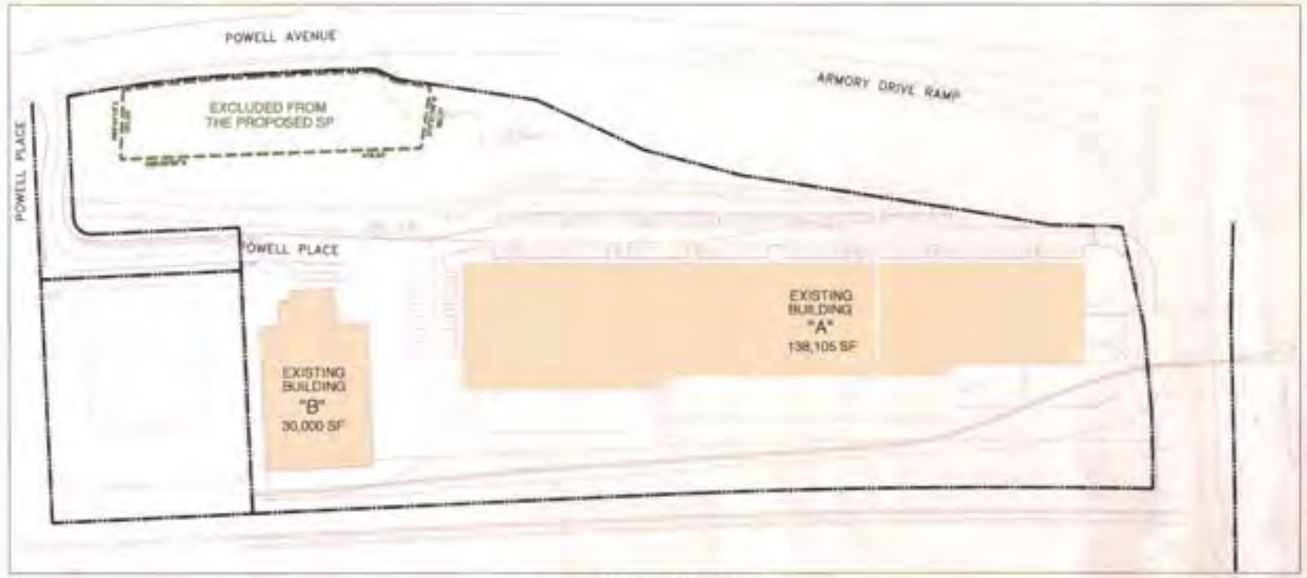
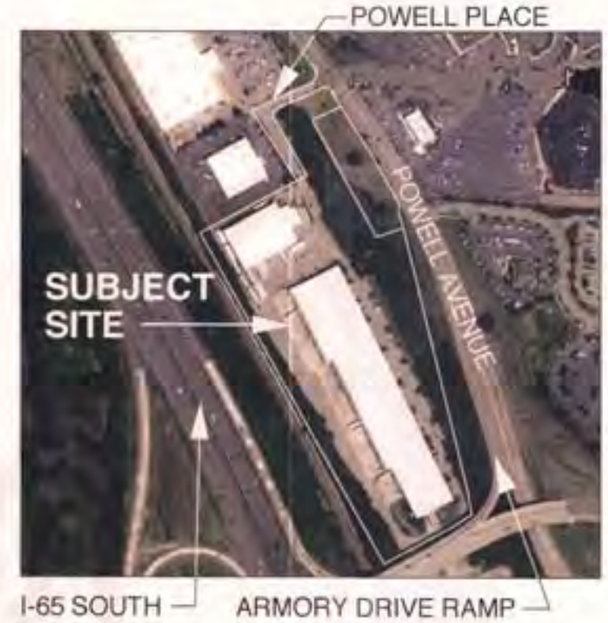


NOT TO SCALE

PROPOSED SITE PLAN



NOT TO SCALE

VICINITY MAP

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 property lies within flood hazard area as identified by FEMA on map 4703C0137F Dated: April 20, 2001. FEMA panel # 47037C0137F, Nashville and Davidson County Metro Government. Effective Date: 4/20/2011
Special Flood Hazard Area: Zone AE

3. **Building Setbacks** (All standards not specified by this SP shall follow the standards of the IWD zoning district)
Min. Lot Area: None
Max. F.A.R. : 0.80
Max. ISR : 0.90
Min. Rear Setback : 20 Feet
Min. Side Setback : None Required
Max. Height : 45 Feet
Slope Of Control Plane (V to H) : 1.5 to 1

4. Per the Metro Major Collector Street Plan Powell Place is considered a local road. Per the Metro Collector Street Plan Powell Avenue is considered T5-M-AB3.

5. Refer to Land Use Table for allowed uses. (Dated 08.07.12)

6. 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.

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.

Total number of existing parking spaces: 192

Existing Building "A" 138,105 SF

Existing Building "B" 30,000 SF

Total number of existing parking spaces: 192

SP Site Area : 12.87 Acres

Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace and inspect any stormwater facilities within the property.

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 the plan.

SITE LOCATION:

114 POWELL PLACE

A SPECIFIC PLAN (SP) DISTRICT

TENNESSEE DEVELOPMENT COMPANY
POWELL PLACE BUSINESS CENTER SP

PARCEL ID: 11815000900
114 POWELL PLACE
NASHVILLE, TN 37204

TOTAL SITE AREA: 12.87 AC.

DATE: AUGUST 7, 2012

ISSUE 1 : 06-04-2012 ORIGINAL SUBMISSION
ISSUE 2 : 07-03-2012 PLANNING COMMENTS
ISSUE 3 : 08-07-2012 PLANNING COMMENTS

CASE NUMBER: 2012SP-019-001

SHEET INDEX

C1.0 COVER SHEET
C2.0 EXISTING CONDITIONS
C3.0 SP LAYOUT PLAN

OWNER INFORMATION:
Tennessee Development Company
P. O. Box 40788
Nashville, Tennessee 37204

APPLICANT INFORMATION:
Chris Remke, AIA
Hawkins Development Company
461 Craighead Street
Nashville, Tennessee 37204
Phone : 615-383-2851
Fax: 615-383-3295
CHRIS.REMKE@HDC.COM

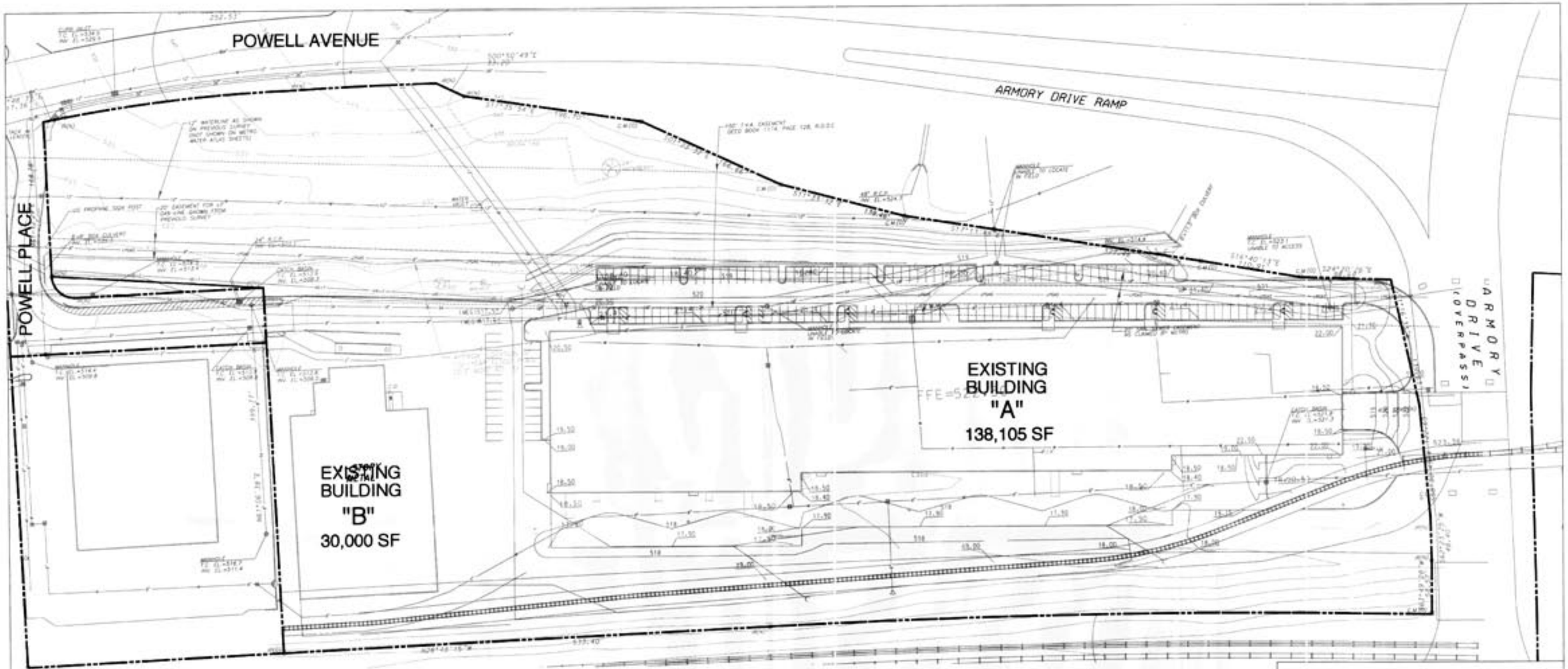
COUNCIL DISTRICT:
16

COUNCIL MEMBER:
Tony Tenpenny

EXISTING ZONING:
IWD, Industrial, Warehousing/Distribution

PROPOSED ZONING:
Specific Plan

C1.0
1 OF 3



PARCEL ID: 11815000900
114 POWELL PLACE
NASHVILLE, TN 37204

SP SITE AREA: 12.87 AC.

50 0 25 50 100

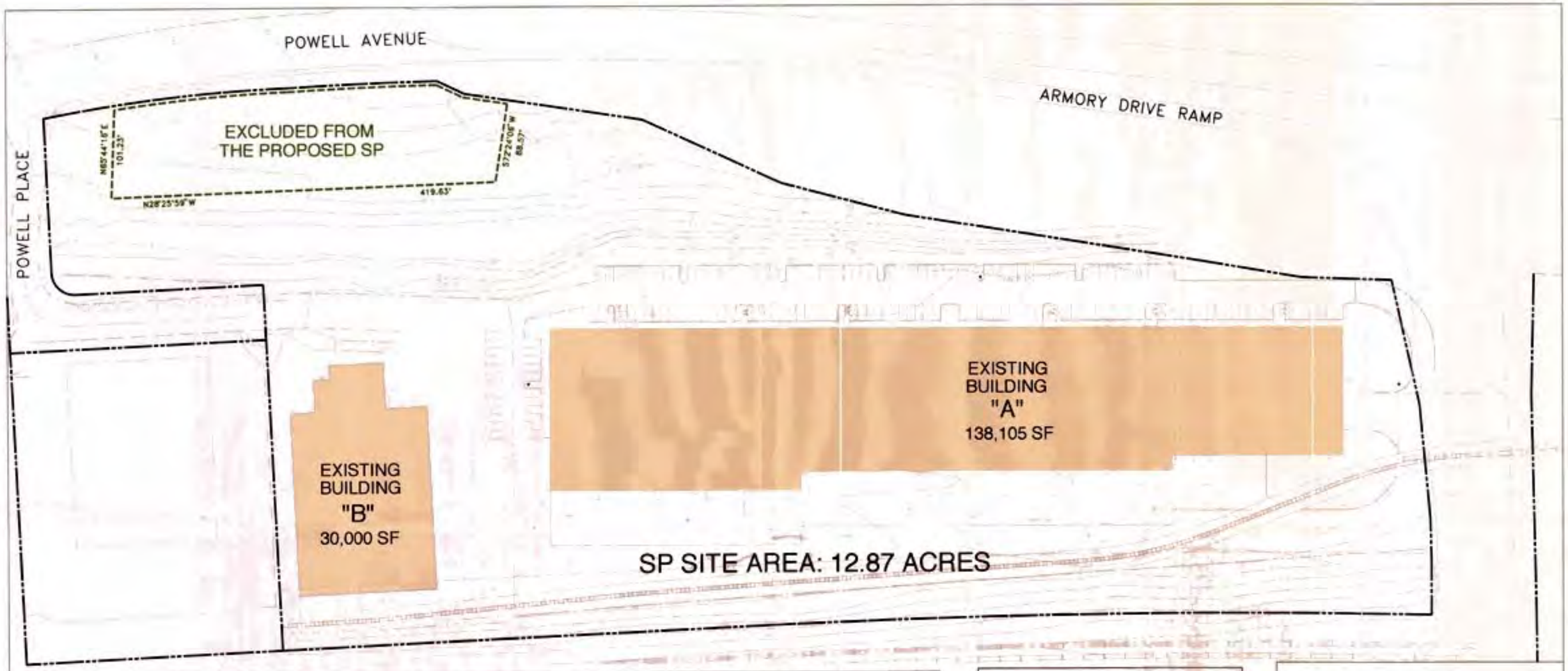
GRAPHIC SCALE - 1" = 50'

DATE: **06 - 28- 2012, ISSUE 1**
DATE: **07 - 03- 2012, ISSUE 2**
DATE: **08 - 07- 2012, ISSUE 3**
CASE NUMBER: **2012SP-019-001**

TENNESSEE DEVELOPMENT PROPERTIES SP

EXISTING CONDITIONS

EXISTING CONDITIONS
C2.0
2 OF 3



NOTE:

1. 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.

2. Refer to Exhibit A.1 for Land Use Table. Refer to the Zoning Code for requirements for uses listed as PC, A, or SE.

3. Refer to Traffic Access Study completed by RGPhillips Consulting. (Dated July 2012)

4. The parking requirements of the Zoning Code shall be met within the SP. All new tenants shall be required to show that sufficient parking exists to permit the use in addition to the the existing tenants.

5. Submittal of a Final SP is required in order to expand the number of parking spaces beyond the existing 192 spaces.

6. Construction of an additional exiting lane with a minimum of 75 feet of storage on Powell Place in accordance with July 2012 Traffic Impact Study recommendations or submission of an updated Traffic Study shall be required with Final SP approval for additional parking spaces beyond the 192 spaces currently shown on the site plan. Modification of the existing traffic signal in accordance with the Traffic Impact Study and preparation of a Signal Plan for Metro Traffic Engineer approval is also required with a final SP approval for additional parking.

PARCEL ID: 11815000900
114 POWELL PLACE
NASHVILLE, TN 37204

SP SITE AREA: 12.87 AC.

50 0 25 50 100
GRAPHIC SCALE - 1" = 50'

DATE: 06 - 28- 2012, ISSUE 1
DATE: 07 - 03- 2012, ISSUE 2
DATE: 08 - 07- 2012, ISSUE 3

CASE NUMBER: **2012SP-019-001**

TENNESSEE DEVELOPMENT PROPERTIES SP

HAWKINS DEVELOPMENT COMPANY
401 CRAGHEAD ST. - NASHVILLE, TN. - 615-260-2800

SP LAYOUT PLAN
C3.0
3 OF 3

TDC Powell Place SP
Case No. 2012SP-019-001

Parcel ID: 11815000900
114 Powell Place
Nashville, TN 37204

Land Use Development Standards

Issue 1: 06.14.12
Issue 2: 07.03.12
Issue 3: 08.07.12

NASHVILLE & DAVIDSON COUNTY
AUG 14 2012
METROPOLITAN PLANNING DEPARTMENT

Prepared by:

Hawkins Development Company
DESIGN • BUILD • MANAGEMENT

TDC Powell Place SP _ Case No. 2012SP-019-001

Exhibit A.1

ZONING DISTRICT LAND USE TABLE

Refer to the Metropolitan Zoning Ordinance requirements for listed as PC, A, or SE.

08.07.12

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
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	
Animal hospital	P
Medical appliance sales	P
Medical office	P
Medical or scientific lab	P
Nonresidential drug treatment facility	P
Outpatient clinic	P
Rehabilitation services	P
Veterinarian	P
Commercial Uses	
Animal boarding facility	PC
ATM	P
Automobile convenience	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
Furniture Store	P
Home improvement sales	P
Inventory stock	P
Laundry plants	P
Liquor sales	P
Major appliance repair	P
Pawnshop	P
Personal care services	P
Restaurant, fast-food	P
Restaurant, full-service	P
Restaurant, take-out	P
Retail	P
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
Heavy equipment, sales and service	P
Manufacturing, light	P
Microbrewery	P
Research service	P
Warehouse	P
Transportation Uses	
Bus station/landport	SE
Bus transfer station	P
Commuter rail	P
Helistop	SE
Motor freight	P
Park and ride lot	P
Utility Uses	
Safety services	P
Water / sewer pump station	P
Wind energy facility (small)	PC
Waste Management Uses	
Collection center	P
Construction/ demolition waste processing (project-specific)	PC
Medical waste	PC
Recycling collection center	P

Recycling facility	PC
Recreation and Entertainment Uses	
Commercial amusement (outside)	SE
Greenway	P
Park	P
Recreation center	P
Other Uses	
Pond / lake	P