



SP NAME: 255 BOYD'S HILLTOP DR
 CASE NUMBER: 2008SP-004-001
 PREPARATION DATE: 02/17/2025
 REVISIONS: 1 - 3/11/2025
 2 - 3/13/2025
 3 - 3/19/2025
 COUNCIL DISTRICT: 3 - JENNIFER GAMBLE
 OWNER INFO: CORNERSTONE CHURCH
 JOE MUTTER
 EMAIL: JMUTTER@CORNERSTONENASHVILLE.ORG
 ADDRESS: 726 OLD HICKORY BLVD W
 MADISON, TN 37115
 FEMA FIRM MAP: 47037C0138J ZONE X DATED 6/20/2024
 ENGINEER: JAY FULMER, PE
 COMPANY: FULMER LUCAS ENGINEERING
 ADDRESS: 2002 RICHARD JONES ROAD
 SUITE B200
 NASHVILLE, TENNESSEE 37215
 (615) 345-3771
 EMAIL: JAY@FULMERLUCAS.COM
SITE DATA:
 PARCEL ID: 04200001300
 COMMUNITY PLAN: 4 - MADISON COMMUNITY PLAN
 EX LAND USE POLICY: T3 - NM - SUBURBAN NEIGHBORHOOD MAINTENANCE
 EXISTING ZONING: SP - SPECIFIC PLAN INSTITUTIONAL
 PROPOSED ZONING: SPECIFIC PLAN
 EXISTING USE: VACANT
 ALLOWABLE USES: 4,000 SF WAREHOUSE FACILITY, DIGITAL BILLBOARD (TYPE 2 - 40' MAX HEIGHT), AND
 RECREATION CENTER (ALL ONLY PERMITTED AS ACCESSORY TO THE CHURCH
 LOCATED ON PARCEL ID #04200001900)
 DWELLING UNITS: NONE
 ACREAGE: 1.09 ACRES
 DENSITY: N/A
 LOTS: 1 EXISTING / 1 PROPOSED
 FAR: 0.6 (MAXIMUM SF CALCULATED BY FAR)
 PARKING REQ.: PER METRO CODE AND PROVIDED ON ADJACENT CHURCH PARCEL (ID #04200001900)
 DEVELOPMENT PHASES: 1 - DIGITAL BILLBOARD
 2 - RECREATION CENTER
 3 - WAREHOUSE BUILDING

1. THE PURPOSE OF THIS SP IS TO REZONE 1.09 ACRES FROM SP INSTITUTIONAL TO SP ZONING TO ALLOW FOR A 4,000 SQUARE FOOT WAREHOUSE FACILITY, DIGITAL BILLBOARD (TYPE 2 - 40' MAX HEIGHT), AND RECREATION CENTER (ONLY PERMITTED AS ACCESSORY TO THE CHURCH LOCATED ON PARCEL ID #04200001900).
2. FOR ANY DEVELOPMENT STANDARDS, REGULATIONS AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE FINAL PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION OR COUNCIL APPROVAL, THE PROPERTY OWNER SHALL SUBMIT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE "CS - COMMERCIAL SERVICE" ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
3. BUILDING MATERIALS WILL CONSIST OF THE FOLLOWING: MASONRY, CEMENTITIOUS FIBERBOARD CEMENTITIOUS SIDING, METAL PANEL, OR WOOD ACCENTS.
4. ALL DEVELOPMENT WITHIN THE BOUNDARIES OF THIS PLAN WILL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (WWW.ADA.GOV) AND THE FAIR HOUSING ACT (WWW.JUSTICE.GOV/CRT/HOUSING/FAIRHOUSING/ABOUT_FAIRHOUSING/ACT.HTM).
5. WATER QUANTITY AND QUALITY REGULATIONS SHALL BE PER CURRENT METRO WATER STORMWATER MANAGEMENT MANUAL.
6. LANDSCAPING WILL MEET THE REQUIREMENTS OF THE ORDINANCE AT THE TIME OF APPLICATION UNLESS OTHERWISE NOTED ON THE PLAN.
7. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED, EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL THAT INCREASE THE PERMITTED DENSITY OR FLOOR AREA, ADD USES NOT OTHERWISE PERMITTED, ELIMINATE SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THIS ENACTING ORDINANCE, OR ADD VEHICULAR ACCESS POINTS NOT CURRENTLY PRESENT OR APPROVED.
8. 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.
9. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NUMBER 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
10. THIS DRAWING IS FOR ILLUSTRATION PURPOSES AS IT PERTAINS TO STORMWATER TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
11. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR PUBLIC UTILITIES ON THIS SITE.
12. WHERE APPLICABLE, SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT WITHIN METRO ROW IS 15" CMP).
13. PER THE USDA WEB SOIL SURVEY, THE EXISTING SOILS ON SITE ARE CLASSIFIED AS MIMOSA SALT LOAM (HYDROLOGIC SOIL GROUP C), 5 TO 12 PERCENT SLOPES.
14. THE REQUIREMENTS OF THE METRO FIRE MARSHAL'S OFFICE FOR EMERGENCY VEHICLE ACCESS AND ADEQUATE WATER SUPPLY FOR FIRE PROTECTION MUST BE MET PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
15. ALL CONSTRUCTION WITHIN THE ROW IS TO BE PER NDOT STANDARDS AND SPECIFICATIONS AND COMPLY WITH ADA REGULATIONS.

| DR. | DATE | DESCRIPTION |
|-----|------------|---|
| JAF | 02/17/2025 | PRELIMINARY SP APPLICATION |
| JAF | 03/11/2025 | PRELIMINARY SP APPLICATION - REVISION 1 |
| JAF | 03/13/2025 | PRELIMINARY SP APPLICATION - REVISION 2 |
| JAF | 03/18/2025 | PRELIMINARY SP APPLICATION - REVISION 3 |
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| | | |

PRELIMINARY
SPECIFIC
PLAN

PSP-1

FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

PRELIMINARY SP PLAN FOR:

5355 BOYD'S HILLTOP DR

2008SP-004-001

MADISON, DAVIDSON COUNTY, TENNESSEE 37115

335 Boyd's Hilltop Drive Specific Plan (SP) 2008SP-004-001

| Development Summary | |
|----------------------------|--|
| SP Name | 335 Boyd's Hilltop Drive Specific Plan |
| SP Number | 2008Z-001G-04 |
| Council District | 3 |
| Map & Parcel | <u>Map 042; Parcel 013</u> |

| Site Data Table | |
|------------------------|---|
| Site Acreage | 1.09 Acres |
| Existing Zoning | SP (Specific Plan-Institutional) |
| Proposed Zoning | SP |
| Allowable Land Uses | 4,000 SF Warehouse Facility, Digital Billboard, Recreation Center, Recreation Courts, Digital Signs |

1. Uses of this SP shall be limited to a 4,000 square foot Warehouse Facility, Digital Billboard, Recreation Center, Recreation Courts, and Digital Signs.
2. Building materials will consist of the following: masonry, cementitious fiberboard or other cement-based products, metal panel, and wood accents.
3. The development of the SP shall comply with the lighting requirements of M.C.L. § 17.28.100.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the CS zoning district as of the date of the applicable request or application.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Community Plan Consistency Note

The proposed Specific Plan is located within the Madison Community Plan (Subarea 4) with a Community Character Manual policy designation of T3 Suburban Neighborhood policy. The proposed SP is to permit the expansion of square footage for a proposed warehouse facility, digital billboard, recreation center, recreation courts, and digital signage. This SP amendment is consistent with the goals of the T3 Suburban Neighborhood Maintenance policy as it will provide signage for an institutional land use to alert motorists, pedestrians, and cyclists to their location and assist them in finding their destination. Moreover, the recreational facilities will complement the proposed programming of the recreational space for Cornerstone Church.

