

3620 Anderson Road

Preliminary Planned Unit Development Plan Amendment
 Tax Map 136-11, Parcel 21
 Nashville, Davidson County, Tennessee
 Case No. 109-71P-001

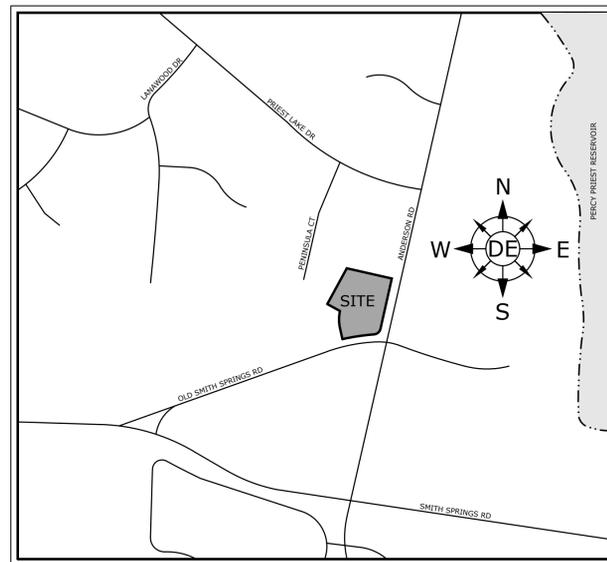
Revisions:

Drawing Notes:

Date: November 5, 2024

APPLICATION #:	PROJECT NAME: 3620 ANDERSON ROAD
MAP/PARCEL #: MAP 136-11, PARCEL 21	EXAMINER:

USE	
PERMITTED USES	SEE TABLE SHEET C0.0
EXISTING ZONING (OVERLAYS) - REQUESTED ZONING (OVERLAYS)	R10 (PUD) - R10 (PUD)
EXISTING USE CHARTS - PROPOSED USE CHARTS:	NOT PERMITTED - PERMITTED WITH PUD AMENDMENT
SITE CRITERIA	
MAP & PARCEL NO.	MAP 136-11, PARCEL 21
COUNCIL DISTRICT	29 - TASHA ELLIS
MINIMUM LOT SIZE-FOOTPRINT:	NONE
FAR	0.40 (0.18)
ISR	0.60 (0.55)
STREET SETBACK	15'
SIDE YARD	15'
REAR YARD	20' (60' ON PLAT)
HEIGHT STANDARDS-NUMBER OF FLOORS	MAX HEIGHT AT SETBACK LINE: 30' SLOPE OF HEIGHT CONTROL PLANE: 2 TO 1
PARKING AND ACCESS	
RAMP LOCATION & NUMBER	1 ON ANDERSON ROAD, 1 ON SMITH SPRINGS ROAD
DISTANCE TO NEAREST EXISTING RAMP	90' ALONG ANDERSON ROAD
DISTANCE TO INTERSECTIONS:	AT INTERSECTION OF ANDERSON ROAD AND SMITH SPRINGS ROAD
50' MINOR STREET	185' ARTERIAL STREET
100' COLLECTOR	250' CONTROLLED ACCESS RAMP
REQUIRED PARKING BASED ON USES	38 STALLS (IF RETAIL ONLY)
PARKING REDUCTION	0 STALLS
PARKING PROVIDED	45 STALLS
REQUIRED LOADING BASED ON USES	NONE
SURFACING OVER 5 SPACES 1,750 SQ. FT.	PROVIDED
SPACE SIZES, AISLE WIDTHS, ANGLE DATA	18' X 8.5' SPACES, 15 X 7.5' COMPACT
QUEUING LANES	NONE REQUIRED
OVER 10 SPACES 20' QUEUING AT EXIT	PROVIDED
NUMBER OF COMPACT SPACES (%)	10 STALLS (21%)
NUMBER OF ACCESSIBLE SPACES	2 STALLS
SIDEWALKS REQUIRED-INTERNAL/PUBLIC	INTERNAL PROVIDED
LANDSCAPING STANDARDS	
SEE LANDSCAPE PLAN FOR DETAILS ON REQUIRED & PROPOSED LANDSCAPING MEASURES	



VICINITY MAP
NTS

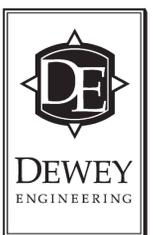
- Notes:**
- The purpose of this amendment is to amend the permitted uses of the PUD and to revise the preliminary PUD plan.
 - Except as authorized by approved construction plans, no grading, cutting of trees, or disturbance of natural features shall be performed within this easement.
 - The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
 - All development within the boundaries of this plan meets the requirements of the Americans with Disabilities Act and the Fair Housing Act.
 - 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 Department of Water Services.
 - The buffer along waterways will be an area where the surface is left in a natural state and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual, Volume 1 Regulations.
 - This drawing is for illustration purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the appropriate regulations at the time of final application.
 - Metro Water Services shall be provided sufficient and unencumbered ingress and egress at all times in order to maintain, repair, replace, and inspect any stormwater facilities within the property.
 - Note to Prospective Owners: You are strongly advised to contact Metro Water Services Engineering (Development Services) to determine adequacy of public water and sewer facilities for intended development of property.
 - Individual water and/or sanitary sewer service lines are required for each parcel.
 - Landscaping and tree density requirements per Metro Zoning Ordinance.
 - Setbacks shall be determined by the Metro Zoning Ordinance.
 - The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

Use Chart
Existing Uses (To Remain)
Dry Cleaner
Car Wash
Convenience Market
Office
Proposed Additional Uses
Retail
Personal Care Services
Restaurant

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
Address: 2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
Flood Note
This Property is Not in an Area Designated as a Special Flood Area, As Shown on Map Panel Number 47037C0403J
Dated: February 25, 2022.

Sheet Schedule		
1	C0.0	Cover Sheet
2	C1.0	Existing Conditions Plan
3	C2.0	Layout Plan
4	L1.0	Landscape Plan

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 PUD Amendment
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 Nashville, Davidson County, Tennessee



Cover Sheet

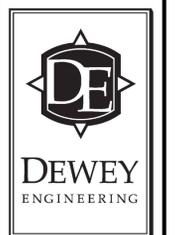
Job No. 22019
C0.0
 1 of 4

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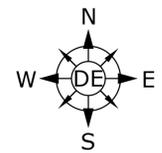


Existing Conditions

Job No. 22019

C1.0

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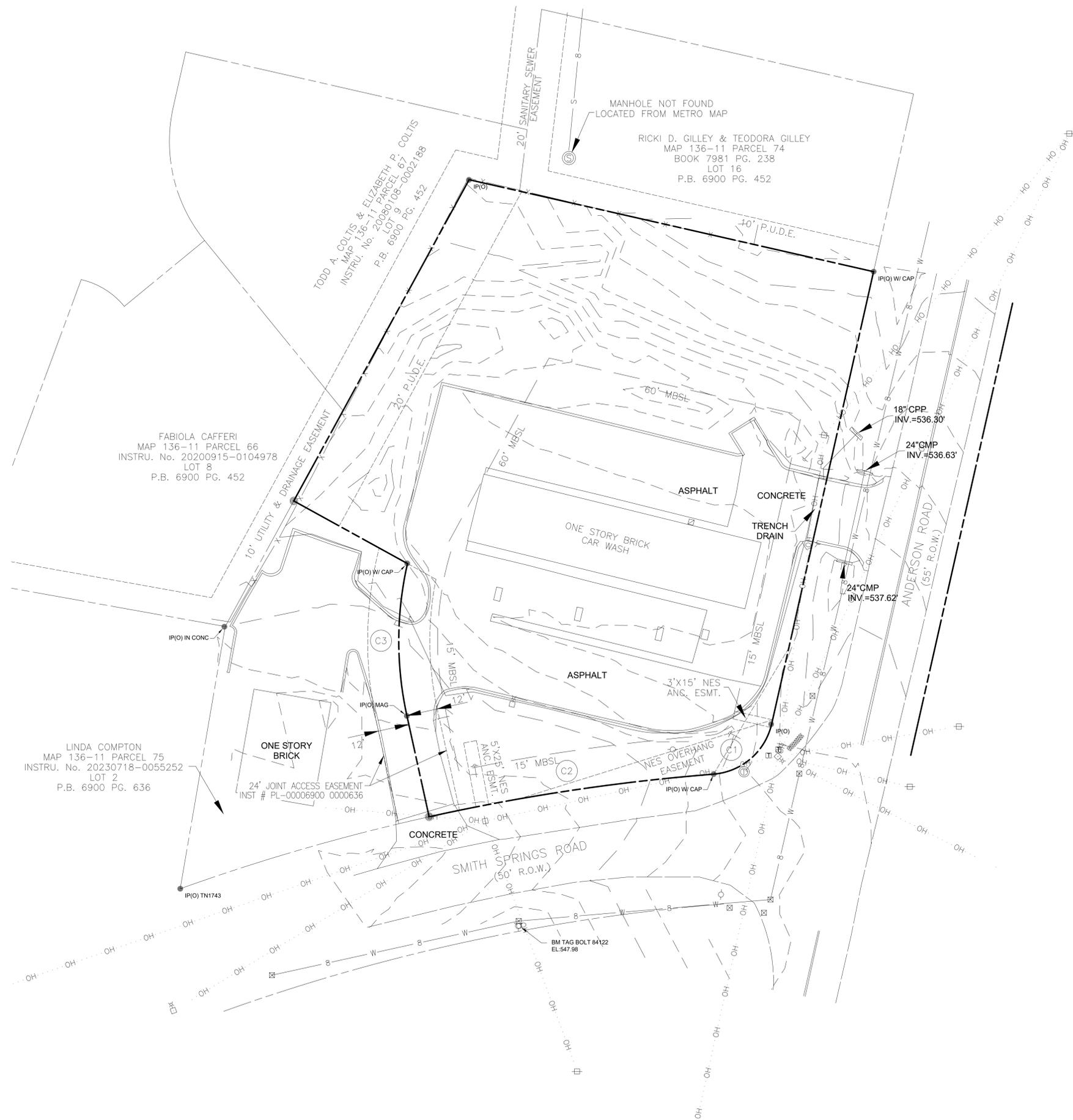
Scale 1" = 20'

Engineer

Dewey Engineering
Contact: Michael Dewey, PE
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FABIOLA CAFFERI
MAP 136-11 PARCEL 66
INSTRU. No. 20200915-0104978
LOT 8
P.B. 6900 PG. 452

LINDA COMPTON
MAP 136-11 PARCEL 75
INSTRU. No. 20230718-0055252
LOT 2
P.B. 6900 PG. 636

TODD A. COLTIS & ELIZABETH P. COLTIS
MAP 136-11 PARCEL 67
INSTRU. No. 20080108-0002188
LOT 9
P.B. 6900 PG. 452

MANHOLE NOT FOUND
LOCATED FROM METRO MAP
RICKI D. GILLEY & TEODORA GILLEY
MAP 136-11 PARCEL 74
BOOK 7981 PG. 238
LOT 16
P.B. 6900 PG. 452

ONE STORY BRICK
CAR WASH

ONE STORY
BRICK

SMITH SPRINGS ROAD
(50' R.O.W.)

ANDERSON ROAD
(55' R.O.W.)

ASPHALT

CONCRETE

TRENCH
DRAIN

CONCRETE

ASPHALT

3'X15' NES
ANG. ESMT.

WES OVERHANG
EASEMENT

24' JOINT ACCESS EASEMENT
INST # PL-00006900 0000636

5'X25' NES
ANG. ESMT.

BM TAG BOLT 84122
EL. 547.98

IPI(O) IN CONC

IPI(O) WI CAP

IPI(O) MAG

IPI(O) TN1743

IPI(O) WI CAP

IPI(O) WI CAP

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RICKI D. GILLEY & TEODORA GILLEY
MAP 136-11 PARCEL 74
BOOK 7981 PG. 238
LOT 16
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10' P.U.D.E.

20' P.U.D.E.

10' UTILITY & DRAINAGE EASEMENT

20' SANITARY SEWER EASEMENT

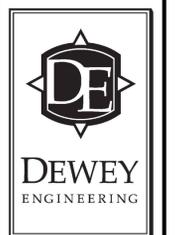
60' MBSL

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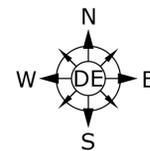


Layout Plan

Job No. 22019

C2.0

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Scale 1" = 20'

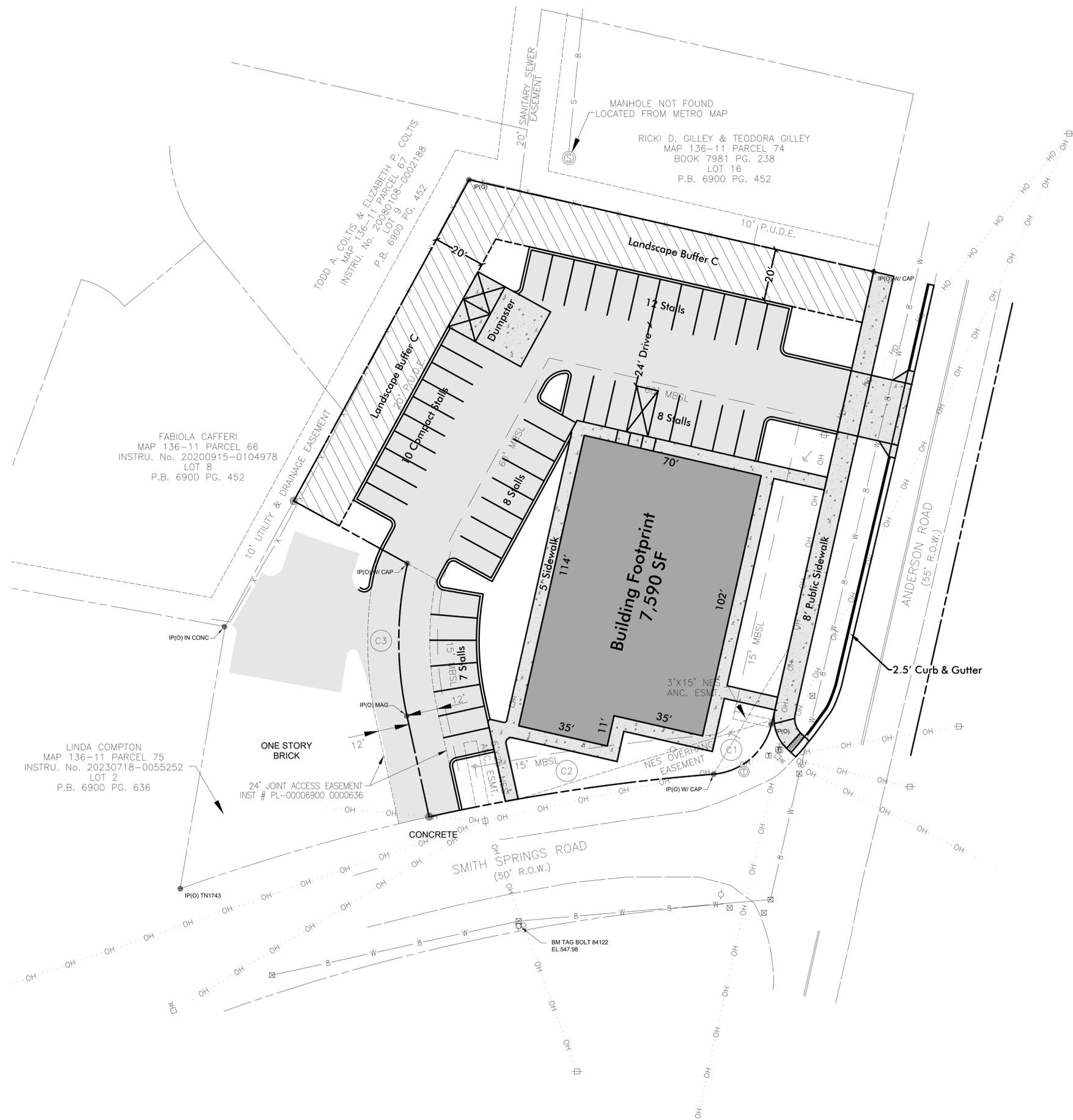
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Parking Requirements
Parking Provided = 45 Stalls
Parking Required = 38 Stalls
Calculations for Parking Required:
General Retail:
-1 Stalls per 200 sf
7,590 sf = 38 Stalls



MANHOLE NOT FOUND
LOCATED FROM METRO MAP
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ONE STORY BRICK
24' JOINT ACCESS EASEMENT
INST # PL-00006900 0000636

Building Footprint
7,590 SF

12 Stalls
24' Drive

8 Stalls
6' MSBL

7 Stalls
15' MSBL

10 Compact Stalls
20' P.U.D.E.

5' Sidewalk
114'

8' Public Sidewalk
15' MSBL

2.5' Curb & Gutter
ANDERSON ROAD (55' R.O.W.)

SMITH SPRINGS ROAD (50' R.O.W.)
CONCRETE

BM TAG BOLT 84122
EL. 547.98

