

SP RE-SUBMITTAL - 05-20-2026

SITE



NOT TO SCALE

PURPOSE NOTE:

1. THE PURPOSE OF THIS SP IS TO REZONE 3.60 ACRES (PARCEL 17500003200) FROM AR2A TO SP TO ALLOW FOR A 2-STORY OFFICE BUILDING WITH ATTACHED WAREHOUSE SPACE.

FALL BACK ZONING NOTE:

ANY ZIONG PARAMETERS NOT COVERED IN THIS SP SHALL FALL BACK TO OL (OFFICE LIMITED).

METRO WATER SERVICES NOTES:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO.78-640, AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. 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.

PLANNING NOTE:

3. BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE ELEVATION (4 MOST SPACED) OF THE EXISTING GRADE TO THE AVERAGE ELEVATION OF THE PRIMARY ROOF PITCH OR TO THE TOP OF THE PARAPET FOR A FLAT ROOF.
4. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
5. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY SIDEWALK OR GRASS STRIP OF THE PROJECT. THE LOCATION OF ANY TYPE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF ANY SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.
6. BUILDING FACADES FRONTING A STREET SHALL PROVIDE A MINIMUM OF ONE OR ONE PRINCIPAL ENTRANCE (DOORWAY) AND A MINIMUM OF 15% GLAZING.
7. WINDOWS SHALL BE VERTICALLY ORIENTED AT A RATIO 1.5:1 OR GREATER EXCEPT FOR DORMERS.
8. BUILDING FACADES SHALL BE CONSTRUCTED OF BRICK, BURNER VENER, STONE, OR STONE CLADDING WITH A MINIMUM SIDING GLAZES AS SHOWN ON THE ATTACHED ARCHITECTURAL ELEVATIONS.

FIRE MARSHALL NOTE:

NEW COMMERCIAL DEVELOPMENTS SHALL BE PROTECTED BY A FIRE HYDRANT THAT COMPLIES WITH THE 2006 EDITION OF NFPA 1 TABLE H. TO SEE TABLE H GO TO:
(<https://www.nashfire.org/pre/tableH51.htm>)

PROJECT ENGINEER NEEDS TO MEET WITH THE FIRE MARSHALS OFFICE CONCERNING THIS PROJECT.

NO PART OF ANY BUILDING SHALL BE MORE THAN 500 FT FROM A FIRE HYDRANT VIA HARD SURFACE ROAD. METRO ORDINANCE 095-1541 SEC: 1568.020B.
ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET MINIMUM WIDTH AND SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13.6 FEET.

ALL DEAD END ROADS OVER 150 FT IN LENGTH REQUIRE A 100 FT DIAMETER TURNAROUND, THIS INCLUDES TEMPORARY TURNAROUNDS.
TEMPORARY T-TYPE TURNAROUNDS THAT LAST NO MORE THAN ONE YEAR SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE.

IF MORE THAN THREE STORIES ABOVE GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED.

IF MORE THAN A ONE STORY BELOW GRADE, CLASS 1 STANDPIPE SYSTEM SHALL BE INSTALLED.

WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE DEPARTMENT ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.

A FIRE HYDRANT SHALL BE PROVIDED WITHIN A 100 FT OF THE FIRE DEPARTMENT CONNECTION.

FIRE HYDRANTS SHALL BE IN-SERVICE BEFORE ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.

DATE	DESCRIPTION
05-06-28	SP RESUBMITTAL
05-20-28	SP RESUBMITTAL

NOTES

1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. This ALTA/NSPS survey was done under Commitment # 2025-321 by Fidelity National Title Insurance Company, provided September 16, 2025 at 8:00 AM.
4. The subject property is located within an area having a Zone Designation of X, on Flood Insurance Rate Map No. 47037C0413J, dated February 25, 2022.
5. Current Zoning classification and building setback information taken from Davidson County public data and the property is zoned AR2A.
6. This ALTA/NSPS Survey was performed in the field on October 1st, 2025.
7. The subject property has direct physical access to Old Hickory Blvd., maintained by the Metropolitan Government of Nashville and Davidson County publicly dedicated and accepted right-of-way.
8. The subject property is not developed at the time of this survey and does not have parking spaces.
9. As of October 1, 2025 there was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
10. The physical address of this lot is 12802 Old Hickory Blvd., Antioch, TN, 37013.
11. There are no cemeteries located on the property as known by the surveyor.
12. There was no evidence of recent earth moving work or building construction on the properties as of the date of fieldwork.
13. There are no gaps or gores with respect to the Property in relation to the appurtenant easements.
14. At the time of this survey, there is no furnished evidence provided to the surveyor that indicates that Old Hobson Pike has a dedicated right-of-way on, over, or through the subject property.
15. The contour information shown hereon was taken from Tennessee LIDAR Program, <https://tnmap.tn.gov>

- GLOBAL POSITION SYSTEM SURVEY NOTES
1. For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: SOKKIA GRX2 (#1001138-06) (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
 2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
 3. The dates that fieldwork was performed for this survey were: October-November 2025
The datum(s) for the TDOT CORS Network Station 3A that was used:
HORIZ.: NAD83(2011) EPOCH 2010
VERT.: NAVD 1988
 4. Fixed Control Station designation with positional data:
TDOT CORS STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
EASTING: 1,860,677.584
ELEVATION: 650.209 FT.
 5. Geoid model used- GEOID03
 6. Combined grid factors for TDOT CORS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

NEW DESCRIPTION

Tim and Melinda Smith
12802 Old Hickory Blvd.
Antioch, Tennessee 37086
Tax Map 175, Parcel 32.00

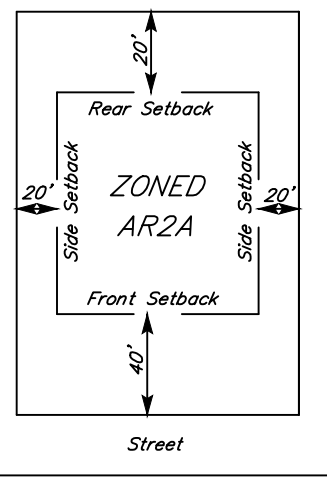
Located in the 2nd Civil District of Davidson County, Tennessee. Bound on the north by Pierce Land Company, LLC (Inst. 20240108 0001519); on the east by Old Hickory BLVD.; on the south by CSX Rail Road; and on the west by the old centerline of Old Hobson Pike.

Beginning at a concrete monument found in the western right-of-way of Old Hickory Blvd., lying 210'± south of the intersection of Logistics Way, said monument being the southeast corner of Pierce Land Company, LLC and the northeast corner of this lot described herein; thence with the western right-of-way of Old Hickory Blvd the following four calls: S28°19'09"W, 107.36 feet to an iron pin set; thence S30°43'21"W, 49.28 feet to an iron pin set; thence S43°25'52"W, 190.58 feet to an iron pin set; thence S37°19'05"W, 125.43 feet to an iron pin set on the right-of-way of CSX Railroad, being the southernmost corner of this lot; thence with the northern right-of-way of CSX Railroad, N50°29'12"W, 443.01 feet to an iron pin set in the old centerline of Old Hobson Pike; thence with said centerline N08°16'37"E, 156.74 feet to an iron pin found in said centerline, being the northwest corner of this lot; thence S84°07'40"E, 605.55 feet with the Pierce Land Company, LLC's southern line to **The Point of Beginning** containing 3.51 acres more or less.

Being the same property conveyed to Tim Smith and wife, Melinda Smith by QuitClaim Deed from Charles I. Mason, dated 7/8/2009 and filed for record in Instrument No. 20090709-0064014, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles I. Mason and wife, Mary M. Mason by Warranty Deed from Louise C. Miller, a widow, dated 2/25/1983 and filed for record in Book 6012, Page 357, in the Register's Office for Davidson County, Tennessee.

ZONED: AR2A
FRONT SETBACK: 40'
SIDE SETBACK: 20'
REAR SETBACK: 20'



PARKING SPACES PROVIDED:

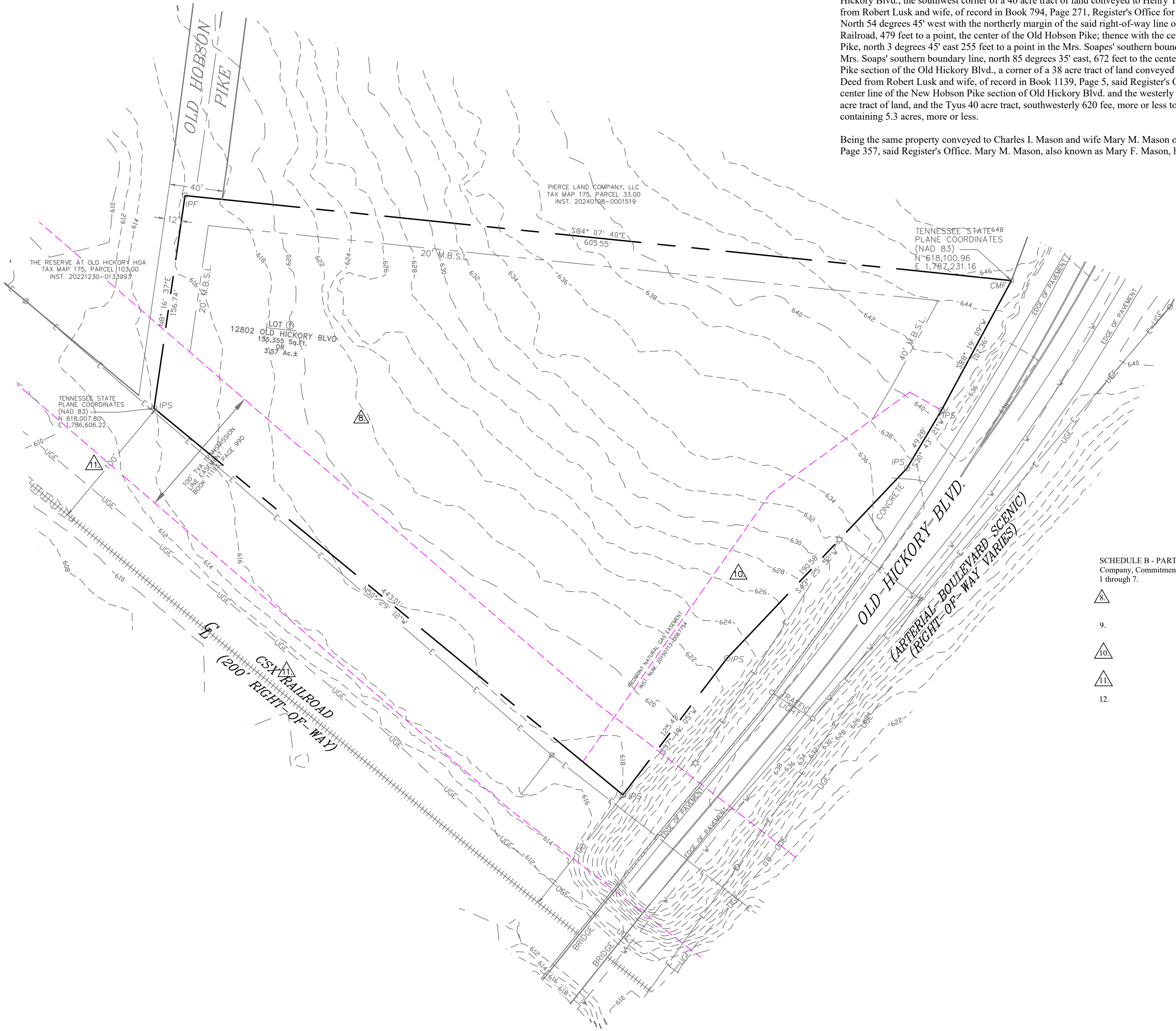
There are no marked Parking Spaces on Site

BUILDING SQ. FT. at Ground

There are no Buildings Located on Site

BUILDING HEIGHT

There are no Buildings Located on Site



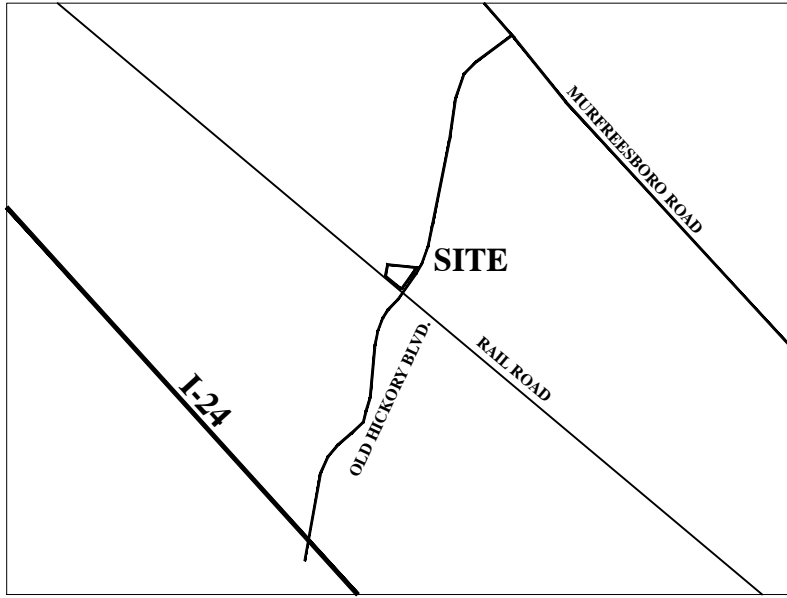
RECORD DESCRIPTION

12802 Old Hickory Blvd. Antioch, TN 37013
Tax Map 175, Parcel 32
Instrument Number: 20090709-0064014

Land in the 2nd, formerly the 3rd, Civil District of said County and State, described as follows:

Being at a point in the northerly margin of the right-of-way line of the Nashville, Chattanooga & St. Louis Railroad, where said railroad intersects with the central line of the new Hobson Pike section of the Old Hickory Blvd., the southwest corner of a 40 acre tract of land conveyed to Henry Tyus and wife, by Deed from Robert Lusk and wife, of record in Book 794, Page 271, Register's Office for said county, thence North 54 degrees 45' west with the northerly margin of the said right-of-way line of the N.C. & St. L. Railroad, 479 feet to a point, the center of the Old Hobson Pike; thence with the center of said Old Hobson Pike, north 3 degrees 45' east 255 feet to a point in the Mrs. Soapes' southern boundary line; thence with Mrs. Soaps' southern boundary line, north 85 degrees 35' east, 672 feet to the center of the New Hobson Pike section of the Old Hickory Blvd., a corner of a 38 acre tract of land conveyed to Edward Caldwell by Deed from Robert Lusk and wife, of record in Book 1139, Page 5, said Register's Office thence with the center line of the New Hobson Pike section of Old Hickory Blvd. and the westerly line of the Caldwell 38 acre tract of land, and the Tyus 40 acre tract, southwesterly 620 feet, more or less to the beginning, containing 5.3 acres, more or less.

Being the same property conveyed to Charles I. Mason and wife Mary M. Mason of record in Book 6012, Page 357, said Register's Office. Mary M. Mason, also known as Mary F. Mason, having since died.



LOCATION MAP
N.T.S.

LEGEND

- IPS O Iron Pin Set (1/2" Rebar, H-S ENGR)
- IPF O Iron Pin Found
- Survey Point
- Concrete Monument Found
- Light Pole
- Utility Pole
- Underground Telephone Marker
- Guide Wire
- Building Setback Line
- Electric Line
- Underground Cable
- Centerline Road
- Water Line
- Fence
- Boundary Line
- Easement Line
- Contour Line Major
- Contour Line Minor

SCHEDULE B - PART I: Exceptions From Coverage shown on Commitment for Title Insurance Issued by Fidelity National Title Insurance Company, Commitment No. 2025-321, dated September 16, 2025 at 8:00 AM.
1 through 7. Items does not pertain to survey. (not shown on survey)

Grant of Transmission Line Easement to the United States of America of record in Book 11193, Page 990 in said Register's Office. (affects property and is shown.)

Easement to Qwest Communications International, Inc. of record in Instrument No. 20120228-0017172, in said Register's Office. (affects property not shown on survey.)

Grant of Transmission Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20150713-0067754, in said Register's Office. (affects property and is shown.)

Subject to Railroad Right-of-Way. (affects property and is shown.)

Rights-of-way for railroad, switch tracks, spur tracts, railway facilities and other related easements, if any, on and across the Land. (affects property not shown on survey.)

I HEREBY CERTIFY THAT THIS IS A CATEGORY " IV " SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS. I ALSO CERTIFY THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY ENGINEER.

NO.	DATE	DESCRIPTION
0	11-19-25	Original Issue - For Review

SURVEYOR'S CERTIFICATE

To: Tim and Melinda Smith, McCorvey Tennessee Holdings LLC, a Tennessee Limited Liability Company, and Fidelity National Title Insurance Company, its successors and/or assigns :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS and includes Items 1-4, 8, 11(b), & 13 of Table A thereof.

The fieldwork was completed in October, 2025.

DATE _____

Phillip G. Chapman

Tenn. R.L.S. No. 2007

OWNER: TIM & MELINDA SMITH
OWNER ADDRESS: 278 STONES RIVER ROAD
LAVERGNE, TN 37086
PROPERTY ADDRESS: 12802 OLD HICKORY BLVD.
ANTIOCH, TN 37013
TAX MAP: 175, PARCEL: 32.00
INST. # 20090709 0064014

MAP NUMBER: 47037C0413J
DATED: FEBRUARY 25, 2022
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

HUDDLESTON-STEELE
ENGINEERING INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: 893 - 4084, FAX: 893 - 0080

PROPERTY SURVEY

12802 OLD HICKORY BLVD.

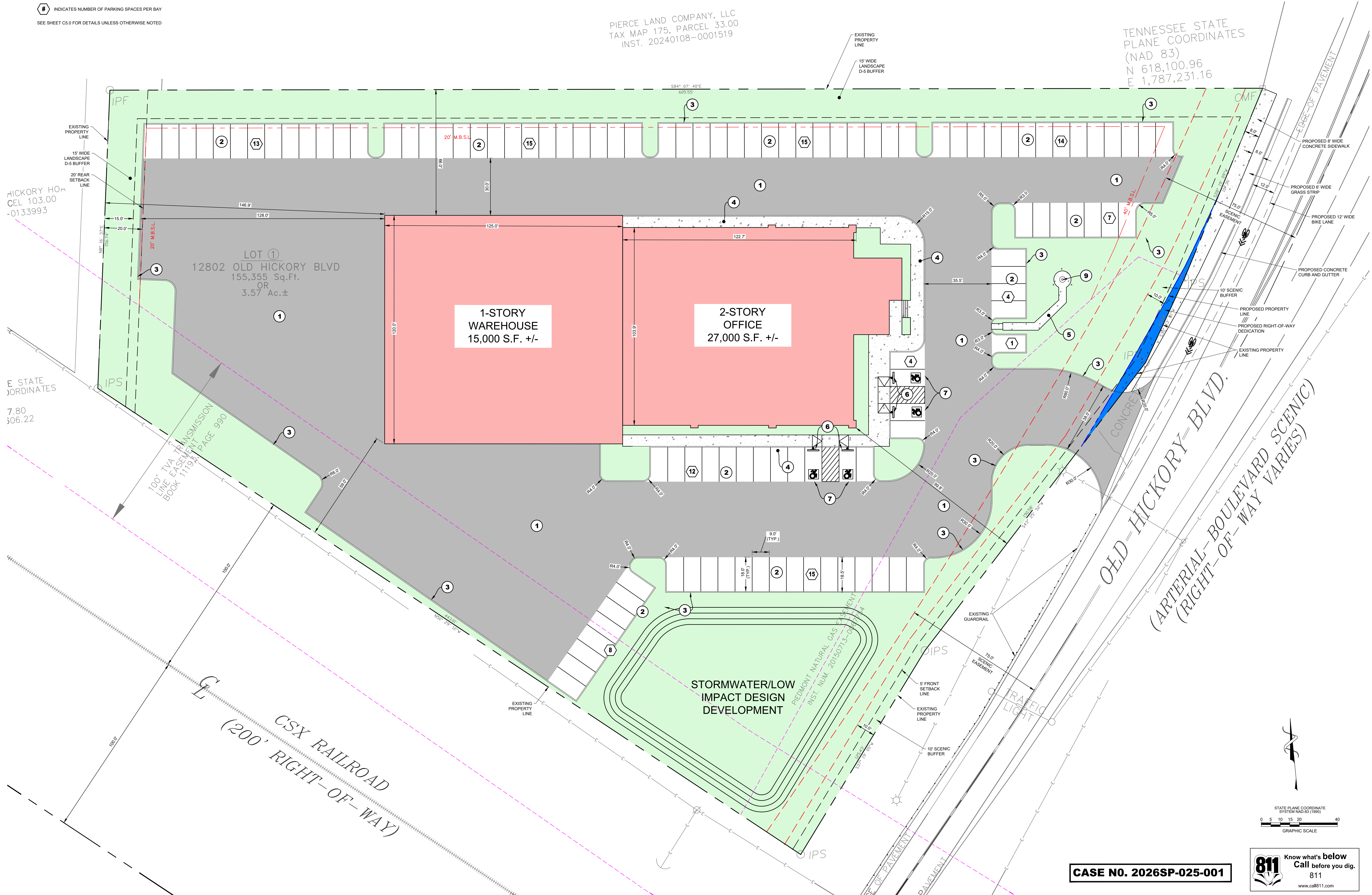
ANTIOCH, TENNESSEE

2nd CIVIL DISTRICT - DAVIDSON COUNTY - TN.

DATE: November, 2025 SCALE: 1"=50' SH. 1 OF 1

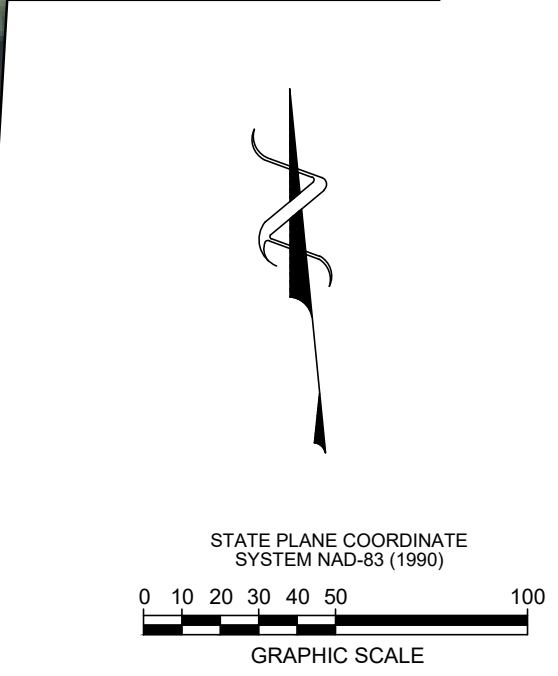
SITE KEYNOTES:

- 1 HEAVY DUTY ASPHALT PAVEMENT
 - 2 LIGHT DUTY ASPHALT PAVEMENT
 - 3 CONCRETE POST CURB
 - 4 INTEGRAL CONCRETE CURB AND SIDEWALK
 - 5 CONCRETE SIDEWALK
 - 6 ACCESSIBLE SIDEWALK RAMP
 - 7 ACCESSIBLE PARKING SPACE, SIGNAGE, AND CONCRETE WHEEL STOP
 - 8 CONCRETE WHEEL STOP
 - 9 FLAG POLE
 - # INDICATES NUMBER OF PARKING SPACES PER BAY
- SEE SHEET C5.0 FOR DETAILS UNLESS OTHERWISE NOTED



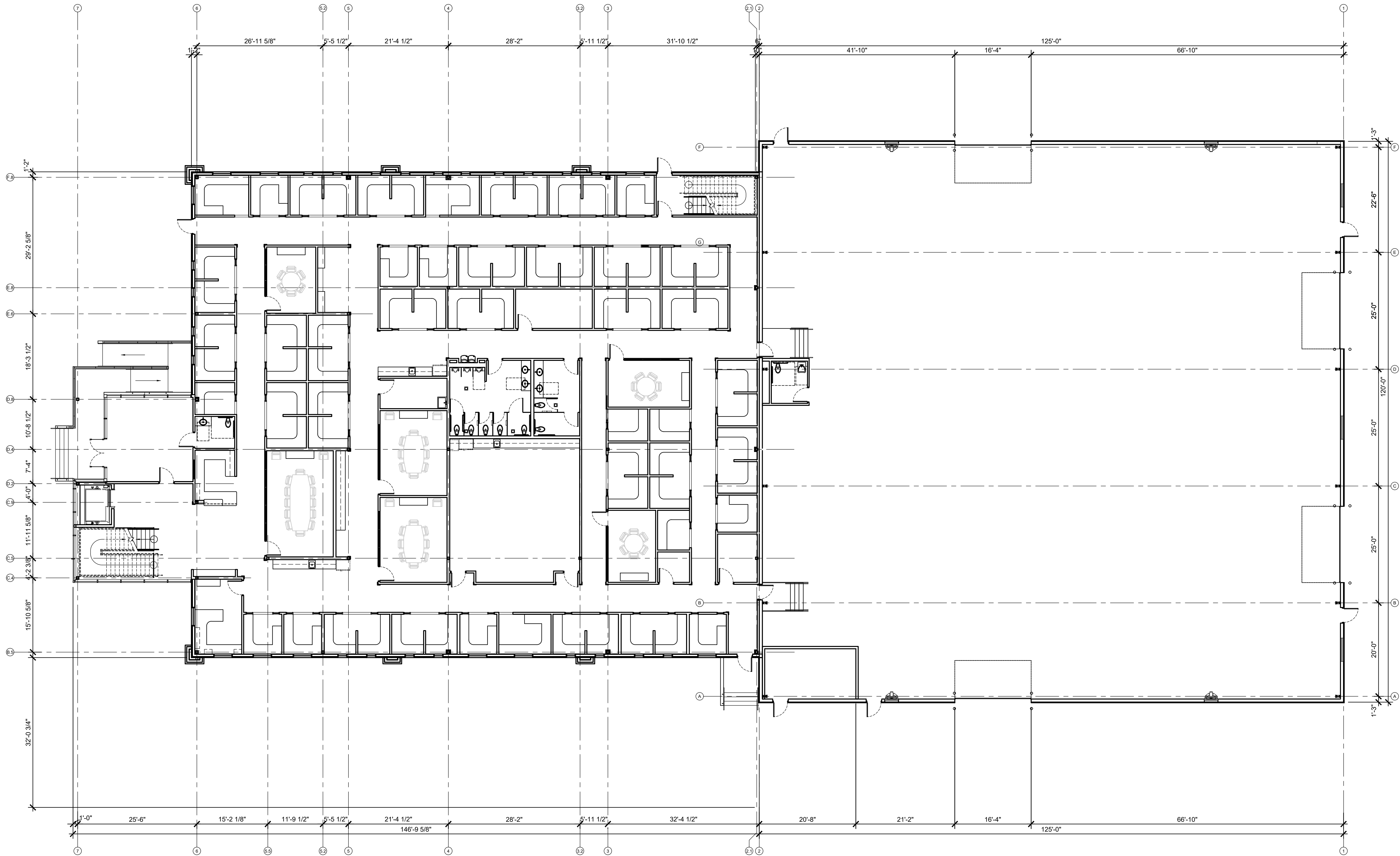
SITE PLAN
WAY MECHANICAL OFFICE
12802 OLD HICKORY BLVD
ANTIOCH TN, 37013

DATE	DESCRIPTION
05-06-26	SP RESUBMITTAL
05-20-26	SP RESUBMITTAL



SITE PLAN AERIAL VIEW
WAY MECHANICAL OFFICE
12802 OLD HICKORY BLVD
ANTIOCH TN, 37013

DATE	DESCRIPTION
05-06-26	SP RESUBMITTAL
06-20-26	SP RESUBMITTAL



1 OVERALL FIRST FLOOR PLAN
Scale: 3/32"=1'-0"

MEP CONSULTANT
DG ENGINEERING
10019 CERRITOS
HOUSTON, TX 77035
(713) 729-6125
STRUCTURAL CONSULTANT
PPV CONSULTING LLC
131 RED BUD LANE
BAYTOWN, TX 77520
(713) 899-6867
CIVIL CONSULTANT
BARGE CIVIL ASSOCIATES, LLC
6606 CHARLOTTE PIKE, STE. 210
NASHVILLE, TN 37209
(615) 356-9911

PROJECT NAME
**WAY MECHANICAL
NASHVILLE OFFICE**
12802 OLD HICKORY BLVD
ANTIOCH TN 37013

ISSUED		
NO.	DESCRIPTION	DATE

REVISIONS		
NO.	DESCRIPTION	DATE

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