



DEVELOPMENT TOTALS

| | |
|--|--------------------|
| TOTAL NUMBER OF SLEEPING UNITS PERMITTED | 140 |
| TOTAL SITE ACREAGE | 169.2 ACRES (100%) |
| MINIMUM OPEN SPACE REQUIRED | 127 ACRES (75%) |
| MAXIMUM DISTURBED LAND ALLOWED | 42.2 ACRES (25%) |

- PERMITTED LAND USES**
- ORGANIC GARDEN
 - PERSONAL CRAFT INSTRUCTION
 - ANCILLARY OFFICE/STORAGE
 - AUTOMATED TELLER MACHINE
 - ANCILLARY BAR
 - ANCILLARY BED AND BREAKFAST INN
 - BED AND BREAKFAST INN
 - INVENTORY STOCK
 - STABLE
 - LIQUOR SALES
 - RESTAURANT - FULL SERVICE
 - ANCILLARY RESTAURANT
 - SPECIALTY RETAIL
 - PRIVATE TOUR FACILITY/MUSEUM
 - SPECIAL EVENTS CENTER
 - SATELLITE DISH
 - ARTISAN DISTILLERY
 - MICRO-BREWERY
 - ANCILLARY LIQUOR STORAGE
 - HELISTOP
 - GREENWAY
 - PRIVATE PARK
 - SEASONAL PERFORMANCE ENTERTAINMENT VENUE
 - SINGLE FAMILY RESIDENCE
 - TEMPORARY TENTS
 - TRAIL
 - RURAL RESORT
 - SINGLE FAMILY RESIDENCE

NOTE:
 ALL NOTES, BULK STANDARDS, AND BUILDING MATERIALS AS SHOWN ON SHEET R-1.00 (SP REGULATING PLAN AMENDMENT) DATED 10/06/16 WILL REMAIN AS IS, AND WILL NOT BE CHANGING AS PART OF THE AMENDED SP.



THE MANSION AT FONTANEL SP PRELIMINARY DEVELOPMENT PLAN

2009SP-022-007 - preliminary sp amendment (phase v)

2009SP-022-008 - preliminary sp amendment

2009SP-022-011 - preliminary sp amendment

NASHVILLE, TENNESSEE

Supplemental Information Booklet

July 3rd, 2014

Rev: January 28th, 2016

Rev: February 16th, 2016



Indicates revisions to the previously
approved SP (07/03/14)

CONTACTS

DEVELOPER:

Fontanel Properties, LLC
305 Harbor Dr.
Old Hickory, TN 37178
615.256.8282
Contact: Marc Oswald

PLANNER/LANDSCAPE ARCHITECT:

EDGE

EDGE Planning, Landscape Architecture and Urban Design
210 12th Avenue South
Suite 202
Nashville, Tennessee 37203
615.250.8154
Contact: John Haas

TABLE OF CONTENTS

| | |
|--------------------------------------|----|
| INTRODUCTION | 5 |
| EXISTING CONDITIONS | 6 |
| EXISTING SITE PHOTOS | 8 |
| PROPOSED PLAN | 11 |
| SECTION I | 12 |
| SECTION II | 14 |
| SECTION III | 18 |
| SECTION IV | 20 |
| SECTION V | 22 |
| APPENDIX A - LAND USE GLOSSARY | 24 |



INTRODUCTION

SP Purpose

The purpose of this SP amendment is to add two parcels totaling +/- 31.18 Acres to the overall SP and to relocate the proposed Rural Resort from the previously proposed location near the mansion to the newly added parcels.

Development Summary

The applicant intends to transform the existing Mansion and the surrounding subject property into a low impact development through several phases of improvements. Section I utilizes the Mansion as a special events center that holds weddings, corporate events or social gatherings.

Section II of the development includes home tours of the mansion and a newly constructed artisan distillery and micro-brewery as a daily tourist attraction. A small shuttle bus will transport visitors to the mansion for self-guided tours.

Section II also includes a seasonal entertainment performance venue for outdoor performances in the warm weather months. Permanent improvements will be limited to a platform stage with overhead cover and minimal lighting with no permanent seating provided.

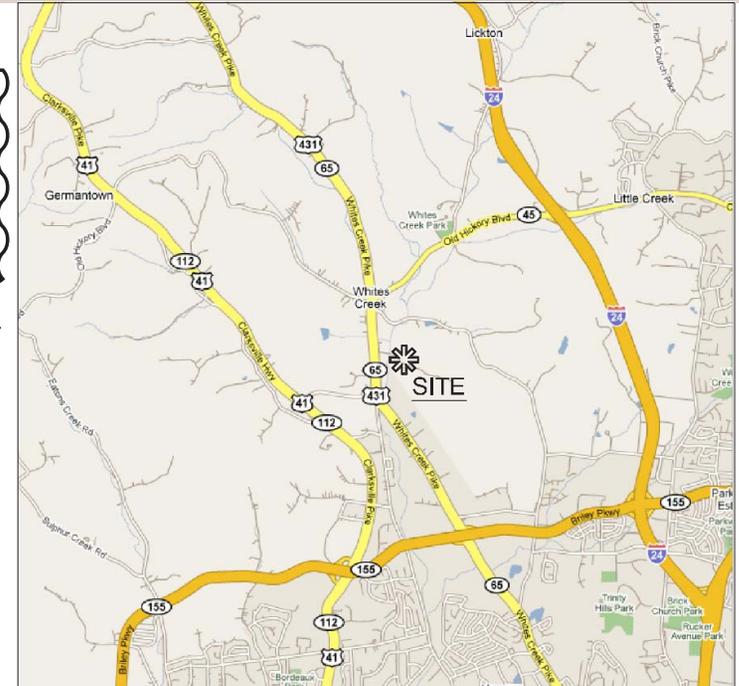
Section III will include the addition of a memorabilia museum located near the visitor center.

Section IV will include the construction of a single family residence near Whites Creek Pike. The home will serve as a 'Bed and Breakfast Inn'.

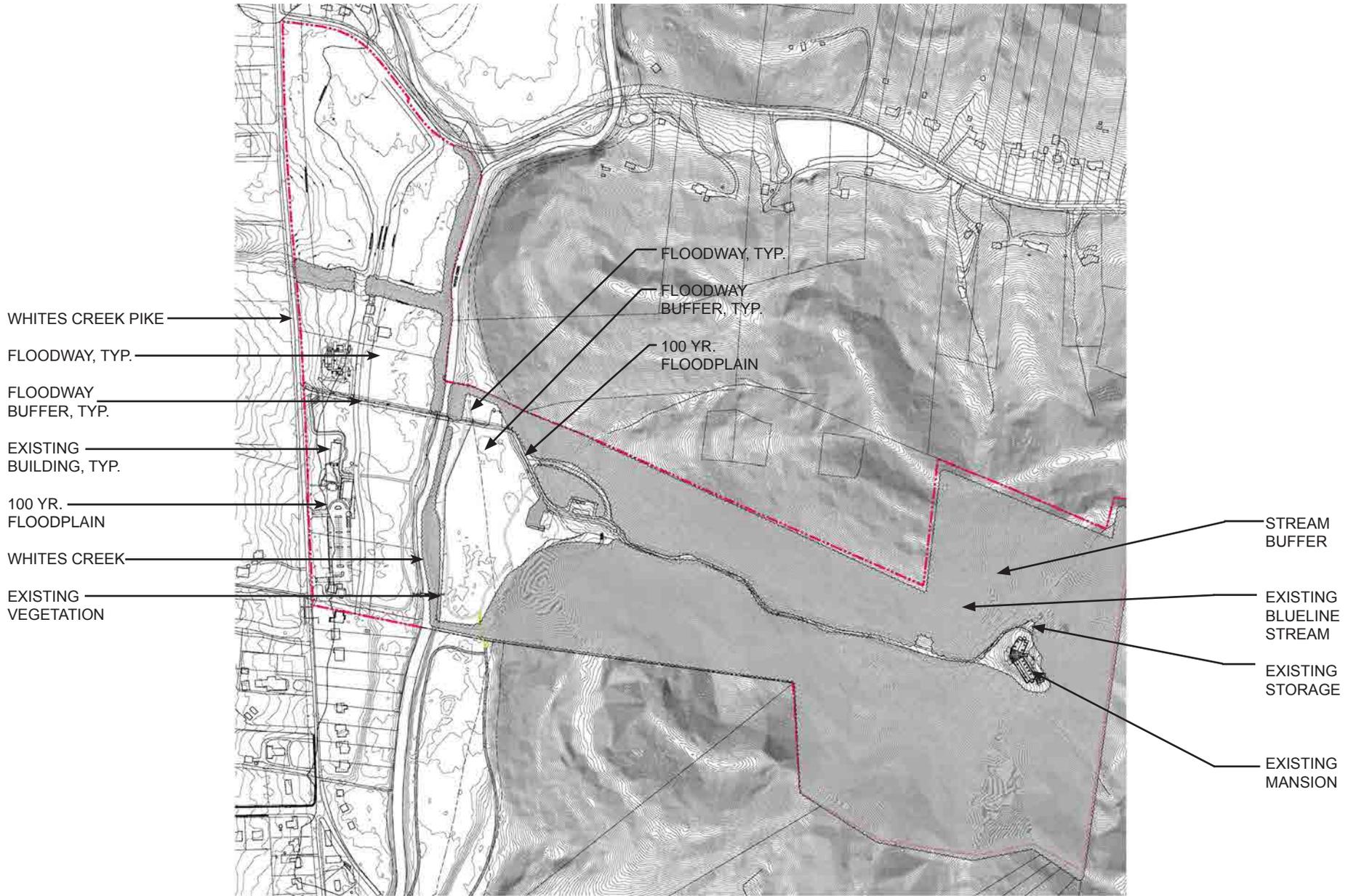
Section V will include the construction of a 'Rural Resort' in the flat fields along Whites Creek Pike, between the existing 'Bed and Breakfast Inn' and Knight Rd.

The following pages of this document describe in greater detail the uses and development details for each phase of development.

1



Existing Conditions



Existing conditions



LEGEND

-  Existing Contours (2' Intervals)
-  Existing Underground Electric
-  Existing Overhead Electric
-  Existing OHE Pole
-  Existing Water
-  Existing Gas
-  Existing Overhead Telephone
-  Existing Sanitary
-  Existing Tree Mass
-  15 - 20% Slopes
-  20 - 25% Slopes
-  >25% Slopes

EXISTING SITE PHOTOS



4. EXISTING HOME



5. EXISTING HOME



6. EXISTING LOG HOME



1. ENTRANCE TO THE FONTANEL MANSION



2. VIEW ALONG WHITES CREEK PIKE



3. EXISTING HOME & DAIRY BARN



7. FONTANEL MANSION ENTRANCE ROAD

EXISTING SITE PHOTOS



8. WHITES CREEK



12. VIEW INTO CLEARING



16. EXISTING MANSION



20. MAIN ENTRANCE INTO MANSION



9. WHITES CREEK FROM BRIDGE



13. VIEW INTO CLEARING



17. EXISTING HELISTOP



21. MAIN ENTRANCE AND TURN-AROUND



10. BRIDGE ALONG ENTRANCE DRIVE



14. VIEW ALONG PRIVATE ENTRANCE ROAD



18. RETAINING WALL ALONG REAR OF DRIVE



22. EXISTING STORAGE SHED



11. EXISTING TOUR BUS STORAGE/PARKING



15. VIEW ALONG PRIVATE ENTRANCE ROAD



19. DRIVE TURN-AROUND



THE MANSION AT FONTANEL

PROPOSED PLAN



THE MANSION AT FONTANEL

THIS PAGE INTENTIONALLY LEFT BLANK

IMAGES/NARRATIVE - SECTION I - SPECIAL EVENT CENTER



EXISTING MANSION



EXISTING HELICOPTER PAD

NARRATIVE

Section I utilizes the existing Mansion to host Special Events such as weddings, corporate meetings and various other social gatherings.

Special Event patrons park at a designated parking area, along Whites Creek Pike, towards the front of the property. To access the Mansion, visitors board a shuttle that escorts them to the Mansion grounds.



REAR RETAINING WALL



REAR RETAINING WALL/TURN-AROUND



REAR ENTRANCE TO MANSION



REAR ENTRANCE/TURN-AROUND



SPECIAL EVENT PARKING - PHASE I (EXAMPLE)

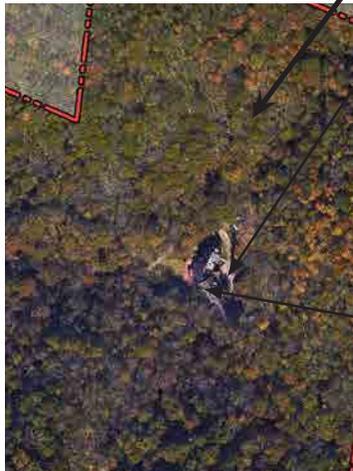


APPROXIMATE LOCATION OF PARKING

ENLARGEMENTS - Section II



SITE LOCATION MAP



VISITOR
DROP OFF

EXISTING
MANSION

MANSION

VISITOR
DROP-OFF &
ADA PARKING



VISITORS
CENTER/
SHUTTLE STOP

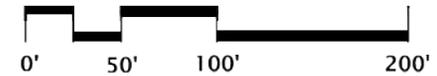
RESTAURANT

WATER QUALITY/
DETENTION AREA

DAILY PARKING AREA

ARTISAN DISTILLERY

VISITORS CENTER/DISTILLERY



Images/Narrative - mansion tours and restaurant



VIEW OF PROPOSED RESTAURANT AND SHUTTLE STOP



VIEW OF PRIVATE ROAD



VIEW OF RESTAURANT



VIEW OF EXISTING MANSION



VIEW OF SHUTTLE STOP/TICKET SALES/GIFT SHOP



VIEW OF MANSION ENTRANCE AND SHUTTLE DROP OFF



SHUTTLE BUS (EXAMPLE)



VIEW OF VISITORS EXIT

NARRATIVE

The existing Mansion is available for daily tours. Two of the existing structures along Whites Creek Pike will function as a Full-Service Restaurant and Shuttle Stop/Ticket Sales/Gift Shop. A proposed structure (located near the restaurant and shuttle stop) will house an Artisan Distillery and Micro-Brewery.

The existing Mansion is available for home tours by the general public for a fee. Limited interior and exterior improvements will be completed to provide conformance to ADA (American Disability Act) Codes and Regulations. An ancillary restaurant and bar will be open within the Mansion to serve patrons on the Distillery/Home tour.

As another feature of the tour, various tour buses will be displayed on site at the existing tour bus pad and will be open for patrons to tour.

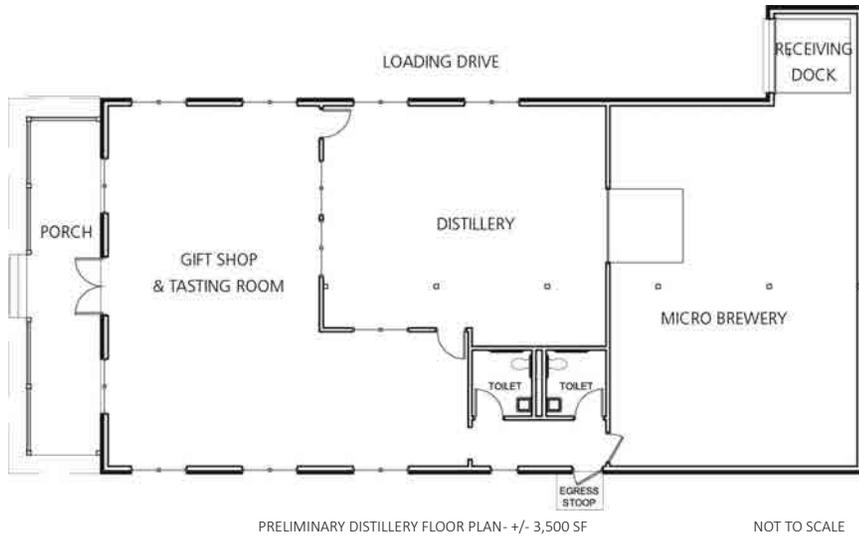
The Full-Service Restaurant and Shuttle Stop will be located within the existing single-family residence and adjacent dairy barn located along Whites Creek Pike. The existing craftsman-style home will be used for the Full Service Restaurant. Visitors may only access the Mansion through the use of the Shuttle Bus from the Shuttle Stop.

Patrons will also be permitted to tour the proposed Artisan Distillery and Microbrewery. The distillery will produce less than 60,000 gallons per year (total) of a variety of liquors. Beer and liquor, made on the premises, will be made available for sample at a designated Tasting Room within the distillery.

Enlargements - Section II



Images/Narrative - Distillery & seasonal performance venue



PAVILION ARCHITECTURAL INFLUENCES



SEASONAL PERFORMANCE ENTERTAINMENT VENUE ELEMENTS (EXAMPLE)

OVERFLOW PARKING (EXAMPLE)



DISTILLERY ARCHITECTURAL INFLUENCES



VIEW OF TOUR BUS DISPLAY AREA



EXISTING LOG HOME

ENLARGEMENTS - Section III



SITE LOCATION MAP



MUSEUM/GALLERY

MUSEUM/GALLERY

IMAGES/NARRATIVE - Studio Gallery

NARRATIVE

Section III will construct a Museum for the purpose of displaying various items, including, but not limited to, automobiles, memorabilia, instruments, clothing, and other various promotional items.

The character of the proposed museum structure is rural in nature and gives the appearance of a typical accessory structure consistent with the Whites Creek Corridor.



MUSEUM ARCHITECTURAL INFLUENCES

ENLARGEMENTS - Section IV



SITE LOCATION MAP



SINGLE FAMILY HOME / BED AND BREAKFAST INN

SINGLE FAMILY HOME / BED AND BREAKFAST INN

MAIN ENTRANCE DRIVE

IMAGES/NARRATIVE - Bed and Breakfast Inn



NARRATIVE

Section IV will construct a single family residence. The home may be used as a 'Bed and Breakfast Inn'.

The character of the proposed residence shall be rural in nature and have a similar design style and architectural details to older existing homes along the Whites Creek Corridor.



SINGLE FAMILY HOME ARCHITECTURAL INFLUENCES

ENLARGEMENTS - Section V - Rural Resort



SITE LOCATION MAP



RURAL RESORT

1

IMAGES/NARRATIVE - Rural Resort

*PHASE V PERMITTED LAND USES (*SEE APPENDIX A FOR LAND USE DEFINITIONS)
 RURAL RESORT
 SPECIAL EVENTS CENTER

1



ARCHITECTURAL INFLUENCES

NARRATIVE

Section V will include a 'Rural Resort'. The purpose will be to provide a rural setting in which lodging and/or conference, meeting, and event facilities are provided for compensation.

A farmstead consisting of five new buildings will be constructed on the property between the existing Inn at Fontanel and Knight Rd. This will include several guest room buildings, a lobby/check in building, and a special events center building. Greenways and pedestrian paths will connect the resort to the larger Fontanel property, and allow guests to access all activities on site without driving their cars. Small electric shuttle carts will also serve the resort for transporting guests around the property.

The character of the proposed resort shall be rural in nature and have a similar design style and architectural details to agricultural buildings and farm houses typical to Middle Tennessee, and older existing structures along the Whites Creek Corridor.

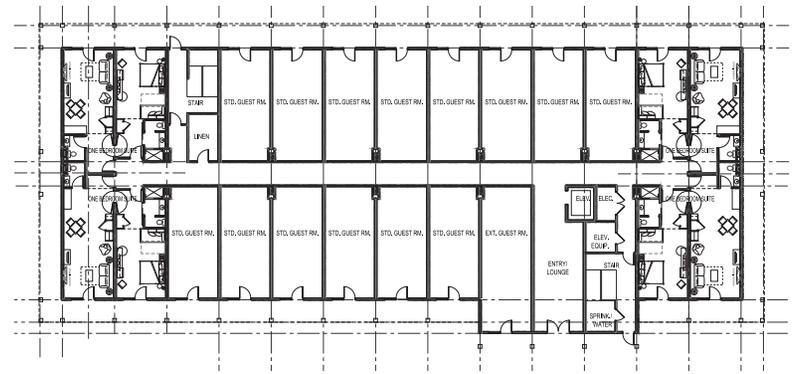


TYPICAL GUEST ROOM BUILDING - FRONT ELEVATION



LOBBY BUILDING - FRONT ELEVATION

CONCEPTUAL BUILDING ELEVATIONS



CONCEPTUAL GUEST ROOM BUILDING - FLOOR PLAN

APPENDIX A - LAND USE GLOSSARY

“Ancillary Bar” means an establishment where alcoholic beverages are sold for on-site consumption as a subordinate use to the principal use of the structure. The ancillary bar use shall only be available to users of the principal structure and the seating area shall not exceed 20 percent of the total square footage of the principal use of the structure.

“Ancillary Bed and Breakfast Inn” means four through six furnished guest rooms for pay available to “special event center” guests only. Meals may be provided for overnight guests. The maximum stay for any overnight guest shall be three consecutive days.

“Ancillary Liquor Storage” means liquor storage facilities for materials produced on site prior to release for distribution within the facility that produced it.

“Ancillary Office/Storage” means Office and Storage facilities in support of the daily operations of the Mansion property.

“Ancillary Restaurant” means any room, space, or portion of the principal structure where food is sold for consumption on-site within a short period of time, where orders are made at a counter and payment for food is made prior to consumption. The ancillary restaurant shall only be made available to users of the principal structure and shall not exceed 10 percent of the square footage of the principal structure.

“Artisan Distillery” means and includes any place or premises wherein any liquors are manufactured for sale. The production limits of an artisan distillery shall be no more than 60,000 gallons per year.

“Automated Teller Machine” means a facility to provide banking and other electronic services that are operated by the customer.

“Bed and Breakfast Inn” means four through ten furnished guest rooms for pay. Associated detached buildings such as guesthouses, garages, and bunkhouses are included as part of the facility. Meals may be provided for overnight guests. The maximum stay for any overnight guest shall be fourteen (14) consecutive days.

“Community Related Events” means special non-ticketed, community related events, such as, but not limited to, fall fairs, farmer’s markets, school-related activities, arts and crafts sales, shall be permitted on the grounds. Parking for these community related events shall be accommodated west of Whites Creek. Any event proposed in the floodway or floodway buffer, shall require notification to the Stormwater Management Division.”

“Existing Single Family Residence” means a home/residence that existed on the property previous to the SP rezoning.

“Greenway (Easement Only)” means a linear park, alternative transportation route, or open space conservation area approved by the metro greenways commission that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in a greenway plan adopted by the commission.

“Helistop” means a helicopter landing area for boarding and discharging the occupants of the craft. Maintenance or fueling is not permitted.

“Inventory Stock” means the incidental storage of goods, chattels or products within the structure where sold at retail or wholesale.

“Liquor Sales” means the retail sale of alcoholic beverages as defined in Section 57-3-101 Tennessee Code Annotated to patrons or customers, in sealed packages, and not for consumption on the premises.

“Micro-Brewery” means a small brewery making specialty beer in limited quantities.

“Organic Garden” means an area of land less than five (5) acres intended for the raising of crops, including but not limited to soybeans, tobacco, orchard fruits, vegetables, and/or flowers for use on-site or for sale on-site.

APPENDIX A - LAND USE GLOSSARY

“Personal Craft Instruction” means services for training individuals or groups in crafts related to the distilling and brewing of spirituous beverages.

“Private Park” means a large area of land preserved in its natural state and utilized by individuals or groups at the discretion of the owner(s).

“Private Tour Facility / Museum” means a privately held for-profit facility that procures, cares for, and displays objects of interest or value. Items for display may include but not be limited to automobiles, tour buses, memorabilia, instruments, clothing, and various promotional items.

“Restaurant - Full Service” means any building, room, space or portion thereof where food is sold for consumption on-site, customers are provided an individual menu, a restaurant employee serves the customers at the same table or counter at which items are consumed, or where seating turns over at a rate of thirty minutes or more. Alcoholic beverages shall be limited to beer and wine only.

“Rural Resort” means facilities owned and operated by a non-governmental entity for the purpose of providing a rural setting in which lodging, and/or conference, meeting, and event facilities are provided for compensation. The use may also include restaurant and/or banquet facilities and recreational amenities of a rural nature.

“Single Family Residence” means a private home/residence yet to be constructed.

“Satellite Dish” means a specialized antenna for the reception and/or transmission of broadcast signals to and from orbiting satellites.

“Seasonal Performance Entertainment Venue” means a commercial land use in which the principal activity is the provision of performance entertainment, including the sale of merchandise, food, drink, and alcohol, in an outside environment with permanent stage and stage shell without fixed seating, and associated temporary trailers and storage buildings. Events may take place between April 1st and November 30th. Events shall be limited to Friday, Saturday, or Sunday, except that three total weekday (Monday through Thursday) events may be held per calendar year. Any weekday event can only be held during the summer break as designated on the official Metro School Calendar. Events held Sunday through Thursday shall end by 10:30 p.m. Events held Friday and Saturday shall end by 11:00 p.m. The maximum number of events in one calendar year shall not exceed fourteen (14)* No event shall last more than one day. Admissions to any one single-day event shall not exceed 4,500 persons. The decibel level output shall be limited to 96dB at the soundboard location for the stage.

“Special Events Center” means a structure and/or grounds that host events such as, but not limited to, weddings, corporate events or parties for pay.

“Specialty Retail” means an establishment engaged in the retail sale of items that pertain to the use of the lot’s principal structure as a gift shop. Items may include but not be limited to the sale of convenience items intended for visitors including a limited variety of food or beverages, commemorative liquor bottles, t-shirts, key-chains and general gift shop items.

“Stable” means any lot, building, structure or premises used for the boarding and/or raising of horses whether by owners of such horses or by persons providing facilities and care.

“Temporary Tents” means tent structures, or the like, for the purpose of housing temporary food and beverage vendors in support of the Seasonal Performance Entertainment Venue.

“Trail” means a mulch path made across varying terrain for the passage of people or animals.

* - Local Symphony Exception - A local symphony shall be permitted to hold up to 4 events in any one month annually, and those events shall not be counted towards the 14 day maximum allowed.