

PARKING BREAKDOWN

OFFICE USE: 12,000 TOTAL SQUARE FEET
/ 300 S.F. PER STALL = 40 REQ'D STALLS

WAREHOUSE USE: 80,500 TOTAL SQUARE FEET
/ 2,500 S.F. PER STALL = 33 REQ'D STALLS

TOTAL STALLS REQUIRED: 73 STALLS
TOTAL STALLS PROPOSED: 94 STALLS

Development Summary

Property Information
0 & 12610 Old Hickory Boulevard
(Map 175, Parcels 129 & 130)
Antioch, Tennessee 37013

Council District 33: Antoinette Lee

Civil Engineer
Dale and Associates
516 Heather Place
Nashville, Tennessee 37204
Contact: Michael Garrigan, PE
Phone: 615.297.5166
Email:
michael@daleandassociates.net

Drawing Date:
June, 2022

Revisions
PLN Comments
07/27/22

SPECIFIC PLAN DEVELOPMENT SUMMARY

USE	92,500 TOTAL SQUARE FEET OF OFFICE/WAREHOUSE 12,000 SQUARE FEET OF OFFICE 80,500 SQUARE FEET OF WAREHOUSE
TOTAL SITE AREA: 9.38 ACRES	
PROPERTY ZONING AR2A	SURROUNDING ZONING AR2A, SP, IWD
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	NOT APPLICABLE
FAR	0.70 MAXIMUM / 61% PROPOSED
ISR	0.90 MAXIMUM / 46% PROPOSED
STREET YARD SETBACK:	15' FRONT S/B FROM PROPOSED R.O.W.
SIDE YARD	NONE REQUIRED
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	45 FEET (MAXIMUM HEIGHT)
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	ACCESS (2) VIA PROPOSED DRIVES OFF OLD HICKORY BOULEVARD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	+/- 500' TO THE EAST ON OLD HICKORY BOULEVARD
DISTANCE TO INTERSECTION	FRONT CORNER OF SITE IS LOCATED AT INTERSECTION
REQUIRED PARKING	73 TOTAL STALLS OFFICE = 12,000 S.F. / 300 S.F. PER STALL = 40 REQ'D STALLS WAREHOUSE = 80,500 S.F. / 2,500 S.F. PER STALL = 33 REQ'D STALLS 94 TOTAL SURFACE STALLS
PARKING PROVIDED	

12610 Business Park

Preliminary SP
Being Parcel 129 & 130 on Tax Map 175
Antioch, Davidson County, Tennessee

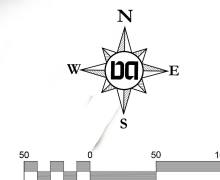


Specific Plan

Dale & Associates
Civil Engineering & Surveying
Lane Planning & Zoning
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #21207
12610 Business Park

C1.0



SCALE: 1" = 50'
SITE AREA = 9.38 ACRES
= 408,592 SF

Case Number:
2022SP-051-001

