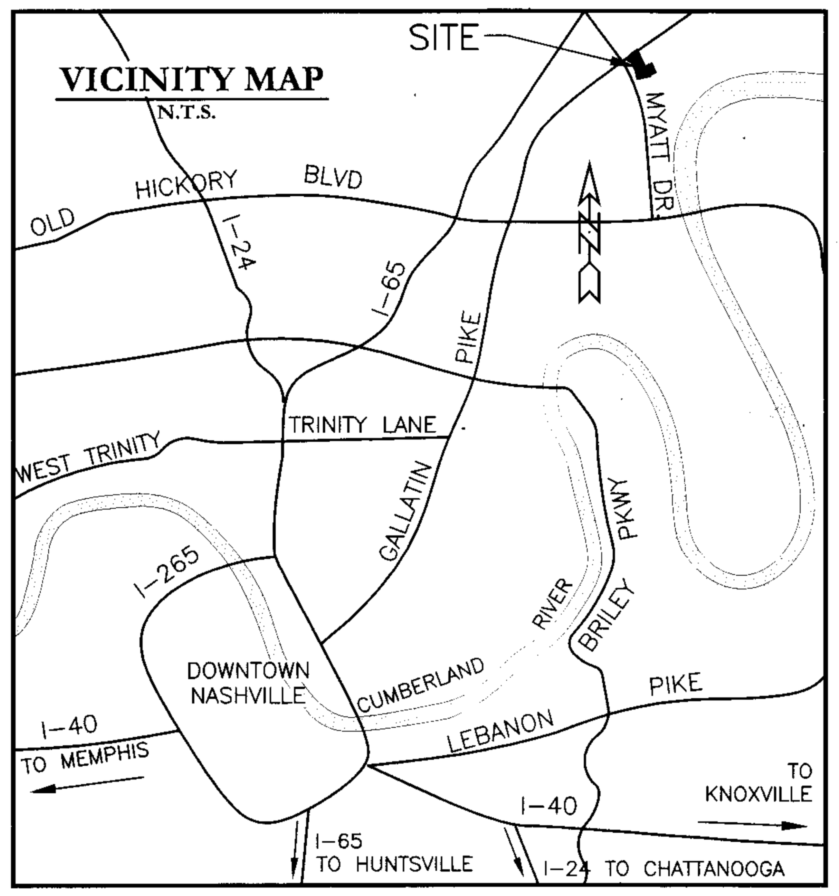


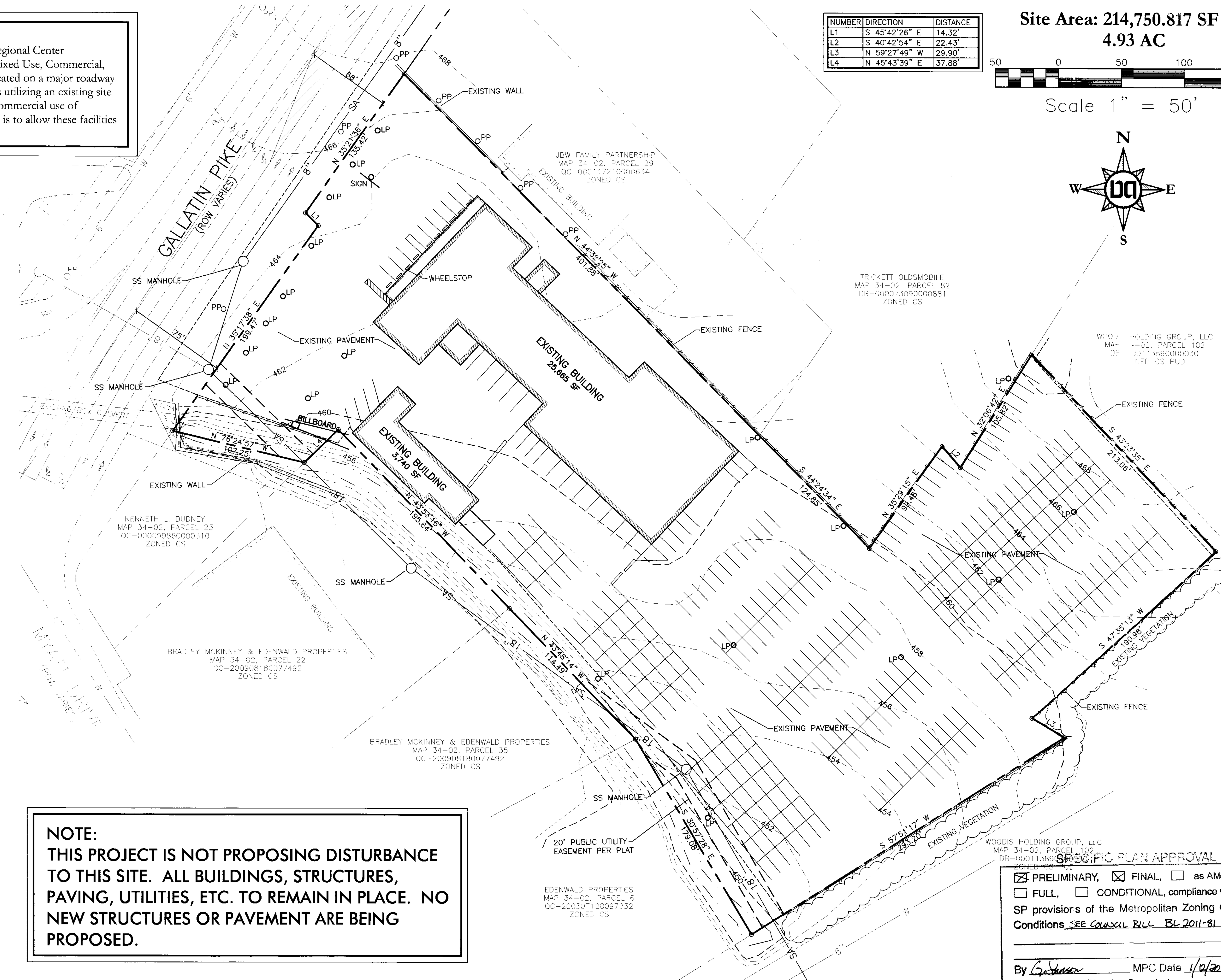
General Plan Consistency

This property falls within the T5 Center, Super Regional Center classification. This classification allows Vertical Mixed Use, Commercial, Office, Residential, and Civic or Public Benifit located on a major roadway in close proximity to an Interstate. This project is utilizing an existing site and facility that was operating under an allowed commercial use of Automobile Sales New. The purpose of this plan is to allow these facilities to be used for Automobile Sales Used.

NUMBER	DIRECTION	DISTANCE
L1	S 45°42'26" E	14.32'
L2	S 40°42'54" E	22.43'
L3	N 59°27'49" W	29.90'
L4	N 45°43'39" E	37.88'

Site Area: 214,750.817 SF
4.93 AC

50 0 50 100 150
Scale 1" = 50'



NOTE:
THIS PROJECT IS NOT PROPOSING DISTURBANCE TO THIS SITE. ALL BUILDINGS, STRUCTURES, PAVING, UTILITIES, ETC. TO REMAIN IN PLACE. NO NEW STRUCTURES OR PAVEMENT ARE BEING PROPOSED.

SPECIFIC PLAN APPROVAL

☒ PRELIMINARY, ☒ FINAL, ☐ as AMENDED, in ☐ FULL, ☐ CONDITIONAL, compliance with the SP provisions of the Metropolitan Zoning Ordinance

Conditions SEE COUNCIL BILL BL 2011-81

By G. Johnson MPC Date 1/12/2012
Metropolitan Planning Commission

ORDINANCE NO. BL2011-81

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County by changing from CS to SP zoning for property located at 1809 Gallatin Pike, northeast of Myatt Drive (4.93 acres), to permit automobile sales (used), automobile service, automobile repair, car wash, and all uses permitted in the CS district, all of which is described herein (Proposal No. 2012SP-001-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from CS to SP zoning for property located at 1809 Gallatin Pike, northeast of Myatt Drive (4.93 acres), to permit automobile sales (used), automobile service, automobile repair, car wash, and all uses permitted in the CS district, being Property Parcel No. 025 as designated on Map 34-02 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 34 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to Automobile Sales, Automobile Sales (Used), Automobile Service, Automobile Repair, Car Wash, and all uses permitted in the CS district.

Section 4. Be it further enacted, that a corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 5. Be it further enacted, that minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved in the plan that is part of this ordinance.

Section 6. Be it further enacted, that 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.

Section 7. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Doug Pardue

SP RE-DEVELOPMENT NOTES

1) 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. Expansions of 25 percent of the total floor area of the originally approved final site plan or total redevelopment shall meet the standards, regulations and requirements for the MUL zoning district. Minor modifications may require a new final site plan and expansions of 25 percent of the total floor area of the approved site plan or total redevelopment shall require that a final site plan be approved by the Planning Commission.

2) The expansion of 25 percent or more of total floor area of the originally approved final site plan shall trigger the requirement for the construction of a sidewalk and the installation of a minimum 15 foot wide landscaped area along the front property line with a continuous row of shrubs and ornamental trees planted every 20 feet along its length .

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE		USED AUTOMOBILE SALES
PROPERTY ZONING SP		SURROUNDING ZONING: CS & CS PUD
MINIMUM LOT SIZE NONE	BUILDING FOOTPRINT	29,405 Sq Ft TOTAL EXISTING
NUMBER OF UNITS		N/A
BUILDING SUMMARY		29,405 Sq Ft OF AUTOMOBILE SALES USED
FAR		60% MAXIMUM 14% EXISTING
ISR		90% MAXIMUM 93% EXISTING
FRONT YARD SETBACK:		81' FROM CL OF ROW OF GALLATIN PIKE
SIDE YARD		0' FROM PROPERTY LINE (CS ZONING)
REAR YARD		20' FROM PROPERTY LINE (CS ZONING)
HEIGHT STANDARDS		30' MAX HEIGHT AT SETBACK, 1.5 TO 1 SLOPE
PARKING AND ACCESS		
RAMP LOCATION AND NUMBER		2 ACCESSES ON GALLATIN PIKE (EXISTING)
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')		175' TO THE SOUTH ALONG GALLATIN PIKE (EXISTING)
DISTANCE TO INTERSECTION		300' TO INTERSECTION OF GALLATIN PIKE AND MYATT DRIVE
	50' MINOR STREET 100' COLLECTOR	185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES		EXISTING PARKING TO REMAIN
SPACE SIZES, AISLE WIDTHS, ANGLE DATA		8.5'x18', 24' AISLES, 90° STD

Standard SP Notes

1) The purpose of this SP is to receive preliminary and final approval to permit the use of a Used Automobile Sales Facility on this existing Automobile Sales Facility Site.
2) 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.
3)This Property does NOT lie within a Flood Hazard Area as identified by FEMA on Map 47037C0137F Dated April 20, 2001.
4) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
5) 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).
6) 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.
7) A master service for water and/or sanitary sewer services are required.
8) Solid waste pickup to be provided by existing dumpsters as shown on this plan

Stormwater Note:

No Disturbance to this site is being proposed as part of this project. All Existing Buildings, Pavement, Etc. are to remain in Place as shown on this Plan. Therefore, no Grading Permit will be Required for this Project.

Soils:

The soils located at this site consist of Ld [Lindell], MrD [Mimosa], and MsD [Mimosa]. These soils are within the "C" Hydrological Soil Group. There are no slopes greater than 15% on this site.

Data

TOTAL SITE AREA = 4.93 ACRES
CURRENT ZONING: CS
PROPOSED ZONING: SP [SPECIFIC PLAN]
COUNCIL PERSON - DOUG PARDUE
COUNCILMANIC DISTRICT - 10TH

ENGINEER- DALE AND ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
(615) 297-5166 x 115
CONTACT PERSON - MICHAEL GARRIGAN, PE

Owner
Steve R & Janelle Brewster
8032 Eastgate Blvd
Mt. Juliet, TN 37122
Phone: (615) 812-6775

Developer
Wholesale Inc.
Kevin Barber
2417 Gallatin Road North
Madison, TN 37115
Phone: (615) 855-0025

Site Flood Note
This Property Does Not Lie within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0137F. Dated April 20, 2001.

Plan Preparation Date: December 2011
Ordinance BL2011-81
SP # 2012SP-001-001
Preliminary & Final Specific Plan

TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111 STOP-CALL BEFORE YOU DIG!

MICHAEL CHRISTOPHER GARRIGAN REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE No. 23726

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Preparation Date: December 2011
Revisions:
MPC Comments: 1/12/12

SP # 2012SP-001-001

Wholesale Inc.
Preliminary & Final SP Document
Tax Map 34-02, Parcel 25
Nashville, Davidson County, Tennessee

D&A Project No. 11110
Wholesale Inc.

C1.0

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