

PURPOSE AND INTENT OF THE PROPOSED SP DISTRICT

The purpose of this Specific Plan is to maintain, enhance, and create a SP Plan to allow the continued use, operation, and expansion of Natchez Stone Construction, LLC and its affiliates at the following locations:

- 9320 Highway 100
Nashville, TN 37221
Map 168, Parcel 7, R.O.D.C., TN
- Part of 8540 Old Harding Pike
Nashville, TN 37221
Map 168, Part of Parcel 8, R.O.D.C., TN
- 9323 Highway 100
Nashville, TN 37221
Map 168, Parcel 65,
R.O.D.C., TN
- 0 Highway 100
Nashville, TN 37221
Map 168, Parcel 66,
R.O.D.C., TN
- 9315 Highway 100
Nashville, TN 37221
Map 168, Parcel 67,
R.O.D.C., TN

It also sets the Standards for any future uses and requirements within the SP boundary.

DEVELOPMENT SUMMARY

SP Name: Highway 100 and Old Harding Pike Center Specific Plan

SP Number: 2025SP-038-001

Council District: 35

Council Member: Mr. Jason Spain

Map and Parcel: Map 168, Parcels 7, P/O 8, 65, 66, and 67
Register's Office Davidson County, Tennessee

Revisions: September 3, 2025 as per Metro Planning
October 9, 2025 as per Metro Planning

SITE DATA

Site Acreage: 2.895± Acres (Total Site of Regulatory SP)

Existing Zoning: Commercial Neighborhood (CN),
Mixed-Use Limited (MUL), and
Agricultural (AR2A)

Proposed Zoning: Specific Plan (SP)

Allowable Land Uses: As described within the SP

LIST OF PROPOSED ALLOWABLE USES:

Uses within this SP shall be limited to the following:

- Building Contractor's Supply
- Retail
- Restaurant

BULK REGULATIONS AND SETBACKS

- Any redevelopment on the Site shall comply to the Standards and Regulations of Metro Stormwater unless Metro Codes may exempt certain residential, commercial, or industrial activities from Metro Water Services Review if they meet the required exemptions in Volume 1, Chapter 3 of the Metro Stormwater Management Manual.
- Any modification to existing footprint and/or land use (even if land use is allowed within this approved SP, including Accessory Use) will trigger coordination with NDOT regarding driveway location. Any increase in traffic trips will trigger a re-evaluation of access points and will have to comply with Code access requirements.
- Any changes to existing driveway locations and/or any new driveway locations must be approved by NDOT prior to construction.
- Vehicular access to and from Highway 100 shall be as per the existing locations. Property owner to coordinate with NDOT regarding installation of concrete ramp aprons at the existing site access locations and any removal of the existing stone/gravel wall for increased sight distance.
- Vehicular access to and from Old Harding Pike shall be as per the existing locations and conditions with additional future access points from 8540 Old Harding Pike as permitted by Metro Codes.
- The Specific Plan (SP) process is a multi-step process. If there is a redevelopment of/or major improvement to the existing use, a Final Site Plan and Building Permit Review shall be submitted to Metro Codes. Metro Codes shall decide the submittal and review process.
- Any future building elevations shall be submitted to the Metro Codes Department. EIFS, vinyl siding, and untreated wood shall be prohibited. Building facades fronting a street shall consist of masonry products.
- If a development standard, not including permitted uses, is absent from the SP Plan and/or Metro Council Approval, the property shall be subject to the standards, regulations, and requirements of the CN zoning district as of the date of the applicable request or application.
- "Accessory Use" means a use of land or of a building or a portion thereof that is customarily incidental and subordinate to the principle use of the land or building that is located within the SP boundary.

BULK REGULATIONS AND SETBACKS (CONTINUED)

Impervious Surface Ratio (ISR): 0.60 Maximum for Entire SP

Floor to Area Ration (FAR): 0.25 Maximum for Entire SP

Maximum Building Height: 35 Ft. to eave line

Building Setbacks:

** Setbacks vary and are as shown on the Regulatory SP Plan **

Map 168, Parcel 7

Front Setback (Highway 100): Existing building setbacks to remain. Upon redevelopment street setbacks shall be per Code.

Side Setback (Adjacent to Parcel 6): 5 Ft. Minimum

Map 168, Part of Parcel 8

Rear Setback (Adjacent to Parcel 1): 5 Ft. Minimum

Rear Setback (Adjacent to Parcel 269): 5 Ft. Minimum

Side Setback (Adjacent to Parcel 1): 10 Ft. Minimum

Side Setback (Adjacent to Remainder Parcel 8): 0 Ft. Minimum

Side Setback (Adjacent to Parcel 269): 5 Ft. Minimum

Side Setback (Adjacent to Parcels 5 and 6): 10 Ft. Minimum

Map 168, Parcel 65

Front Setback (Highway 100): Existing building setbacks to remain. Upon redevelopment street setbacks shall be per Code.

Rear Setback (Adjacent to Parcel 152): 10 Ft. Minimum

Side Setback (Adjacent to Parcel 64): 0 Ft. Minimum

Map 168, Parcel 66

Front Setback (Highway 100): Existing building setbacks to remain. Upon redevelopment street setbacks shall be per Code.

Rear Setback (Adjacent to Parcel 152): 10 Ft. Minimum

BULK REGULATIONS AND SETBACKS (CONTINUED)

Map 168, Parcel 67

Front Setback (Highway 100):

Existing building setbacks to remain. Upon redevelopment street setbacks shall be per Code.

Rear Setback (Adjacent to Parcel 152):

10 Ft. Minimum

Side Setback (Old Harding Pike):

Existing building setbacks to remain. Upon redevelopment street setbacks shall be per Code.

SP Development Summary

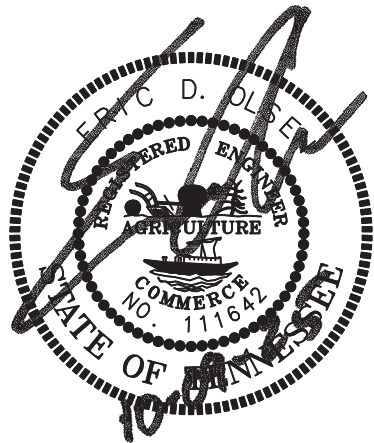
● COUNCIL DISTRICT:	35th
● COUNCIL MEMBER:	Mr. Jason Spain
● PREPARED FOR:	Natchez Stone Construction, LLC 9320 Highway 100 Nashville, TN 37221 (615) 646-2422 contact : Mr. Clay Staley
● OWNER:	Map 168, Parcel 7 Robert E. and Patricia A. Lee 4141 Smotherman Lane Hermitage, TN 37076 Instr. No. 20070305-0026494 Register's Office, Davidson Co., TN Map 168, Parcel 8 Donald B. and Cynthia K. Van Ryen 9127 Highway 100 Nashville, TN 37221 Instr. No. 20120829-0077870 Register's Office, Davidson Co., TN Map 168, Parcels 65, 66, and 67 Clay L. and Julia Christine Staley P.O. Box 50946 Nashville, TN 37205 Instr. No. 20221216-0130248 Register's Office, Davidson Co., TN
● OVERLAY DISTRICT:	OV-FLD (Floodplain Overlay)
● SP NAME:	Highway 100 and Old Harding Pike Center
● SP NUMBER:	2025SP-038-001
● CASE NUMBER:	
● PLAN PREPARATION DATE:	06-10-2025
REVISIONS:	09-03-2025 09-12-2025 09-24-2025 10-09-2025
● SCALE:	1" = 50'
● SHEET NUMBER:	SHEET 1 OF 1
● PLANNER/SURVEYOR:	Anderson, Delk, Epps & Associates, Inc. 618 Grassmere Park Drive, Suite 4 Nashville, TN 37211 phone : (615) 331-0809 fax : (615) 331-0102 e-mail : andersondelk@bellsouth.net
● FEMA MAP NO.	47037C0318H, ZONE "X" (Dated 4/5/2017) 47037C0319H, ZONES "X" AND "AE" (Dated 4/5/2017)

PLAN NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE A REGULATORY SP PLAN TO GOVERN THE LAND USES, CODES, SETBACKS, BULK STANDARDS, ALTERNATIVE DEVELOPMENT STANDARDS, MIXTURE OF LAND USES, AND RESTRICTIONS OF THE EXISTING SITE.
- SITE IS LOCATED ON PROPERTY MAP 168, PARCELS 7, P/O 8, 65, 66, AND 67, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.
- SITE AREA (SEE NOTE #10):

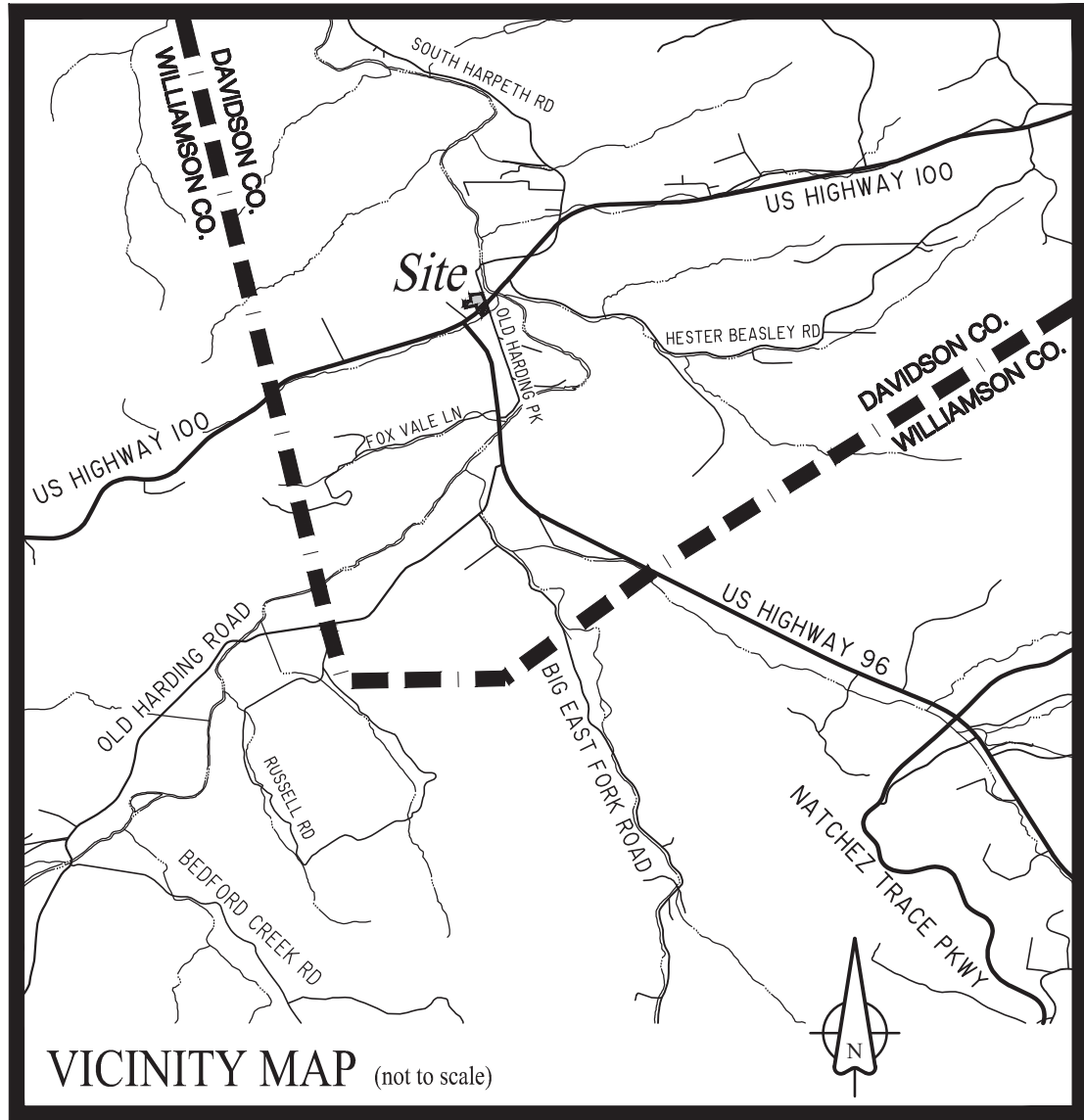
MAP 168, PARCEL 7	36,852 SQ. FT. OR 0.846± Ac.
MAP 168, PART OF PARCEL 8	58,230 SQ. FT. OR 1.337± Ac.
MAP 168, PARCEL 65	11,667 SQ. FT. OR 0.268± Ac.
MAP 168, PARCEL 66	2,196 SQ. FT. OR 0.050± Ac.
MAP 168, PARCEL 67	17,154 SQ. FT. OR 0.394± Ac.
	126,099 SQ. FT. OR 2.895± Ac. TOTAL
- EXISTING ZONING: MAP 168, PARCEL 7 COMMERCIAL NEIGHBORHOOD (CN)
MAP 168, PARCEL 8 AGRICULTURAL (AR2A)
MAP 168, PARCELS 65, 66, AND 67 MIXED USE LIMITED (MUL)
- PROPOSED ZONING: SP
- EXISTING LAND USE POLICIES: T2-RURAL MAINTENANCE (RM)
CO-CONSERVATION
- COUNCIL DISTRICT 35 - COUNCIL MEMBER MR. JASON SPAIN
- PROPERTY OWNER:

MAP 168, PARCEL 7 ROBERT E. AND PATRICIA A. LEE 4141 SMOTHERMAN LANE HERMITAGE, TN 37076 INSTR. No. 20070305-0026494	MAP 168, PARCEL 8 DONALD B. AND CYNTHIA K. VAN RYEN 9127 HIGHWAY 100 NASHVILLE, TN 37221 INSTR. No. 20120829-0077870	MAP 168, PARCELS 65, 66, AND 67 CLAY L. AND JULIA CHRISTINE STALEY P.O. BOX 50946 NASHVILLE, TN 37205 INSTR. No. 20221216-0130248
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- EXISTING BUSINESS: NATCHEZ STONE CONSTRUCTION, LLC
9320 HIGHWAY 100
NASHVILLE, TN 37221
CONTACT: MR. CLAY STALEY
(615) 646-2422
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY DONE BY ANDERSON, DELK, EPPS & ASSOCIATES, INC. DATED JUNE 10, 2025.
- BY GRAPHIC PLOTTING ONLY, PROPERTY IS LOCATED IN ZONES "X" AND "AE" ON F.E.M.A. COMMUNITY PANELS No. 47037C0 318H AND No. 47037C0 319H, EFFECTIVE DATES APRIL 5, 2017.
- LOCATIONS OF EXISTING UTILITIES ARE BASED ON FIELD LOCATIONS OF ABOVE-GROUND STRUCTURES. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY EXIST. ACTUAL LOCATIONS OF ANY UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON.
- THE SP PLAN MUST COMPLY WITH THE BUILDING, FIRE, AND LIFE SAFETY CODES ADOPTED BY THE METROPOLITAN GOVERNMENT.
- THE PUBLIC SHALL HAVE ACCESS TO THE EXISTING CEMETERY.
- FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE REGULATORY SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS, AND REQUIREMENTS OF THE CN ZONING DISTRICT AT THE EFFECTIVE DATE OF THIS ORDINANCE, WHICH MUST BE SHOWN ON THE PLAN.
- PROPERTY OWNER TO COORDINATE WITH NDOT REGARDING INSTALLATION OF CONCRETE RAMP APRONS AT THE EXISTING SITE ACCESS LOCATIONS AND ANY REMOVAL OF THE EXISTING STONE/GRAVEL WALL FOR INCREASED SIGHT DISTANCE.
- ANY MODIFICATION TO EXISTING FOOTPRINT AND/OR LAND USE (EVEN IF LAND USE IS ALLOWED WITHIN THIS APPROVED SP, INCLUDING ACCESSORY USE) WILL TRIGGER COORDINATION WITH NDOT REGARDING DRIVEWAY ACCESS LOCATION. ANY INCREASE IN TRAFFIC TRIPS WILL TRIGGER A RE-EVALUATION OF ACCESS POINTS AND WILL HAVE TO COMPLY WITH CODE ACCESS REQUIREMENTS.
- ANY CHANGES TO THE EXISTING DRIVEWAY LOCATIONS AND/OR ANY NEW DRIVEWAY LOCATIONS MUST BE APPROVED BY NDOT PRIOR TO CONSTRUCTION.



	PROPERTY LINE WITH PROPERTY CORNER
	EXISTING FENCE
	OVERHEAD ELECTRIC / TELEPHONE
	GAS LINE
	FIBER OPTIC / TELECOM. LINE
	SANITARY SEWER WITH MANHOLE
	UTILITY POLE WITH GUY WIRE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	WATER LINE
	CATCH BASIN & DRAINAGE PIPE
	GAS METER
	ELECTRIC METER

Legend

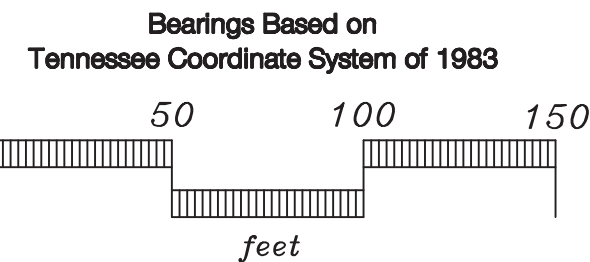


Bulk Standards

TOTAL SITE AREA:	2.895± ACRES (ENTIRE SP)
MAXIMUM IMPERVIOUS SURFACE RATIO (ISR) (ENTIRE SP):	0.60
EXISTING ISR:	0.11±
MAXIMUM FLOOR TO AREA RATIO (FAR) (ENTIRE SP):	0.25
EXISTING FAR:	0.07±
MAXIMUM BUILDING HEIGHT:	35 FT. (TO EAVE LINE)

BUILDING SETBACKS:

NOTE: MINIMUM BUILDING SETBACKS (M.B.S.L.) ARE SHOWN AND DIMENSIONED ON THE REGULATORY SP PLAN DRAWING. IF NO M.B.S.L. IS SHOWN/DIMENSIONED ON THE PLAN, THEN THE M.B.S.L. IS ZERO. THE M.B.S.L. IS INTERIOR TO THE SP ARE ZERO.	
MAP 168, PARCEL 7, R.O.D.C., TN FRONT SETBACK (HIGHWAY 100):	EXISTING BUILDING SETBACKS TO REMAIN. UPON REDEVELOPMENT STREET SETBACKS SHALL BE PER CODE.
SIDE SETBACK (ADJACENT TO PARCEL 6):	5 FT. MINIMUM
MAP 168, PART OF PARCEL 8, R.O.D.C., TN REAR SETBACK (ADJACENT TO PARCEL 1): REAR SETBACK (ADJACENT TO PARCEL 269):	5 FT. MINIMUM 5 FT. MINIMUM
SIDE SETBACK (ADJACENT TO PARCEL 1):	10 FT. MINIMUM
SIDE SETBACK (ADJACENT TO REMAINDER OF PARCEL 8):	0 FT. MINIMUM
SIDE SETBACK (ADJACENT TO PARCEL 269):	5 FT. MINIMUM
SIDE SETBACK (ADJACENT TO PARCELS 5 AND 6):	10 FT. MINIMUM
MAP 168, PARCEL 65, R.O.D.C., TN FRONT SETBACK (HIGHWAY 100):	EXISTING BUILDING SETBACKS TO REMAIN. UPON REDEVELOPMENT STREET SETBACKS SHALL BE PER CODE.
REAR SETBACK (ADJACENT TO PARCEL 152):	10 FT. MINIMUM
SIDE SETBACK (ADJACENT TO PARCEL 64):	0 FT. MINIMUM
MAP 168, PARCEL 66, R.O.D.C., TN FRONT SETBACK (HIGHWAY 100):	EXISTING BUILDING SETBACKS TO REMAIN. UPON REDEVELOPMENT STREET SETBACKS SHALL BE PER CODE.
REAR SETBACK (ADJACENT TO PARCEL 152):	10 FT. MINIMUM
MAP 168, PARCEL 67, R.O.D.C., TN FRONT SETBACK (HIGHWAY 100):	EXISTING BUILDING SETBACKS TO REMAIN. UPON REDEVELOPMENT STREET SETBACKS SHALL BE PER CODE.
REAR SETBACK (ADJACENT TO PARCEL 152):	10 FT. MINIMUM
SIDE SETBACK (OLD HARDING PIKE):	EXISTING BUILDING SETBACKS TO REMAIN. UPON REDEVELOPMENT STREET SETBACKS SHALL BE PER CODE.



Case No. 2025SP-038-001
Regulatory Specific Plan
Highway 100 and
Old Harding Pike Center

Sheet 1 of 1

Proposed Regulatory SP
35th Councilmanic District
Nashville, Davidson County, Tennessee

Prepared for:
Natchez Stone Construction, LLC

9320 Highway 100
Nashville, TN 37221

Date: 06 - 10 - 25 Scale : 1" = 50'

Anderson, Delk, Epps & Associates Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

REVISIONS: 09-03-2025 AS PER METRO PLANNING
09-12-2025 AS PER METRO PLANNING
09-24-2025 AS PER METRO PLANNING
10-09-2025 AS PER METRO PLANNING