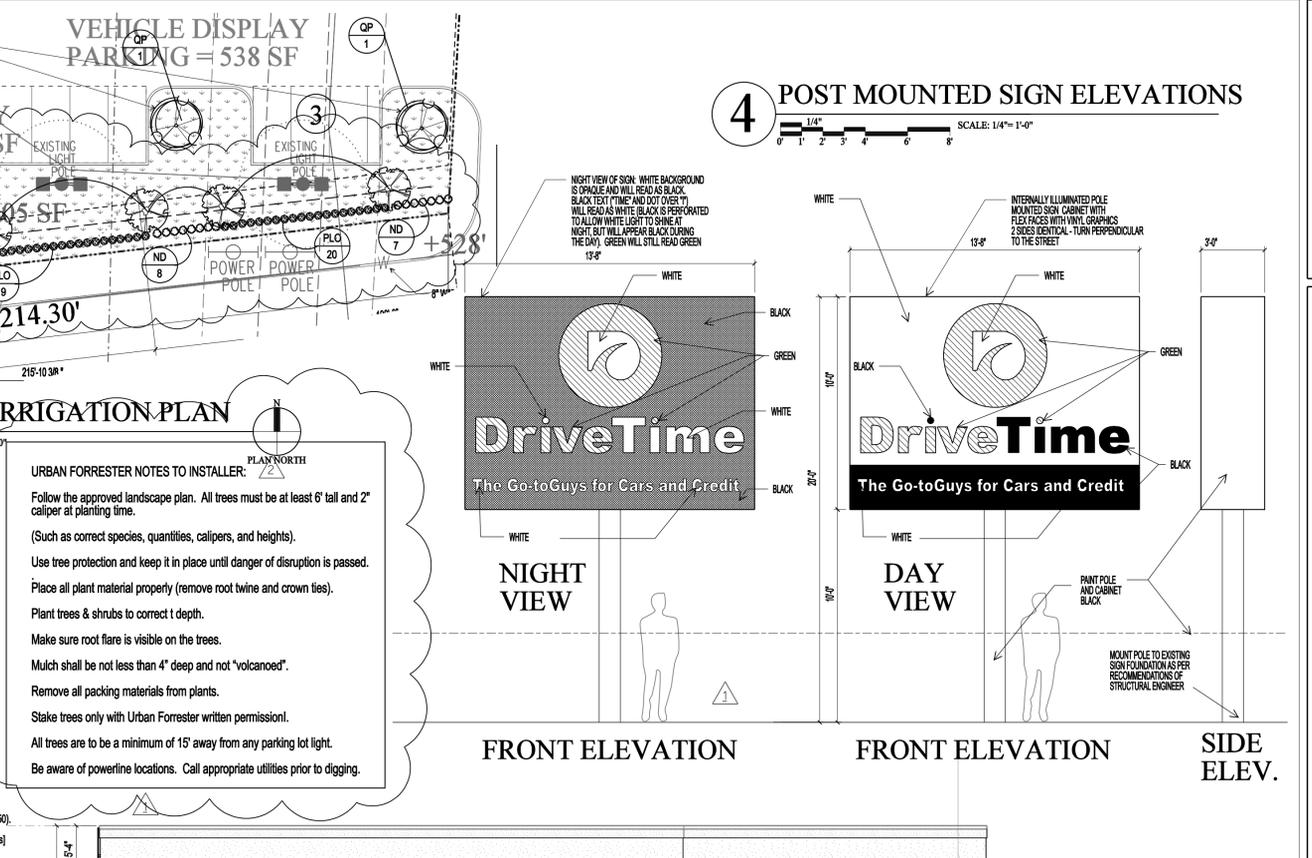
ISSUED FOR CONSTRUCTION. NOTE: WRITTEN SCALE ON DRAWINGS IS CORRECT WHEN DRAWINGS ARE PLOTTED FULL SIZE ON 24" X 36" SHEETS - USE GRAPHIC SCALE WHEN DRAWINGS ARE PLOTTED ON ANY SHEET SIZE OTHER THAN 24" X 36" - DIMENSIONS TAKE PRECEDENCE OVER GRAPHICAL INFORMATION - IF A CONFLICT IS NOTICED, CONTACT ARCHITECT FOR RESOLUTION



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	ROOT	SIZE AT PLANTING	CALIPER INCHES	NOTES:
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	8	B & B	6-8' HT.	2"	2
QP	QUERCUS PALUSTRIS	PIN OAK	9	B & B	10-12' HT.	2"	2
PLO	PRUNUS LAUROCERUS "OTTO LUYKEN"	OTTO LUYKEN LAUREL	94	#5 CONT.	24" SP.	---	2
ND	NANDINA DOMESTICA	FIREPOWER NANDINA	55	#5 CONT.	24" SP.	---	2

IRRIGATION NOTES:
 1) LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN /BUILD BASIS FOR FRONT BUFFER PLANTING AREA AS AHOWN
 2) CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
 3) IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD.
 4) IRRIGATION CONTROLLER TO BE TORO VISION II MODEL.
 5) IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
 6) INSTALL SPRINKLER HEADS ACCORDING TO MFGRS. SPEC.S. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
 7) WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103 /PT-ST SNAP TITE CONNECTIONS.
 8) LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
 9) ALL VALVES SHALL BE LOCATED IN A MAX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
 10) IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.



COMMERCIAL BUILDING REMODEL FOR
DriveTime
CAR DEALERSHIP
ANTIOCH, TENNESSEE

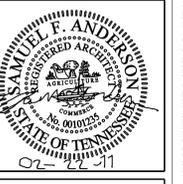


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REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.
1	05-06-11	PLAN DEPT REVIEW		
2		CODE SPECIAL COMMENTS		

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ELEVATIONS, SIGN AND LANDSCAPE DETAILS

PROJ. NO. 1026
DATE 01-28-11
DWG. NO. A2-1
COMMERCIAL BLDG. REMODEL
© DriveTime
CAR DEALERSHIP - ANTIOCH

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