

**CENTRAL PIKE SOUTH  
 SP DEVELOPMENT ADMENDMENT**

12TH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE

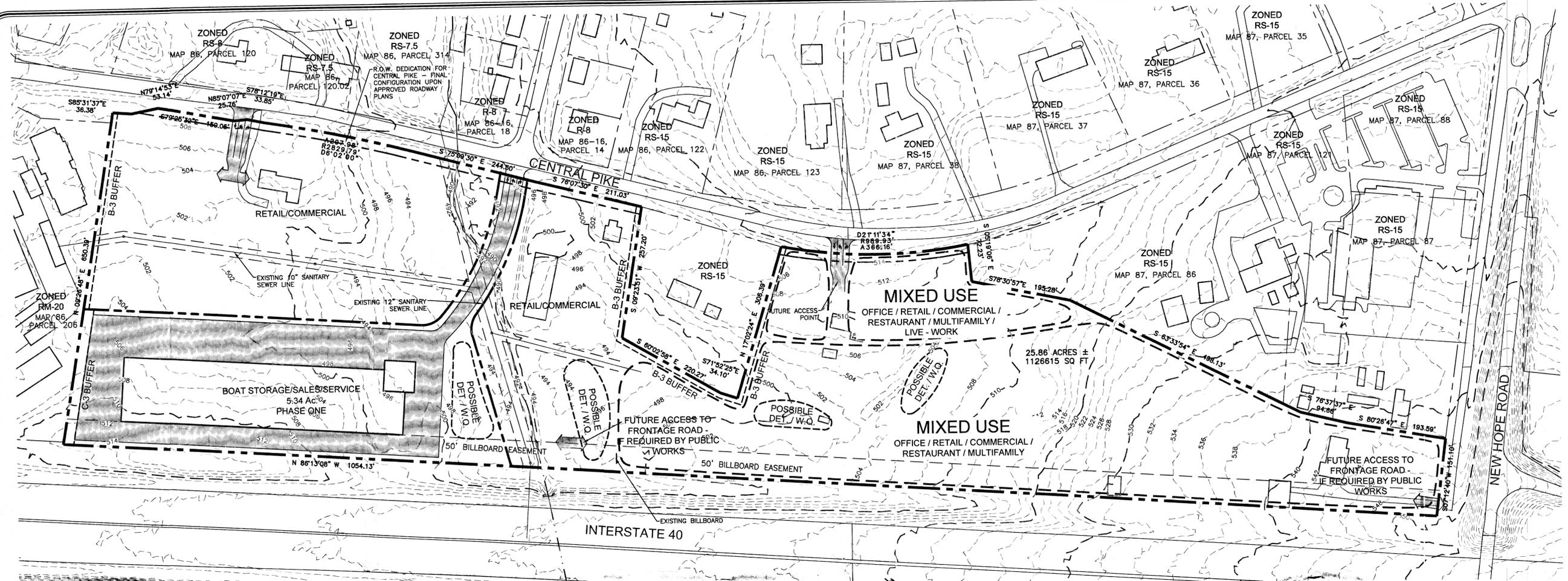
METRO COUNCIL BILL #BL2011-885  
 METRO CASE 2011 SP-005-002

|           |               |
|-----------|---------------|
| WK. ORDER | 7209          |
| DESIGNED: | B. SMITH      |
| DRAWN:    | D. KIRKHAM    |
| SCALE:    | 1"=100'       |
| DATE:     | JULY 30, 2015 |

REVISIONS

**SP REGULATING PLAN**

**C1.0**

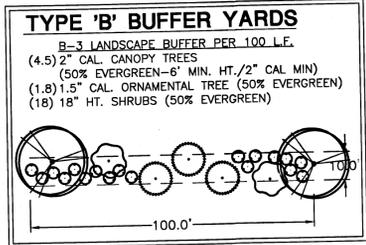


**BULK STANDARDS**

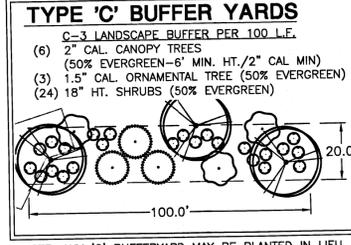
| PROPOSED USES                   | MAX F.A.R. | MAX I.S.R. | MIN. LOT AREA | MAX BLDG COVERAGE | MIN. FRONT SETBACK | MIN. REAR SETBACK | MIN. SIDE SETBACK     | MAX HEIGHT |
|---------------------------------|------------|------------|---------------|-------------------|--------------------|-------------------|-----------------------|------------|
| <b>PRIMARY USES</b>             |            |            |               |                   |                    |                   |                       |            |
| BOAT STORAGE                    | 0.60       | 0.80       | N/A           | N/A               |                    | 10'-0"            | 10'-0"                | 52'        |
| COMMERCIAL/RETAIL, MULTI-FAMILY | 1.00       | 0.80       | N/A           | N/A               |                    | 10'-0"            | 5'-0", 0' COMMON WALL | 5 STORIES  |
| <b>ACCESSORY USES</b>           | 0.60       | 0.80       |               | N/A               | 10' [NOTE 1]       |                   |                       |            |
| <b>RESIDENTIAL USES</b>         |            |            |               |                   |                    |                   |                       |            |
| SINGLE FAMILY (R10)             | N/A        | N/A        | 10,000 SF     | 0.40              | 10' [NOTE 2]       | 20'-0"            | 5'-0"                 | 3 STORIES  |
| TWO-FAMILY (R10)                | N/A        | N/A        | 10,000 SF     | 0.40              |                    |                   | 5'-0"                 | 3 STORIES  |

**BULK STANDARD SUBNOTES**

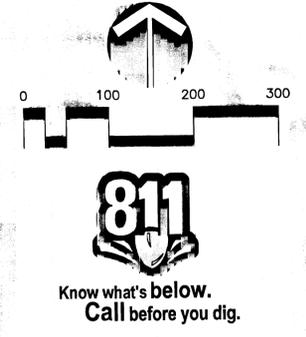
- THERE SHALL BE NO LIMIT TO TOTAL NUMBER OF ON PREMISES BOAT STORED, PROVIDING THAT ALL BULK STANDARDS ARE MET.
- 5 STORY BUILDINGS SHALL BE A MINIMUM OF 60' FROM WEST PROPERTY LINE (COLONADE APARTMENTS) AND A MINIMUM OF 150' FROM CENTRAL PIKE R.O.W.



NOTE: ANY 'B' BUFFERYARD MAY BE PLANTED IN LIEU OF THE B-3 BUFFER YARD SHOWN ABOVE.



NOTE: ANY 'C' BUFFERYARD MAY BE PLANTED IN LIEU OF THE C-3 BUFFER YARD SHOWN ABOVE.



**PERMITTED USE TABLE:**

|  |   |
|--|---|
| <b>PRIMARY USES:</b><br>RESIDENTIAL<br>SINGLE FAMILY P<br>TWO FAMILY P<br>MULTI-FAMILY P<br>CONDOMINIUM SALE P<br>GARAGE SALE A<br>HOME OCCUPATION P   | <b>COMMUNICATION USES</b><br>AMATEUR RADIO ANTENNA P<br>AUDIO/VIDEO TAPE TRANSFER P<br>MULTI-MEDIA PRODUCTION P<br>RADIO/TV SATELLITE TOWER P<br>SATELLITE DISH P<br>TELEPHONE SERVICES PC  |
| <b>INSTITUTIONAL USES</b><br>CULTURAL CENTER P<br>DAY CARE CENTER PC<br>DAY CARE HOME PC<br>DAY CARE-PARENTS DAY OUT A<br>SCHOOL DAY CARE A<br>MONASTERY OR CONVENT P<br>ORPHANAGE P<br>RELIGIOUS INSTITUTION P  | <b>COMMERCIAL USES</b><br>ATM PC<br>AUTOMOBILE CONVENIENCE PC<br>AUTOMOBILE PARKING P<br>AUTOMOBILE SERVICE P<br>BED AND BREAKFAST INN P<br>BOAT SALES P<br>BOAT SERVICE P<br>BOAT STORAGE P<br>BUSINESS SERVICE P<br>DONATION DROP OFF PC<br>DRUG STORE P<br>FUEL CENTER P<br>FUNERAL HOME P<br>FURNITURE STORE P<br>HOME IMPROVEMENT SALES PC<br>HOTEL/MOTEL P<br>INVENTORY STOCK A<br>MOBILE STORAGE UNIT PC<br>PERSONAL CARE SERVICES P<br>RESTAURANT - FAST FOOD P<br>RESTAURANT - FULL SERVICE P<br>RESTAURANT - TAKE OUT P<br>RETAIL P |
| <b>EDUCATIONAL USES</b><br>BUSINESS SCHOOL P<br>COMMUNITY EDUCATION P<br>DOMINIORY P<br>PERSONAL INSTRUCTION P<br>VOCATIONAL SCHOOL PC   | <b>RECREATION &amp; ENTERTAINMENT USES</b><br>CLUB P<br>COMMERCIAL AMUSEMENT (INSIDE) P<br>DRIVING RANGE PC<br>GOLF COURSE P<br>GREENWAY P<br>PARK P<br>RECREATION CENTER P<br>REHEARSAL HALL P<br>TEMPORARY FESTIVAL P<br>THEATER P  |
| <b>OFFICES USES</b><br>FINANCIAL INSTITUTION P<br>GENERAL OFFICE P<br>LEASING/SALES OFFICE P   | <b>TRANSPORTATION USES</b><br>BUS STATION P<br>OTHER USES<br>POND/LAKE P  |
| <b>MEDICAL USES</b><br>ASSISTED CARE LIVING P<br>HOSPICE P<br>MEDICAL APPLIANCE SALES P<br>MEDICAL OFFICE P<br>MEDICAL OR SCIENTIFIC LAB P<br>NURSING HOME P<br>OUTPATIENT CLINIC P<br>REHABILITATION SERVICES P<br>LIMITED TO PHYSICAL REHABILITATION SERVICES ONLY<br>RESIDENCE FOR HANDICAPPED P<br>VETERINARIAN PC |   |

**LEGEND:**  
 P=PERMITTED  
 A=ACCESSORY USE  
 PC=PERMITTED WITH CONDITIONS

**NOTES:**  
 \*USE SHALL BE SUBJECT TO SECTION 17.16.250 OF THE METRO ZONING CODE  
 \*\*USE SHALL BE SUBJECT TO SECTION 17.16.035 OF THE METRO ZONING CODE.

**GENERAL NOTES:**

- PROPOSED ROADWAYS AND SERVICE LANES WITHIN THIS PROJECT'S PROPERTY BOUNDARIES ARE PRIVATE.
- LOT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER.
- SITE OPEN SPACES, WATER QUALITY & DETENTION FACILITIES TO BE MAINTAINED BY PROPERTY OWNER OR PROPERTY OWNER'S ASSOCIATION.
- STORM WATER WILL BE ROUTED THROUGH A STORMWATER QUALITY MANAGEMENT SYSTEM, SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL.
- SCREENING FOR DUMPSTERS AND OTHER TRASH RECEPTACLES SHALL COMPLY WITH THE PROVISIONS OF SECTION 17.24.060 OF THE METRO ZONING CODE.
- ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPT. OF WATER SERVICES.
- FIRE DEPT. NOTE: FIRE-FLOW SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE - 2006 EDITION - §105.1.
- 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 WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
- ACCESS NOTE: METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT & UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
- DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MIN 15" CMP).
- ANY FINAL SITE PLAN SHALL PROVIDE R.O.W. DEDICATIONS/RESERVATIONS CONSISTENT WITH THE MAJOR AND COLLECTOR STREET PLAN.

**FLOOD INFORMATION:**

FEMA MAP # 47037C0275F  
 EFFECTIVE DATE: APRIL 20, 2001  
 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0275, WITH A "DRAFT" DATE OF NOVEMBER 2013, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470040, PANEL NO. 0275, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.

**SINK HOLE NOTE:**

EXISTING SINK HOLES ON SITE WILL BE FILLED AND CLOSED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS/SPECIFICATIONS. STORM DRAINAGE ASSOCIATED WITH ANY SINK HOLE THAT IS CLOSED WILL BE ADDRESSED AND ACCOUNTED FOR THE PROPOSED STORM DRAINAGE SYSTEM TO MEET METRO WATER SERVICES STANDARDS AND REQUIREMENTS.

**STORM DRAINAGE NOTE:**

THE CONVEYANCE TRAVERSING THE SITE WILL BE CONVEYED WITHIN A PUDE PRIOR TO THE APPROVAL OF THE FINAL SP. THE APPROPRIATE BMP'S WILL BE IMPLEMENTED TO MEET METRO STORM WATER REQUIREMENTS AND WILL BE REFLECTED ON FINAL SP. DETENTION WILL BE ASSESSED AND DESIGNED TO MEET ALL METRO STORM WATER REQUIREMENTS AND WILL BE REFLECTED ON FINAL SP.

**SURVEY INFORMATION:**

PARTIAL BOUNDARY INFORMATION FROM SURVEY BY CRAWFORD & CUMMINGS LAND SURVEYORS AND PARCEL/TOPOGRAPHIC INFORMATION PROVIDED BY METRO G.I.S.

**PROPERTY INFORMATION:**

SITE APPLICATION NUMBER: 2011-SP-005-001  
 COUNCIL DISTRICT NUMBER: 12TH (STEVE GLOVER)  
 SP NAME: CENTRAL PIKE  
 SITE AREA: 25.86 AC (1,129,946 SF)  
 TAX MAP/PARCEL: 86/157, 86/160, 86/161, 86/162, 98/73  
 STREET ADDRESSES: 4124, 4140, 4144, 4156  
 CENTRAL PK, HERMITAGE, TN 37076

**OWNER/DEVELOPER:**  
 CHRIS PARLUE  
 4124 CENTRAL PIKE  
 NASHVILLE, TN 37076  
 CPAREINC@GMAIL.COM

**PROJECT CONTACT:**  
 BRETT SMITH, P.L.A. AICP  
 RAGAN-SMITH-ASSOCIATES, INC.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615)244-8591  
 BSMITH@RAGANSMITH.COM

**ZONING INFORMATION:**

EXISTING ZONING: SPECIFIC PLAN (SP)  
 EXISTING LAND USE: SINGLE FAMILY, CHURCH  
 LAND USE POLICY: T3 CC  
 PROPOSED ZONING: REGULATING SP PLAN

**PURPOSE NOTE:**

THE PURPOSE OF THIS SP IS TO AMEND THE EXISTING SP TO ALLOW FOR ADDITIONAL COMMERCIAL USES, REVISE DEVELOPMENT/BULK STANDARDS, AND INCORPORATE CENTRAL PIKE IMPROVEMENTS. ALSO, THE CONDITIONS OF APPROVAL, PER COUNCIL BILL BL2011-885, ARE TO BE VOIDED AND RE-EVALUATED PER CURRENT AND PROPOSED CIRCUMSTANCES.

**SPECIAL NOTE:**

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 APPLICABLE REQUIREMENTS OF THE MUL ZONING DISTRICT AS OF THE DATE OF THE REQUEST OR APPLICATION.

**GENERAL PLAN CONSISTENCY:**

THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE PRINCIPLES AND OBJECTIVES OF THE GENERAL PLAN. THE PROPERTY IS LOCATED ON A PROMINENT ARTERIAL CORRIDOR, WILL ACCOMMODATE EVOLVING DEVELOPMENT PATTERNS, AND WILL INTEGRATE A MIXTURE OF USES CONSISTENT TO THE CHARACTER OF THE AREA AND REGION.

**PARKING NOTE:**

PARKING WILL BE PROVIDED PER METRO CODE REQUIREMENTS.

**LANDSCAPE NOTE:**

LANDSCAPE WILL BE PROVIDED PER METRO CODE.

**SIGNAGE NOTE:**

SIGNAGE STANDARDS SHALL MEET THE REQUIREMENTS OF THE MUL USE DISTRICT PER METRO CODE AS SHOWN IN TABLE 17.32.110 UNLESS NOTED DIFFERENTLY PER THIS SP. SIGNAGE INTERIOR TO THE SITE SHALL MEET REQUIREMENTS OF THE METRO ZONING CODE PER THE MUL ZONING REQUIREMENTS.