

SP PRELIMINARY DEVELOPMENT PLAN

# THE MANSION AT FONTANEL

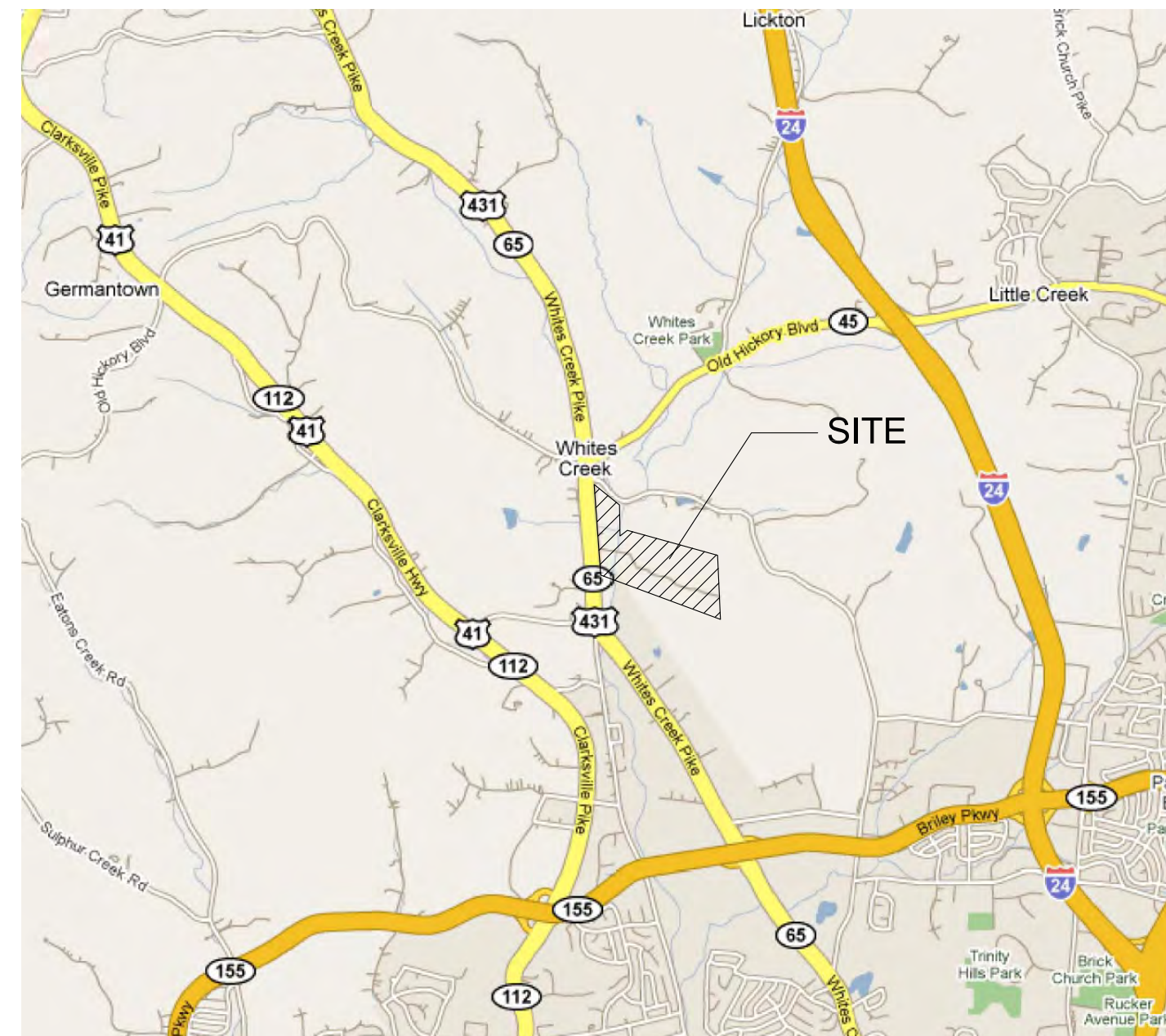
## PHASE V

CASE # 2009SP-022-011

### WHITES CREEK PIKE

### NASHVILLE, DAVIDSON COUNTY, TENNESSEE

COUNCIL DISTRICT 3 - BRENDA HAYWOOD



PREPARED FOR:

Fontanel Properties, LLC  
 305 Harbor Dr.  
 Old Hickory, TN 37178  
 615-256-8282

January 28th, 2016  
 rev: February 16th, 2016

LANDSCAPE ARCHITECT



PURPOSE NOTE

THE PURPOSE OF THIS SP AMENDMENT IS TO ADD TWO PARCELS TOTALING +/- 31.18 AC. TO THE OVERALL SP AND TO RELOCATE THE PROPOSED RURAL RESORT FROM THE PREVIOUSLY PROPOSED LOCATION NEAR THE MANSION TO THE NEWLY ADDED PARCELS.

INDEX OF DRAWINGS

|                                    |       |
|------------------------------------|-------|
| COVER SHEET.....                   | C1.00 |
| PROPOSED SP DEVELOPMENT PLAN.....  | R1.00 |
| DEVELOPMENT PLAN ENLARGEMENTS..... | R1.01 |
| ARCHITECTURAL ELEVATIONS.....      | A1.00 |
| ARCHITECTURAL ELEVATIONS.....      | A1.01 |
| ARCHITECTURAL ELEVATIONS.....      | A1.02 |
| ARCHITECTURAL ELEVATIONS.....      | A1.03 |



- DEVELOPMENT SUMMARY:**
- PROPERTY LOCATED IN DAVIDSON COUNTY - TAX MAP 49 AS PARCELS 140, 200.01 AND 319. ALSO TAX MAP 40, AS PARCELS 93.00 AND 163.00.
  - DEED OF RECORD IN BOOK 6798, PAGE 390 AND BOOK 7764, PAGE 792.
  - EXISTING LAND USE - MIXED USE DEVELOPMENT
  - COUNCIL DISTRICT: 03
  - COUNCIL MEMBER: BRENDA HAYWOOD
  - OWNER: Fontanel Properties  
4225 Whites Creek Pike  
Nashville, TN 37189  
Contact: Robert Ekman  
630-240-4747

- NAME: FONTANEL
- SP NUMBER: 2009SP-022-011
- PLAN DATE: 01/28/15
- SCALE: 1"=200'
- FEMA FIRM #: 47037C0114F EFFECTIVE: APRIL 20, 2001

**BULK STANDARDS:**

|                            |                                |
|----------------------------|--------------------------------|
| MAX FAR                    | .05                            |
| MAX ISR                    | .10                            |
| MIN. FRONT SETBACK         | 100' (ALONG WHITES CREEK PIKE) |
| MIN. FRONT PARKING SETBACK | 75' (ALONG WHITES CREEK PIKE)  |
| MIN. REAR SETBACK          | 20'                            |
| MIN. SIDE SETBACK          | 10'                            |
| MAX. BUILDING HEIGHT       | 50'                            |

- BUILDING MATERIALS:**
- ALL BUILDING MATERIALS SHALL BE IN KEEPING WITH THE RURAL CHARACTER OF WHITES CREEK PIKE AND/OR THE IMAGES AS DEPICTED IN THE SUPPLEMENTAL INFORMATION BOOKLET.

- ROOF MATERIALS:**
- PERMITTED:**
- DIMENSIONAL ASPHALT SHINGLES
  - LAMINATED SHINGLES
  - COPPER FINISHES
  - STANDING SEAM METAL ROOFS
  - WOOD SHINGLES

- PROHIBITED:**
- ASBESTOS CEMENT SHINGLES
  - BRIGHTLY COLORED METAL ROOFING
  - FLAT-ROOF SYSTEM WITH PARAPET WALL

- EXTERIOR SIDING MATERIALS:**
- PERMITTED:**
- BRICK
  - STONE
  - NATURAL WOOD & WOOD ACCENTS
  - HARDWOOD BOARD
  - METAL PANEL SIDING (LIMITED TO NON-FRONTAGE SIDE ONLY FOR MUSEUM & DISTILLERY)
  - BATTEN SIDING
  - HARDPLANK

- PROHIBITED:**
- PLYWOOD
  - DESIGN BRICK
  - STUCCO
  - EIFS
  - COMPOSITE BLOCK
  - UNFINISHED CONCRETE BLOCK

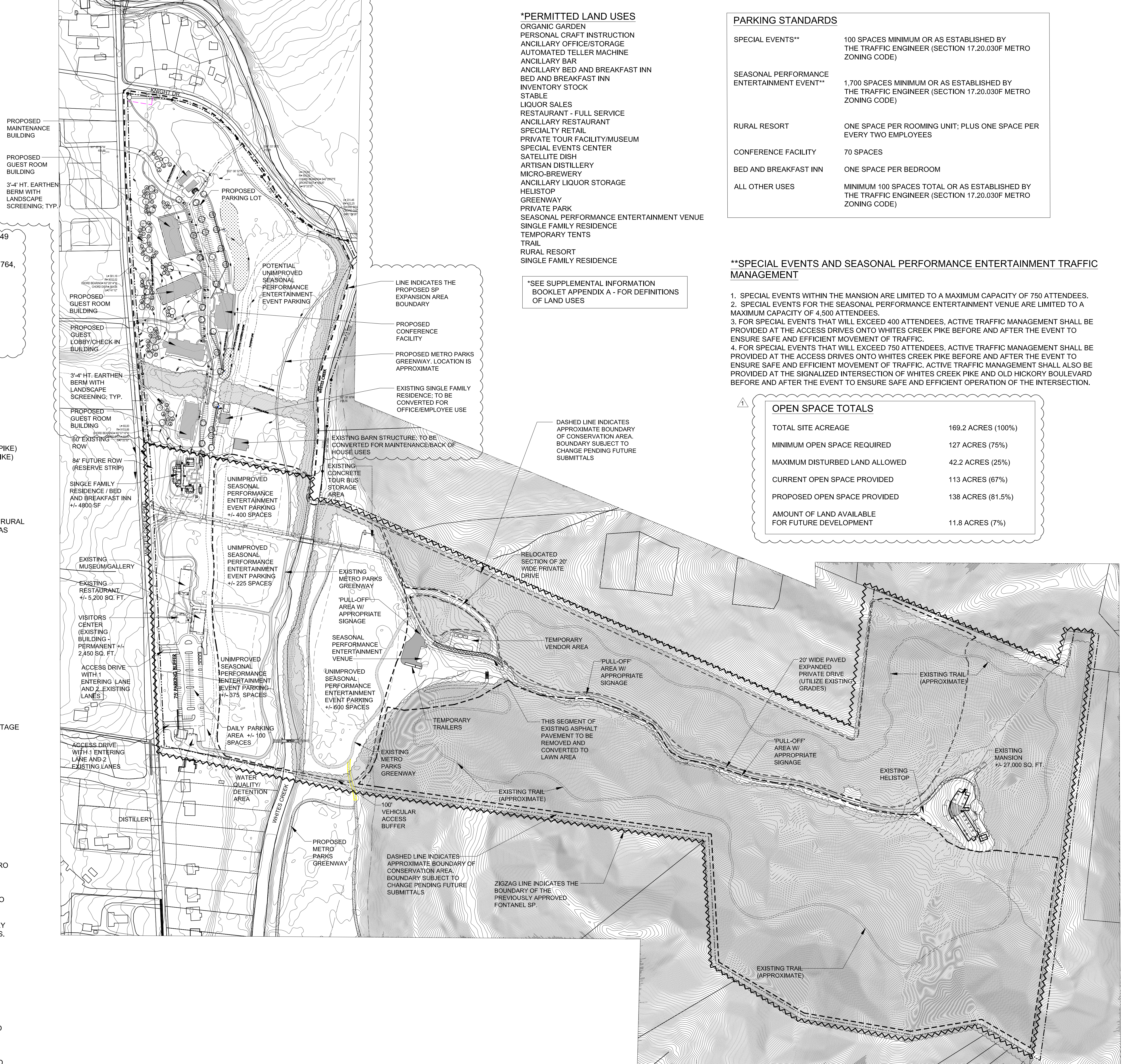
- SIGNAGE REQUIREMENTS:**
- ALL SIGNS SHALL CONFORM TO METRO SIGN ORDINANCE.
  - ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY METRO PLANNING STAFF.

- PROHIBITED SIGNS:**
- ALL SIGNS PROHIBITED BY SECTION 17.32.050 OF THE METRO ZONING ORDINANCE.
  - ROOF MOUNTED, POLE MOUNTED, BILLBOARDS, AND SIGNS THAT FLASH, ROTATE, SCINTILLATE, BLINK, FLICKER OR VARY IN INTENSITY OR COLOR, INCLUDING ALL ELECTRONIC SIGNS.

- PERMITTED SIGNS:**
- BUILDING SIGNS OR FREE STANDING GROUND SIGNS.
  - PROJECTION MOUNTED SIGNS
  - INFORMATIONAL SIGNS
  - PORTABLE SIGNS
  - TEMPORARY ON-PREMISES SIGN

- SIGN LIGHTING:**
- SIGNS SHALL BE EXTERNALLY LIT WITH STEADY, STATIONARY, DOWN DIRECTED AND COMPLETELY SHIELDED LIGHT SOURCES OR MAY BE INTERNALLY ILLUMINATED OR BACKLIT WITH A DIFFUSED OR SHIELDED LIGHT SOURCE. SIGN BACKGROUNDS SHALL BE OPAQUE, ONLY LETTERS AND LOGOS MAY BE ILLUMINATED. FREESTANDING GROUND SIGNS MAY BE LIT FROM A GROUND LIGHTING SOURCE.

- SIGN CONSTRUCTION:**
- ALL SIGNS SHALL BE CONSTRUCTED USING HIGH-QUALITY DURABLE MATERIALS SUCH AS METAL, STONE, BRICK, AND HARDWOOD, AND SHALL COMPLEMENT MATERIALS AND FEATURES OF BUILDINGS ON THE SAME PROPERTY. ANY PHASE OF DEVELOPMENT SHALL SUBMIT AN OVERALL SIGNAGE PLAN WITH THE FINAL SITE PLAN.



- \*PERMITTED LAND USES**
- ORGANIC GARDEN
  - PERSONAL CRAFT INSTRUCTION
  - ANCILLARY OFFICE/STORAGE
  - AUTOMATED TELLER MACHINE
  - ANCILLARY BAR
  - ANCILLARY BED AND BREAKFAST INN
  - BED AND BREAKFAST INN
  - INVENTORY STOCK
  - STABLE
  - LIQUOR SALES
  - RESTAURANT - FULL SERVICE
  - ANCILLARY RESTAURANT
  - SPECIALTY RETAIL
  - PRIVATE TOUR FACILITY/MUSEUM
  - SPECIAL EVENTS CENTER
  - SATELLITE DISH
  - ARTISAN DISTILLERY
  - MICRO-BREWERY
  - ANCILLARY LIQUOR STORAGE
  - HELISTOP
  - GREENWAY
  - PRIVATE PARK
  - SEASONAL PERFORMANCE ENTERTAINMENT VENUE
  - SINGLE FAMILY RESIDENCE
  - TEMPORARY TENTS
  - TRAIL
  - RURAL RESORT
  - SINGLE FAMILY RESIDENCE

\*SEE SUPPLEMENTAL INFORMATION BOOKLET APPENDIX A - FOR DEFINITIONS OF LAND USES

**PARKING STANDARDS**

|  |   |
|--|---|
| SPECIAL EVENTS**                           | 100 SPACES MINIMUM OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE)       |
| SEASONAL PERFORMANCE ENTERTAINMENT EVENT** | 1,700 SPACES MINIMUM OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE)     |
| RURAL RESORT                               | ONE SPACE PER ROOMING UNIT; PLUS ONE SPACE PER EVERY TWO EMPLOYEES  |
| CONFERENCE FACILITY                        | 70 SPACES   |
| BED AND BREAKFAST INN                      | ONE SPACE PER BEDROOM   |
| ALL OTHER USES                             | MINIMUM 100 SPACES TOTAL OR AS ESTABLISHED BY THE TRAFFIC ENGINEER (SECTION 17.20.030F METRO ZONING CODE) |

**\*\*SPECIAL EVENTS AND SEASONAL PERFORMANCE ENTERTAINMENT TRAFFIC MANAGEMENT**

- SPECIAL EVENTS WITHIN THE MANSION ARE LIMITED TO A MAXIMUM CAPACITY OF 750 ATTENDEES.
- SPECIAL EVENTS FOR THE SEASONAL PERFORMANCE ENTERTAINMENT VENUE ARE LIMITED TO A MAXIMUM CAPACITY OF 4,500 ATTENDEES.
- FOR SPECIAL EVENTS THAT WILL EXCEED 400 ATTENDEES, ACTIVE TRAFFIC MANAGEMENT SHALL BE PROVIDED AT THE ACCESS DRIVES ONTO WHITES CREEK PIKE BEFORE AND AFTER THE EVENT TO ENSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC.
- FOR SPECIAL EVENTS THAT WILL EXCEED 750 ATTENDEES, ACTIVE TRAFFIC MANAGEMENT SHALL BE PROVIDED AT THE ACCESS DRIVES ONTO WHITES CREEK PIKE BEFORE AND AFTER THE EVENT TO ENSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC. ACTIVE TRAFFIC MANAGEMENT SHALL ALSO BE PROVIDED AT THE SIGNALIZED INTERSECTION OF WHITES CREEK PIKE AND OLD HICKORY BOULEVARD BEFORE AND AFTER THE EVENT TO ENSURE SAFE AND EFFICIENT OPERATION OF THE INTERSECTION.

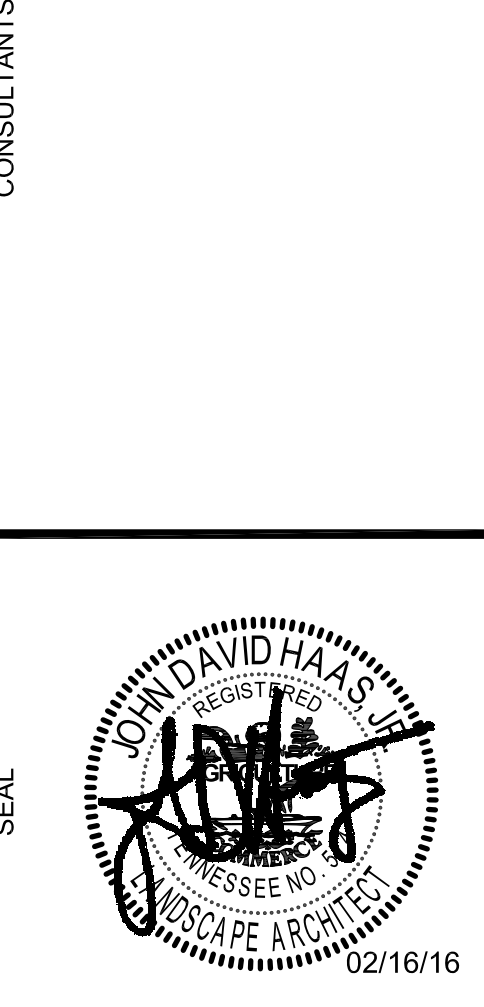
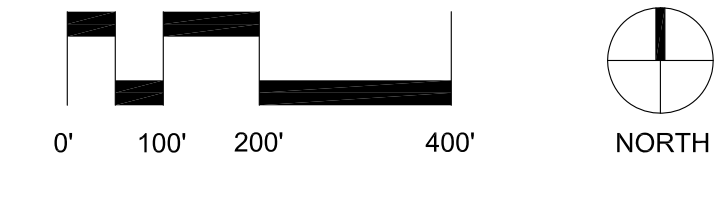
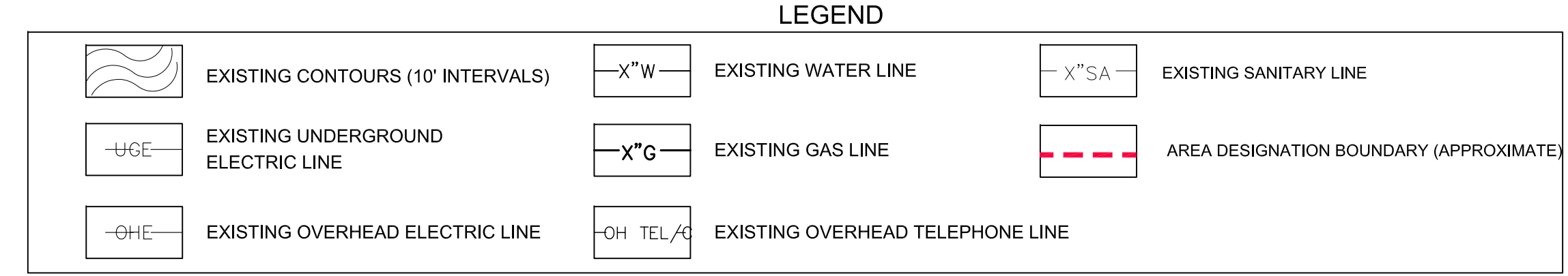
**OPEN SPACE TOTALS**

|   |                    |
|---|--------------------|
| TOTAL SITE ACREAGE                              | 169.2 ACRES (100%) |
| MINIMUM OPEN SPACE REQUIRED                     | 127 ACRES (75%)    |
| MAXIMUM DISTURBED LAND ALLOWED                  | 42.2 ACRES (25%)   |
| CURRENT OPEN SPACE PROVIDED                     | 113 ACRES (67%)    |
| PROPOSED OPEN SPACE PROVIDED                    | 138 ACRES (81.5%)  |
| AMOUNT OF LAND AVAILABLE FOR FUTURE DEVELOPMENT | 11.8 ACRES (7%)    |

- GENERAL NOTES:**
- THE PURPOSE OF THIS SP REVISION IS TO ADD TWO PARCELS TOTALING +/- 31.18 AC. TO THE OVERALL SP AND TO RELOCATE THE PROPOSED RURAL RESORT FROM THE PREVIOUSLY PROPOSED LOCATION NEAR THE MANSION TO THE NEWLY ADDED PARCELS.
  - USES WITHIN THIS SP SHALL BE LIMITED TO THE SPECIFIC USES AS DESCRIBED IN THE SP DOCUMENT.
  - ANY ADDITIONAL DEVELOPMENT NOT SHOWN ON THE COUNCIL APPROVED PLAN SHALL REQUIRE PLANNING COMMISSION AND/OR COUNCIL APPROVAL.
  - EXCESSIVE GRADING FOR THE WIDENING OF THE PRIVATE DRIVE SHALL NOT BE PERMITTED. IF THE FINAL SITE PLAN CALLS FOR GRADING THAT INCLUDES RETAINING WALLS OVER FIVE FEET IN HEIGHT AND/OR IT IS DETERMINED THAT THE GRADING WILL DESTROY THE EXISTING CHARACTER OF THE DRIVE, THEN IT SHALL REQUIRE COMMISSION AND/OR COUNCIL APPROVAL.
  - ALL PUBLIC WORKS REQUIREMENTS RELATED TO ACCESS, TRAFFIC, AND SPECIAL EVENT TRAFFIC MANAGEMENT, REPORTING AND NUMBER OF PARKING SPACES SHALL BE MET WITH ALL FUTURE DEVELOPMENT.
  - 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.
  - LOCATIONS OF TRASH DUMPSTERS AND LOADING DOCKS WILL BE PROVIDED AT FINAL SITE PLAN.
  - A 20' UNOBSTRUCTED AREA FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT SHALL BE MAINTAINED ALONG ALL PRIVATE DRIVES.
  - CROSS-SECTIONS, GRADES & CROSS-SLOPES, VERTICAL DESIGN, SPEED, HORIZONTAL RADIUS, AND TANGENTS BETWEEN REVERSE CURVES FOR ALL PROPOSED DRIVES SHALL BE PROVIDED AT FINAL SITE PLAN.
  - ADEQUATE INTERSECTION AND STOPPING SITE DISTANCE SHALL BE PROVIDED AT ALL PROJECT DRIVES ONTO WHITES CREEK PIKE PER AASHTO STANDARDS FOR THE POSTED SPEED LIMIT.
  - ALL WATER QUALITY PONDS AND DEVICES WILL BE LOCATED AND CLEARLY IDENTIFIED AND LABELED ON THE FINAL SITE PLAN FOR EACH PHASE.
  - ALL PROPOSED METHODS FOR THE DISCHARGE OF ON-SITE STORM WATER, WILL BE LOCATED AND CLEARLY IDENTIFIED ON THE FINAL SITE PLAN FOR EACH PHASE.
  - THE SUBJECT PROPERTY IS REFERENCED ON FEMA FIRM #: 47037C0114F EFFECTIVE: APRIL 20, 2001. THIS MAP DEPICTS THAT A PORTION OF THE SITE LIES WITHIN A FLOODWAY (FW) AND FLOODWAY FRINGE (FF) BOUNDARY.
  - ALL LANDSCAPING SHALL MEET THE METRO ORDINANCE CHAPTER 17.24 LANDSCAPING, BUFFERING AND TREE REPLACEMENT.
  - METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
  - THE TOTAL NUMBER OF PARKING SPACES PROVIDED AS WELL AS A TOTAL BREAKDOWN FOR EACH INDIVIDUAL BUILDING USE WILL BE PROVIDED AT FINAL SITE PLAN.
  - FINAL BUILDING LOCATIONS, SQUARE FOOTAGE, NUMBER OF STORIES, HEIGHT, AND SETBACKS WILL BE PROVIDED AT FINAL SITE PLAN.
  - FOR ANY DEVELOPMENT STANDARDS, REGULATIONS, AND REQUIREMENTS NOT SPECIFICALLY SHOWN ON THE SP PLAN AND/OR INCLUDED AS A CONDITION OF COMMISSION 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.
  - THERE ARE NO HISTORICALLY REGISTERED BUILDINGS ON SITE.
  - THERE ARE NO CEMETERIES ON SITE.
  - ALL ASSOCIATED PARKING LOTS, DRIVES, AND DRIVEWAYS ARE PRIVATE.
  - ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78.840 & APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
  - THE BUFFER ALONG WATERWAYS, WITH THE EXCEPTION OF METRO PARKS GREENWAYS, WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL - VOLUME 1 - REGULATIONS.
  - DRIVEWAY CULVERTS SHALL BE SIZED PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.)
  - ALL PROPOSED BUILDING ELEVATIONS SHALL BE SUBMITTED AT FINAL SITE PLAN & REVIEWED & APPROVED BY PLANNING STAFF.
  - ANY NEW BUILDINGS TO BE LOCATED ON SLOPES BETWEEN 20 AND 25 PERCENT SHALL BE REVIEWED AND APPROVED BY PLANNING STAFF USING THE PROCESS FOR ANY BUILDINGS PROPOSED FOR CRITICAL LOTS AS DEFINED IN THE SUBDIVISION REGULATIONS.
  - THE LOCATION, SIZE AND DESIGN OF THE STABLE BUILDING SHALL BE REVIEWED AND APPROVED BY PLANNING STAFF.
  - PARKING LOCATED ON THE EAST SIDE OF WHITES CREEK SHALL BE USED FOR OVERFLOW PARKING ONLY.
  - THE APPLICANT SHALL AGREE TO MAINTAIN A MINIMUM OF 75% OF THE OVERALL SITE AREA, OR 127 ACRES, AS OPEN SPACE. THE OPEN SPACE SHALL BE MADE AVAILABLE TO THE PUBLIC THROUGH AN ALL ACCESS PUBLIC EASEMENT WITH LIMITATIONS DURING THE USE OF THE SEASONAL EVENT VENUE.
  - SOLID WASTE AND RECYCLING SERVICES WILL BE PROVIDED BY A PRIVATE COMPANY.
  - TOTAL DISTURBED LAND AREA FOR DEVELOPMENT ON SITE SHALL NOT EXCEED 42.2 ACRES OR 25% OF THE OVERALL SITE AREA.

**STORMWATER PRELIMINARY NOTE:**

DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL/COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF APPLICATION.



**PROJECT TITLE**

**THE MANSION AT FONTANEL  
SP PRELIMINARY DEVELOPMENT PLAN  
CASE # 2009SP-022-011  
NASHVILLE, TN**

**CLIENT**

**FONTANEL  
PROPERTIES, LLC**

**PROJECT NO.** 15143  
**Date** 01/28/16

**Revisions**

|   |   |
|---|---|
| 1 | REVISION FROM PREVIOUSLY APPROVED SP - 07/03/14 |
| 2 | REVISED PER METRO COMMENTS - 02/16/16           |

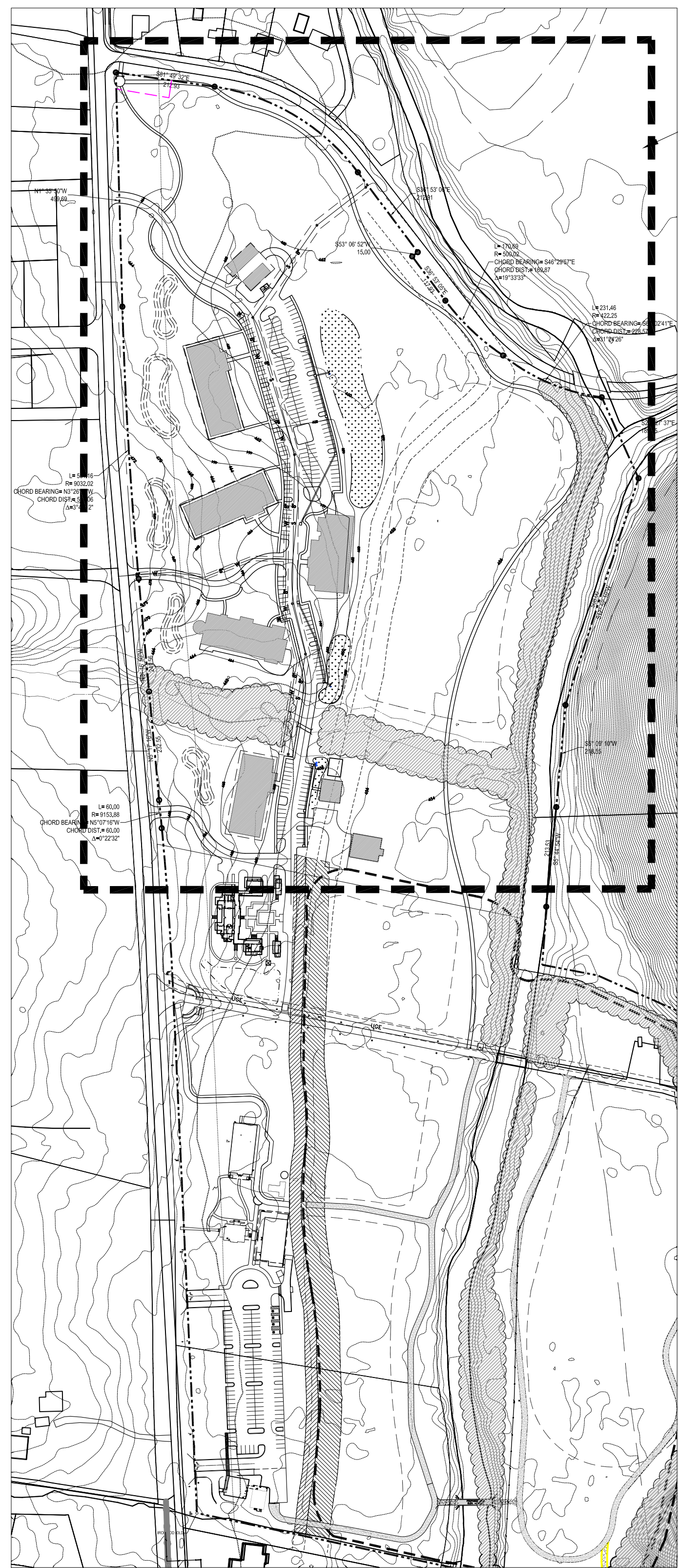
**SP. REGULATING  
PLAN AMENDMENT**

Sheet Number

**R-1.00**

**APPLICANT**  
EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN  
JOHN HAAS  
210 TWELFTH AVENUE SOUTH SUITE 202  
NASHVILLE, TN. 37203  
PHONE: 615-250-8154  
FAX: 615-250-8155  
CONTACT: JOHN HAAS

**DEVELOPER**  
FONTANEL PROPERTIES, LLC  
305 HARBOR DRIVE  
OLD HICKORY, TN 37178  
(615)-256-8282  
CONTACT: ROBERT EKMAN



ENLARGEMENT 'A'

SITE REFERENCE PLAN  
NTS



ENLARGEMENT 'A' - RURAL RESORT/SP EXPANSION AREA



210 Twelfth Avenue South  
Suite 202  
Nashville, Tennessee 37203  
P 615-250-8154  
F 615-250-8155

CONSULTANTS



SEAL

PROJECT TITLE

**THE MANSION AT FONTANEL  
SP PRELIMINARY DEVELOPMENT PLAN  
CASE # 2009SP-022-011  
NASHVILLE, TN**

CLIENT

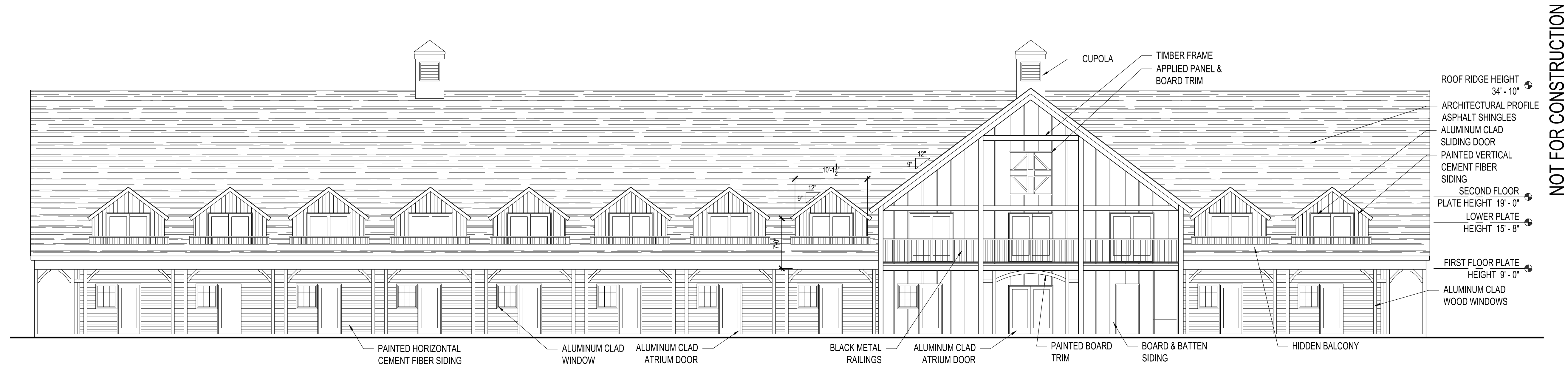
**FONTANEL  
PROPERTIES, LLC**

PROJECT NO. 15143  
Date 01/28/16  
Revisions  
REVISED PER  
METRO COMMENTS - 02/16/16

Sheet Title

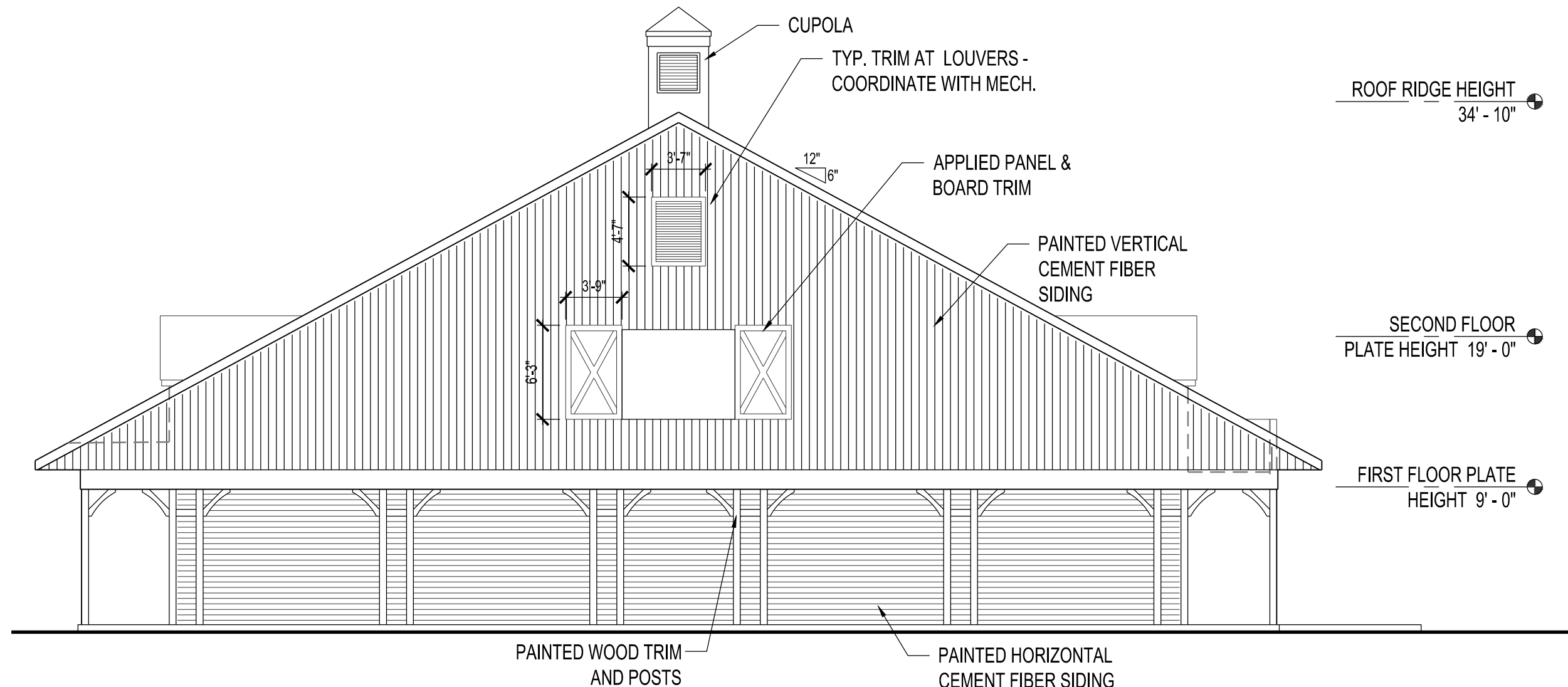
**SP REGULATING  
PLAN ENLARGEMENTS**  
Sheet Number

**R-1.01**

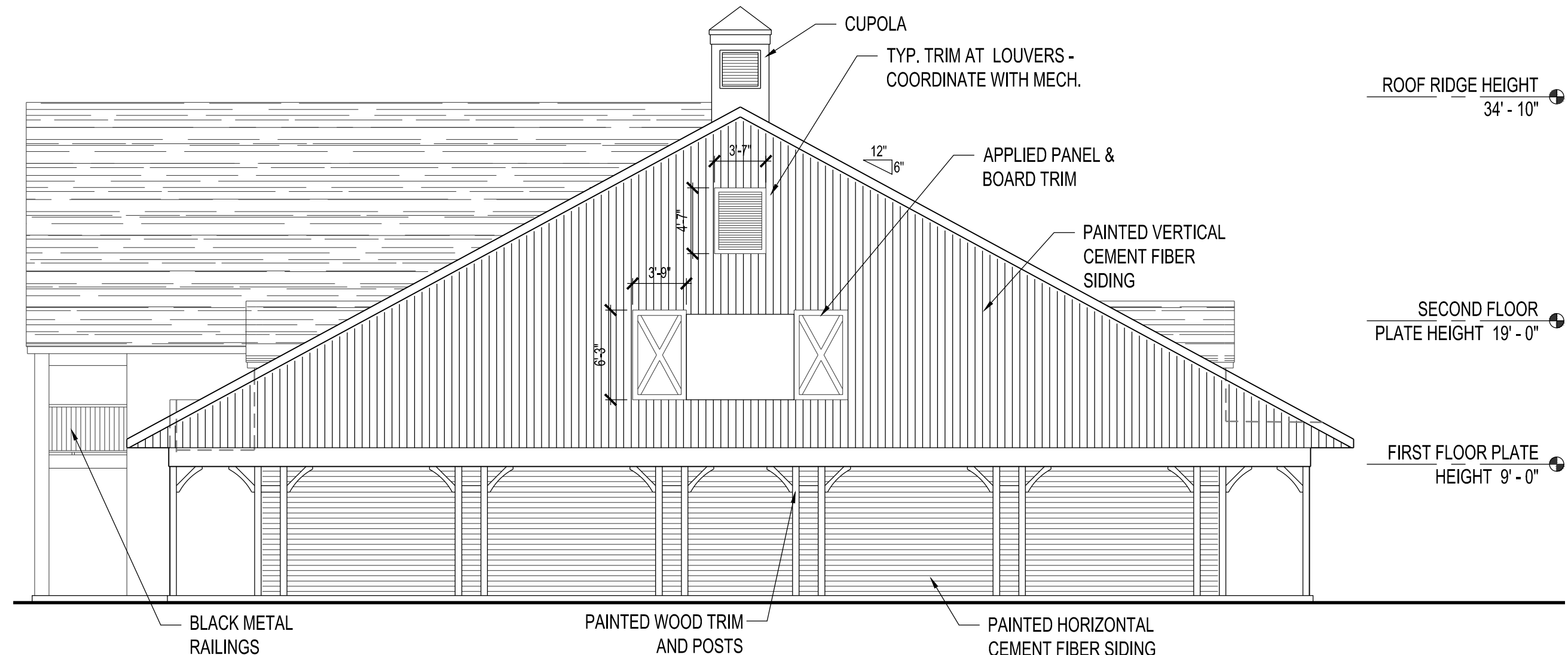


NOT FOR CONSTRUCTION

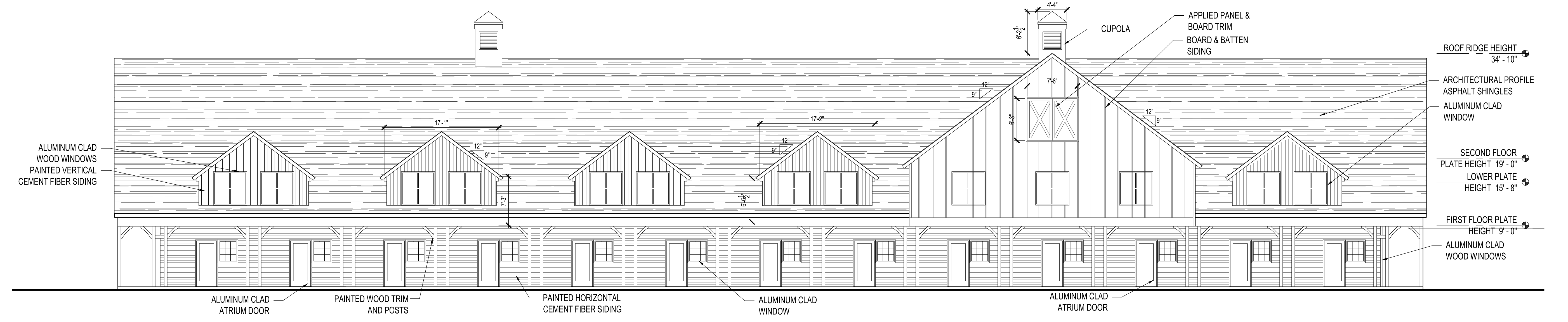
**1 BUILDING 2 - GUESTROOM - FRONT ELEVATION**  
 SCALE: 1/8"=1'-0"



**2 BUILDING 2 - GUESTROOM - LEFT SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**3 BUILDING 2 - GUESTROOM - RIGHT SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**4 BUILDING 2 - GUESTROOM - REAR ELEVATION**  
 SCALE: 1/8"=1'-0"

CONSULTANTS

SEAL

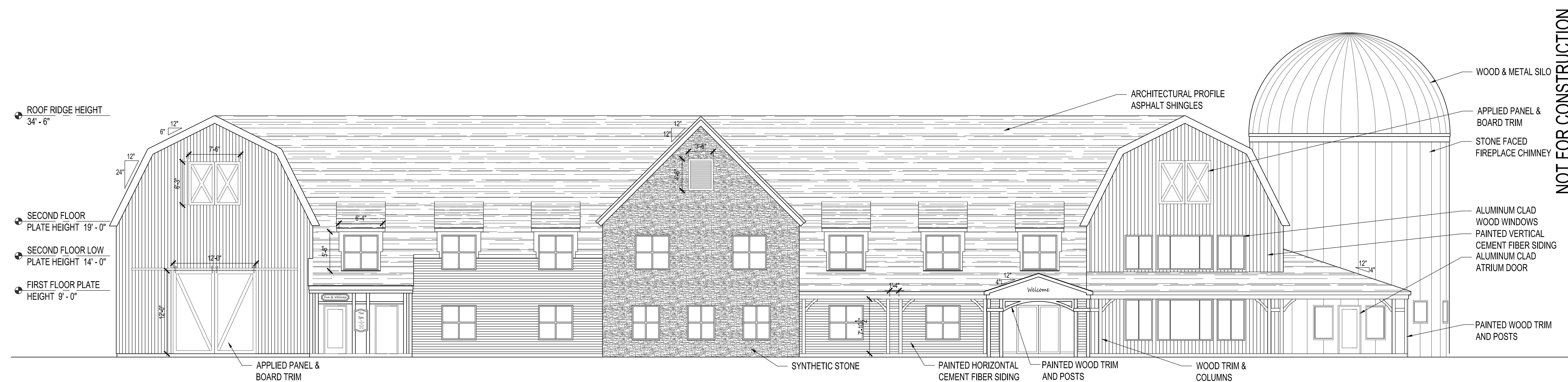
PROJECT TITLE  
**THE MANSION AT FONTANEL**  
**SP PRELIMINARY DEVELOPMENT PLAN**  
**CASE # 2009SP-022-011**  
**NASHVILLE, TN**

CLIENT  
**FONTANEL**  
**PROPERTIES, LLC**

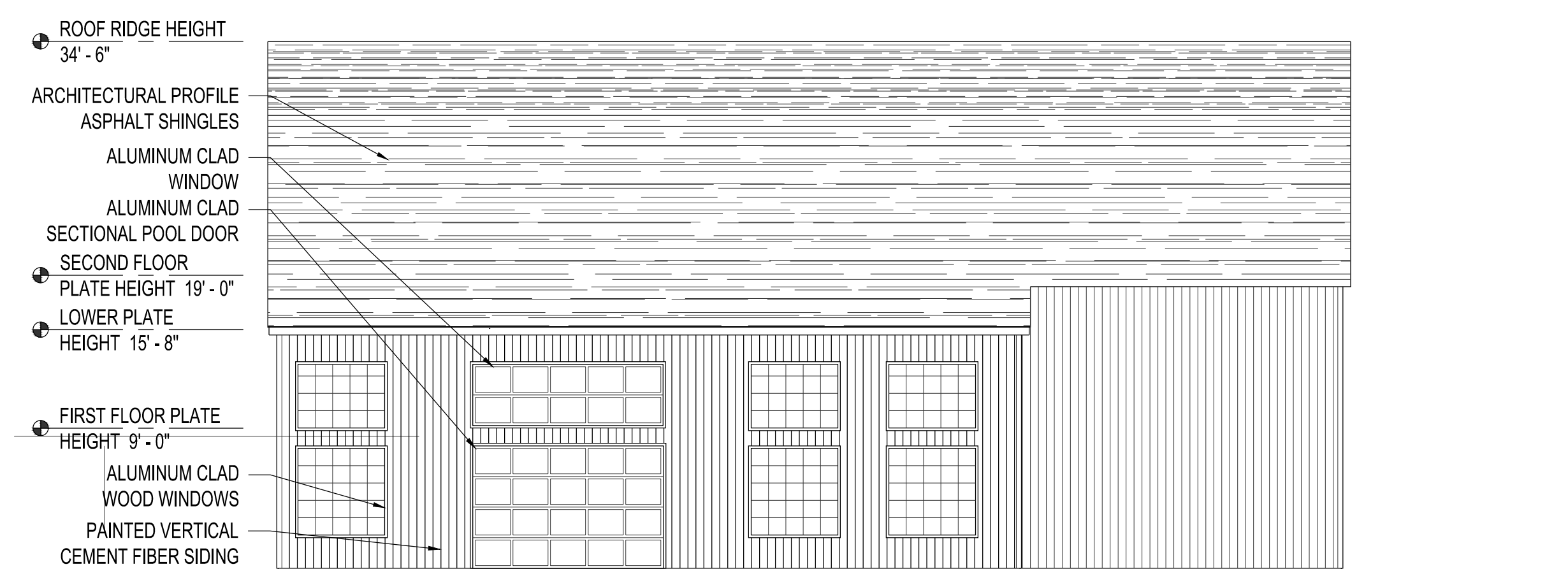
PROJECT NO. 15143  
 Date 01/28/16  
 Revisions

Sheet Title  
**TYPICAL LODGE BUILDING**  
**ARCHITECTURAL**  
**ELEVATIONS**  
 Sheet Number

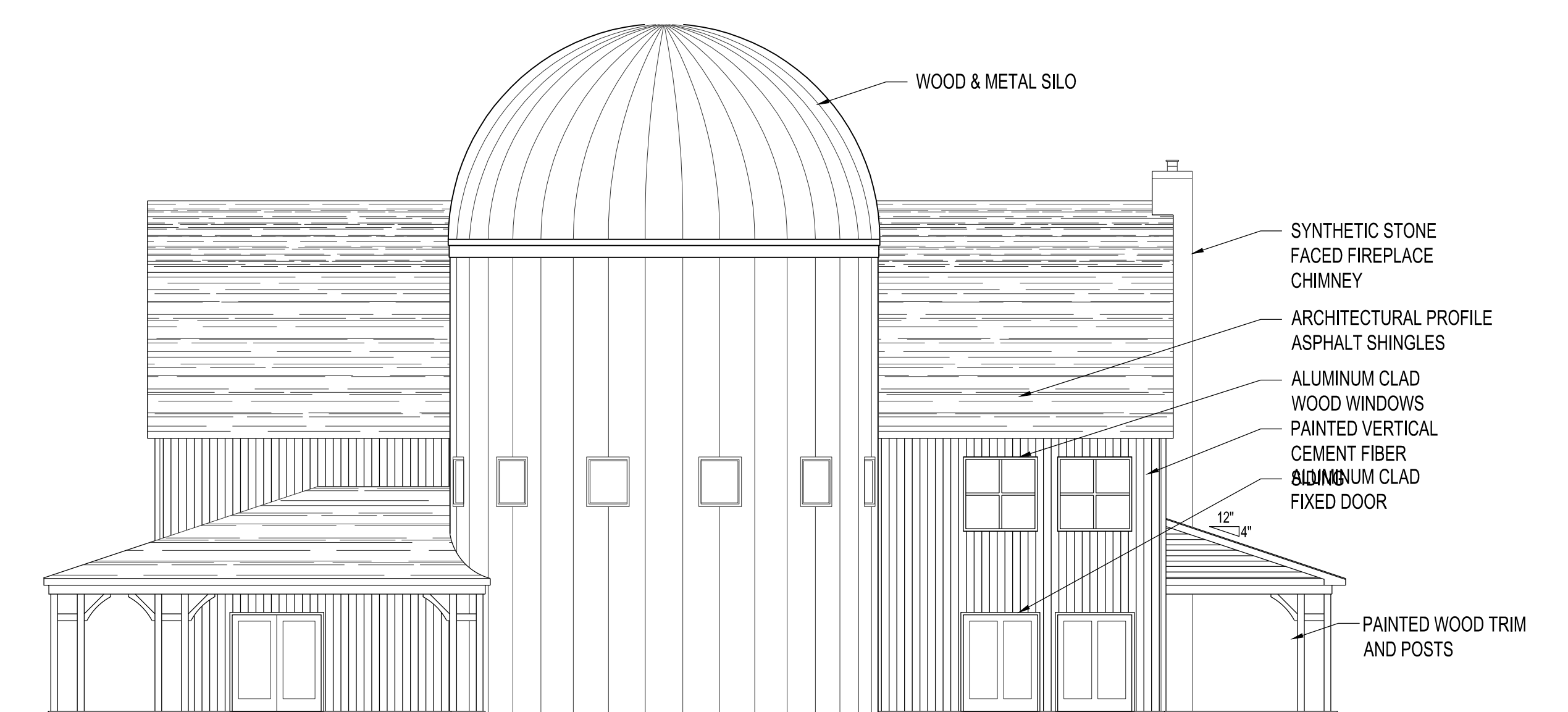




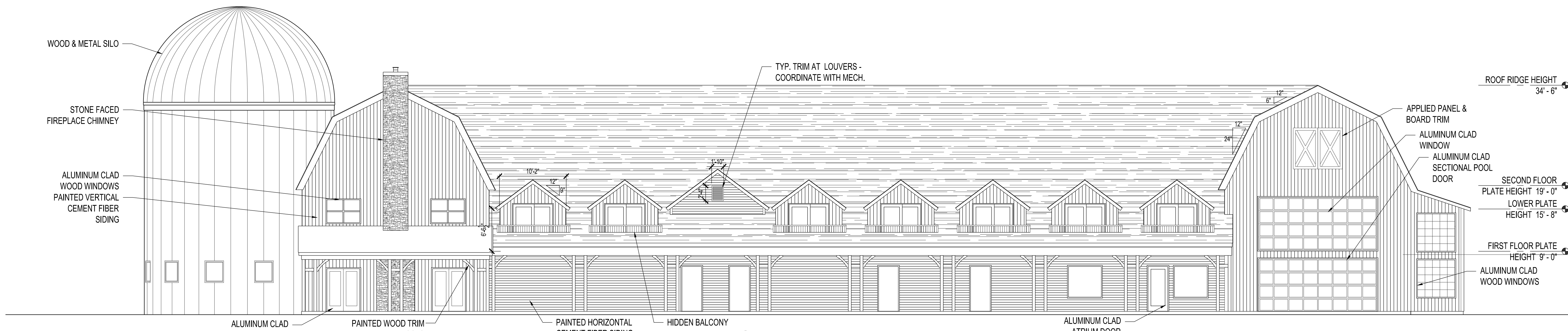
**1 BUILDING 1 - LOBBY - FRONT ELEVATION**  
 SCALE: 1/8"=1'-0"



**2 BUILDING 1 - LOBBY - LEFT SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**3 BUILDING 1 - LOBBY - RIGHT SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**4 BUILDING 1 - LOBBY - REAR ELEVATION**  
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

CONSULTANTS

SEAL

PROJECT TITLE  
**THE MANSION AT FONTANEL**  
 SP PRELIMINARY DEVELOPMENT PLAN  
 CASE # 2009SP-022-011  
 NASHVILLE, TN

CLIENT  
**FONTANEL PROPERTIES, LLC**

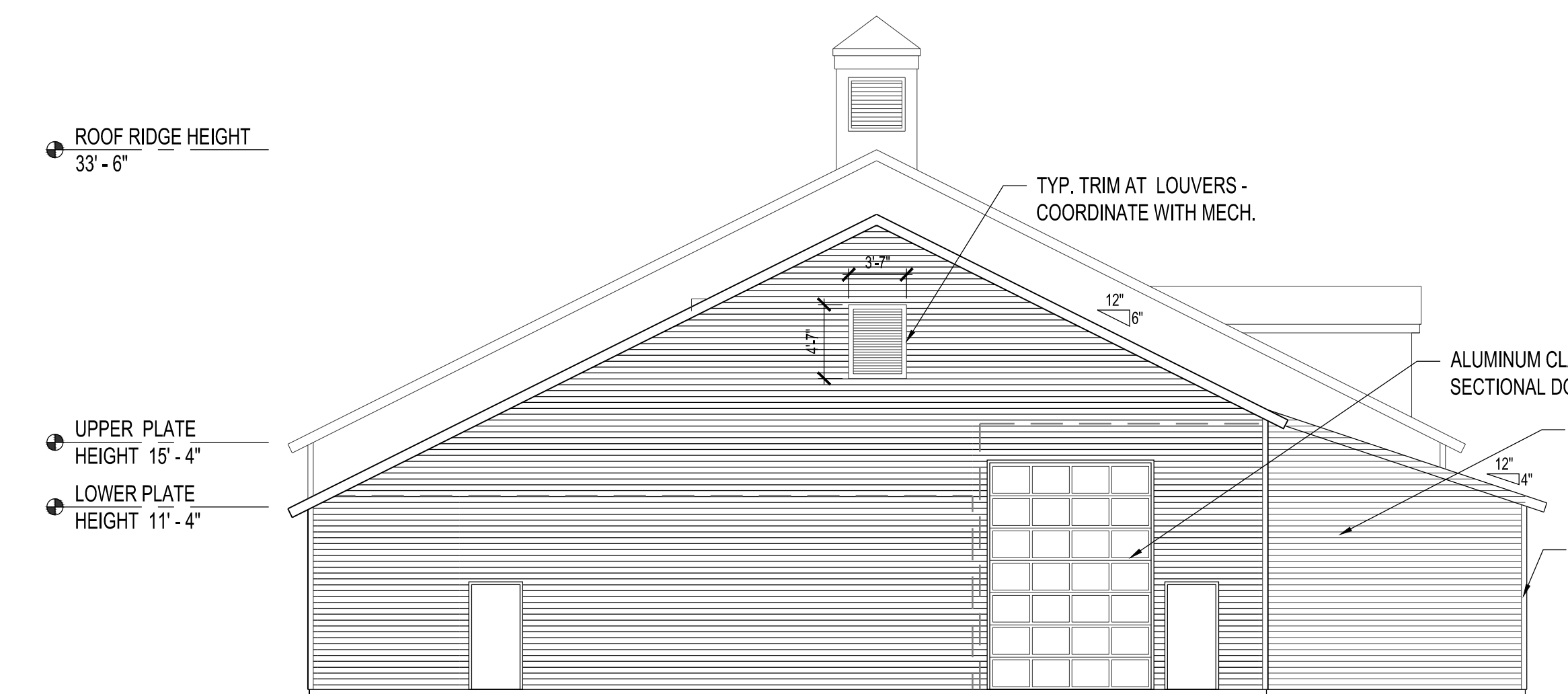
PROJECT NO. 15143  
 Date 01/28/16  
 Revisions

Sheet Title  
**LOBBY BUILDING ARCHITECTURAL ELEVATIONS**  
 Sheet Number

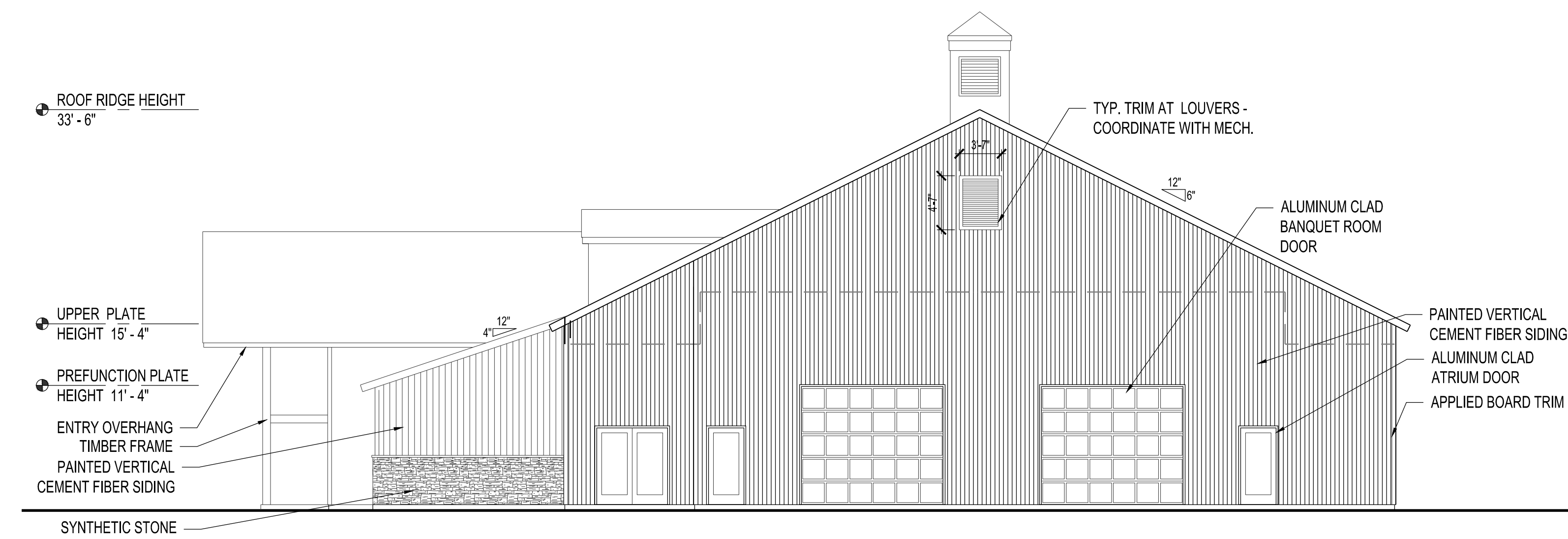




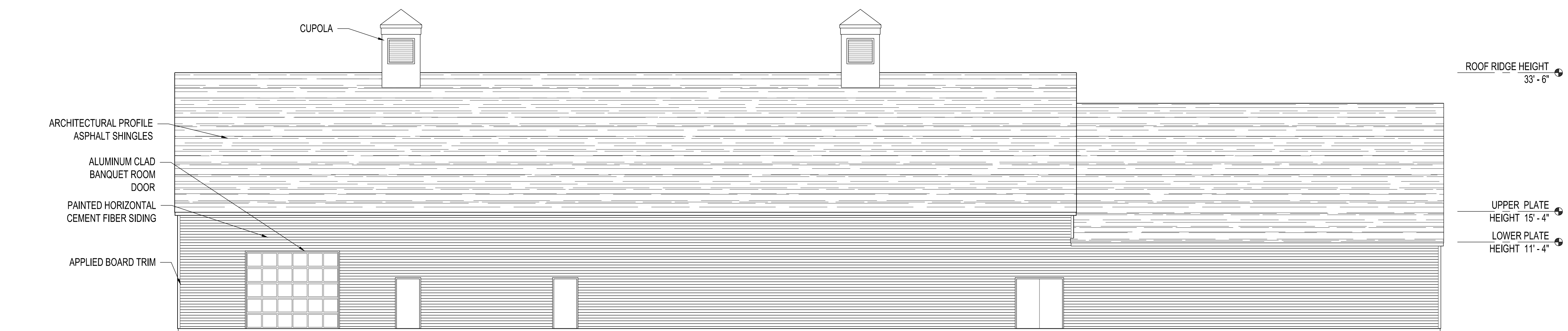
**1 BUILDING 5 - EVENT CENTER - FRONT ELEVATION**  
 SCALE: 1/8"=1'-0"



**2 BUILDING 5 - EVENT CENTER - LEFT SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**3 BUILDING 5 - EVENT CENTER - RIGHT SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**4 BUILDING 5 - EVENT CENTER - REAR ELEVATION**  
 SCALE: 1/8"=1'-0"

NOT FOR CONSTRUCTION

CONSULTANTS

SEAL

PROJECT TITLE  
**THE MANSION AT FONTANEL**  
**SP PRELIMINARY DEVELOPMENT PLAN**  
**CASE # 2009SP-022-011**  
**NASHVILLE, TN**

CLIENT  
**FONTANEL**  
**PROPERTIES, LLC**

PROJECT NO. 15143  
 Date 01/28/16  
 Revisions

Sheet Title

MEETING FACILITY  
 ARCHITECTURAL  
 ELEVATIONS

Sheet Number

A1.02



CONSULTANTS

SEAL

PROJECT TITLE  
**THE MANSION AT FONTANEL  
 SP PRELIMINARY DEVELOPMENT PLAN**  
 CASE # 2009SP-022-011  
 NASHVILLE, TN

CLIENT  
**FONTANEL  
 PROPERTIES, LLC**

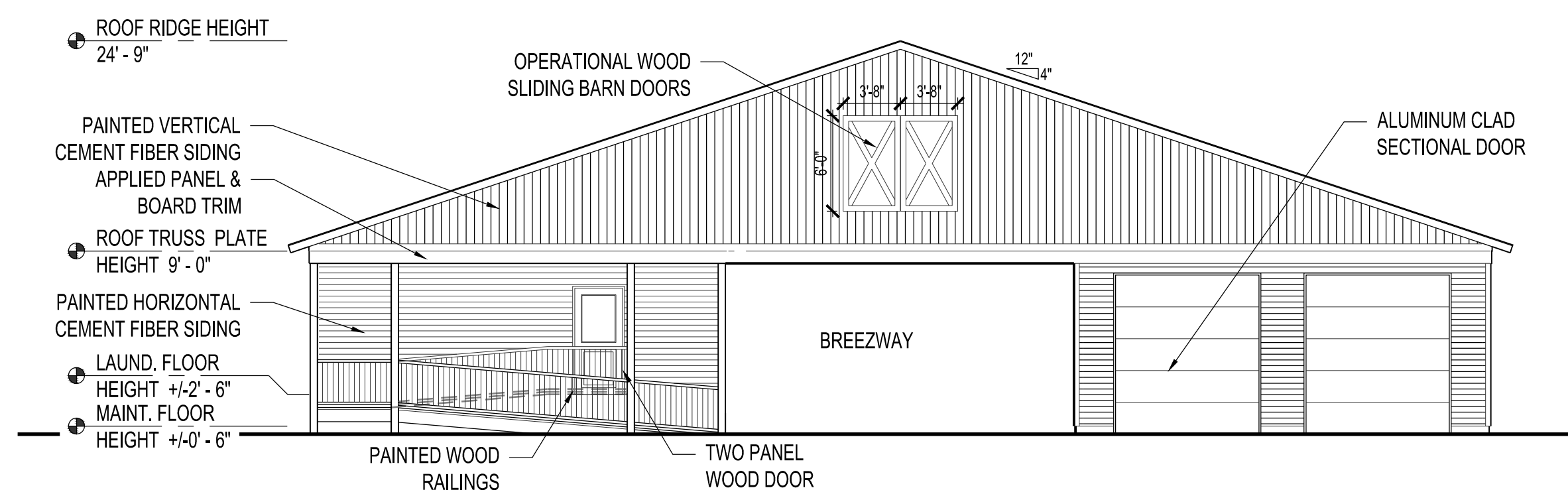
PROJECT NO. 15143  
 Date 01/28/16  
 Revisions

Sheet Title

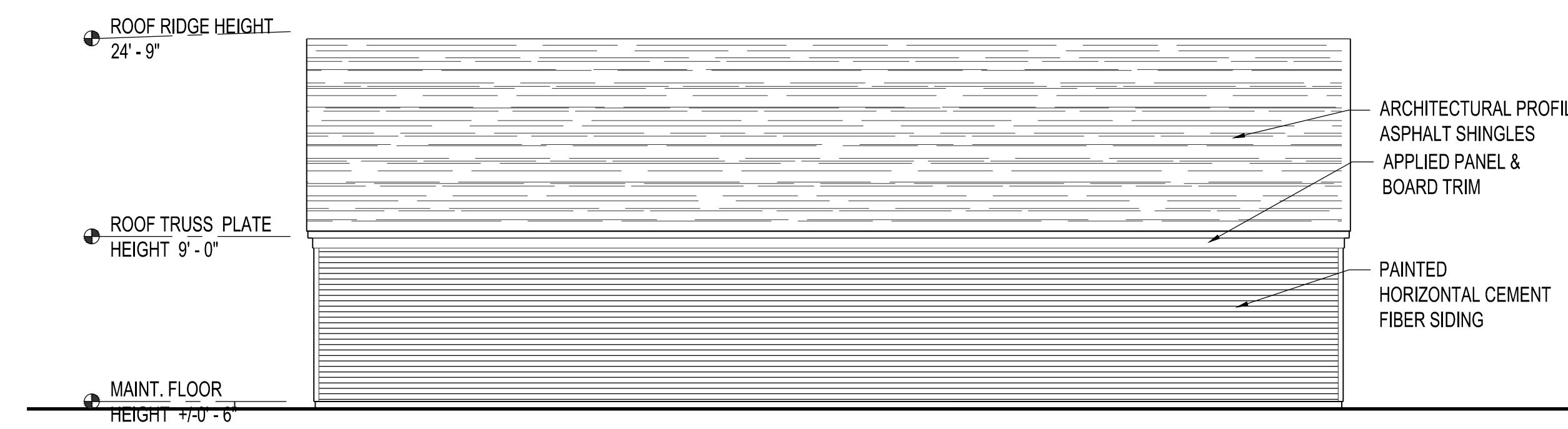
**SERVICE BUILDING  
 ARCHITECTURAL  
 ELEVATIONS**

Sheet Number

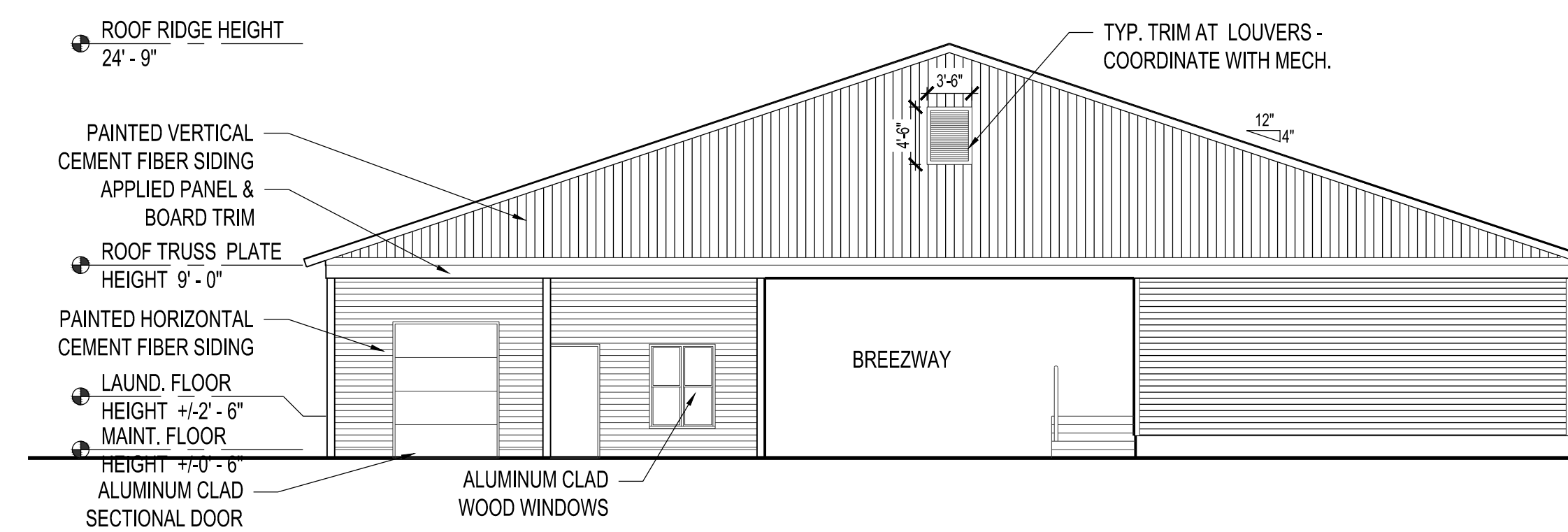
A1.03



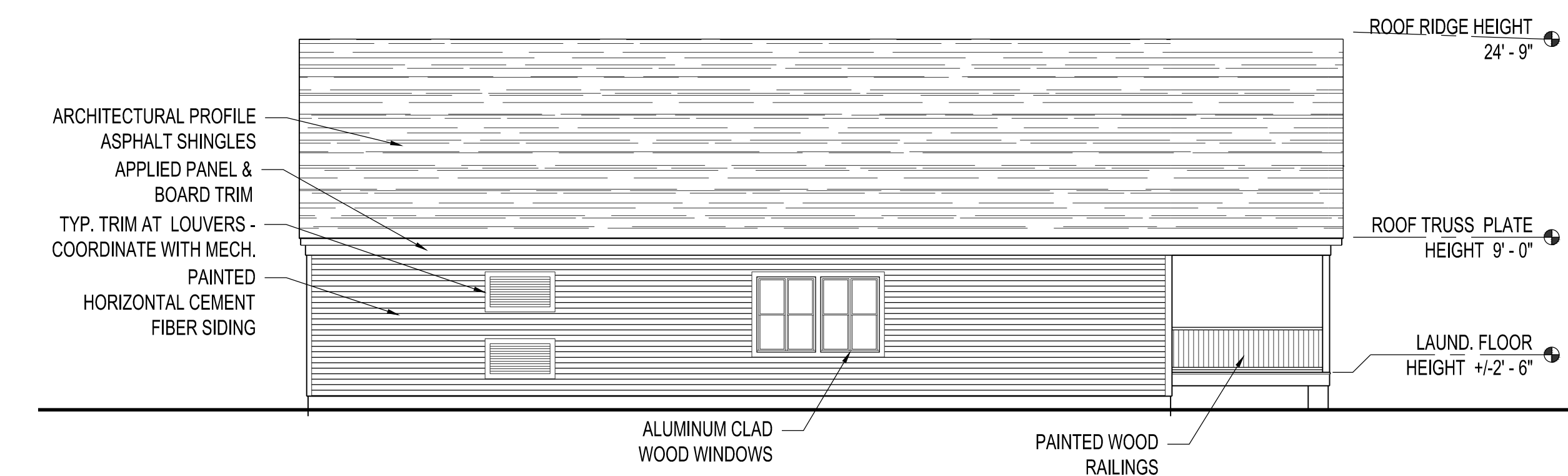
**1 BUILDING 6 - SERVICES BUILDING - FRONT ELEVATION**  
 SCALE: 1/8"=1'-0"



**2 BUILDING 6 - SERVICES BUILDING - RIGHT SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"



**3 BUILDING 6 - SERVICES BUILDING - REAR ELEVATION**  
 SCALE: 1/8"=1'-0"



**4 BUILDING 6 - SERVICES BUILDING - LEFT SIDE ELEVATION**  
 SCALE: 1/8"=1'-0"

# THE MANSION AT FONTANEL SP PRELIMINARY DEVELOPMENT PLAN

2009SP-022-007 - preliminary sp amendment (phase v)

2009SP-022-008 - preliminary sp amendment

2009SP-022-011 - preliminary sp amendment

## NASHVILLE, TENNESSEE

### Supplemental Information Booklet

July 3rd, 2014

Rev: January 28th, 2016

Rev: February 16th, 2016



Indicates revisions to the previously  
approved SP (07/03/14)



# CONTACTS

## **DEVELOPER:**

Fontanel Properties, LLC  
305 Harbor Dr.  
Old Hickory, TN 37178  
615.256.8282  
Contact: Marc Oswald

## **PLANNER/LANDSCAPE ARCHITECT:**

# EDGE

EDGE Planning, Landscape Architecture and Urban Design  
210 12th Avenue South  
Suite 202  
Nashville, Tennessee 37203  
615.250.8154  
Contact: John Haas

# TABLE OF CONTENTS

|                                      |    |
|--------------------------------------|----|
| INTRODUCTION .....                   | 5  |
| EXISTING CONDITIONS .....            | 6  |
| EXISTING SITE PHOTOS .....           | 8  |
| PROPOSED PLAN .....                  | 11 |
| SECTION I .....                      | 12 |
| SECTION II .....                     | 14 |
| SECTION III .....                    | 18 |
| SECTION IV .....                     | 20 |
| SECTION V .....                      | 22 |
| APPENDIX A - LAND USE GLOSSARY ..... | 24 |



# INTRODUCTION

## SP Purpose

The purpose of this SP amendment is to add two parcels totaling +/- 31.18 Acres to the overall SP and to relocate the proposed Rural Resort from the previously proposed location near the mansion to the newly added parcels.

## Development Summary

The applicant intends to transform the existing Mansion and the surrounding subject property into a low impact development through several phases of improvements. Section I utilizes the Mansion as a special events center that holds weddings, corporate events or social gatherings.

Section II of the development includes home tours of the mansion and a newly constructed artisan distillery and micro-brewery as a daily tourist attraction. A small shuttle bus will transport visitors to the mansion for self-guided tours.

Section II also includes a seasonal entertainment performance venue for outdoor performances in the warm weather months. Permanent improvements will be limited to a platform stage with overhead cover and minimal lighting with no permanent seating provided.

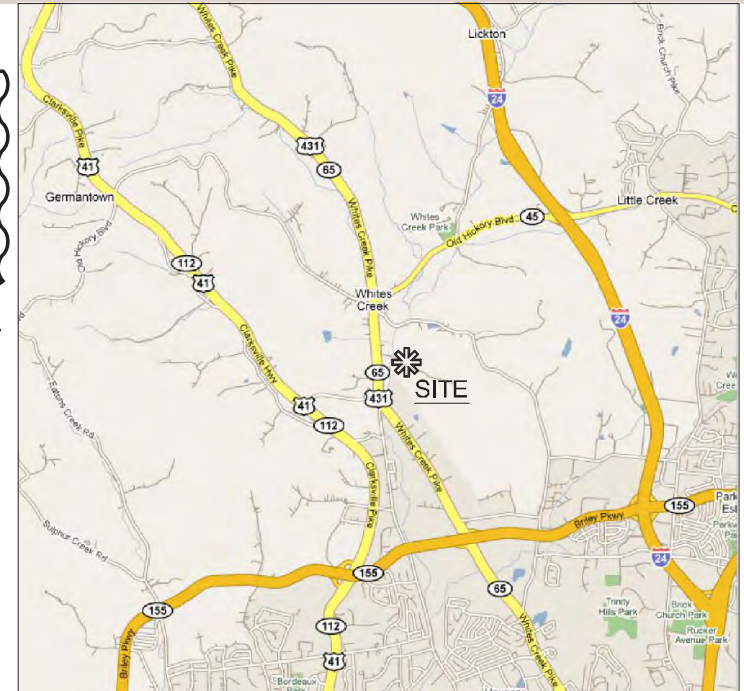
Section III will include the addition of a memorabilia museum located near the visitor center.

Section IV will include the construction of a single family residence near Whites Creek Pike. The home will serve as a 'Bed and Breakfast Inn'.

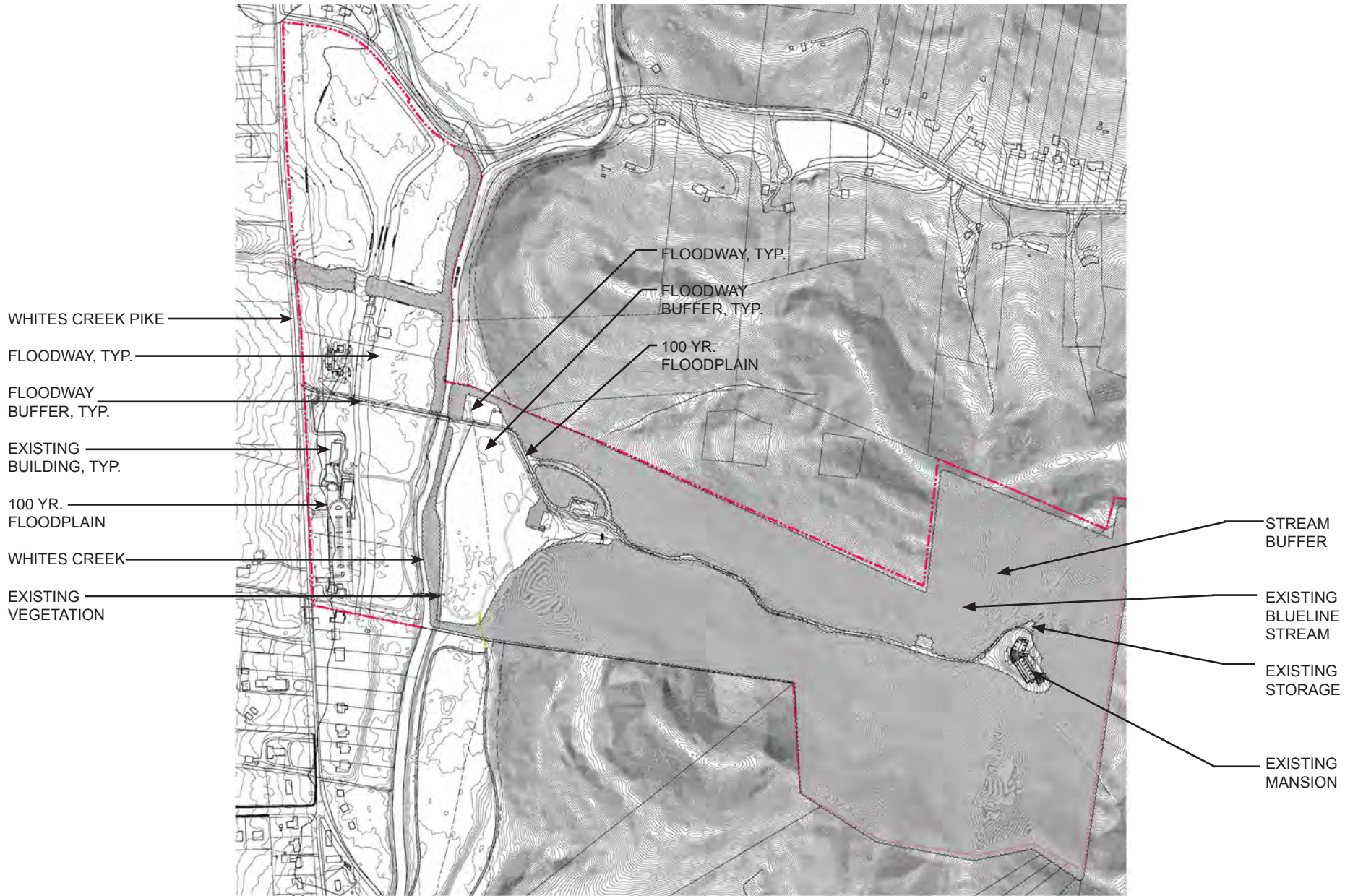
Section V will include the construction of a 'Rural Resort' in the flat fields along Whites Creek Pike, between the existing 'Bed and Breakfast Inn' and Knight Rd.

The following pages of this document describe in greater detail the uses and development details for each phase of development.

1



# Existing Conditions



# Existing conditions



## LEGEND

- Existing Contours (2' Intervals)
- UG— Existing Underground Electric
- OHE— Existing Overhead Electric
- Existing OHE Pole
- X\*W— Existing Water
- X\*G— Existing Gas
- OH TEL— Existing Overhead Telephone
- X\*SA— Existing Sanitary
- Existing Tree Mass
- 15 - 20% Slopes
- 20 - 25% Slopes
- >25% Slopes

# EXISTING SITE PHOTOS



4. EXISTING HOME



5. EXISTING HOME



6. EXISTING LOG HOME



1. ENTRANCE TO THE FONTANEL MANSION



2. VIEW ALONG WHITES CREEK PIKE



3. EXISTING HOME & DAIRY BARN



7. FONTANEL MANSION ENTRANCE ROAD

# EXISTING SITE PHOTOS



8. WHITES CREEK



12. VIEW INTO CLEARING



16. EXISTING MANSION



20. MAIN ENTRANCE INTO MANSION



9. WHITES CREEK FROM BRIDGE



13. VIEW INTO CLEARING



17. EXISTING HELISTOP



21. MAIN ENTRANCE AND TURN-AROUND



10. BRIDGE ALONG ENTRANCE DRIVE



14. VIEW ALONG PRIVATE ENTRANCE ROAD



18. RETAINING WALL ALONG REAR OF DRIVE



22. EXISTING STORAGE SHED



11. EXISTING TOUR BUS STORAGE/PARKING



15. VIEW ALONG PRIVATE ENTRANCE ROAD



19. DRIVE TURN-AROUND





THE MANSION AT FONTANEL

# PROPOSED PLAN





THIS PAGE INTENTIONALLY LEFT BLANK

# IMAGES/NARRATIVE - SECTION I - SPECIAL EVENT CENTER



EXISTING MANSION



EXISTING HELICOPTER PAD

## NARRATIVE

Section I utilizes the existing Mansion to host Special Events such as weddings, corporate meetings and various other social gatherings.

Special Event patrons park at a designated parking area, along Whites Creek Pike, towards the front of the property. To access the Mansion, visitors board a shuttle that escorts them to the Mansion grounds.



REAR RETAINING WALL



REAR RETAINING WALL/TURN-AROUND



REAR ENTRANCE TO MANSION



REAR ENTRANCE/TURN-AROUND



SPECIAL EVENT PARKING - PHASE I (EXAMPLE)

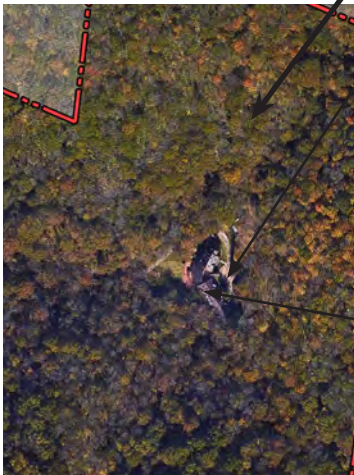


APPROXIMATE LOCATION OF PARKING

# ENLARGEMENTS - Section II



SITE LOCATION MAP



MANSION

VISITOR  
DROP OFF

EXISTING  
MANSION

VISITOR  
DROP-OFF &  
ADA PARKING



VISITORS CENTER/DISTILLERY

VISITORS  
CENTER/  
SHUTTLE STOP

RESTAURANT

WATER QUALITY/  
DETENTION AREA

DAILY PARKING AREA

ARTISAN DISTILLERY



# Images/Narrative - mansion tours and restaurant



VIEW OF PROPOSED RESTAURANT AND SHUTTLE STOP



VIEW OF PRIVATE ROAD



VIEW OF RESTAURANT



VIEW OF EXISTING MANSION



VIEW OF SHUTTLE STOP/TICKET SALES/GIFT SHOP



VIEW OF MANSION ENTRANCE AND SHUTTLE DROP OFF



SHUTTLE BUS (EXAMPLE)



VIEW OF VISITORS EXIT

## NARRATIVE

The existing Mansion is available for daily tours. Two of the existing structures along Whites Creek Pike will function as a Full-Service Restaurant and Shuttle Stop/Ticket Sales/Gift Shop. A proposed structure (located near the restaurant and shuttle stop) will house an Artisan Distillery and Micro-Brewery.

The existing Mansion is available for home tours by the general public for a fee. Limited interior and exterior improvements will be completed to provide conformance to ADA (American Disability Act) Codes and Regulations. An ancillary restaurant and bar will be open within the Mansion to serve patrons on the Distillery/Home tour.

As another feature of the tour, various tour buses will be displayed on site at the existing tour bus pad and will be open for patrons to tour.

The Full-Service Restaurant and Shuttle Stop will be located within the existing single-family residence and adjacent dairy barn located along Whites Creek Pike. The existing craftsman-style home will be used for the Full Service Restaurant. Visitors may only access the Mansion through the use of the Shuttle Bus from the Shuttle Stop.

Patrons will also be permitted to tour the proposed Artisan Distillery and Microbrewery. The distillery will produce less than 60,000 gallons per year (total) of a variety of liquors. Beer and liquor, made on the premises, will be made available for sample at a designated Tasting Room within the distillery.

# Enlargements - Section II



# Images/Narrative - Distillery & seasonal performance venue



PAVILION ARCHITECTURAL INFLUENCES



SEASONAL PERFORMANCE ENTERTAINMENT VENUE ELEMENTS (EXAMPLE)

OVERFLOW PARKING (EXAMPLE)



DISTILLERY ARCHITECTURAL INFLUENCES



VIEW OF TOUR BUS DISPLAY AREA

EXISTING LOG HOME



# ENLARGEMENTS - Section III



SITE LOCATION MAP



MUSEUM/GALLERY

MUSEUM/GALLERY

# IMAGES/NARRATIVE - Studio Gallery

## NARRATIVE

Section III will construct a Museum for the purpose of displaying various items, including, but not limited to, automobiles, memorabilia, instruments, clothing, and other various promotional items.

The character of the proposed museum structure is rural in nature and gives the appearance of a typical accessory structure consistent with the Whites Creek Corridor.



MUSEUM ARCHITECTURAL INFLUENCES

# ENLARGEMENTS - Section IV



SITE LOCATION MAP



SINGLE FAMILY HOME /  
BED AND BREAKFAST  
INN

MAIN ENTRANCE  
DRIVE

SINGLE FAMILY HOME / BED AND BREAKFAST INN

# IMAGES/NARRATIVE - Bed and Breakfast Inn



## NARRATIVE

Section IV will construct a single family residence. The home may be used as a 'Bed and Breakfast Inn'.

The character of the proposed residence shall be rural in nature and have a similar design style and architectural details to older existing homes along the Whites Creek Corridor.



SINGLE FAMILY HOME ARCHITECTURAL INFLUENCES

# ENLARGEMENTS - Section V - Rural Resort



SITE LOCATION MAP



4' HT. LANDSCAPE BERM, TYP.

GUEST ROOM BUILDING

4' HT. LANDSCAPE BERM, TYP.

MAINTENANCE BUILDING

GUEST ROOM BUILDING

METRO GREENWAY

MEETING FACILITY BUILDING

'LOBBY' BUILDING

GUEST ROOM BUILDING

RURAL RESORT

1

# IMAGES/NARRATIVE - Rural Resort

\*PHASE V PERMITTED LAND USES (\*SEE APPENDIX A FOR LAND USE DEFINITIONS)  
 RURAL RESORT  
 SPECIAL EVENTS CENTER

1



ARCHITECTURAL INFLUENCES

## NARRATIVE

Section V will include a 'Rural Resort'. The purpose will be to provide a rural setting in which lodging and/or conference, meeting, and event facilities are provided for compensation.

A farmstead consisting of five new buildings will be constructed on the property between the existing Inn at Fontanel and Knight Rd. This will include several guest room buildings, a lobby/check in building, and a special events center building. Greenways and pedestrian paths will connect the resort to the larger Fontanel property, and allow guests to access all activities on site without driving their cars. Small electric shuttle carts will also serve the resort for transporting guests around the property.

The character of the proposed resort shall be rural in nature and have a similar design style and architectural details to agricultural buildings and farm houses typical to Middle Tennessee, and older existing structures along the Whites Creek Corridor.

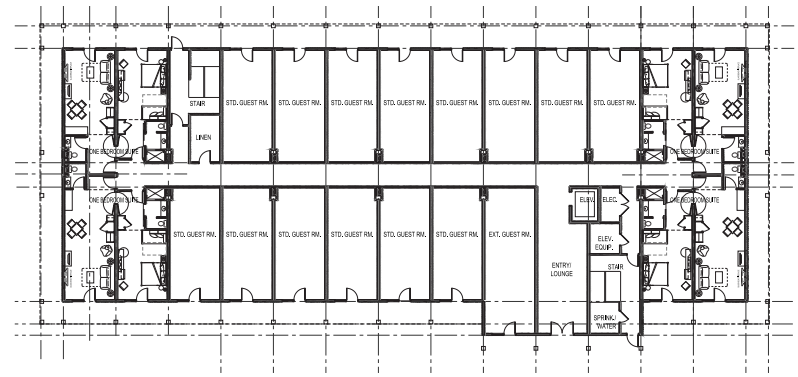


TYPICAL GUEST ROOM BUILDING - FRONT ELEVATION



LOBBY BUILDING - FRONT ELEVATION

CONCEPTUAL BUILDING ELEVATIONS



CONCEPTUAL GUEST ROOM BUILDING - FLOOR PLAN

## APPENDIX A - LAND USE GLOSSARY

“Ancillary Bar” means an establishment where alcoholic beverages are sold for on-site consumption as a subordinate use to the principal use of the structure. The ancillary bar use shall only be available to users of the principal structure and the seating area shall not exceed 20 percent of the total square footage of the principal use of the structure.

“Ancillary Bed and Breakfast Inn” means four through six furnished guest rooms for pay available to “special event center” guests only. Meals may be provided for overnight guests. The maximum stay for any overnight guest shall be three consecutive days.

“Ancillary Liquor Storage” means liquor storage facilities for materials produced on site prior to release for distribution within the facility that produced it.

“Ancillary Office/Storage” means Office and Storage facilities in support of the daily operations of the Mansion property.

“Ancillary Restaurant” means any room, space, or portion of the principal structure where food is sold for consumption on-site within a short period of time, where orders are made at a counter and payment for food is made prior to consumption. The ancillary restaurant shall only be made available to users of the principal structure and shall not exceed 10 percent of the square footage of the principal structure.

“Artisan Distillery” means and includes any place or premises wherein any liquors are manufactured for sale. The production limits of an artisan distillery shall be no more than 60,000 gallons per year.

“Automated Teller Machine” means a facility to provide banking and other electronic services that are operated by the customer.

“Bed and Breakfast Inn” means four through ten furnished guest rooms for pay. Associated detached buildings such as guesthouses, garages, and bunkhouses are included as part of the facility. Meals may be provided for overnight guests. The maximum stay for any overnight guest shall be fourteen (14) consecutive days.

“Community Related Events” means special non-ticketed, community related events, such as, but not limited to, fall fairs, farmer’s markets, school-related activities, arts and crafts sales, shall be permitted on the grounds. Parking for these community related events shall be accommodated west of Whites Creek. Any event proposed in the floodway or floodway buffer, shall require notification to the Stormwater Management Division.”

“Existing Single Family Residence” means a home/residence that existed on the property previous to the SP rezoning.

“Greenway (Easement Only)” means a linear park, alternative transportation route, or open space conservation area approved by the metro greenways commission that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in a greenway plan adopted by the commission.

“Helistop” means a helicopter landing area for boarding and discharging the occupants of the craft. Maintenance or fueling is not permitted.

“Inventory Stock” means the incidental storage of goods, chattels or products within the structure where sold at retail or wholesale.

“Liquor Sales” means the retail sale of alcoholic beverages as defined in Section 57-3-101 Tennessee Code Annotated to patrons or customers, in sealed packages, and not for consumption on the premises.

“Micro-Brewery” means a small brewery making specialty beer in limited quantities.

“Organic Garden” means an area of land less than five (5) acres intended for the raising of crops, including but not limited to soybeans, tobacco, orchard fruits, vegetables, and/or flowers for use on-site or for sale on-site.

## APPENDIX A - LAND USE GLOSSARY

“Personal Craft Instruction” means services for training individuals or groups in crafts related to the distilling and brewing of spirituous beverages.

“Private Park” means a large area of land preserved in its natural state and utilized by individuals or groups at the discretion of the owner(s).

“Private Tour Facility / Museum” means a privately held for-profit facility that procures, cares for, and displays objects of interest or value. Items for display may include but not be limited to automobiles, tour buses, memorabilia, instruments, clothing, and various promotional items.

“Restaurant - Full Service” means any building, room, space or portion thereof where food is sold for consumption on-site, customers are provided an individual menu, a restaurant employee serves the customers at the same table or counter at which items are consumed, or where seating turns over at a rate of thirty minutes or more. Alcoholic beverages shall be limited to beer and wine only.

“Rural Resort” means facilities owned and operated by a non-governmental entity for the purpose of providing a rural setting in which lodging, and/or conference, meeting, and event facilities are provided for compensation. The use may also include restaurant and/or banquet facilities and recreational amenities of a rural nature.

“Single Family Residence” means a private home/residence yet to be constructed.

“Satellite Dish” means a specialized antenna for the reception and/or transmission of broadcast signals to and from orbiting satellites.

“Seasonal Performance Entertainment Venue” means a commercial land use in which the principal activity is the provision of performance entertainment, including the sale of merchandise, food, drink, and alcohol, in an outside environment with permanent stage and stage shell without fixed seating, and associated temporary trailers and storage buildings. Events may take place between April 1st and November 30th. Events shall be limited to Friday, Saturday, or Sunday, except that three total weekday (Monday through Thursday) events may be held per calendar year. Any weekday event can only be held during the summer break as designated on the official Metro School Calendar. Events held Sunday through Thursday shall end by 10:30 p.m. Events held Friday and Saturday shall end by 11:00 p.m. The maximum number of events in one calendar year shall not exceed fourteen (14)\* No event shall last more than one day. Admissions to any one single-day event shall not exceed 4,500 persons. The decibel level output shall be limited to 96dB at the soundboard location for the stage.

“Special Events Center” means a structure and/or grounds that host events such as, but not limited to, weddings, corporate events or parties for pay.

“Specialty Retail” means an establishment engaged in the retail sale of items that pertain to the use of the lot’s principal structure as a gift shop. Items may include but not be limited to the sale of convenience items intended for visitors including a limited variety of food or beverages, commemorative liquor bottles, t-shirts, key-chains and general gift shop items.

“Stable” means any lot, building, structure or premises used for the boarding and/or raising of horses whether by owners of such horses or by persons providing facilities and care.

“Temporary Tents” means tent structures, or the like, for the purpose of housing temporary food and beverage vendors in support of the Seasonal Performance Entertainment Venue.

“Trail” means a mulch path made across varying terrain for the passage of people or animals.

\* - Local Symphony Exception - A local symphony shall be permitted to hold up to 4 events in any one month annually, and those events shall not be counted towards the 14 day maximum allowed.