AMENDMENT NO. 3 TO ORDINANCE BL2022-1400

8033 Highway 100 Specific Plan (SP)

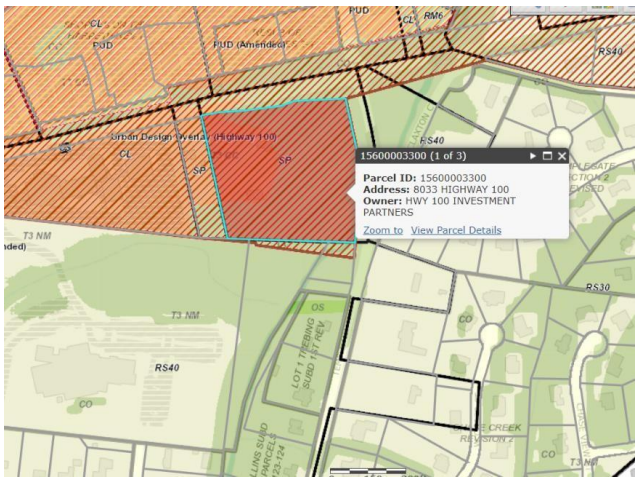
Development Summary	
SP Name	8033 Highway 100 Specific Plan
SP Number	2022SP-041-001
Council District	35-Dave Rosenberg
Map & Parcel	Map 156, Parcel 033

Site Data Table	
Site Acreage	9.07 Acres
Existing Zoning	SP
Allowable Land Uses	See list attached to this document

1. Uses of this SP shall be limited to those listed on the second and third page of this exhibit.
2. This site is limited to a maximum of 15,000 sq. ft. of commercial square footage.
3. All structures will comply with the requirements of the Hwy 100 UDO.
    a. Please reference the attached site plan as part of this SP Amendment request. A fuel canopy is proposed to front Hwy 100 with the main building to the rear of the site. Based on the Hwy 100 UDO requirements, a variance will be required and requested to allow for this layout configuration.
4. No disturbance of the 100-year Flood Plain or Flood way shall occur with development of the site except for the driveway location which is to be determine by NDOT during the review of the Final SP site plan.
    a. Minor disturbance of the floodplain will be required and requested to allow for circulation and access from the proposed Hwy 100 driveway. It is understood that as part of the full civil stormwater design, we will be required to study and confirm that there are no downstream effects based on this minor disturbance.
5. Signage shall comply with the standards of the River Trace UDO within the allowances of the minor modifications permitted within the River Trace UDO standards. Digital display for fuel pricing is permitted. Proposed monument signage is shown in the attached pages.
6. If a development standard, not including permitting uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUL-A zoning district as of the date of the applicable request or application.
7. 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 with the Bellevue Community Plan (Subarea 6). The proposed SP is located within T3 CC and T3 NM land use policy which supports commercial and retail uses.



Residential
~~Single-family~~
~~Two-family~~
~~Multi-family~~
~~Elderly housing~~
~~Boarding house~~
~~Consignment sale~~
~~Historic home events~~

Institutional
~~Cultural center~~
Day care center (Up to 75)
~~Day care home~~
~~Monastery or convent~~
~~Orphanage~~
-Religious institution

Educational-
~~Business school~~
~~College or university~~
~~Community education~~
~~Dormitory~~
~~Personal instruction~~
~~Vocational school~~

Office Uses
~~Alternative financial services~~
Financial institution
General office-
~~Leasing/sales office~~
~~Medical Uses~~

Medical Uses
Assisted-care living
~~Hospice~~
~~Medical appliance sales~~
Medical office-
~~Medical or scientific lab~~
~~Nursing home~~
Outpatient clinic
~~Rehabilitation services~~
~~Residence for handicapped, more than eight individuals~~
Veterinarian PC

Commercial Uses
ATM PC

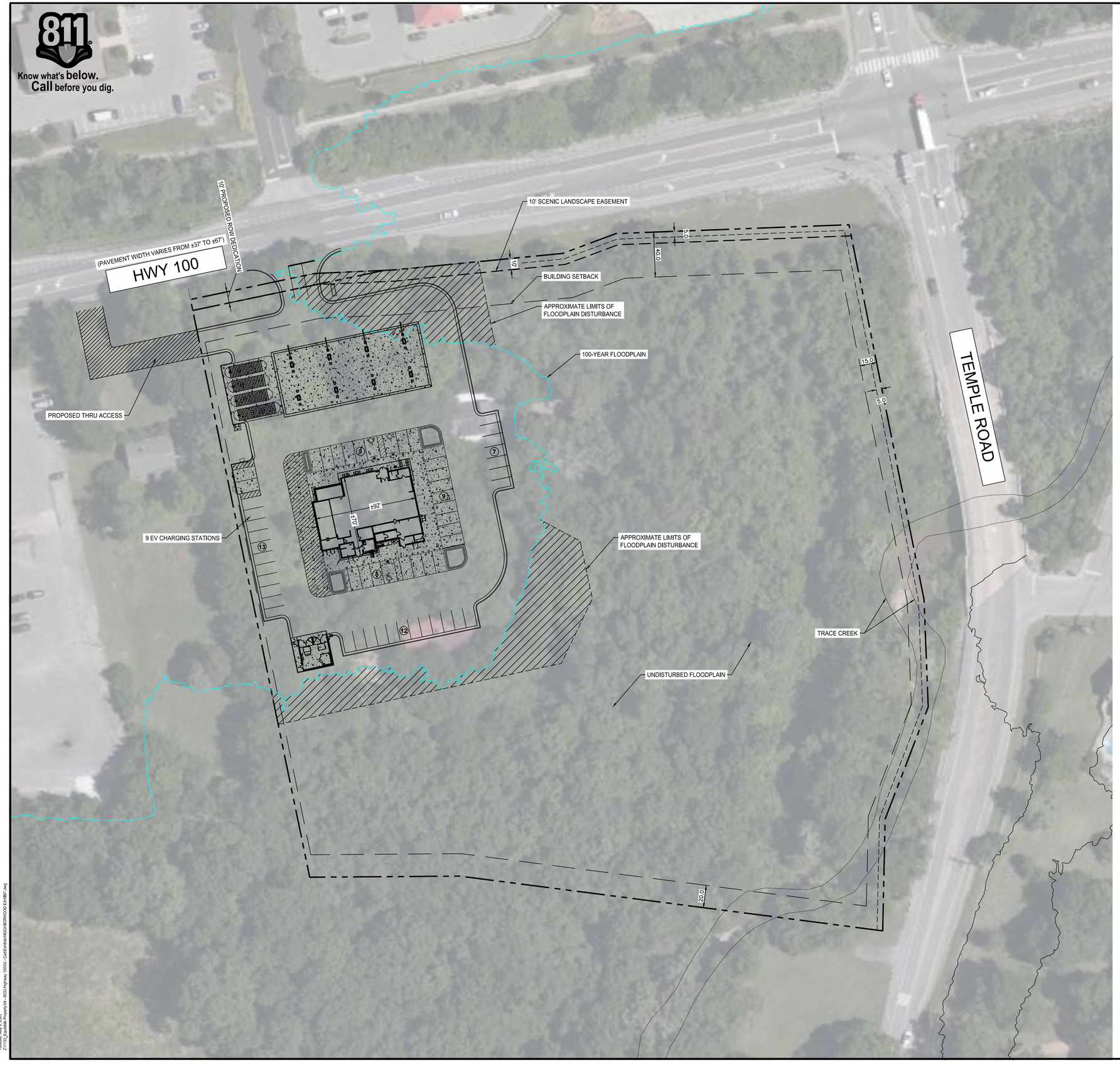
~~Auction house~~
Automobile Convenience
~~Automobile parking~~
~~Bar or nightclub~~
~~Bed and breakfast inn~~
~~Beer and cigarette market~~
~~Business service~~
Car wash
~~Custom assembly~~
~~Donation center, drop-off~~
~~Flea market~~
~~Funeral home~~
~~Furniture store~~
Grocery store
~~Home improvement sales~~
~~Hotel/motel~~
Kennel
~~Mobile storage unit~~
Nano brewery
~~Personal care services~~
Restaurant, fast-food
Restaurant, full-service
Restaurant, take-out
Retail

Communication Uses
~~Amateur radio antenna~~
~~Audio/video tape transfer~~
~~Communications hut PC~~
~~Multi-media production~~
~~Printing and publishing~~
Satellite dish
~~Telecommunication facility~~

Industrial Uses
~~Distributive business/wholesale~~
~~Manufacturing, Artisan~~
~~Warehouse~~

Recreation and Entertainment Uses:
~~Club~~
~~Commercial amusement (inside)~~
~~Commercial amusement (outside)~~
~~Driving range~~
~~Golf course~~
Greenway
Park
~~Recreation center~~
~~Rehearsal hall~~
~~Theater~~

811
Know what's **below.**
Call before you dig.



SITE DATA:	
JURISDICTION:	METRO NASHVILLE
EXISTING ZONING:	SP
PROPOSED ZONING:	SP
WAWA SITE AREA:	7.60 AC ± OVERALL 2.53 AC ± WAWA SITE
BUILDING AREA:	5,915 SF
MIN. PARKING REQUIRED:	1 PER 200 SF + 1 SPACE PER PUMP = 30 SPACES
MAX HEIGHT:	30'
PARKING PROVIDED:	58 SPACES
FRONT SETBACK: SIDE (R/W) SETBACK: SIDE SETBACK: REAR SETBACK:	40 FT 15 FT 15 FT (NON-RESIDENTIAL) 20 FT
FRONT BUFFER YARD: SIDE BUFFER YARD: REAR BUFFER YARD:	5 FT 5 FT (NON-RESIDENTIAL) 0 FT
BUILDING TYPE: CANOPY CONFIGURATION: CANOPY TYPE:	U59FB-L STACKED SLOPED
# MPD'S:	10
CASE NO.:	2022SP-041-002

DEVELOPMENT NOTES:

1. THIS DEVELOPMENT SHALL RESULT IN A NET INCREASE OF STORAGE IN THE FLOODPLAIN BY WAY OF PROVIDING A MINIMUM RATIO OF 1.5:1 CUT/FILL WITHIN THE DISTURBED PORTION OF THE FLOODPLAIN.
2. THIS DEVELOPMENT SHALL PROVIDE NINE ELECTRIC VEHICLE (EV) FAST-CHARGING STATIONS.
3. A 20' WIDE GREENWAY EASEMENT SHALL BE REQUIRED WITH THE SUBMITTAL OF THE FINAL SP SITE PLAN. THE LOCATION WILL BE DETERMINED IN COORDINATION WITH METRO PLANNING AND METRO PARKS STAFF.
4. THE LOCATION OF THE MULTI-USE PATH REQUIRED BY THE MCSP SHALL BE DETERMINED IN COORDINATION WITH METRO PLANNING AND NDOT STAFF WITH THE SUBMITTAL OF THE FINAL SP SITE PLAN.
5. PLANTING REQUIREMENTS WITHIN 10' WIDE SCENIC LANDSCAPE EASEMENT TO BE DETERMINED IN COORDINATION WITH METRO PLANNING STAFF. EXISTING MATURE VEGETATION TO REMAIN IF LOCATED WITHIN THE EASEMENT.
6. THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP 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. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE

SITE WASTE/RECYCLING NOTE:

PRIVATE HAULER WILL BE REQUIRED FOR SITE WASTE/RECYCLE DISPOSAL.

0 20 40 80 120
SCALE: 1" = 40'

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

Wawa

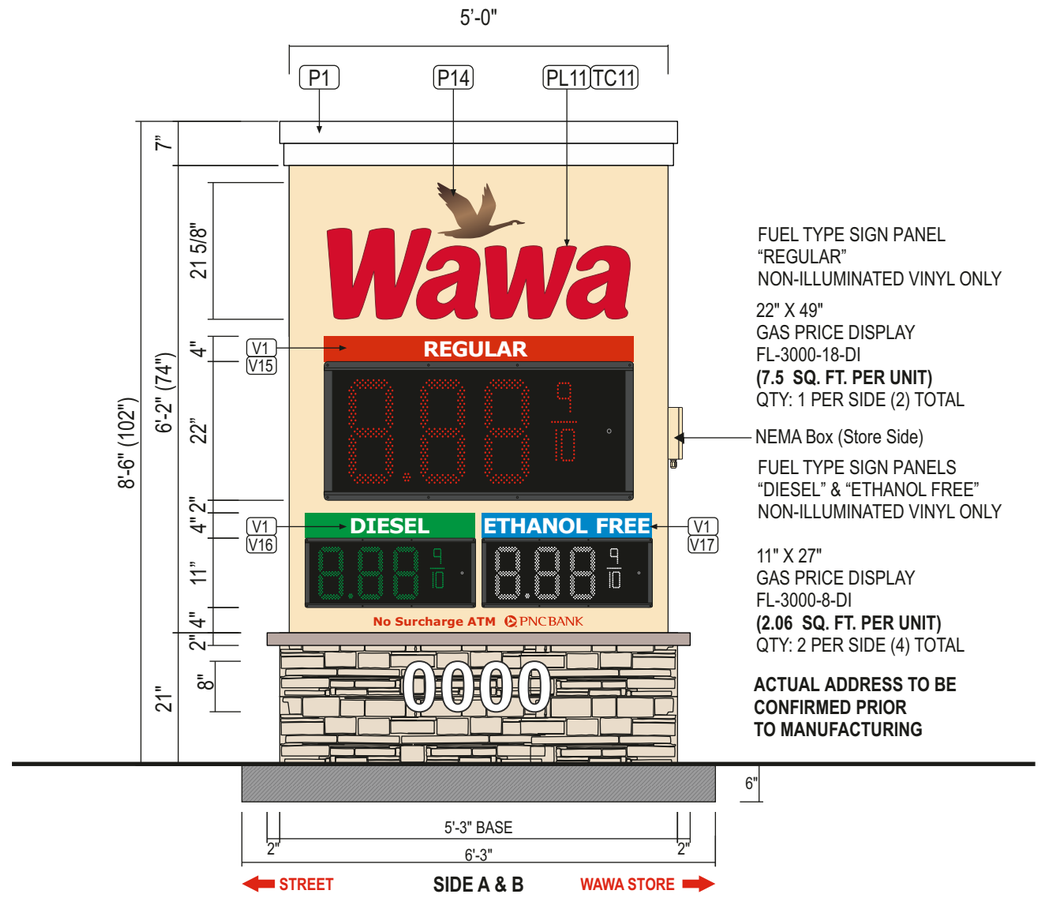
8033 HIGHWAY 100
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37221

DR.	DATE	DESCRIPTION

EX-01

1240-06_BELLEVUE

Tuesday, May 9, 2023
7:51:03a C:\Users\mwerth\04 - 8033 Highway 100\02 - Civil\Exhibits\REDLINE\FLOOD EXHIBIT.dwg



FUEL TYPE SIGN PANEL
"REGULAR"
NON-ILLUMINATED VINYL ONLY

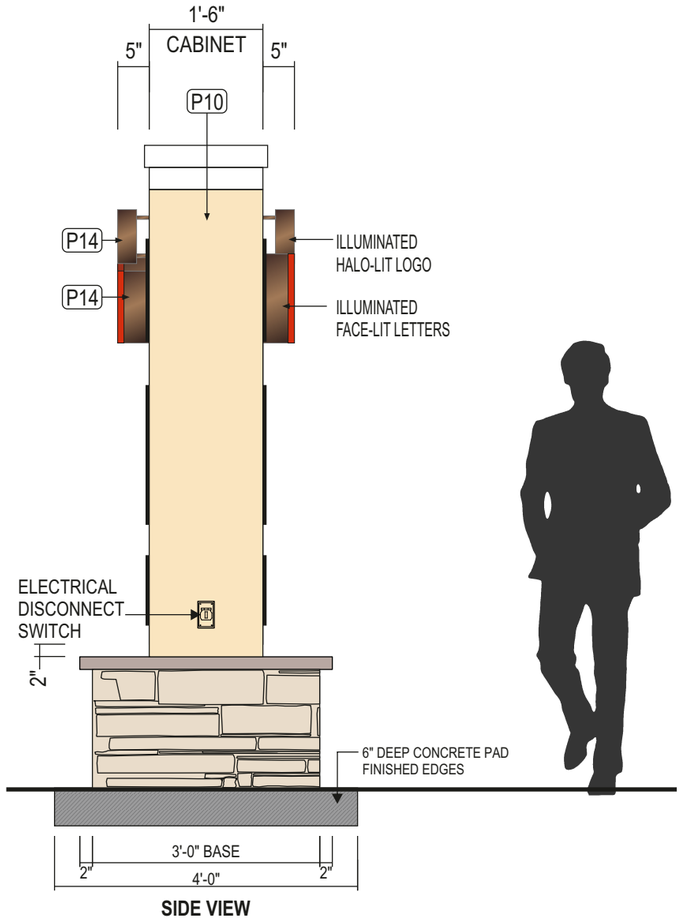
22" X 49"
GAS PRICE DISPLAY
FL-3000-18-DI
(7.5 SQ. FT. PER UNIT)
QTY: 1 PER SIDE (2) TOTAL

NEMA Box (Store Side)

FUEL TYPE SIGN PANELS
"DIESEL" & "ETHANOL FREE"
NON-ILLUMINATED VINYL ONLY

11" X 27"
GAS PRICE DISPLAY
FL-3000-8-DI
(2.06 SQ. FT. PER UNIT)
QTY: 2 PER SIDE (4) TOTAL

ACTUAL ADDRESS TO BE CONFIRMED PRIOR TO MANUFACTURING



X CUSTOM D/F ILLUMINATED MONUMENT SIGN (30 SQ. FT.)

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1/2"=1'-0"

General Requirements

1. All letter sets require a UL label
2. Letters are designed to meet the Florida Building Code Sixth Edition (2017) F.S. 553.73(6) code & ASCE 7-10 (168 mph Exposure C)
3. Letters to be installed according to NEC and/or applicable local codes
4. The disconnect must be placed in direct view of the sign
5. Use white silicone to conceal light leaks

TABLOID FORMAT

2020 FLORIDA SIGN FAMILY

COLOR REFERENCE

TC11	PL11	V1	V15	V16	V17	P14	P10	P1	20	21
Jewelite 'Red' Trim Cap	#2793 Red Acrylic	3M 7725-10 'White' *Opaque*	3M 7725-13 'Tomato Red' *Opaque*	3M 7725-46 'Kelly Green' *Opaque*	3M 7725-57 'Olympic Blue' *Opaque*	Copper Metallic Smooth Gloss Paint to Match PMS 876C	RAL 1015 IVORY DRY-VIT SW-5068757 GF-5 SEMI-GLOSS	PAINTED WHITE SMOOTH SATIN	LIMESTONE CAP BY OTHERS	STONE/MASONRY FASCIA BASE BY OTHERS