

\* NOTE: BE IT FURTHER ENACTED THAT ALL SECTIONS AND CONDITIONS OF BL2008-278 SHALL REMAIN IN FORCE WITH THE EXCEPTION OF SECTION 3.2 PERTAINING TO SIGNAGE. SIGNAGE IS PER THE CS ZONING DISTRICT AS PERMITTED IN BL2012-276

\* NOTE: THE EXISTING SITE SP INFORMATION LISTED BELOW IS PROVIDED FOR REFERENCE ONLY. THE INTENT OF THIS SP AMENDMENT IS TO STRICTLY ADD THE PARCEL 265 TO THE OVERALL SP TO ALLOW FOR THE PROPOSED PARKING LOT ADDITION. THE INTENT IS THAT ANY EXISTING 2006SP-108-002 SITE SPECIFIC INFORMATION REMAINS UNCHANGED WITH REGARD TO THE EXISTING LEXUS OF NASHVILLE DEVELOPMENT (PARCEL 261)

**\*EXISTING SP NO. 2006SP-108-002 INFORMATION**

MAP/PARCEL	MAP 81-04, PARCEL 261
EXISTING ZONING	SP
COUNCIL DISTRICT	21
MAP/PARC TOTAL AREA =	7.48 ACRES
BUFFER YARDS	N/A
FAR	MAX 0.4
ISR	0.82

**EXISTING ON-SITE PARKING (PARCEL 261):**

REQUIRED = 195 SPACES
PROPOSED = 524 SPACES

**EXISTING USES:**

AUTOMOBILE SALES, NEW
AUTOMOBILE SALES, USED
AUTOMOBILE SERVICE
AUTOMOBILE REPAIR

**PURPOSE NOTE:**

THE PURPOSE OF THIS SP AMENDMENT CASE NO. 2006SP-108-003 IS TO AMEND THE EXISTING LEXUS OF NASHVILLE SP (#2006SP-108-002) TO ADD A 0.87 ACRE PARCEL AND REZONE THE ADDED PARCEL FROM CS TO SP TO ALLOW FOR A PARKING LOT (AUTOMOBILE SALES, NEW; AUTOMOBILE SALES, USED; AUTOMOBILE SERVICE; AUTOMOBILE REPAIR)

**SITE DATA TABLE:**

MAP/PARCEL	MAP 81-04, PARCEL 265
OWNER	JG TENNESSEE REALTY, LP
CONTACT NAME	ERIC BOWEN 210-829-1800 pmlcounsel@sbcglobal.net
EXISTING ZONING	CS
COUNCIL DISTRICT	21
COUNCIL MEMBER	BRANDON TAYLOR
MAP/PARC TOTAL AREA =	0.87 ACRES
BUFFER YARDS	N/A
FAR	N/A
ISR	MAX 0.9

**ON-SITE PARKING (PARCEL 265):**

76 - 9'X18' STANDARD PARKING SPACES
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**PROPOSED USES:**

AUTOMOBILE SALES, NEW
AUTOMOBILE SALES, USED
AUTOMOBILE SERVICE
AUTOMOBILE REPAIR

**METRO PUBLIC WORKS NOTE:**

1. THE FINAL SITE PLAN / BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP FRONTAGE OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. WHERE FEASIBLE, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
2. PARKING RATIOS SHALL BE PROVIDED AT OR ABOVE THE METRO ZONING CODE UZO PARKING STANDARDS.
3. ANY REQUIRED RIGHT-OF-WAY WITHIN THE PROJECT SITE THAT IS IDENTIFIED AS NECESSARY TO MEET THE ADOPTED ROADWAY PLANS SHALL BE DEDICATED.
4. 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.
5. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP, THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS.
6. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

**NES NOTE:**

1. WHERE FEASIBLE, THIS DEVELOPMENT WILL BE SERVED WITH UNDERGROUND POWER AND PAD-MOUNTED TRANSFORMERS.
2. NEW FACILITIES WILL NOT BE ALLOWED TO SIT IN OR PASS THROUGH RETENTION AREAS, INCLUDING RAIN GARDENS, BIORETENTION AREAS, BIOSWALES, AND THE LIKE. THIS INCLUDES PRIMARY DUCT BETWEEN PAD-MOUNTED TRANSFORMERS EQUIPMENT, AS WELL AS SERVICE DUCT TO A METER.

**STORMWATER NOTE:**

- 1) NOTE: 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.
- 2) PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
- 3) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W IS 15" CMP)
- 4) METRO WATER SERVICE 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.
- 5) ALL LOTS SHALL HAVE INDIVIDUAL WATER AND SEWER SERVICE.

**FEMA NOTE:**

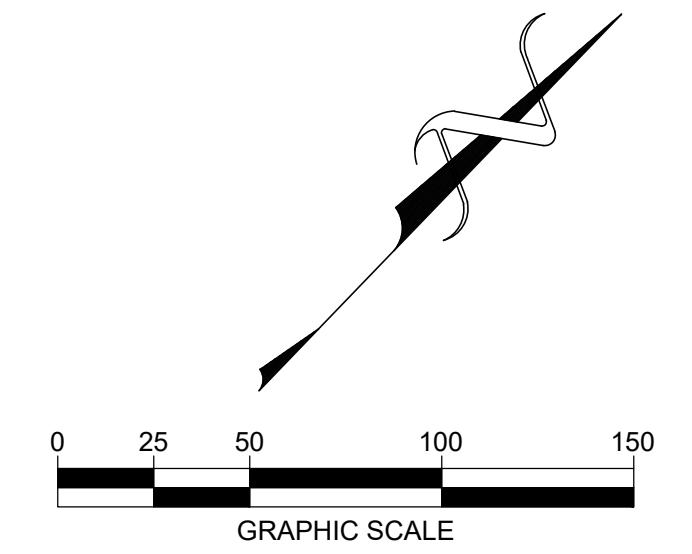
THIS PROPERTY DOES NOT LIE WITHIN FLOOD HAZARD AREAS AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL MAP NUMBERS: 47037C0233H & 47037C0241H, DATED: APRIL 05, 2017

**FIRE MARSHAL NOTE:**

1. NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE H.
2. NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FEET FROM A FIRE HYDRANT VIA A HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC. 1568.020B.
3. ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.5 FEET.
4. IF MORE THAN THREE STORIES ABOVE GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED.
5. THE DESIGN OF THE PUBLIC INFRASTRUCTURE IS TO BE COORDINATED WITH THE FINAL SP, THE ROADS, PEDESTRIAN INFRASTRUCTURE, BICYCLE ROUTES, ETC. ARE TO BE DESIGNED AND CONSTRUCTED PER MPW STANDARDS AND SPECIFICATIONS.
6. ALL CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

**LANDSCAPE NOTE:**

THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF SECTION 17.24 OF THE METRO ZONING ORDINANCE, LANDSCAPE, BUFFERING AND TREE REPLACEMENT.



**SP CASE NO. 2006SP-108-003**

**Barge Cauthen & ASSOCIATES**  
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FOR REVIEW  
NOT FOR  
CONSTRUCTION

**OVERALL - AMEND SP CASE NO. 2006SP-108-003**  
**PARKING ADDITION-LEXUS OF NASHVILLE**  
**401 CLAY STREET**  
**NASHVILLE, TN 37208**

DESCRIPTION
DATE

**C1.0**  
BCA FILE NO. 2941-01

P:\2024\JG-TN\Ready\2024-01-Lexus-MetroCenterDwg\C1-204-01\_Overall Preliminary SP Prop.SP Layout 1

**ZONE: R6 / OR20**  
TAX MAPS / PARCELS  
81-04 / 265

**SITE & GRADING ENGINEER**  
BARGE CAUTHEN & ASSOCIATES, INC.  
6606 CHARLOTTE PIKE, SUITE 210  
NASHVILLE, TN, 37209

**COUNCIL DISTRICT**  
DISTRICT 21

**SURVEYOR**  
CHERRY LAND SURVEYING, INC.  
622 WEST IRIS DRIVE  
NASHVILLE, TENNESSEE 37204

SEE SHEET C1.1 FOR ENLARGEMENT THIS AREA



