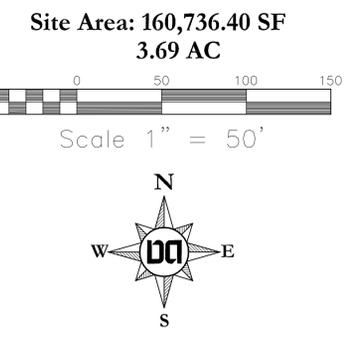


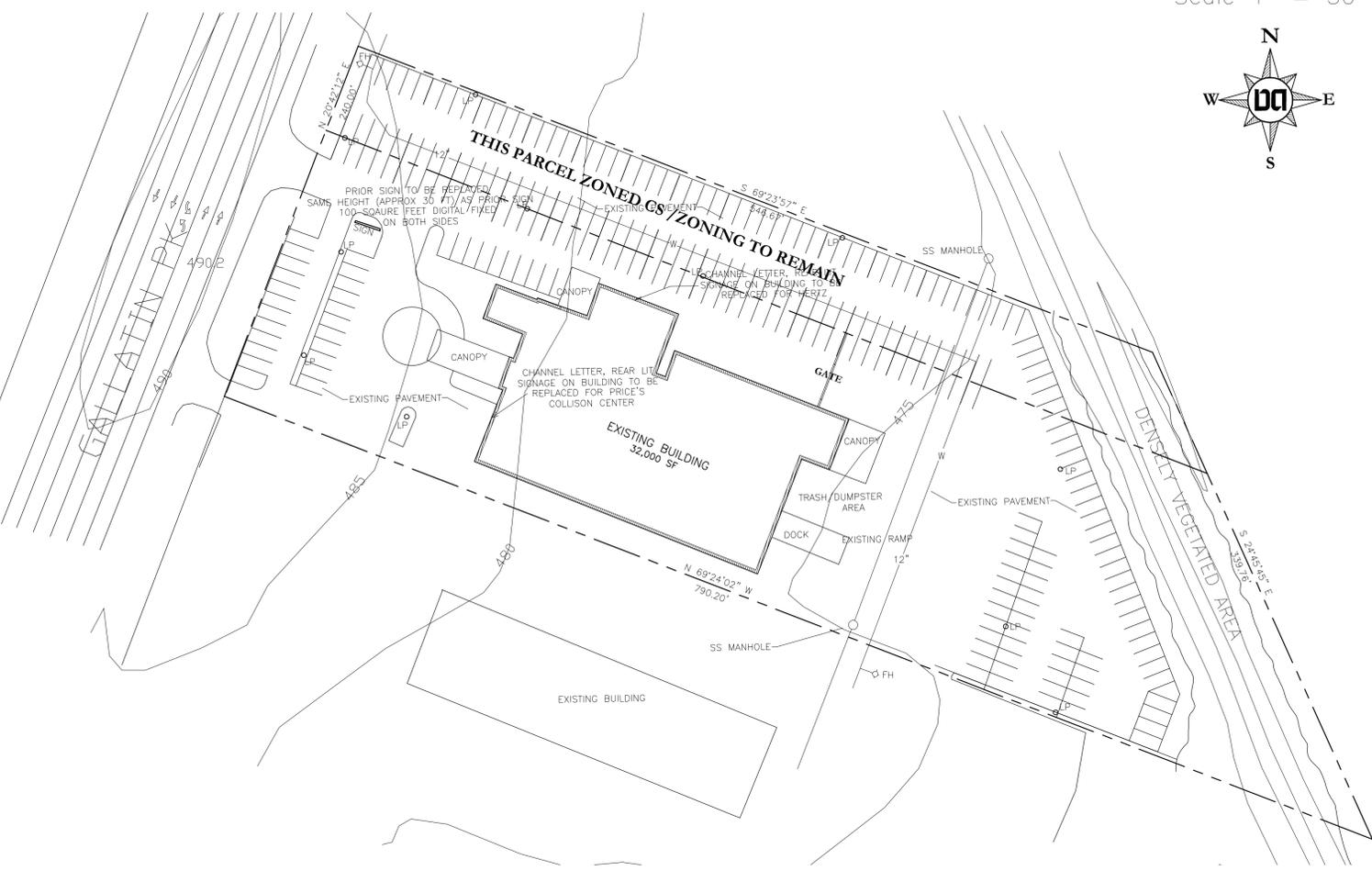
General Plan Consistency
 This property falls within the T3 Suburban Mixed Use Corridor classification. This classification encourages a mix of higher density residential and mixed use residential along the corridor, placing commercial uses at or near intersections. This project is utilizing an existing 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 Automotive Repair, Automobile Sales Used or New, Vehicular Rental/Leasing, and all uses allowed within the MUL District



Preparation Date: November 2012
 Revisions:
 MPC Comments:
 12/18/12
 SP # 2013SP-002-001

Site Standards

- Permitted uses within this SP shall be automobile repair, automobile sales (new and used), automobile service, vehicular rental/leasing and all uses permitted by the MUL zoning district. Any additional uses shall require Council approval.
- No new driveways shall be permitted onto Gallatin Pike.
- Signage:
 - Building signs shall be consistent with the requirements in the Metro Zoning Code For MUL, unless otherwise indicated on the approved SP plan.
 - Ground signs (unless as indicated on the approved SP Plan) shall be limited to the monument type only and are limited as follows:
 - Number of signs: 2
 - Max 6 feet.
 - Max area: 48 square feet (per sign)
- Solid waste and recycling containers shall meet zoning code requirements.
- 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 MUL zoning district as of the date of the applicable request or application. Any redevelopment of the site shall be consistent with the MUL zoning district.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for the fire protection must be met prior to the issuance of any building permits.
- The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of the permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require re-approval by the Planning Commission and/or Metro Council.



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 DEVELOPMENT SUMMARY	
USE	AUTOMOBILE REPAIR, AUTOMOTIVE SALES (USED)
PROPERTY ZONING	SP
	SURROUNDING ZONING: CS
MINIMUM LOT SIZE	NONE
BUILDING FOOTPRINT	32,000 Sq Ft TOTAL EXISTING
NUMBER OF UNITS	N/A
BUILDING SUMMARY (EXIST)	32,000 Sq Ft OF AUTOMOBILE REPAIR, AUTOMOTIVE SALES USED
FAR	100% MAXIMUM 20% EXISTING
ISR	90% MAXIMUM 82% EXISTING
FRONT YARD SETBACK:	81' FROM CL OF ROW OF GALLATIN PIKE
SIDE YARD	0' FROM PROPERTY LINE
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	45' MAX HEIGHT AT SETBACK, 1.5 TO 1 SLOPE
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	2 ACCESSES ON GALLATIN PIKE (EXISTING- ONE SHARED)
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	190' TO THE SOUTH ALONG GALLATIN PIKE (EXISTING)
DISTANCE TO INTERSECTION	900' TO INTERSECTION OF GALLATIN PIKE AND EDENWOLD RD
	50' MINOR STREET 185' ARTERIAL STREET
	100' COLLECTOR 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

- The purpose of this SP is to receive preliminary and final approval to permit the use of Automotive Repair and Used Automobile Sales Facility on this existing Automobile Sales Facility Site.
- 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.
- This Property does NOT lie within a Flood Hazard Area as identified by FEMA on Map 47037C0137F Dated April 20, 2001.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
- 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).
- 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.
- A master service for water and/or sanitary sewer services are required.
- 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 = 3.69 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 102
 CONTACT PERSON - ROY DLE, PE

Owner
 Richland South LLC
 409 Hope Avenue
 Franklin, TN 37067

Developer
 Price's Collision Center
 Bobby Price
 1676 Mallory Lane
 Brentwood, TN 37027
 Phone: (615) 720-7618

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: November 2012

SP # 2013SP-002-001
Preliminary & Final Specific Plan

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

D&A Project No. 12119
 Price's Collision Center.

C1.0

1 of 1

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

Price's Collision Center
 Preliminary & Final SP Document
 Tax Map 34-09, Parcels 2174 and 182
 Nashville, Davidson County, Tennessee