

SP GENERAL NOTES

1. Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance Number 78-840 and approved by the Metropolitan Department Of Water Services.
2. The parcels hereon does not lie within flood hazard area in accordance with FEMA insurance rate map panel number: 47037C0143 F. Dated: April 30, 2001. Flood Zone "X". (Metro Davidson County TN)
3. Building Setbacks shall be per this specific plan.
4. This drawing is for illustration purposes to indicate the basic premise 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.
4. All construction shall be in accordance with local building codes.

COMMERCIAL / MIXED USE SUMMARY

Proposed Building 'A' : 35,000 SF
 Proposed Building 'B' : 35,000 SF
 Proposed Building 'C' : 18,750 SF
 Total Proposed Building Area: 88,750 SF
 Total Proposed Parking Spaces: 349 spaces
 Total Land Area of Commercial / Mixed Use : 8.64 Ac.

INDUSTRIAL USE SUMMARY

Proposed Building 'D' : 73,000 SF
 Proposed Building 'E' : 156,320 SF
 Total Proposed Building Area: 229,320 SF
 Total Proposed Parking Spaces: 269 spaces
 Total Land Area of Industrial Use : 19.17 Ac



PROPOSED SITE PLAN NOT TO SCALE



ROBINSON ROAD INDUSTRIAL DRIVE

NOT TO SCALE
VICINITY MAP

**SITE LOCATION:
 ROBINSON ROAD AND INDUSTRIAL DRIVE
 A SPECIFIC PLAN (SP) DISTRICT**

RAYON CITY INVESTORS SP

PARCEL ID: 04400004100 PARCEL ID: 04400004200
 921 ROBINSON ROAD 915 ROBINSON ROAD
 OLD HICKORY, TN 37138 OLD HICKORY, TN 37138

**TOTAL SITE AREA: 27.81 AC.
 DATE: JUNE 20, 2012**

SPECIFIC PLANS (SP) DISTRICT DATES ISSUED:

- ISSUE 1 : 06 - 06 - 2012 ORIGINAL SUBMISSION
- ISSUE 2 : 06 - 13 - 2012 C2.0 FIRE MARSHAL COMMENTS
- ISSUE 3 : 06 - 20 - 2012 PLANNING DEPARTMENT COMMENTS
- ISSUE 4 : 07 - 13 - 2012 PLANNING DEPARTMENT COMMENTS
- ISSUE 5 : 08 - 06 - 2012 PLANNING DEPARTMENT COMMENTS

CASE NUMBER: 2012SP-016-001

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 EXISTING CONDITIONS
- C3.0 SP LAYOUT PLAN
- C4.0 STORMWATER PLAN
- C5.0 SP DETAILS
- C5.1 SP DETAILS
- L1.0 CONCEPTUAL LANDSCAPE PLAN



LEGEND

WATER VALVE	→	⊗
EXISTING FIRE HYDRANT	→	⊙
GAS VALVE	→	⊗
IRON ROD NEW	→	● IR(N)
IRON ROD OLD	→	○ IR(O)
PK NAIL NEW	→	● PK(N)
SIGN POST	→	⊙
CATCH BASIN	→	⊞
MANHOLE	→	⊙
UTILITY POLE	→	⊞
LIGHT POLE	→	⊞
PROPERTY LINE	→	—
EDGE OF PAVEMENT	→	—
EASEMENT LINE	→	—
EDGE OF GRAVEL	→	—
EDGE OF CONC.	→	—
WALL	→	—
CURB	→	—
FENCE	→	X X
OVERHEAD	→	OH OH
WATER LINE	→	W 6"
SEWER LINE	→	SA 8"
GAS LINE	→	G 4"
EXISTING WATER LINE	→	—
EXISTING SEWER LINE	→	—

LINE TABLE

LINE	BEARING	LENGTH
L1	N43°21'00"E	110.42'
L2	S01°03'00"E	60.00'
L3	S48°21'00"E	130.00'
L4	N88°57'00"E	183.70'
L5	S53°37'46"W	42.95'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	41.45'	25.00'	36.86'	N89°09'00"E	95°00'00"
C2	104.98'	127.17'	102.03'	N65°18'00"E	47°18'00"
C3	55.45'	67.17'	53.89'	S65°18'00"W	47°18'00"
C4	148.70'	174.30'	144.23'	S66°51'26"E	48°52'52"
C5	40.23'	25.00'	36.03'	S03°41'00"W	92°12'00"

NOTE-
 Survey was performed by Cherry Land Surveying, Inc.
 Registered Land Surveyor Number 1512
 622 West Iris Drive Nashville, TN 37204 615-269-3972
 Survey dated 07-01-2009.

KARL F. DEAN
 MAYOR

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

May 17, 2012

Ms. Lora Markem
 Hawkins Development Company
 461 Craighead Street
 Nashville, TN 37204

Re: Availability of Water and Sewer Services, Amending CS zoning to SP zoning, 921 and 915 Robinson Road, Map 44, Parcels 41 and 42, (27.81 Acres)

Dear Ms. Markem:

Water service will be available with the installation of a private water line service from the existing 8-inch public main located in Robinson Road. There will be no water capacity charge as there will be no increase in proposed water flow demands. Prior to future development of this site further water capacity issues must be reexamined. This pressure system has a service elevation of 575 feet. Pressure regulating devices will be required when pressures exceed 100 psi. The engineer is to contact the Fire Marshal's Office regarding adequate fire protection.

Sanitary sewer service will be available with the installation of a private sanitary sewer facilities will be at the expense of the developer. Submit detailed site utility plans to Metro Water Services, Metro Office Building, P.O. Box 196300, Nashville, TN 37219-6300.

Water and sewer service availability for a maximum 350 gallons per day average daily flow has been reserved in perpetuity for this site.

If you have any questions, please contact Mrs. Charissa Mishu by phone at (615) 862-4569 or by email at charissa.mishu@nashville.gov.

Sincerely,
 Alan W. Hand, P.E.
 Engineer 2

cc: Mr. Michael D. Morris, P.E., Engineer 3
 Ms. Mary Ellen Jackson, Customer Service Assistant Manager-Permits
 Mr. Robby Ervin, System Services Assistant Manager
 Mr. Darren Jennings, Council District 11

If you need assistance or recommendations, please contact Metro Water Services,
 William E. Coleman, Jr., at (615) 862-4862, 1600 Second Avenue North, Nashville, TN 37208

PARCEL ID: 04400004100
 921 ROBINSON ROAD
 OLD HICKORY, TN 37138

PARCEL ID: 04400004200
 915 ROBINSON ROAD
 OLD HICKORY, TN 37138

TOTAL SITE AREA: 27.81 AC.

80 0 40 80 160
 GRAPHIC SCALE - 1" = 80'

DATES:
 ISSUE 1 : 06 - 06 - 2012
 ISSUE 3 : 06 - 20 - 2012
 ISSUE 4 : 07 - 13 - 2012

CASE NUMBER: 2012SP-016-001

RAYON CITY INVESTORS SP

HDC HAWKINS DEVELOPMENT COMPANY
 461 CRAIGHEAD ST. - NASHVILLE, TN. - 615-383-2851



SP LAYOUT GENERAL NOTES

Sidewalks shall be along the entire frontage of both Robinson Road and Industrial Drive. All curb and gutters, grass strips, and sidewalks shall meet Metro Public Works standards.

See sheet C4.0 for stormwater management plan.

See sheet C5.0 and C5.1 for SP standards.

See sheet L1.0 for conceptual landscaping plan and landscape buffer data.

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.

All solid waste containers shall be concealed from the r.o.w. along Robinson Road and Industrial Drive. Receptacles should be screened by fencing, landscaping, or by a berm. Refer to C3.0 SP Layout Plan for dumpster / recycling container locations.

Existing 50' roadway easements provide ingress/egress access along the private drives per the deeds noted on the plan.

This drawing is for illustration purposes to indicate the basic premise of the development.

Existing utilities (water, sewer, and natural gas) are available at the r.o.w. Capacity of utilities for the development should be reviewed during final SP development.

Existing control access fencing along Robinson Road and Industrial Drive noted as per deed. TDOT control fencing is required and will be updated as allowed for TDOT standards and approval.

Wheelchair Accessible Curb Ramps, complying with applicable Metro Public Works Standards, shall be constructed at street crossings.

The required fire flow shall be determined by the Metropolitan FireMarshal's office, prior to the issuance of a building permit.

Property Addresses shall be obtained prior to the issuance of a building permit.

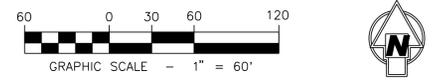
The required electrical load for the SP shall be determined by the owner and service capacity shall be verified by NES prior to the issuance of a building permit. All gear locations shall be reviewed and approved by NES. Developer is responsible for obtaining any additional easements required. NES ducts runs shall be within a 20 foot public utility easement centered on the conduit. All construction shall meet the requirements of NES Construction Guidelines under "Builder's and Contractors". Tab at www.nespower.com. All street lighting shall meet Metro/NES requirements for the public r.o.w. Concrete encasements will be required for NES underground electric.

The requirements of the Metropolitan FireMarshal's office for emergency vehicle access must be met prior to the issuance of any building permits.

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461 CRAIGHEAD ST. - NASHVILLE, TN - 615-383-2851

Sidewalks shall be along the entire frontage of both Robinson Road and Industrial Drive. Provide curb and gutters, grass strips, and sidewalks per MCSP standards.

Existing control access fencing noted as per deed.

Refer to sheet L1.0 for landscaping data.

COMMERCIAL / MIXED USE INDUSTRIAL USE

STORM WATER GENERAL NOTES

Any excavation, fill, or disturbances of the existing ground elevations must be done in accordance with Storm Water Management Ordinance No. 78-840 and approved by The Metropolitan Department of Water Services.

This drawing is for illustration purposes to indicate the basic premise 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.

Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.

Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).

Bioretention areas shall be utilized to incorporate low impact development practices as volume requirements permit on the proposed plan.

The parcels hereon does not lie within flood hazard area in accordance with FEMA insurance rate map panel number: 47037C0143 F. Dated: April 30, 2001. Flood Zone "X". (Metro Davidson County TN)

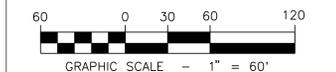


Stormwater Management- Open Areas
(Detention / Water Quality Areas)

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461 CRAIGHEAD ST. - NASHVILLE, TN - 615-383-2851

GENERAL PLAN CONSISTENCY

The proposed plan change will provide for the completion of Brownfield redevelopment on this property. There is no existing development on the property. This property was previously a DuPont owned land use and has been restored for new development. It is exciting that proposed projects will permit the completion of the property restoration providing for new improvements, stabilization and beautification of this Brownfield property.

The current land use policies for the properties are Mixed Use in Community Center (MxU in CC). CC policy applies to predominately commercial areas at the edges of residential areas, usually either at the intersection of two major thoroughfares or along a thoroughfare. MxU is a detailed policy category that further refines the CC policy and supports a mixture of uses including residential and commercial. The properties also are within the Old Hickory Village West Detailed Neighborhood Design Plan (DNDP). The properties are located along two major thoroughfares: Robinson Road and Industrial Drive. Per the Major and Collector Street Plan (MCSP) Robinson Road is an Arterial Boulevard with planned sidewalks and bike lane. Industrial Drive is a Collector Avenue and has planned sidewalks. Careful attention to design creates a complementary transition to adjacent areas. The existing zoning is Commercial Service (CS). There is a zone change request (Case #2012SP-106-001) associated with this plan amendment (Case #2012CP-014-001). The plan amendment has been requested to make the land use policy supportive of the requested zone change.

For approximately a decade Rayon City Investors has marketed the property for CS uses. While some interest along the Robinson Road has entertained service/retail uses the only use that has shown interest to the north is light industrial users ordinarily characteristic of an Industrial Warehousing/Distribution (IWD) use. The adjacent buildings to this property are primarily IWD uses. Across Industrial Drive is Old Hickory Towers. It is our intentions to provide a landscape buffer yard and perimeter landscaping to appropriately interface with the road frontage and sensitive adjacent uses such as Old Hickory Towers. All service apron areas, truck dock areas, outdoor storage, and solid waste removal receptacles will be screened, buffered, or will be managed by proper building orientation as to provide an ascetically pleasing building front. Industrial Drive is also the frontage to the DuPont facility. Our request is to provide an opportunity for the expansion of light industrial users on the Rayon City Investor's properties.

The proposed plan change will permit development of compatible uses with the Old Hickory Business Park, Wise Industries, DuPont, the railroad and other adjacent light industrial and industrial uses. Heavy Industrial uses will not be permitted. Lighting, noise, and sound shall all be within the performance standards noted within the Metropolitan Zoning Code. Parking and access shall be handled by a master plan which entails the use of existing ingress/egress easements along the private drive within the subject property extending to the right of way. The restricted right of way access points from Robinson Road will not be modified. All other access points shall be shared when possible with both of the proposed uses on site. The proposed plan will permit floor areas of adequate size to serve users that have and will have interest in the property.

LAND USE TABLE

The land uses allowed within the SP shall be governed by Exhibit A.1 and A.2 for Industrial Uses and B.1 and B.2 for Commercial Uses.

DEVELOPMENT STANDARDS

Industrial District

For and development standards, regulations and requirements not specifically shown on SP Plan, the standards, regulations and requirements of the IWD zoning district shall apply.

Max. Building Height:

3 stories to a maximum of 45 feet

Slope of Height Control Plane (V to H):

1.5 to 1

Minimum Lot Area:

none

Floor Area Ration (FAR):

.80

Impervious Surface Ration (ISR)

.85

Setback along Industrial Drive:

Per the MCSP, Industrial Drive is classified as T4-M-CA4 (Urban Transect Area - Mixed Use - Collector - Avenue - 4 lanes. The standard Right-Of-Way is 81 feet. Per Table 17.12.030B of the Metropolitan Zoning Ordinance setbacks based on IWD standards shall apply; therefore, the street setback along Industrial Drive shall be half of the standard right of way (41.5 feet) plus 5 feet at minimum which shall be measured from the centerline of the right of way.

Minimum Side yard setback:

none

Minimum Rear yard setback:

20 feet

Building Orientation:

The buildings in the industrial district shall be oriented toward Industrial Drive.

Building Separation:

None required. Separation shall be governed by the building code.

Permitted setback encroachments:

No modifications are requested.

Landscaping: (see sheet L1.0)

All components of Chapter 17.24 - Landscaping, Buffering, and Tree Replacement of the Metropolitan Zoning Ordinance shall govern. (tree density requirements and etc.) All loading, unloading, outside storage yards, and service apron areas shall be properly screened from view along Industrial Drive by interior and perimeter landscaping and/or earth berms.

Buffers:

Buffer D shall apply along the right-of-way of Industrial Drive. See attached Exhibit B. Buffer B shall apply along the western boundary of the SP area. See attached Exhibit C

Parking:

All components of Chapter 17.24 - Parking, Loading, and Access of the Metropolitan Zoning Ordinance shall govern.

Typical Use Parking Counts as taken from Table 17.20.030 Parking Requirements of the Metropolitan Zoning Ordinance:

General Office: 1 space per 300 square feet

Distributive business / wholesale: 1 space per 1,000 square feet

Manufacturing, medium: 1 space per 1,500 square feet

Manufacturing, light: 1 space per 1,500 square feet

Warehouse: 1 space per 2,500 square feet

Traffic Access:

Access to the right of way will be within existing private drives and along Industrial Drive.

Pedestrian Access (sidewalks):

Sidewalks shall be provided along the right of way at Industrial Drive per the Strategic Plan for Sidewalks and Bikeways.

Outside yard storage:

Outside yard storage shall be permitted, but it shall be properly screened by landscaping material to provide buffering from the right of way at Industrial Drive.

Mixed Use District

For and development standards, regulations and requirements not specifically shown on SP Plan, the standards, regulations and requirements of the CS zoning district shall apply.

Max. Building Height:

3 stories to a maximum of 45 feet

Slope of Height Control Plane (V to H):

1.5 to 1

Minimum Lot Area:

none

Floor Area Ration (FAR):

.60

Impervious Surface Ration (ISR)

.90

Setback along Industrial Drive:

Per the MCSP, Industrial Drive is classified as T4-M-CA4 (Urban Transect Area - Mixed Use - Collector - Avenue - 4 lanes. The standard Right-Of-Way is 81 feet. Per Table 17.12.030B of the Metropolitan Zoning Ordinance setbacks based on CS standards shall apply; therefore, the street setback along Industrial Drive shall be half of the standard right of way (41.5 feet) plus 15 feet at minimum which shall be measured from the centerline of the right of way.

Setback along Robinson Road:

Per the MCSP, Robinson Road is classified as T4-M-AB5 (Urban Transect Area - Mixed Use - Arterial - Boulevard - 5 lanes. The standard Right-Of-Way is 100 feet. Per Table 17.12.030B of the Metropolitan Zoning Ordinance setbacks based on CS standards shall apply; therefore, the street setback along Industrial Drive shall be half of the standard right of way (50 feet) plus 15 feet at minimum which shall be measured from the centerline of the right of way.

Minimum Side yard setback:

none

Minimum Rear yard setback:

20 feet

Building Orientation:

The buildings in the commercial district shall be oriented toward Robinson Road. The orientation of the building located at the corner of Robinson Road and Industrial Drive shall be determined at final site plan consistent with the land use policy.

Building Separation:

None required. Separation shall be governed by the building code.

Permitted setback encroachments:

No modifications are requested.

Landscaping: (see sheet L1.0)

All components of Chapter 17.24 - Landscaping, Buffering, and Tree Replacement of the Metropolitan Zoning Ordinance shall govern. (tree density requirements and etc.) All loading, unloading, outside storage yards, and service apron areas shall be properly screened from view along Robinson Road and Industrial Drive by interior and perimeter landscaping and/or earth berms.

Buffers:

Buffer D shall apply along the right-of-way of Industrial Drive along the entire right of way.

Buffer B shall apply along the western boundary of the Industrial Use portion of the SP area.

Parking: (Sheet C3.0 is an illustrative drawing.)

A single row of parking facing Robinson Road has been designed for the mixed- use commercial buildings, with the remaining parking areas located adjacent to the proposed buildings. Landscaped islands have been indicated thorough out the parking areas to break up large expanses of asphalt and enhance the aesthetic appearance of the parking areas. The parking areas have been designed to provide a streetscape that is based upon consistent lighting and a formal landscape design. The parking areas designed for the light industrial uses have also been designed to provide consistent lighting and a formal landscape design.

Where not specified on the SP plan all components of Chapter 17.24 - Parking, Loading, and Access of the Metropolitan Zoning Ordinance shall govern.

Typical Use Parking Counts as taken from Table 17.20.030 Parking Requirements of the Metropolitan Zoning Ordinance:

Personal Instruction: 1 per 200 square feet

Restaurant , Take-out: 10 spaces

Restaurant, fast-food and full-service: 1 space per 200 square feet

Financial Instructions: 1 per 200 square feet

General Office: 1 space per 300 square feet

Retail: 1 space per 200 square feet

Distributive business / wholesale: 1 space per 1,000 square feet

Manufacturing, light: 1 space per 1,500 square feet

Warehouse: 1 space per 2,500 square feet

Commercial Amusement, Inside: 1 space per 200 square feet

Traffic Access:

Access to the right of way will be within existing private drives and along Industrial Drive.

Traffic Impact Study:

See Traffic Impact Study for Old Hickory Business and Retail Center Nashville, Tennessee Was Prepared For Hawkins Development Company By RPM and Associates June, 1999. (Revised October, 2001)

See updated TIS by RPM and Associates, June 26, 2012. All requirements of the Public Works Department based on the revised TIS shall be met.

Pedestrian Access (sidewalks):

Sidewalks shall be provided along the right of way at Industrial Drive per the Strategic Plan For Sidewalks and Bikeways.

Sidewalks and bikeways shall be provided along the right of way at Robinson Road per the Strategic Plan for Sidewalks and Bikeways.

All sidewalks , bikeways, curb gutter and required grass strips shall be per Metro Public Works Standards and shall comply with MCSP Standards.

Outside Yard Storage:

Outside yard storage shall be permitted, but it shall be properly screened by landscaping material to provide buffering from the right of way at Industrial Drive and Robinson Road.

PRELIMINARY DEVELOPMENT PLAN

See Sheet C3.0

DEVELOPMENT AND PHASING SCHEDULE

We do not have a construction schedule for development due to the required change in zoning. There are currently two light industrial users interested in the property. One current light industrial prospect requires a construction schedule that would begin upon or near the approval of the SP plan. No current discussions are active with potential service/retail uses.

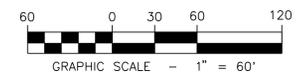
PUBLIC WORKS CONDITIONS

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.

PARCEL ID: 04400004100
921 ROBINSON ROAD
OLD HICKORY, TN 37138

PARCEL ID: 04400004200
915 ROBINSON ROAD
OLD HICKORY, TN 37138

TOTAL SITE AREA: 27.81 AC.



DATES:

ISSUE 1 : 06 - 06 - 2012

ISSUE 5 : 08 - 06 - 2012

CASE NUMBER: 2012SP-016-001

RAYON CITY INVESTORS SP

HDC HAWKINS
DEVELOPMENT
COMPANY

461 CRAIGHEAD ST. - NASHVILLE, TN - 615-383-2851

SP DETAILS AND STANDARDS

C5.0
5 OF 7

PUBLIC WORKS CONDITIONS

Rayon City SP Conditions in Accordance with the TIS Update(June 26, 2012):

Developer shall conduct a signal warrant analysis at the intersection of Robinson Road and the access drive with each final SP submittal or as directed by the Metro Traffic Engineer. The warrant analysis and traffic counts shall be submitted to the Metro Traffic Engineer for review and approval. The developer shall design and install a traffic signal when approved by the Traffic and Parking Commission.

Developer shall conduct a signal warrant analysis at the intersection of Robinson Road and the Business park/Riverside Golf access drives with each final SP submittal or as directed by the Metro Traffic Engineer. The warrant analysis and traffic counts shall be submitted to the Metro Traffic Engineer for review and approval. The developer shall design and install a traffic signal when approved by the Traffic and Parking Commission.

The existing westbound approach of 935 Industrial Drive access at Robinson Rd shall be widened to allow 2 exiting lanes with 150 ft of storage and 1 entering lane.

Developer shall re-stripe the south bound left turn lane at 935 Industrial drive to a dedicated left turn lane with approximately 150 ft of storage with TDOT approval.

Developer shall relocate the westernmost driveway on Industrial Drive approximately 70 ft to the east in order to increase weaving distance for vehicles turning left at access drive.

If feasible easternmost driveway on Industrial Drive shall be aligned with driveway on the opposite side of the street.

Architectural Character/Design Standards:

The architectural character of this project incorporates building orientation, height, setbacks, pedestrian and vehicular access that are similar to the proposed multi- family building and single family residences to be located across Industrial Drive. The proposed building forms and materials have been selected to replicate the existing architectural vernacular of the neighborhood and the proposed project across Industrial Drive. Exterior materials may include brick masonry, masonry accents, concrete masonry units, architectural metal panels, exterior glazing, exterior accent lighting and awnings. The buildings will be designed to be 1-3 stories in height and massed to complement the adjacent neighborhoods. Each of the buildings facing Robinson Road will be designed to provide a "streets cape" or street wall that creates a pedestrian friendly environment

The proposed project has been designed to provide a mixed- use suburban development community center that will include mixed- use commercial and light industrial uses. The mixed- use commercial uses front on Robinson Road, with strongly articulated building fronts, and entries facing the street. The proposed light industrial use buildings are located at the rear of the site and separated from the mixed- use commercial uses by a landscape buffer and open green space. The green space has been designed to provide a public accessible, useable and inviting open space within the confines of this proposed development. The light industrial buildings have been designed to face a private drive. The large buildings are framed by the smaller buildings facing Robinson Road to create a town center environment, that serves as a destination point for the development.

Signage:

Signs shall be limited to Building Mounted, Ground/Monument, and Informational signs.

Building Mounted Signs:

Signs shall be no greater than five percent of the first floor facade area and shall be limited to one sign per business.

For any multi- tenant building a sign program shall be provided during the final SP submittal.

Monument Signs:

Up to two ground signs shall be permitted, one per frontage. This signs may be either a monument or pillar style signs, with a maximum area of 250 square feet and a maximum height of 15 feet.

Unless noted otherwise within the SP standards, signage standards shall be governed by the Metro Sign Ordinance.

Signage Lighting:

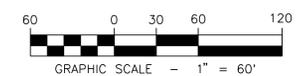
Signs shall be externally lit with steady, stationary, down -directed, and completely shielded light sources or may be internally illuminated or back- lit with a diffused or shielded light source. Sign backgrounds must be opaque, only letters and logos may be illuminated.

Freestanding ground signs may be lit from a ground lighting source.

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DEVELOPMENT
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SP DETAILS AND STANDARDS

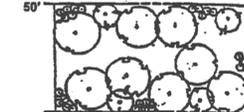
C5.1
6 OF 7

COMMERCIAL / MIXED USE INDUSTRIAL USE

Exhibit B
Standard D - Landscape Buffer Yards
Width

Exhibit C
Standard B - Landscape Buffer Yards
Width

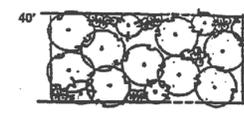
D-1
8 CANOPY
4 UNDERSTORY
24 SHRUBS



B-1
3.5 CANOPY
1.4 UNDERSTORY
14 SHRUBS



D-2
9 CANOPY
4.5 UNDERSTORY
24 SHRUBS



B-2
4 CANOPY
1.5 UNDERSTORY
16 SHRUBS



D-3
10 CANOPY
5 UNDERSTORY
30 SHRUBS



B-3
4.5 CANOPY
1.8 UNDERSTORY
18 SHRUBS



D-4
REPEALED

B-4
REPEALED

D-5
8' MASONRY WALL
4 CANOPY
3 UNDERSTORY
15 SHRUBS



B-5
6' WALL OR OPAQUE FENCE
3 CANOPY
1 UNDERSTORY
10 SHRUBS



Note: Landscape Buffer Yard D-5 is only available within the urban zoning overlay district. All examples are per 100 linear feet.

Note: Landscape Buffer Yard B-5 is only available within the urban zoning overlay district. All examples are per 100 linear feet.

SP LAYOUT GENERAL NOTES

This drawing is for illustration purposes to indicate the basic premise 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.

Metro tree density requirements will be addressed with final SP development plan.

All landscaping shall be irrigated.

Perimeter of parking areas shall be screened from r.o.w. A minimum of 8 % of the gross area of interior parking area shall be landscaped.

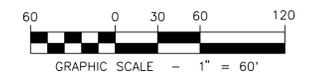
All solid waste containers shall be concealed from the r.o.w. along Robinson Road and Industrial Drive. Receptacles should be screened by fencing, landscaping, or by a berm. Refer to C3.0 SP Layout Plan for dumpster / recycling container locations.

Prior to final site plan approval, landscaping plans for the SP shall be reviewed and approved by the MPC staff.

PARCEL ID: 04400004100
921 ROBINSON ROAD
OLD HICKORY, TN 37138

PARCEL ID: 04400004200
915 ROBINSON ROAD
OLD HICKORY, TN 37138

TOTAL SITE AREA: 27.81 AC.



DATES:
ISSUE 1 : 06 - 06 - 2012
ISSUE 3 : 06 - 20 - 2012
ISSUE 4 : 07 - 09 - 2012

CASE NUMBER: 2012SP-016-001

RAYON CITY INVESTORS SP



461 CRAIGHEAD ST. - NASHVILLE, TN - 615-383-2851

CONCEPTUAL
LANDSCAPE PLAN
L1.0
7 OF 7



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Exhibit A.2

ZONING DISTRICT LAND USE TABLE FOR **COMMERCIAL / MIXED-USE USES**

Refer to **Exhibit A.2.1** for more specific information regarding PC and A Uses

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- P Permitted by right
- PC Permitted subject to certain conditions
- SE - Permitted by special exceptions
- A Permitted as accessory to principal use

Residential Uses	
Single-family	P
Two-family	P
Consignment sale	P
Historic home events	P
Home occupation	P
Security residence	P
Institutional Uses	
Cultural center	P
Day care center (up to 75)	P
Day care center (over 75)	P
Day care home	P
Day care--parent's day out	P
School day care	P
Monastery or convent	P
Religious institution	P
Educational Uses	
Business school	P
College or university	P
Community education	P
Dormitory	P
Fraternity/sorority house	P
Personal instruction	P
Vocational school	P
Office Uses	
Cash advance	P
Check cashing	P
Financial institution	P
General office	P
Leasing/sales office	P
Title loan	P
Medical Uses	
Assisted-care living	P
Hospice	P
Hospital	P
Medical appliance sales	P
Medical office	P
Medical or scientific lab	P
Nonresidential drug treatment facility	P
Nursing home	P

Outpatient clinic	P
Rehabilitation services	P
Residence for handicapped (8 or more)	P
Veterinarian	P
Commercial Uses	
ATM	P
Automobile convenience	PC
Automobile parking	P
Automobile sales, new	P
Automobile service	P
Bar or nightclub	P
Bed and breakfast inn	P
Business service	P
Carpet cleaning	P
Donation center, drop-off	PC
Funeral home	P
Furniture store	P
Home improvement sales	P
Hotel/motel	P
Inventory stock	P
Kennel/stable	SE
Laundry plants	P
Liquor sales	P
Major appliance repair	P
Mobile vendor	PC
Pawnshop	P
Personal care services	P
Restaurant, fast-food	P
Restaurant, full-service	P
Restaurant, take-out	P
Retail	P
Self-service storage	PC
Communication Uses	
Amateur radio antenna	P
Audio/video tape transfer	P
Multi-media production	P
Printing and publishing	P
Radio/TV/satellite tower	PC
Radio/TV studio	P
Satellite dish	P
Telephone services	PC
Industrial Uses	
Artisan Distillery	P
Building contractor supply	PC
Microbrewery	P
Research service	P
Transportation Uses	
Bus transfer station	P
Park and ride lot	P
Utility Uses	
Power/gas substation	P
Safety services	P
Waste Management Uses	
Recycling collection center	A
Recreation and	

Entertainment Uses	
Club	P
Commercial amusement (inside)	P
Greenway	P
Park	P
Recreation center	P
Rehearsal hall	P
Stadium arena/convention center	P
Temporary festival	SE
Theater	P

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Exhibit A.1

ZONING DISTRICT LAND USE TABLE FOR **INDUSTRIAL USES**

to **Exhibit A.2** for more specific information regarding PC and A Uses

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- P Permitted by right
- PC Permitted subject to certain conditions
- SE - Permitted by special exceptions
- A Permitted as accessory to principal use

Residential Uses	
Security residence	PC
Institutional Uses	
Cultural center	P
Day care center (up to 75)	PC
Day care center (over 75)	PC
Day care--parent's day out	A
Religious institution	P
Educational Uses	
Business school	P
Vocational school	P
Office Uses	
Cash advance	P
Check cashing	P
Financial institution	P
General office	P
Leasing/sales office	P
Title loan	P
Medical Uses	
Animal hospital	
Medical or scientific lab	P
Nonresidential drug treatment facility	P
Outpatient clinic	PC
Commercial Uses	
ATM	P
Animal boarding facility	PC
Automobile parking	P
Automobile repair	P
Automobile sales, new	P
Automobile sales, used	P
Automobile service	P
Business service	P
Carpet cleaning	P
Car wash	P
Community Gardening (commercial)	P
Community Gardening (non-commercial)	P
Custom assembly	P
Donation center, drop-off	PC
Home improvement sales	P
Inventory stock	P
Laundry plants	P

Liquor sales	P
Major appliance repair	P
Pawnshop	P
Personal care services	A
Restaurant, fast-food	P
Restaurant, full-service	P
Restaurant, take-out	P
Retail	PC
Self-service storage	P
Vehicular rental/leasing	P
Vehicular sales & services, limited	P
Wrecker service	P
Communication Uses	
Amateur radio antenna	P
Audio/video tape transfer	P
Multi-media production	P
Printing and publishing	P
Radio/TV/satellite tower	PC
Radio/TV studio	P
Satellite dish	P
Telephone services	PC
Industrial Uses	
Artisan Distillery	P
Building contractor supply	P
Distributive business/wholesale	P
Fuel storage	A
Manufacturing, medium	P
Manufacturing, light	P
Microbrewery	P
Research service	P
Warehouse	P
Transportation Uses	
Bus transfer station	P
Motor freight	P
Park and ride lot	P
Utility Uses	
Power/gas substation	P
Safety services	P
Waste Management Uses	
Collection center	P
Recycling collection center	P
Recreation and Entertainment Uses	
Commercial amusement (inside)	P
Fairground	P
Greenway	P
Park	P
Recreation center	P
Stadium arena/convention center	P

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Uses Permitted With Conditions (PC)
Uses Permitted Subject to Certain Conditions (SE)
Uses Permitted as accessory to the principal Use (A)

Uses Permitted With Conditions (PC)

Residential uses (PC).

(Refer to zoning district land use table)

A. Security Residence. A residence shall be permitted provided the following conditions are met:

1. The residence is occupied by a security guard, the business owner or member of the owner's immediate family defined as grandmother, grandfather, mother, father, sister, brother, son, daughter, mother-in-law, father-in-law, sister-in-law, brother-in-law, son-in-law, daughter-in-law, aunt or uncle;
2. The residence must be accessory to the principal use of the land and either located directly above the business or within the same building as the business;
3. The residence may not be rented;
4. The residence must provide the required parking per Article II of Chapter 17.20
5. Only one residence is permitted on the property;
6. No entrance to the residential unit, which would be visible from the street, may be added solely for the purpose of providing direct outside access to the street;
7. An instrument shall be recorded with the register's office covenanting that the residence is being established as an accessory use and may only be used under the conditions listed above.

Institutional uses (PC).

(Refer to zoning district land use table)

A. Day Care Center—Up to 75.

B. Day Care Center—Over 75.

1. Circulation. At a minimum, a circular driveway shall be provided with a separate entrance and exit, clearly marked as such, and where cars can be temporarily parked to escort children into and out of the day care facility, while not blocking other cars that want to exit using the circular driveway. To ensure optimum circulation, all parking spaces on the

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circular driveway shall be parallel parking spaces to prevent cars being backed-up into the flow of exiting traffic.

Where the facility is located within a mixed-use building on the same property, the zoning administrator may waive the circulation standard provided the applicant can demonstrate, to the zoning administrator's satisfaction, that the standard should not apply due to specific site or use characteristics.

2. Play Area. If an outdoor play area is provided, it shall be fenced and attached to the day care structure in a manner which minimizes noise impacts on neighboring residences.
3. Lot Area. Where a minimum lot size is required, the minimum lot area shall be the same as the principal activity, except when in the opinion of the zoning administrator circumstances warrant otherwise.
4. State Regulations. All requirements of the state that pertain to the use and operation of the facility shall be met.
5. Multi-Family Buildings. The zoning administrator may waive the above standards for multi-family housing developments of two hundred or more units if compliance would disqualify an otherwise reasonable location.

Medical uses (PC).

(Refer to zoning district land use table)

A. Outpatient Clinic. Outpatient clinics shall be limited to clinics with no more than six thousand square feet, with use being limited to occupational health, which is to be defined as those clinics that provide outpatient services limited to the treatment of minor work-related injuries, physical examinations and drug and alcohol screenings.

Commercial uses (PC).

(Refer to zoning district land use table)

A. Animal boarding facility.

1. Setback. No part of any building or structure in which animals are housed shall be closer than two hundred feet, and no kennel run shall be located within one hundred feet, from any existing residence.
2. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs and walls shall be of an impervious material to permit proper cleaning and disinfecting.

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3. Cages. Each animal boarded at the facility shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.
4. Runs. Each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to be kept clean, dry and in a sanitary condition.
5. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.
6. On-Site Waste Collection. All on-site waste shall be housed either within the kennel building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams or rivers.

B. Automobile Convenience.

1. Minimum Street Frontage. Each parcel shall have a minimum street frontage of one hundred feet on each abutting street.
2. Gasoline Pumps. Gasoline pumps shall be at least twenty feet from any property line and a minimum of twenty feet from any public right-of-way.
3. Automatic Car Wash.
 - a. One automatic car wash, capable of washing only one car at a time, shall be located fifty feet away from any residential zone district or district permitting residential use.
 - b. All washing facilities shall be located within a building which is enclosed except those openings necessary for vehicular and pedestrian access. Such openings shall not face any adjacent residentially zoned property.
 - c. If located within one hundred feet of a residential zone district or district permitting residential uses, operation of the establishment shall be prohibited prior to eight a.m. or after ten p.m. on any day of the week.
4. Mini-Marts. Mini-marts may be permitted on the site of a service station, including restaurants co-located within the same building. Parking shall be provided for each separate

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use pursuant to Chapter 17.20, Article II.

5. Equipment Rental. Rental of equipment such as trailers and trucks shall be permitted subject to the following restrictions:

- a. The rental equipment does not occupy or interfere with the required parking for the gas station, mini-market (and/or restaurants);
- b. The rental of the equipment is clearly incidental and secondary to the main activity on the site; and,
- c. The storage of any rental equipment shall be located fifty feet away from any residential zoning district boundary or the property line of any property containing a residential use, and shall not be located abutting a public right-of-way.

6. Outdoor Loudspeakers. There shall be no outdoor loudspeakers or public address systems.

7. Refuse Storage and Disposal. Trash areas shall be provided and screened on at least three sides from public view by an opaque impact-resistant fence of sufficient height to screen the dumpster(s).

8. Vehicle Sales or Storage. No vehicle may be stored or parked on the premises for the purpose of offering it for sale.

C. Donation center, Drop-off.

1. Hours of operation. The donation center shall generally operate during the hours of nine a.m. to six p.m., seven days a week. Notwithstanding the foregoing provision to the contrary, the hours of operation may be adjusted to assure a high level of donor service and to maintain the premises in a clean and orderly manner.

2. No retail sales shall be conducted at the center.

3. No sorting or distribution of collected materials may occur on-site.

4. No hazardous materials, autos or auto parts, bathroom or kitchen fixtures, guns, large appliances, mattresses and box springs, carpeting, construction materials, or office equipment shall be accepted for donation.

5. All collected materials shall be picked up from the center at least once a week.

6. Illegally dumped items shall be picked up nightly, seven days a week, or as required to maintain a neat and orderly appearance.

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7. Street Standard. At a minimum, donation centers shall have driveway access on an arterial street.

D. Mobile Vendor.

This use shall be allowed according to the following standards:

1. This use shall be allowed only within a permanent, enclosed structure.
2. No tables, crates, cartons, racks or other devices shall be used outdoors to increase the selling or display capacity of the mobile vendor outside the permanently, enclosed structure.

E. Retail.

1. Each establishment shall be limited to two thousand five hundred square feet of gross floor area, maximum.

F. Self-Service Storage.

1. Each storage unit shall be fully enclosed by walls and roof and shall not exceed six hundred square feet in area.
2. Outdoor storage shall not be permitted, except for the parking of recreational vehicles, boats and trailers.
3. Storage units shall not be used for the manufacture, processing or assembly of goods, the sale of goods or personal services on the premises, or customer pickup. Active use or activities such as the practice of musical instruments shall not be permitted within individual storage units or anywhere else on site.
4. Storage units shall not have service door openings within thirty-five feet of a residential zone district.
5. Service doors facing a public street or a residential zone district shall be screened by a solid wall or opaque fence with a minimum height of six feet, in addition to any required landscape buffer yard. Chain link fencing, barbed wire and razor wire is prohibited along such public street or residential zone district.

Communication uses (PC).

(Refer to zoning district land use table)

A. Radio/TV/Satellite Tower.

1. The applicant shall demonstrate that existing towers, buildings, or structures within the

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proposed service area cannot accommodate the equipment planned to be located on the proposed tower. Factors to be considered by the board of zoning appeals in evaluating the practicality of siting the proposed equipment on existing or approved towers shall include structural capacity, radio interference, and geographic service area requirements.

2. Height. The maximum height of radio/TV/satellite towers shall be determined by the height control provisions of Chapter 17.12. Guy wire anchors, if used, shall be setback a minimum of five feet from all property lines. Where a proposed tower cannot comply with the maximum height provisions, the applicant shall be required to apply for a special exception permit per Section 17.16.180(A). The board of zoning appeals shall determine the maximum height of a radio/TV/satellite tower facility based on all engineering concerns having been addressed to the board's satisfaction, and that the proposed facility shall not be detrimental to surrounding properties.

3. Notification. Prior to the issuance of a zoning permit, and immediately after receiving an application for a new tower, the zoning administrator or, if applicable, the executive director of the planning department shall notify the district councilmember that an application for a new tower has been submitted. Such notification shall only be required when a tower is proposed within a residential district, a district permitting residential uses (excluding the MUI, MUI-A, ORI, ORI-A, CF, DTC and SCR districts), or within one thousand feet of the zoning boundary line of a residential district or a district permitting residential uses. Within thirty days from the date on which the tower application was filed, the district councilmember may hold a community meeting on the proposed tower. If a meeting is held, the applicant shall attend and provide information about the tower's safety, technical necessity, visual aspects, and alternative tower sites and designs considered.

B. Telephone Service.

1. An applicant for a telephone service tower, including a new microwave or cellular tower, shall provide the codes department with the following information at the time of application for the final site plan or building permit:

a. A schematic site plan, including schematic landscape plan with an elevation view of the type of facility to be placed on the site. The site plan shall depict where the tower is to be located on the site and where additional co-located communication equipment, shelters or vaults can be placed.

b. A statement justifying why co-location is not feasible. Such statement shall include:

(i) Such structure and technical information and other justifications as are necessary to document the reasons why co-location is not a viable option; and

(ii) The applicant shall provide a list of all existing structures considered as

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alternatives to the proposed location. The applicant shall provide a written explanation why the alternatives considered were either unacceptable or infeasible due to technical, physical, or financial alternatives.

- c. Identification of the intended user(s) of the tower.
 - d. The applicant shall demonstrate that through location, construction, or camouflage, the proposed facility will have minimum visual impact upon the appearance of adjacent properties and the views and vistas from adjacent residential neighborhoods while remaining viable opportunities for future co-location.
 - e. Documentation of the number of other users that can be accommodated within the design parameters of the tower as proposed.
 - f. A statement indicating the owner's commitment to allow feasible shared use of the tower within its design capacity for co-location.
2. Landscape Requirements: Along all residential zone districts and districts permitting residential use, screening in the form of Landscape Buffer Yard Standard A shall be applied.
- a. The following plants are prohibited from being used in any district, to buffer a telephone service tower, including a new microwave or cellular tower due to problems with hardiness, maintenance, or nuisance: Kudzu Vine, Purple Loosestrife, Japanese Honeysuckle, Shrub Honeysuckle, Autumn Olive, Common Privet, Tree of Heaven, Lespedeza, Garlic Mustard, Paulownia, Multiflora Rose, Siberian Elm, Silver Poplar, Mimosa, Mulberry and Silver Maple.
 - b. The maintenance standards set forth in Section 17.24.080 shall be applicable to all required landscaping.
3. Co-location Requirements: New telephone service towers of a height of more than one hundred feet and less than two hundred feet must be designed and built to accommodate three or more personal communication system carrier applications and must be made available upon reasonable terms for co-location to at least three additional single antenna applications such as 911 and emergency management communications. Additionally, the site must be sufficiently large enough to accommodate at least three telecommunication equipment shelters, cabinets or additions to existing structures. New telephone service towers of a height of two hundred feet or more must be designed and built to accommodate at least three personal communication system applications and at least three additional single antenna applications plus at least one additional personal communication system application and at least one additional single antenna application for each additional fifty feet of height, to a maximum of six personal service communication system carriers and six single antenna applications, to be made available upon reasonable terms for co-location.
4. Setbacks. Telephone service towers shall be set back from all property lines on which the

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tower is located by the distance equal to the height of the lowest engineered failure point on the proposed structure or the height of the tower.

5. Height. The maximum height of telephone facilities shall be determined by the height control provisions of Chapter 17.12. Guy wire anchors, if used, shall be set back a minimum of five feet from all property lines. Where a proposed tower cannot comply with maximum height provisions, the applicant shall be required to submit for a special exception permit per Section 17.16.180(B)(1).

6. Lights. No lights shall be permitted on the tower except such lighting that is required by state or federal law.

7. Notification. Prior to the issuance of a zoning permit, and immediately after receiving an application for a new tower, the zoning administrator shall notify the district councilmember that an application for a new tower has been submitted. Such notification shall only be required when a tower is proposed within a residential district, a district permitting residential uses (excluding the MUI, MUI-A, ORI, ORI-A, CF, DTC, and SCR districts), or within one thousand feet of the zoning boundary line of a residential district or a district permitting residential uses. Within thirty days from the date on which the tower application was filed, the district councilmember may hold a community meeting on the proposed tower. If a meeting is held, the applicant shall attend and provide information about the tower's safety, technical necessity, visual aspects, and alternative tower sites and designs considered.

8. Other Requirements:

a. Design Standards: The proposed site plan and tower design plans meet or exceed all applicable standards, including without limitation those of the Federal Communications Commission (FCC), American National Standards Institute (ANSI), and Institute of Electrical and Electronics Engineers (IEEE) standards for power density levels and structural integrity, American Concrete Institute (ACI), American Standards Testing and Materials Institute (ASTM), the National Electrical Code, and the American Steel Institute.

b. Final Site Plans: Final site plans shall be accompanied by a certification from a qualified structural engineer that the tower has sufficient structural integrity and equipment space to accommodate multiple users shall be required at the time of applying for a building permit.

c. Landscape Plans: Landscape plans that comply with the landscaping requirements of this ordinance shall be required at the time of applying for a building permit or final site plan.

d. Removal of Abandoned Antennas and Towers: Any tower permitted under this chapter that is not operated as a personal communication system carrier application for a continuous period of twelve months shall be considered abandoned and the owner of such antenna or tower shall remove same within ninety days of receipt of notice from the department of codes

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administration. Failure to do so shall be deemed to be a violation of these regulations. The owner of the antenna or tower may appeal the decision of the department of codes administration to the board of zoning appeals, but at such hearing shall be required to show just cause why the antenna or tower should not be considered abandoned and subject to removal.

e. The telephone service tower must comply with building codes and other federal, state, and local regulations.

9. Exemptions: Notwithstanding any other provision of this title to the contrary, the following circumstances shall be permitted by right:

a. **Concealed Devices:** Communication equipment or any new structure that is integrated as an architectural feature of a structure so that the purpose of the facility for providing wireless services is not readily apparent to a casual observer or which is concealed within a building or structure so that it is architecturally indiscernible may be permitted in all zoning districts subject to building permit procedures and standards. Architecturally indiscernible shall mean that the addition or feature containing the antenna is architecturally harmonious in such aspects as material, height, bulk, scale and design with the building or structure to which it is to be a part.

b. **Additions to Existing Structures in any Zoning District:** An antenna, a dish or transmitter may be placed inside or on an existing structure, including but not limited to telephone service towers, steeples, silos, spires, utility water tanks or towers, athletic field lighting poles, utility poles and similar structures, subject to building permit procedures and standards and provided the addition of the antenna and any supporting structure shall not exceed the height control provisions of Chapter 17.12 without obtaining a special exception permit.

c. When an application to construct a new telephone service tower is received, the Department of Codes Administration shall consult with the district councilmember, and the councilmember may request that the applicant accommodate tornado sirens and their associated equipment to further the public interest. The councilmember's request shall be submitted in writing to the applicant within fifteen business days from the date the application was submitted to the Department of Codes Administration, and the request shall be accompanied by a written statement from the Mayor's Office of Emergency Management that a siren is needed in the area where the tower is to be located and that the proposed tower site is suitable for a siren. The applicant shall make good faith efforts to comply with this request, provided that if such use materially increases the cost of the tower, requires utilization of land otherwise reserved for additional wireless carriers on the tower, or would otherwise delay the permitting of the proposed tower, the applicant shall not be required to consider such request. Because tornado sirens require additional tower space and have varying design qualities, applicants will be allowed a fifty percent increase in height over the otherwise applicable height limitation and will not be required to utilize camouflaged designs,

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but shall comply with all applicable landscaping standards set forth in this section. This subsection applies to tornado sirens only and is not applicable for other public safety tower uses.

Industrial uses (PC).

(Refer to zoning district land use table)

A. Building Contractor Supply.

1. No outdoor storage shall be permitted.
2. Loading Docks. Where the site abuts a residential zone district or district permitting residential use, the building wall facing such lot shall not have any service door openings or loading docks oriented toward the residential zone district.
3. Landscape Buffer Yard. Where such facilities are on a lot adjacent to a residential zone district or district permitting residential use, there shall be screening in the form of landscape buffer yard Standard D applied along common property lines.

Uses Permitted as Accessory to Principal Use (A)

Institutional uses (A) .

(Refer to zoning district land use table)

- A. Day Care—Parents Day Out.** Day care for pre-teenage children, for not more than twelve hours in any one week, shall be an accessory use to any institutional principal use.

Commercial uses (A).

A. Personal Care Services.

1. This use shall be located in the same building as the principal use.
2. In total, all personal care uses shall occupy no more than ten percent of the gross floor area within the principal building.

Industrial uses (A).

(Refer to zoning district land use table)

- A. Fuel Storage.** The storage of petroleum fuel, oils and lubricants may be an accessory use to activities in nonresidential zone districts provided that the quantity of stored fuels does not exceed

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what is incidental and necessary to conduct the business. Such fuels shall be quantified, stored, handled and used in compliance with the metropolitan fire code.

Waste management uses (A).

(Refer to zoning district land use table)

A. Recycling Collection Center. The collection and temporary storage of small recyclable items such as cans, glass and plastic containers, cardboard and paper shall be considered an accessory use to any nonresidential principal use, provided that all storage is within totally enclosed weather-resistant containers and the lot is kept debris-free.

Uses Permitted by Special Exception (SE)

Commercial uses (SE).

(Refer to zoning district land use table)

A. Kennel/Stable.

1. **Setback.** No part of any building or structure in which animals are housed shall be closer than two hundred feet, and no kennel run shall be located within one hundred feet, from any existing residence, other than one owned or occupied by an owner or operator of the kennel or stable. In the event more than ten horses are boarded on five acres or more, the building setback shall increase to two hundred feet from the property line.
2. **Building Temperature.** Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs and walls shall be of an impervious material to permit proper cleaning and disinfecting.
3. **Cages.** For a kennel, each animal shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.
4. **Runs.** For a kennel, each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to

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LAND USE DEVELOPMENT STANDARDS
Uses Permitted With Conditions (PC)
Uses Permitted Subject to Certain Conditions (SE)
Uses Permitted as accessory to the principal Use (A)

be kept clean, dry and in a sanitary condition.

5. Stalls. Each horse shall have sufficient space to stand up, lie down and turn around without touching the sides of the stall. Stalls are to be of material and construction that permits cleaning and sanitizing.

6. Riding Ring. For a horse, no riding ring, including jumps and corrals, shall be located closer than fifty feet to any property line.

7. Trail Rides. No horse shall be ridden or walked along public rights-of-way for any length of time or duration.

8. Gates and Locks. All gates for entrance/exit to the stalls, riding rings, and other training area must be kept locked when not in use. All horses connected with the riding stable shall be enclosed by appropriate fencing so they shall not be permitted to run at large.

9. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.

10. On-Site Waste Collection. All on-site waste shall be housed either within the kennel building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products from the kennel shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams or rivers.

Recreation and entertainment uses (SE)

(Refer to zoning district land use table)

A. Temporary Festival.

1. Setback. Amusement rides and other active, open-air activities shall be located one hundred feet from any residential zone district.

2. The board of zoning appeals shall stipulate, based on the zoning pattern and nature of land uses in the immediate area, whether a maximum of sixty or seventy decibels noise level on the A-weighted scale shall be permitted to occur at the site boundary.

3. The activity shall have a duration of no more than ten days in a month, and limited to four events per year. The board of zoning appeals may further restrict the hours and days of operation.