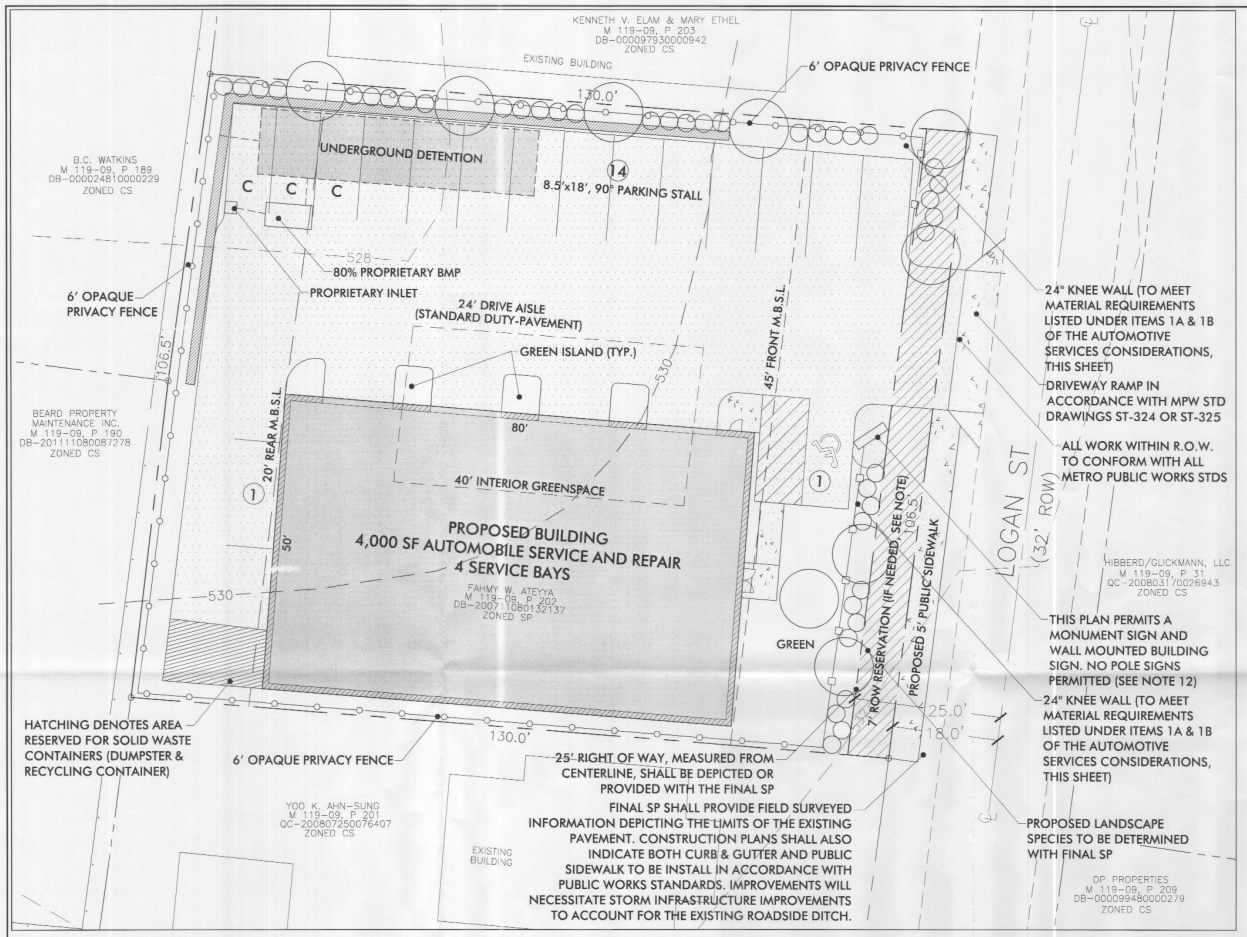
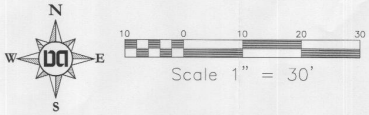
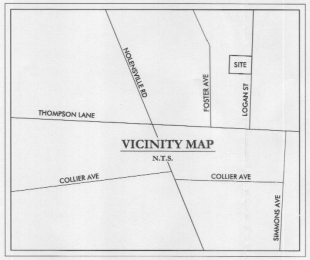




Site Area: 13,815 SF
0.31 AC



Developer
Frank Ateyya
7074 Nolen Park Cr
Nolensville, TN 37135
Phone: (615) 730-2480
Email: CARSAT1:1973@yahoo.com

Site Flood Note
This Property Does Not Lie within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0351F. Dated April 20, 2001.

Site Data

Total Acreage:	~0.31 Acres
Current Zoning:	Specific Plan (SP)
Proposed Zoning:	Specific Plan (SP)
Council Person:	Tony Tenpenny
Council District:	16th

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE		AUTOMOBILE SERVICE AND REPAIR
PROPERTY ZONING SP		SURROUNDING ZONING CS
MINIMUM LOT SIZE N/A	BUILDING FOOTPRINT	4,000 Sq Ft
NUMBER OF UNITS		N/A
BUILDING SUMMARY		SERVICE BAYS: 4 BAYS
FAR		30% PROPOSED
ISR		77% PROPOSED
FRONT YARD SETBACK:		45' FROM CENTERLINE OF LOGAN STREET
SIDE YARD		NONE
REAR YARD		20' FROM PROPERTY LINE
HEIGHT STANDARDS		1 STORY
PARKING AND ACCESS		
RAMP LOCATION AND NUMBER		1 ACCESS ON LOGAN STREET
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')		30' TO THE NORTH ALONG LOGAN STREET
DISTANCE TO INTERSECTION		515' TO THE SOUTH (THOMPSON LANE AND LOGAN STREET)
	50' MINOR STREET 100' COLLECTOR	185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES		4 STALLS/BAY @ 4 BAYS = 16 STALLS REQUIRED
SPACE SIZES, AISLE WIDTHS, ANGLE DATA		16 STALLS- 8.5'x18', 24' AISLES, 90° STD, (3 COMPACT,19%)
TREE DENSITY UNITS		0.31 AC-0.09 AC (BUILDING)= 0.22 AC x 14 =3.1 TDU'S REQ'D
TREES PROPOSED		8 TREES @ 0.5" CAL/TREE =4 TDU'S PROPOSED

Standard SP Notes

1) The purpose of this SP is to permit a 4,000 square foot automobile service and repair center.
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 47037C0351F Dated April 20, 2001.
4) All public sidewalks are to be constructed in conformance with Metro Public Works Sidewalk Design Standards.
5) Wheel chair accessible curb ramps, complying with applicable Metro Public Works Standards, shall be constructed at street crossings.
6) The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
7) 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).
8) 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.
9) 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.
10) A master service for water and/or sanitary sewer services are required.
11) Solid waste pickup to be provided by roll out cans placed on a screened concrete pad as shown on this plan.
12) All Auto related signage shall be monument style or wall mounted. Monument signs shall have a maximum sign area of 49 square feet, and shall not exceed 6 feet in height or 3 feet in height if any portion of the sign is located within 15 feeet of a driveway. Wall mounted building signs shall have a maximum sign area of 48 square feet. Pole signs are not permitted.

Automobile Service Considerations:

Improvements proposed by this SP include the following:
1) A physical separation of the automobile display or parking area from the sidewalk in the form of a "knee wall" of a minimum 24 inch height. The wall shall be constructed of either:
   a) concrete, stone, split-faced masonry or other similar material: or
   b) pillars with wrought iron or similar material between the pillars. DETAILS TO BE PROVIDED W/ FINAL SP
2) No chain link fence shall be within 25 ft of any public right of way. No razor wire, barbed wire or similar similar materials shall be allowed on the property. NO CHAIN LINK FENCE PROPOSED WITH THIS SP
3) Any adjacent ROW shall include a sidewalk that meets current Metro standards for construction. If there is not an adjacent sidewalk or if the condition of the existing sidewalk is inadequate per current Metro standards for consruction, a new sidewalk shall be constructed by the applicant.
4) All light and glare shall be directed on-site to ensure surrounding properties are not adversely affected by increases in direct or indirect ambient light.
5) All signs shall be either monument or on-building signage. Pole-mounted signs shall not be permitted. Any Any existing billboards shall be removed within two years from the effective date of the enacting SP ordinance by the Metro Council. PROVIDED
6) All interior landscaping requirements of the Zoning Code (Chapter 17.24) shall be met, including a minimum 8 percent of interior landscaping. For the purposes of determining landscaping requirements, CS zoning should be used to determine the minimum required amount of landscaping, as per Chapter 17.24.
7) Auto related uses shll be consistent with the approved site plan. Minor modifications to the site plan may be approved by the Planning Commission including changes in use, but shall be subject to the standards, regulations adn requirements of the MUL Zoning District. Expansions of 25% of the total floor area of the originally approved final site plan or total redevelopment shall meet the standards, regulations and requirements for MUL Zoning District. Minor modifications may require a new final site plan and expansions of 25% of the total floor area of the approved site plan or total redevelopment shall require that a finla site plan be approved by the Plannning Commission.

PlanningNote:
All automobile repair and service activities as defined by the Zoning Code shall be provided within the confines of an enclosed structure, or where permitted, within the rear yard behind a structure and not visible from any public right of way or residential structure. Inoperable vehicles or equipment shall be confined within an enclosed structure, or where permitted, within the rear yard behind a structure, and not visible from any public right of way or residential structure.

SP Note:
The Current SP Zoning on this site was approved for 7,500 sf Automotive Service and Repair Facility at the February 22, 2007 MPC Meeting and was approved by Metro Council as Bill BL2007-1348. This SP proposes a 4,000 sf (4 Bay) Automotive Service and Repair Facility to replace the current SP Zoning on this property.

Roadway Improvement Note:
The Final SP shall depict, in detail, the location and installation of a 5' public sidewalk along Logan Street (per ST-210) along with curb & gutter (per ST-200) to be located at the existing edge of pavement. The design of the road improvements shall account for and depict in detail the relocation/re-routing of the existing roadside ditch. All work within the public Right of Way will require a permit from the Metro Public Works Permit office.

Stormwater Note:
Runoff from this site will be treated by a 80% Proprietary BMP, then will be routed through an Underground Detention Pond to achieve 80% TSS Removal for this site. Additionally, public improvements will be necessary in order to re-route or account for the existing roadside ditch in Logan Street. Design plans provided with the Final SP shall account for installation of the new curb & gutter. Design Engineer shall coordinate designs with Metro Public Works and Metro Water Services through the Final SP Process.

Landscape Note:
This plan schematically shows landscaping. All species and locations will be determine during Final SP approvals. Preliminary TDU Calculations can be found in the Specific Plan Development Summary Table on this Sheet.

Plan Preparation Date: March 2012

SP # 2012SP-010-001
Preliminary Specific Plan

Preparation Date: March 2012
Revision Date: April 2012
MPC Comments
MPC Comments 4/30/12

2849 Logan Street
(Project No 2012SP-010-001)
Preliminary SP Document
Tax Map 119-09, Parcel 202
Nashville, Davidson County, Tennessee

Engineer:
Michael Gurigian, PE
Dale & Associates

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

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

NASHVILLE & DAVIDSON COUNTY
APR 30 2012
METROPOLITAN PLANNING DEPARTMENT

D&A Project No. 12039
2489 Logan Street

C1.0

1 of 1