PRELIMINARY SPECIFIC PLAN NOTES:

Purpose and Intent:
The purpose of this Preliminary Specific Plan is to set forth the permissible uses of the property.

Development Plan:
The developer of this project intends to use the existing property for physical therapy, sports training, fitness, nutrition services, massage services, wellness services, chiropractic services, acupuncture services, aesthetics (skin) care services, and limited in-office medical services including medical imaging and any other in-office procedures.

Existing Conditions:
The property has an existing building known as "Easter Seals" building and a surface parking lot.

Applicability to the General Plan:
This property is within the Green Hills-Midtown Community Planning area updated July 2005. The policy is RLM (Residential Low-Medium Density). A request to modify the community plan to provide a special policy on this property has been submitted to the Planning Commission.

Permitted Uses:
Uses permitted in this development shall be limited to the following and activities ancillary thereto:

- Uses permitted in a R-40 district;
- Physical therapy;
- Sports training & fitness;
- Nutrition and wellness services;
- Therapeutic massage services and aesthetics (skin care) services, provided that these uses shall be provided only as an accessory use to another permitted use, and no more than 2,000 sq.ft. of the building may be used for therapeutic massage services and no more than 2,000 sq.ft. of the building may be used for aesthetics (skin care) services that are not part of the uses permitted under the other sections hereof;
- Chiropractic services and acupuncture services;
- Limited, as provided below, in-office medical services including medical imaging and any other in-office procedures. Not more than 2 physicians and/or midlevel providers (Nurse Practitioners or Physicians Assistants) at any one time may provide medical services. No more that 6,000 sq.ft. of the building may be used for medical office use; and
- Incidental sales of items that are accessory to another permitted use. Incidental sales shall not be permitted when the primary, permitted use to which such sales is an accessory is not in operation.

Definitions of Uses:
"**Acupuncture services**" means a form of health care developed from traditional and modern oriental medical concepts that employ oriental medical diagnosis and acupuncture treatment and adjunctive therapies and diagnostic techniques for the promotion, maintenance, and restoration of health and the prevention of disease.

"**Aesthetics (skin care) services**" means an assessment of skin, recommendations and application of skin care procedures , and provision of skin care treatment and services.

"**Chiropractic services**" means the manipulation and adjustment of body structures, such as the spinal column, so that pressure on nerves coming from the spinal cord due to displacement of a vertebral body may be relieved.

"**Nutrition services**" means informing and counseling patients about healthful nutrition habits.

"**Physical therapy**" means therapy for the preservation, enhancement, or restoration of movement and physical function impaired or threatened by disability, injury, or disease that utilizes therapeutic exercise, physical modalities (such as massage and electrotherapy), assistive devices, and patient education and training .

"**Sports training & fitness**" means training programs designed to condition athletes specifically for the unique demands of their sports by building the proper combination of speed, strength, power, flexibility, reaction time, balance, and coordination.

"**Therapeutic massage services**" means the manipulation of superficial and deeper layers of muscle and connective tissue using various techniques, to enhance function, aid in the healing process, decrease muscle reflex activity, inhibit motor-neuron excitability, promote relaxation and well-being, and as a recreational activity.

"**Wellness services**" means providing integrated services and products related to the promotion and maintenance of good health and well-being, which may include, without limitation, all or a portion of the following: health and nutrition education, exercise / fitness instruction and services, therapies, programs and services aimed at emotional and social well-being. Wellness services shall not include aesthetics (skin care) services, therapeutic massage services, medical services, hair replacement services, dental services or nail salons.

Parking:
The parking required for the used permitted in this SP shall be 75 spaces, with at least 3 handicapped spaces.

Development Standards:

1. 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
2. The required fire flow shall be determined by the Metro/Nashville fire marshal's office prior to the issuance of a building permit.
3. Approval of any specific plan does not exempt any parcel shown on the plan or any development within the SP from compliance with all provisions of the Metro Zoning Code with respect to floodplain, steep slopes, unstable soils, sinkholes, rock outcroppings, streams, springs and critical lots.
4. Any excavation, fill or disturbance of the existing ground must be done in accordance with stormwater management ordinance 78-840 and approved by the Metro Department of Water Services.
5. Individual water and sewer service lines are required for each home (where applicable).
6. Any development within this SP shall comply with the applicable requirements of the adopted tree ordinance of the Metro Zoning Code.
7. All surface parking areas must meet the "parking area screening and landscaping" requirements specified in the Metro Zoning Code.
8. According to FEMA's current flood maps (47037C0331F, dated April 20, 2001), as well as Metro's GIS information, there is no 100-year floodplain within the SP boundary.
9. All access drives and driveways within the community shall be private.
10. There are no known existing wetlands within the SP boundary.
11. Signage shall meet Metro design standards of the Metro Zoning Ordinance. A detailed signage plan will be submitted with the Final SP documents.
12. 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.
13. All proposed public utilities and services shall be installed underground expect existing lines and facilities.
14. This drawing is for illustration purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the SP and any other appropriate regulations at the time of final application.
15. Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.
16. Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (minimum driveway culvert in Metro ROW is 15" CMP).
17. 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 CN zoning district as of the date of the applicable request or application.
18. The developer of this SP shall repair and maintain the existing wooden fence on the property and insure that the finished side of the wood fence faces the neighbors. The developer of the SP shall also remove the existing gazebo from the property.
19. The developer of this SP will repair the existing detention basin berm and outlet structure to its original condition so that it conforms to the original design.
20. The developer of this SP will replace the existing site light poles fixtures on this property with full cut-off lighting fixtures in keeping with Dark-Sky policies. The developer will also commit to removing the existing fluorescent lights under the existing covered parking. Any additional exterior lighting added by the developer will be in keeping with Dark-Sky policies. Finally, the developer will have all exterior lighting (with the exception of certain "dark-sky" lighting fixtures needed for safety) turned off by 8:30 each evening.
21. The developer agrees that the external monument sign will not be internally illuminated.
22. The developer will install landscaping along the north side of the proposed parking lot to adequate screen the new parking area from Woodmont Blvd.
23. The hours of operation for the uses of this facility shall be limited to 6:00 a.m. to 8:30 p.m. Monday through Friday and 8:30 a.m. to 8:30 p.m. on Saturday. On Sunday, between the hours of 10:00 a.m. to 4:00 p.m., activities shall be limited to exercise/fitness instruction and services and accessory therapeutic massage and occasional medical examination, treatment and physical therapy, by not more than 1 physician or 1 midlevel provider and/or 1 health care provider. Occasional classes for no more than 10 attendees and incidental training activities may occur outside of the operation hours except no classes may be held on Sunday. All parking shall be limited to the front parking lot (along Woodmont Blvd.) on Saturday and Sunday and for occasional classes occurring outside of the operation hours set forth above.
24. All deliveries to the facility will occur between the hours of 8:00 a.m. to 6:00 p.m. Monday through Friday. No deliveries shall obstruct the access easement between Woodmont Blvd. and Map 117-11, Parcel 110.00. All landscaping/lawn care services will be conducted between the hours of 8:00 a.m. to 6:00 p.m. Monday through Friday and between the hours of 8:30 a.m. to 6:00 p.m. on Saturday.

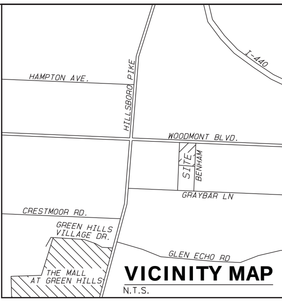
Landscape:
New development of this project shall comply with the requirements of metro zoning code 17.24 tree protection and replacement and with chapter 17.40, article X. Tree protection and replacement procedures. Landscape ordinance plan to be submitted with the final SP submittal. New parking shall comply with Section 17.24 Article III, Parking Area Screening And Landscaping.

SITE DATA TABLE

TOTAL SITE ACRES	2.36± Ac. (102,661 sq.ft.)
ISR (ALLOWED)	0.60
ISR (PROPOSED)	0.60
YARD REQUIREMENTS	STREET: 40' SIDE YARD: 25' REAR YARD: 20'
PARKING	58 EXISTING +17 PROPOSED = 75 SPACES TOTAL
HANDICAP PARKING (REQUIRED)	3
HANDICAP PARKING (EXISTING)	11 SPACES
MAXIMUM ALLOWABLE FLOOR AREA	16,700 sq.ft.

Development Summary

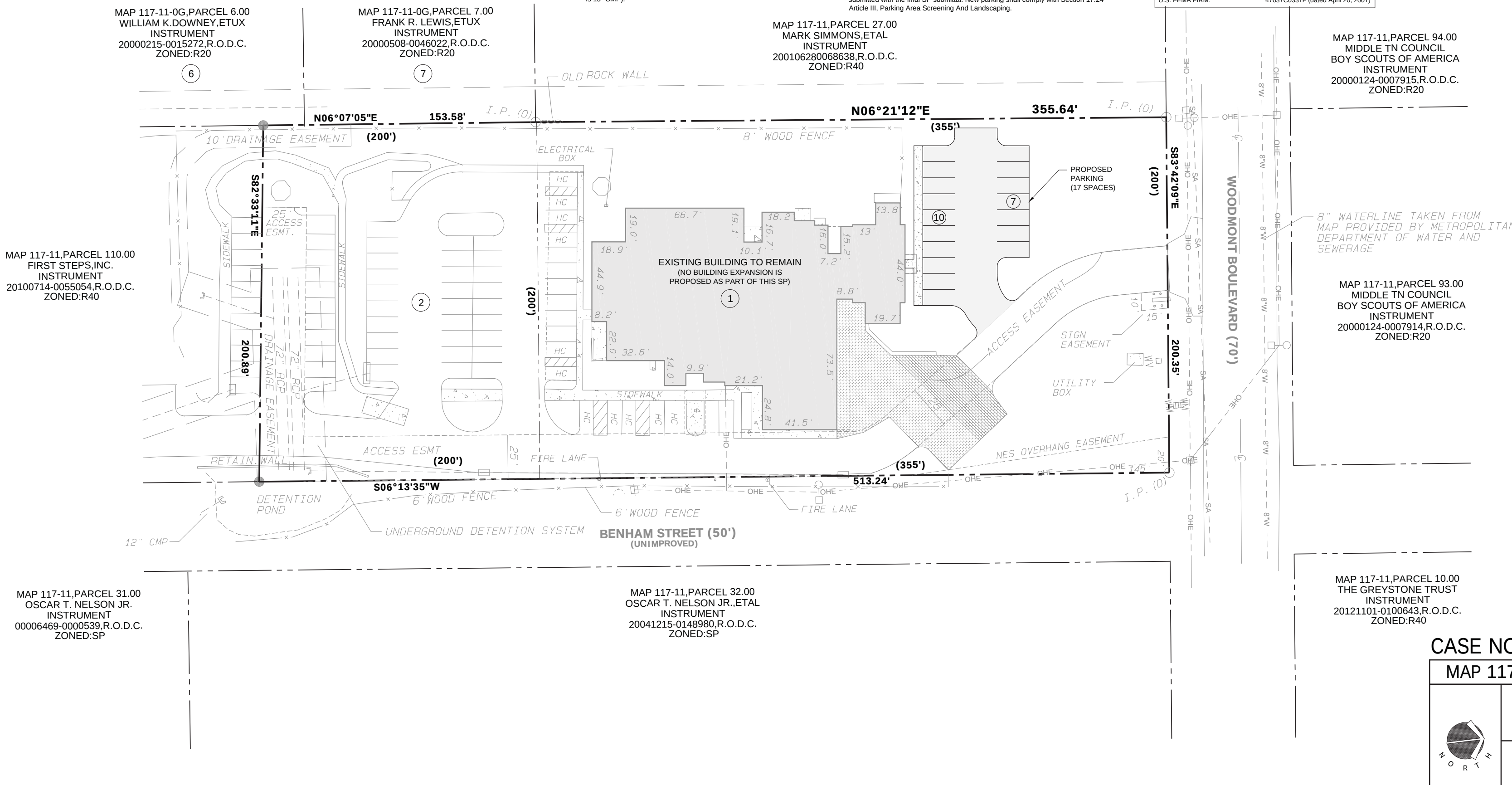
Council District Number:	25
Council Member Name:	Sean McGuire
Owners of Record:	Green Hills Property Partners 1230 Rosecrans Ave, Ste.170 Manhattan Beach, CA 90266 Contact: Mark Carver Phone: (615) 742-4200 mcarver@sherrardroe.com
SP Name:	Elite Physical Therapy
SP Number:	2014SP-019-001
Engineer:	Civil Site Design Group, PLLC 630 Southgate Avenue, Suite A Nashville, TN 37203 Contact: Kevin F. Gangaware, P.E. Phone: (615) 248-9999 keving@civil-site.com
Plan Preparation Date:	February 26, 2014
Plan Scale:	1" = 30' - 0"
U.S. FEMA FIRM:	47037C0331F (dated April 20, 2001)



VICINITY MAP
N.T.S.

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

KEVIN F. GANGAWARE — REGISTERED ENGINEER — AGRICULTURE COMMERCE — 021990 — STATE OF TENNESSEE — 12/05/14 — NOT FOR CONSTRUCTION



CASE NO. 2014SP-019-001

MAP 117-11, PARCELS 28.00

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY SPECIFIC PLAN

ELITE PHYSICAL THERAPY

2001 WOODMONT BOULEVARD
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	STAFF COMMENTS	08/19/14	KFG	AGM
	COMMUNITY COMMENTS	09/29/14	KFG	AGM
	COMMUNITY COMMENTS	10/07/14	KFG	AGM
	COMMUNITY COMMENTS	10/23/14	KFG	AGM
	COMMUNITY COMMENTS	10/28/14	KFG	AGM
	NEIGHBORHOOD COMMENTS	11/12/14	KFG	AGM
	PLANNING STAFF COMMENTS	12/04/14	KFG	AGM
	PLANNING STAFF COMMENTS	12/05/14	KFG	AGM

C1.00

FEBRUARY 26, 2014
JOB NO.: 13-128-01

FOR PLANNING COMMISSION CONSIDERATION - NOT FOR CONSTRUCTION

Dec 05, 2014 - 1:35pm T:\CADD\2013\13-128-01\CAD\Civil\Schematic Layout\13-128-01 - C1.00 - Prelim Dev Plan.dwg