

INTERSTATE 65

I-65 OFF-RAMP

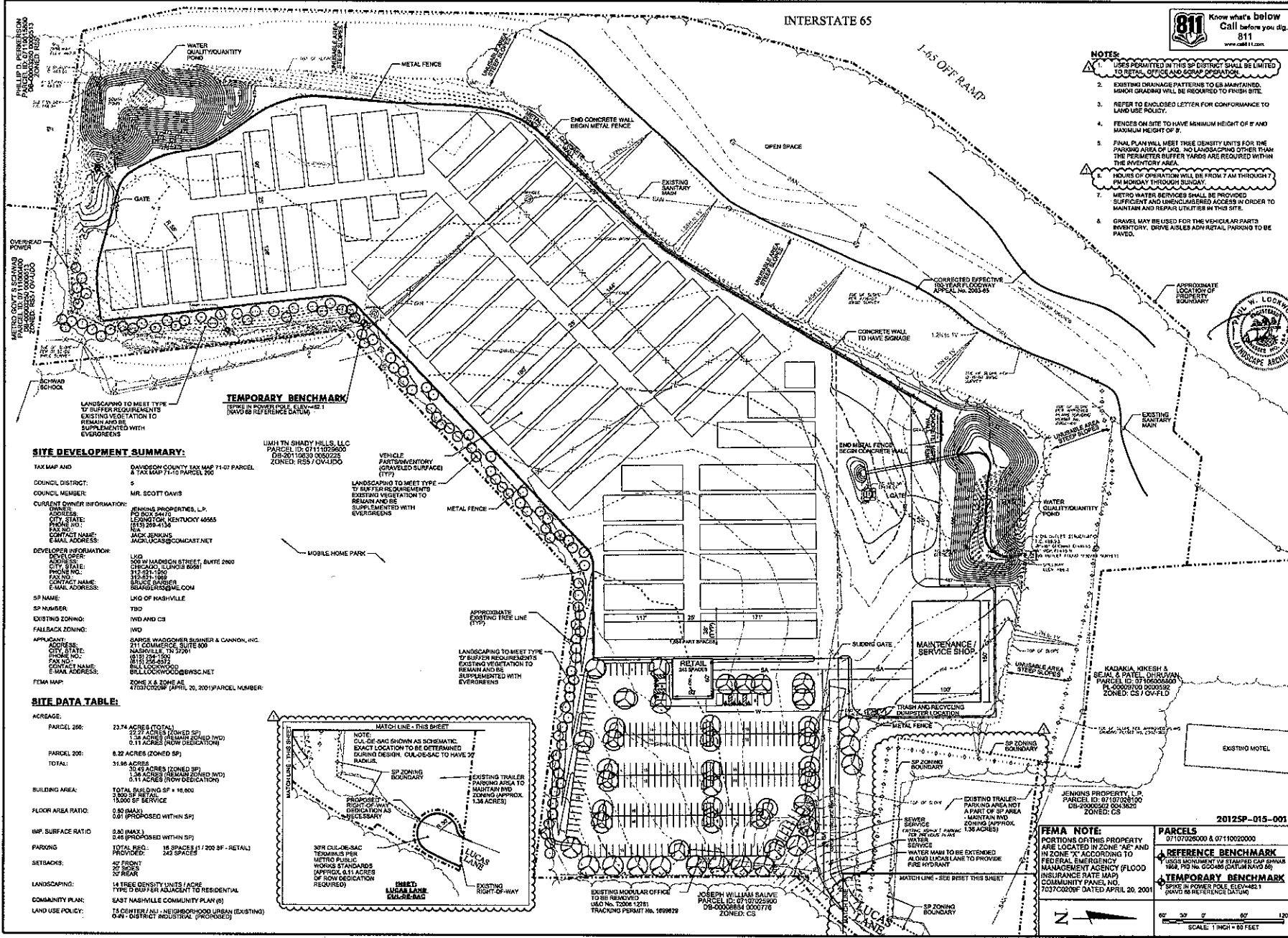
811 Know what's below
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811
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- NOTES:**
1. USES PERMITTED IN THIS SP DISTRICT SHALL BE LIMITED TO RETAIL AND SERVICE USES.
 2. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED. MOIST GRASSING WILL BE REQUIRED TO FINISH SITE.
 3. REFER TO ENCLOSED LETTER FOR CONFORMANCE TO LAND USE POLICY.
 4. FENCES ON SITE TO HAVE MINIMUM HEIGHT OF 6' AND MAXIMUM HEIGHT OF 8'.
 5. FINAL PLAN WILL MEET THREE DENSITY UNITS FOR THE PARKING AREA OF LKQ. NO LANDSCAPING OTHER THAN THE PERIMETER BUFFER YARDS ARE REQUIRED WITHIN THE INVENTORY AREA.
 6. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNOBSCURED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES AT THIS SITE.
 7. GRAVEL MAY BE USED FOR THE VEHICLE PARTS REPOSITORY. DRIVE AISLES AND RETAIL PARKING TO BE PAVED.

BARGE WAGBNER & SUNNOR & CANNON, INC.
BWSC



PRELIMINARY SPECIFIC PLAN
LKQ OF TENNESSEE
LUCAS LANE PROPERTY
FIFTH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE



SITE DEVELOPMENT SUMMARY:

TAX MAP AND DAVIDSON COUNTY TAX MAP 71-07 PARCEL 8 & TAX MAP 71-0 PARCEL 200

COUNCIL DISTRICT: 5

COUNCIL MEMBER: MR. SCOTT DAVIS

CURRENT OWNER INFORMATION:

OWNER: BENSING PROPERTIES, L.P.
ADDRESS: PO BOX 5410
CITY, STATE: KENTUCKY 40565
PHONE NO: (618) 289-4138
FAX NO:
CONTACT NAME: JACK BENSING
E-MAIL ADDRESS: JACK.BENSING@COMCAST.NET

DEVELOPER INFORMATION:

DEVELOPER: LKQ
ADDRESS: 500 W MADISON STREET, SUITE 2000
CITY, STATE: NASHVILLE, TN 37203
PHONE NO: 615-251-1900
FAX NO: 615-252-6370
CONTACT NAME: BRUCE BARNER
E-MAIL ADDRESS: BRUCE@LKQ.COM

SP NAME: LKQ OF NASHVILLE

SP NUMBER: TBD

EXISTING ZONING: IVD AND CS

FALLBACK ZONING: IVD

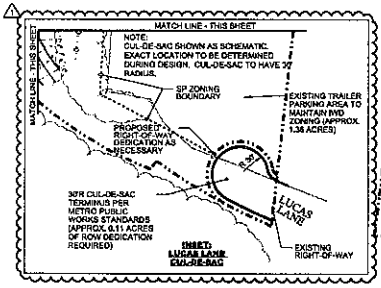
APPLICANT:

ADDRESS: BARGE WAGBNER SUNNOR & CANNON, INC.
CITY, STATE: NASHVILLE, TN 37203
PHONE NO: 615-252-1900
FAX NO: 615-252-6370
CONTACT NAME: BRUCE BARNER
E-MAIL ADDRESS: BRUCE@LKQ.COM

FEMA MAP: FIRM 17033 CD000 (APRIL 20, 2011) PARCEL NUMBER:

SITE DATA TABLE:

| ACREAGE: | 23.74 ACRES (TOTAL) |
|---------------------|---|
| PARCEL 200: | 22.77 ACRES (ZONED SP, 0.11 ACRES (NOW DEDICATED)) |
| PARCEL 201: | 0.97 ACRES (ZONED SP, 0.11 ACRES (NOW DEDICATED)) |
| TOTAL: | 23.74 ACRES (ZONED SP, 0.22 ACRES (NOW DEDICATED)) |
| BUILDING AREA: | TOTAL BUILDING SF = 16,000 13,000 SF SERVICE 3,000 SF RETAIL |
| FLOOR AREA RATIO: | 0.80 (MAX) 0.60 (PROPOSED WITHIN SP) |
| IMP. SURFACE RATIO: | 0.45 (MAX) 0.45 (PROPOSED WITHIN SP) |
| PARKING: | TOTAL REQ.: 18 SPACES (17 200 SF - RETAIL) PROVIDED: 242 SPACES |
| SETBACKS: | 40' FRONT 20' SIDE 10' REAR |
| LANDSCAPING: | 14 TREE DENSITY UNITS / ACRE TYPE: NASHVILLE COMMUNITY PLAN (S) |
| COMPLIANCE PLAN: | S&T NASHVILLE COMMUNITY PLAN (S) |
| LAND USE POLICY: | 7A CENTER / N / NEIGHBORHOOD URBAN (EXISTING) 0-41 - DISTRICT URBAN (PROPOSED) |



EXISTING MODULAR OFFICE TO BE REMOVED
USE NO. T2006 12281
TRACKING PERMIT NO. 1699829

JOSEPH WILLIAM SALIVE
PARCEL ID: 07107026000
08-00002854 000776
ZONED: CS

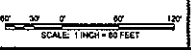
FEMA NOTE:
PORTIONS OF THIS PROPERTY ARE LOCATED IN ZONE "AE" AND IN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 707C0206F DATED APRIL 20, 2001

2012SP-015-001

| DATE | DESCRIPTION |
|------------|---------------------------|
| 07/10/2000 | PRELIMINARY SPECIFIC PLAN |
| 07/10/2000 | PUBLIC NOTICE COMMENT |
| 07/10/2000 | PLANNING COMMISSION |
| 07/10/2000 | ZONING BOARD DECISION |

REFERENCE BENCHMARK
LUCAS MONUMENT WITH STAMPED CAP BURNER
AREA, PHOTO NO. 00-0486 (DATE: 10/10/00)

TEMPORARY BENCHMARK
SPRING IN POWER POLE ELEV: 442.1
(DAVID 88 REFERENCE DATUM)



C1.01
FILE NO. 35315-00

8/23/2012
10:52:10 AM
D:\PROJECTS\10121012\10121012.dwg
B:\DWG\10121012.dwg