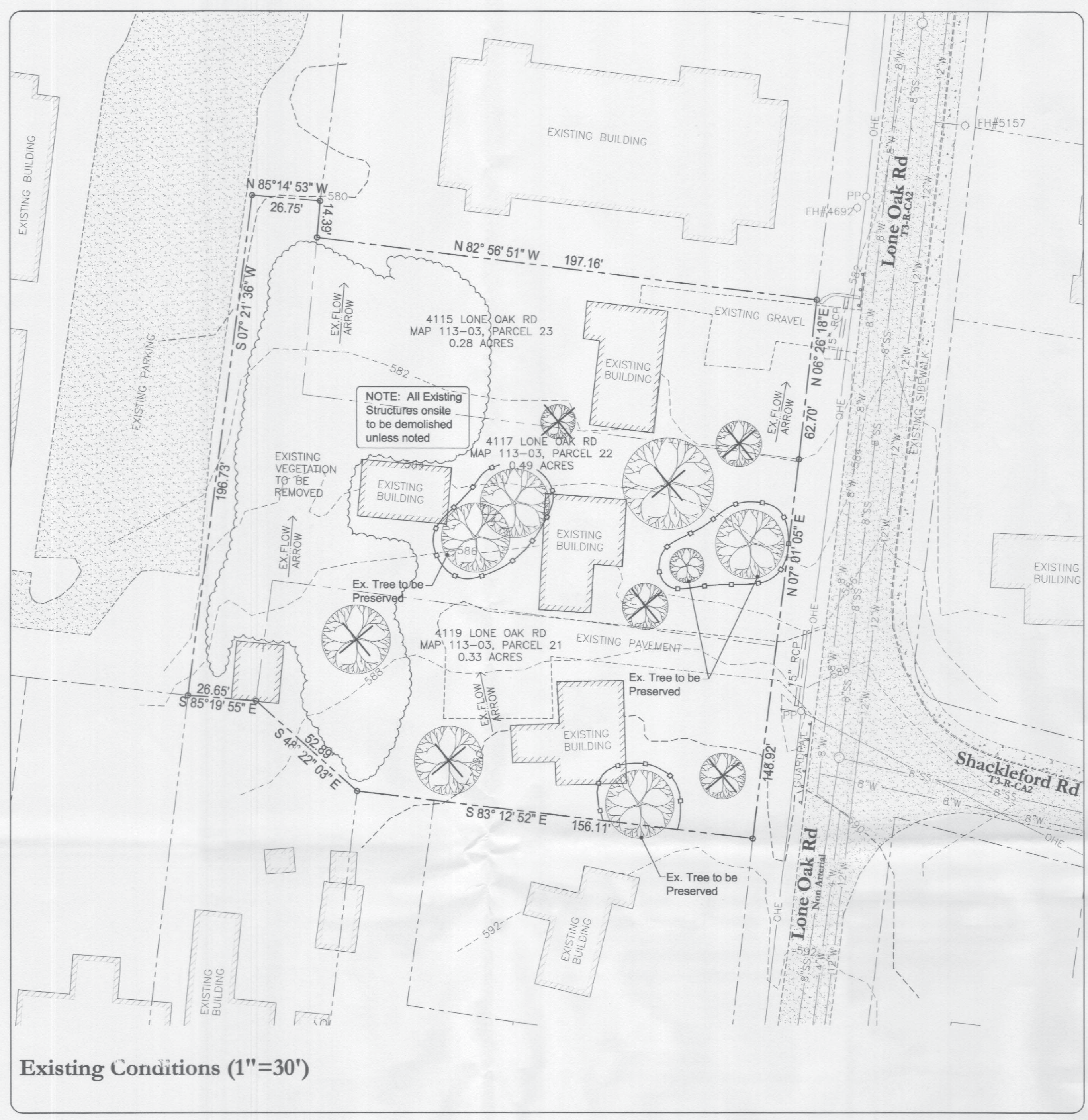




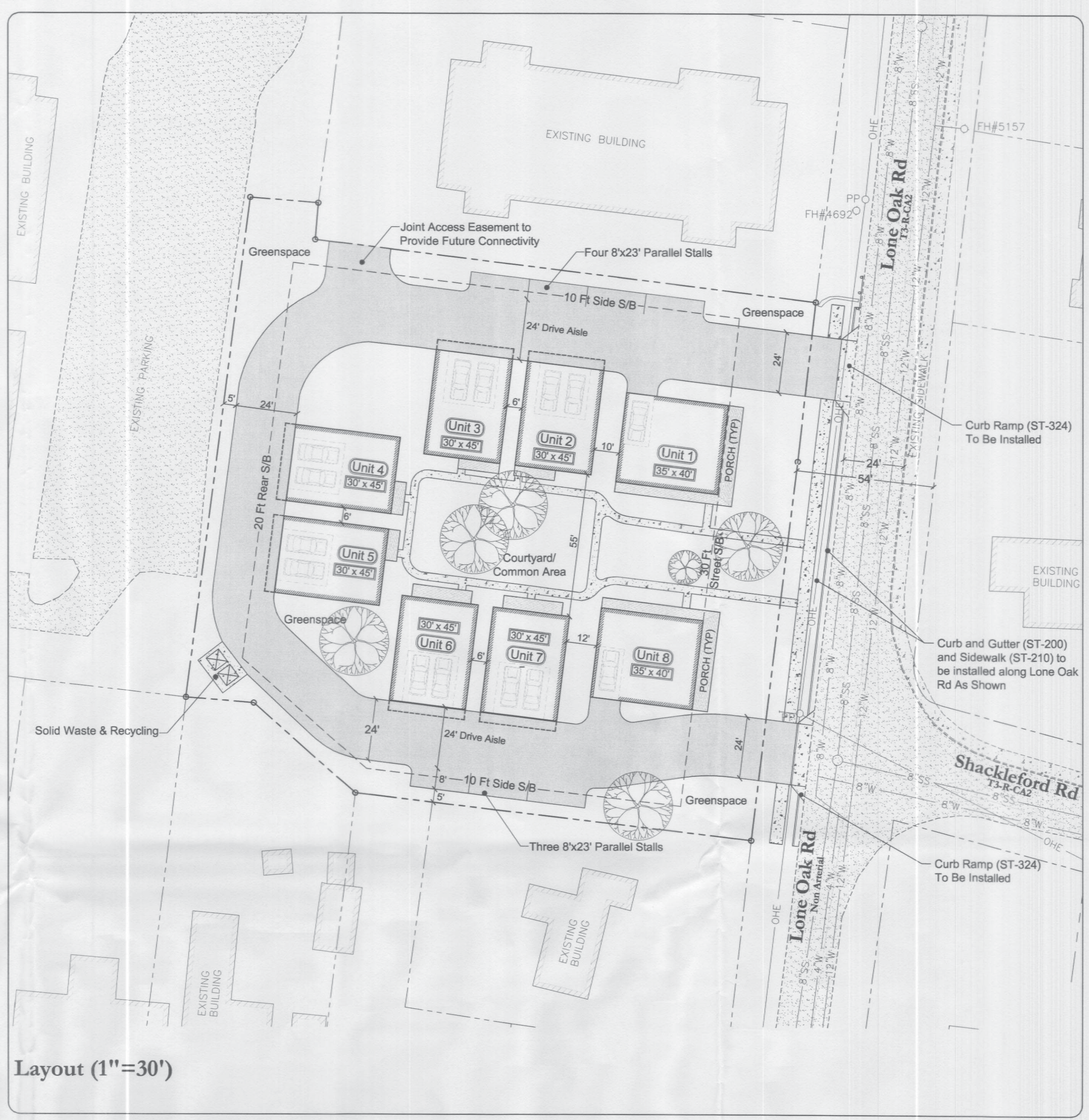
REVISIONS:

Preparation Date: June 2013

Green Hills Station
Preliminary Specific Plan
 Being Parcels 21, 22, & 23 on Map 131-03
 4115, 4117 & 4119 Lone Oak Rd
 Nashville, Davidson County, Tennessee



Existing Conditions (1"=30')



Layout (1"=30')

SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	MULTIFAMILY (DETACHED SINGLE FAMILY DWELLINGS)
PROPERTY ZONING	R10 SURROUNDING ZONING R10 & RM20
MINIMUM LOT SIZE	10,000 SF
NUMBER OF UNITS/DENSITY	8 TOTAL DWELLING UNITS/ 7.3 UNITS PER ACRE
FAR	60% MAXIMUM
ISR	80% MAXIMUM
FRONT YARD SETBACK:	30' MEASURED FROM RIGHT OF WAY
SIDE YARD	10'
REAR YARD	20' FROM PROPERTY LINE
HEIGHT STANDARDS	3 STORIES MAXIMUM
PARKING AND ACCESS	
RAMP LOCATION AND NUMBER	2- 24' ACCESSES ON LONE OAK RD
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	30' TO DRIVEWAY NORTH
DISTANCE TO INTERSECTION	ACROSS FROM SHACKLEFORD ROAD
REQUIRED PARKING BASED ON USES	20 STALLS (2.5 SPALLS/UNIT FOR 3 BEDROOMS)
PARKING PROPOSED	21 STALLS (2.6 STALLS/UNIT) 14 Garage Stalls 7 Parallel Stalls (8' x 23')
*NOTE: SPECIFIC ENCROACHMENTS PERMITTED BY SP:	6 FT - COVERED PORCHES 6 FT - STOOPS & BALCONIES 2 FT - BAY WINDOWS

Property Information
 4115 Lone Oak Rd (Map 131-03, Parcel 23)
 Nashville, Tennessee 37219
 0.28 Total Acres
 Council District 25 (Sean McGuire)

4117 Lone Oak Rd (Map 131-03, Parcel 22)
 Nashville, Tennessee 37219
 0.49 Total Acres
 Council District 25 (Sean McGuire)

4119 Lone Oak Rd (Map 131-03, Parcel 21)
 Nashville, Tennessee 37219
 0.33 Total Acres
 Council District 25 (Sean McGuire)

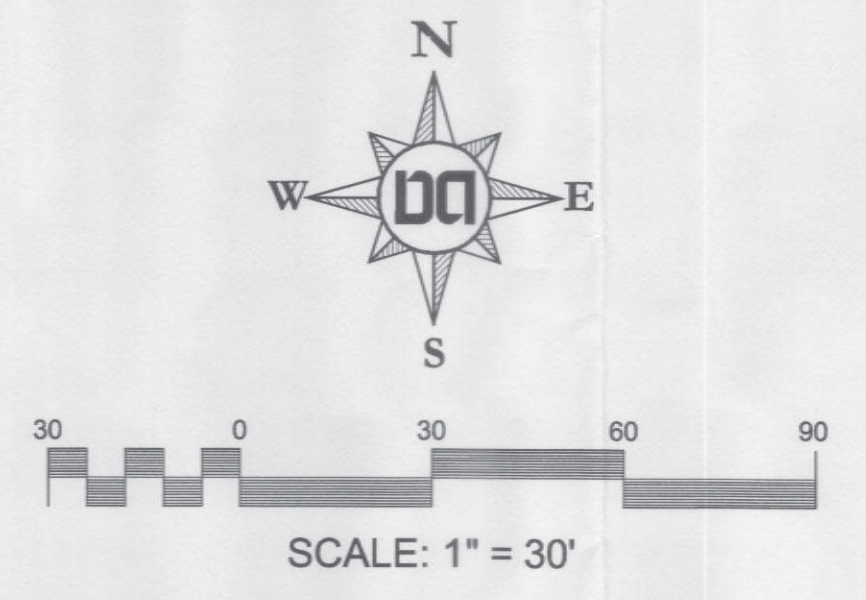
Developer
 Tarkington Realty
 1705 Division Street
 Nashville, Tennessee 37203
 Contact: Chris Harwell
 Phone: 615.244.7503
 Email: cfharwell@aol.com

Owners of Record
 4115 Lone Oak Rd
 Aubrey B Harwell Jr., Tr.
 2000 One Nashville Pl
 Nashville, Tennessee 37219

4117 Lone Oak Rd
 Aubrey B. Harwell Jr., Tr.
 2000 One Nashville Pl
 Nashville, Tennessee 37219

4119 Lone Oak Rd
 Aubrey Harwell Jr., Tr.
 1 Nashville Pl, Suite 2000
 Nashville, Tennessee 37219

Civil Engineer
 Dale & Associates
 516 Heather Place
 Nashville, Tennessee 37204
 Contact: Michael Garrigan, PE
 Phone: 615.297.5166
 Email: michael@daleandassociates.net



TOTAL AREA = 1.10 ACRES ±
 = 47,916 S.F. ±
 IMPERVIOUS AREA = 0.636 ACRES ±
 = 27,699 S.F. ±

Existing Conditions & Layout Plan

Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

MPC Case Number
 2013SP-xxx-xxx
 D&A Project #13052
 Green Hills Station
C2.0
 Sheet 2 of 3

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166