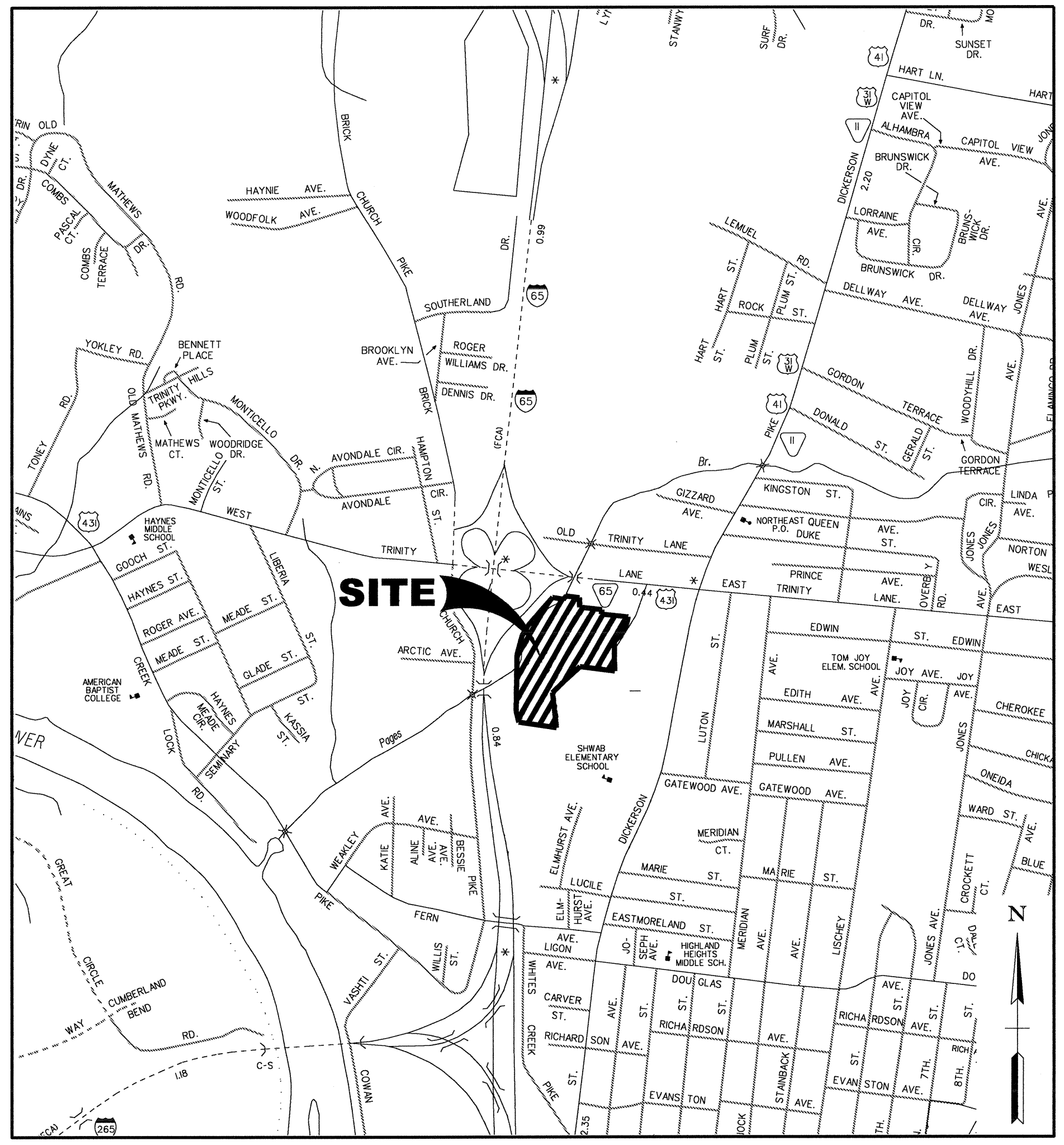
PRELIMINARY SPECIFIC PLAN
FOR
LKQ OF NASHVILLE
LUCAS LANE PROPERTY
FIFTH COUNCILMATIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

NOTES:

1. THE PURPOSE OF THIS SP PLAN IS TO PERMIT A SELF SERVICE AUTO PARTS FACILITY (RETAIL, OFFICE AND SCRAP OPERATION). 1
2. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDIANACE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
3. PLAN IS SUBJECT TO STORMWATER MAINTENENCE AGREEMENTS.
4. DEVELOPMENT IS TO BE ENTIRELY CONSTRUCTED IN A SINGLE PHASE.

CONDITIONS OF APPROVAL:

1. USES PERMITTED IN THIS SP DISTRICT SHALL BE LIMITED TO RETAIL, OFFICE AND SCRAP OPERATION. 1
2. 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 "IWD" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISION 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.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
5. THE DEVELOPER'S FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.



INDEX OF DRAWINGS

Sheet No.	Description
C0.01	COVER SHEET
C1.01	PRELIMINARY SPECIFIC PLAN

DEVELOPMENT SUMMARY	
PROJECT NAME	LKQ OF NASHVILLE
SUBMITTAL DATE	05/03/2012
MAP / PARCEL NUMBERS	MAP 71-07 PARCEL 260 & MAP 71-10 PARCEL 200
COUNCILMATIC DISTRICT	5th DISTRICT
COUNCILMEMBER NAME	SCOTT DAVIS

COMMUNITY PLAN: EAST NASHVILLE COMMUNITY PLAN (5)

LAND USE POLICY: T5 CENTER AND NU-NEIGHBORHOOD URBAN (EXISTING)
D-IN - DISTRICT INDUSTRIAL (PROPOSED)

APPLICATION NUMBER: 2012SP-015-001

FEMA NOTE:

THIS PROPERTY IS LOCATED IN ZONE X AND ZONE AE ACCORDING FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 47037C0209F, DATED APRIL 20, 2001. THE AFFECTED AREA IS LOCATED WHOLLY IN ZONE X.

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

PAUL W. LOCKWOOD — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 000 — STATE OF TENNESSEE

JOEL ALBERT CULMER — REGISTERED ENGINEER — AGRICULTURE — 8/8/12 — STATE OF TENNESSEE

BWSC
PROJECT No. 35315-00

MAY 03, 2012 PRELIMINARY SP SUBMITTAL

MAY 22, 2012 PRELIMINARY SP RESUBMITTAL

JUNE 07, 2012 PUBLIC WORKS COMMENTS

JUNE 18, 2012 PLANNING COMMENTS

AUG. 29, 2012 ZONING LIMITS DELINEATED

PRELIMINARY SPECIFIC PLAN
FOR
LKQ OF NASHVILLE
LUCAS LANE PROPERTY
FIFTH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

C0.01

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INTERSTATE 65

1-65 OFF RAMP

Know what's below Call before you dig. 811 www.call811.com

NOTES:

1. USES PERMITTED IN THIS SP DISTRICT SHALL BE LIMITED TO RETAIL, OFFICE AND SCRAP OPERATION.
2. EXISTING DRAINAGE PATTERNS TO EB MAINTAINED. MINOR GRADING WILL BE REQUIRED TO FINISH SITE.
3. REFER TO ENCLOSED LETTER FOR CONFORMANCE TO LAND USE POLICY.
4. FENCES ON SITE TO HAVE MINIMUM HEIGHT OF 6' AND MAXIMUM HEIGHT OF 8'.
5. FINAL PLAN WILL MEET TREE DENSITY UNITS FOR THE PARKING AREA OF LKQ. NO LANDSACPING OTHER THAN THE PERIMETER BUFFER YARDS ARE REQUIRED WITHIN THE INVENTORY AREA.
6. HOURS OF OPERATION WILL BE FROM 7 AM THROUGH 7 PM MONDAY THROUGH SUNDAY.
7. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
8. GRAVEL MAY BE USED FOR THE VEHICULAR PARTS INVENTORY. DRIVE AISLES ADN RETAIL PARKING TO BE PAVED.

PHILLIP D. PERKERSON
PARCEL ID: 07111001500
DB-20020926 0090513
ZONED: RS5

METRO GOV'T S.SCHWAB
PARCEL ID: 07111000400
DB-00003250 0000513
ZONED: RS5 / OV-UDO

UMH TN SHADY HILLS, LLC
PARCEL ID: 07111029600
DB-20110630 0050225
ZONED: RS5 / OV-UDO

JENKINS PROPERTY, L.P.
PARCEL ID: 07107026100
DB-20000502 0043620
ZONED: CS

KADAKIA, KIKESH & SEJAL & PATEL, DHRUVAN
PARCEL ID: 07106008800
PL-00009700 0000592
ZONED: CS / OV-FLD

JOSEPH WILLIAM SAUVE
PARCEL ID: 07107025900
DB-00008864 0000776
ZONED: CS

WATER QUALITY/QUANTITY POND
METAL FENCE
END CONCRETE WALL BEGIN METAL FENCE
CONCRETE WALL
EXISTING SANITARY MAIN
OPEN SPACE
UNUSABLE AREA STEEP SLOPES
CORRECTED EFFECTIVE 100-YEAR FLOODWAY APPEAL No. 2003-65
APPROXIMATE LOCATION OF PROPERTY BOUNDARY
CONCRETE WALL TO HAVE SIGNAGE
END METAL FENCE BEGIN CONCRETE WALL
GATE
OVERHEAD POWER
SCHWAB SCHOOL
LANDSCAPING TO MEET TYPE 'D' BUFFER REQUIREMENTS EXISTING VEGETATION TO REMAIN AND BE SUPPLEMENTED WITH EVERGREENS
VEHICLE PARTS/INVENTORY (GRAVELED SURFACE) (TYP)
LANDSCAPING TO MEET TYPE 'D' BUFFER REQUIREMENTS EXISTING VEGETATION TO REMAIN AND BE SUPPLEMENTED WITH EVERGREENS
METAL FENCE
MOBILE HOME PARK
APPROXIMATE EXISTING TREE LINE (TYP)
LANDSCAPING TO MEET TYPE 'D' BUFFER REQUIREMENTS EXISTING VEGETATION TO REMAIN AND BE SUPPLEMENTED WITH EVERGREENS
SLIDING GATE
TRASH AND RECYCLING DUMPSTER LOCATION
METAL FENCE
SP ZONING BOUNDARY
EXISTING MOTEL
EXISTING TRAILER PARKING AREA NOT A PART OF SP AREA - MAINTAIN IWD ZONING (APPROX. 1.36 ACRES)
SEWER SERVICE
WATER SERVICE
WATER MAIN TO BE EXTENDED ALONG LUCAS LANE TO PROVIDE FIRE HYDRANT
MATCH LINE - SEE INSET THIS SHEET
EXISTING MODULAR OFFICE TO BE REMOVED
U&O No. T2008 12781
TRACKING PERMIT No. 1699629
EXISTING SANITARY MAIN
EXISTING TRAILER PARKING AREA TO MAINTAIN IWD ZONING (APPROX. 1.36 ACRES)
PROPOSED RIGHT-OF-WAY DEDICATION AS NECESSARY
30'R CUL-DE-SAC TERMINUS PER METRO PUBLIC WORKS STANDARDS (APPROX. 0.11 ACRES OF ROW DEDICATION REQUIRED)
EXISTING RIGHT-OF-WAY
LUCAS LANE

INSET: LUCAS LANE CUL-DE-SAC

NOTE: CUL-DE-SAC SHOWN AS SCHEMATIC. EXACT LOCATION TO BE DETERMINED DURING DESIGN. CUL-DE-SAC TO HAVE 30' RADIUS.

TEMPORARY BENCHMARK
(SPIKE IN POWER POLE, ELEV=482.1
(NAVD 88 REFERENCE DATUM)

SITE DEVELOPMENT SUMMARY:

TAX MAP AND	DAVIDSON COUNTY TAX MAP 71-07 PARCEL & TAX MAP 71-10 PARCEL 200
COUNCIL DISTRICT:	5
COUNCIL MEMBER:	MR. SCOTT DAVIS
CURRENT OWNER INFORMATION:	
OWNER:	JENKINS PROPERTIES, L.P.
ADDRESS:	PO BOX 54470
CITY, STATE:	LEXINGTON, KENTUCKY 40555
PHONE NO.:	(615) 269-4136
FAX NO.:	N/A
CONTACT NAME:	JACK JENKINS
E-MAIL ADDRESS:	JACKLUCAS@COMCAST.NET
DEVELOPER INFORMATION:	
DEVELOPER:	LKQ
ADDRESS:	500 W MADISON STREET, SUITE 2800
CITY, STATE:	CHICAGO, ILLINOIS 60661
PHONE NO.:	312-621-1950
FAX NO.:	312-621-1969
CONTACT NAME:	BRUCE BARBER
E-MAIL ADDRESS:	BBARBER63@ME.COM
SP NAME:	LKQ OF NASHVILLE
SP NUMBER:	TBD
EXISTING ZONING:	IWD AND CS
FALLBACK ZONING:	IWD
APPLICANT:	BARGE WAGGONER SUMNER & CANNON, INC.
ADDRESS:	211 COMMERCE, SUITE 600
CITY, STATE:	NASHVILLE, TN 37201
PHONE NO.:	(615) 254-1500
FAX NO.:	(615) 255-6572
CONTACT NAME:	BILL LOCKWOOD
E-MAIL ADDRESS:	BILL.LOCKWOOD@BWSC.NET
FEMA MAP:	ZONE X & ZONE AE 47037C0209F (APRIL 20, 2001)PARCEL NUMBER:

SITE DATA TABLE:

ACREAGE:	
PARCEL 260:	23.74 ACRES (TOTAL) 22.27 ACRES (ZONED SP) 1.36 ACRES (REMAIN ZONED IWD) 0.11 ACRES (ROW DEDICATION)
PARCEL 200:	8.22 ACRES (ZONED SP)
TOTAL:	31.96 ACRES 30.49 ACRES (ZONED SP) 1.36 ACRES (REMAIN ZONED IWD) 0.11 ACRES (ROW DEDICATION)
BUILDING AREA:	TOTAL BUILDING SF = 18,600 3,600 SF RETAIL 15,000 SF SERVICE
FLOOR AREA RATIO:	0.80 (MAX) 0.01 (PROPOSED WITHIN SP)
IMP. SURFACE RATIO	0.80 (MAX.) 0.46 (PROPOSED WITHIN SP)
PARKING	TOTAL REQ.: 18 SPACES (1 / 200 SF - RETAIL) PROVIDED: 243 SPACES
SETBACKS:	40' FRONT 20' SIDES 20' REAR
LANDSCAPING:	14 TREE DENSITY UNITS / ACRE TYPE D BUFFER ADJACENT TO RESIDENTIAL
COMMUNITY PLAN:	EAST NASHVILLE COMMUNITY PLAN (5)
LAND USE POLICY:	T5 CENTER / NU - NEIGHBORHOOD URBAN (EXISTING) D-IN - DISTRICT INDUSTRIAL (PROPOSED)

FEMA NOTE:
PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE "AE" AND IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 7037C0209F DATED APRIL 20, 2001

PARCELS
07107026000 & 07110020000

REFERENCE BENCHMARK
USGS MONUMENT W/ STAMPED CAP SHWAB 1959, PID No. GO0486 (DATUM NAVD 88)

TEMPORARY BENCHMARK
SPIKE IN POWER POLE, ELEV=482.1
(NAVD 88 REFERENCE DATUM)

60' 30' 0' 60' 120'
SCALE: 1 INCH = 60 FEET

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JOEL ALBERT KILMER — REGISTERED ENGINEER — STATE OF TENNESSEE

PAUL W. LOCKWOOD — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 915

PRELIMINARY SPECIFIC PLAN

LKQ OF TENNESSEE

LUCAS LANE PROPERTY
FIFTH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

2012SP-015-001

DR.	CHK	DATE	DESCRIPTION
JAF	JLG	05/03/12	PRELIMINARY SP SUBMITTAL
JAF	WPL	05/22/12	PRELIMINARY SP RESUBMITTAL
JAF	WPL	06/07/12	PUBLIC WORKS COMMENTS
JAF	WPL	06/18/12	PLANNING COMMENTS
JAF	WPL	08/29/12	ZONING LIMITS DELINEATED

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