

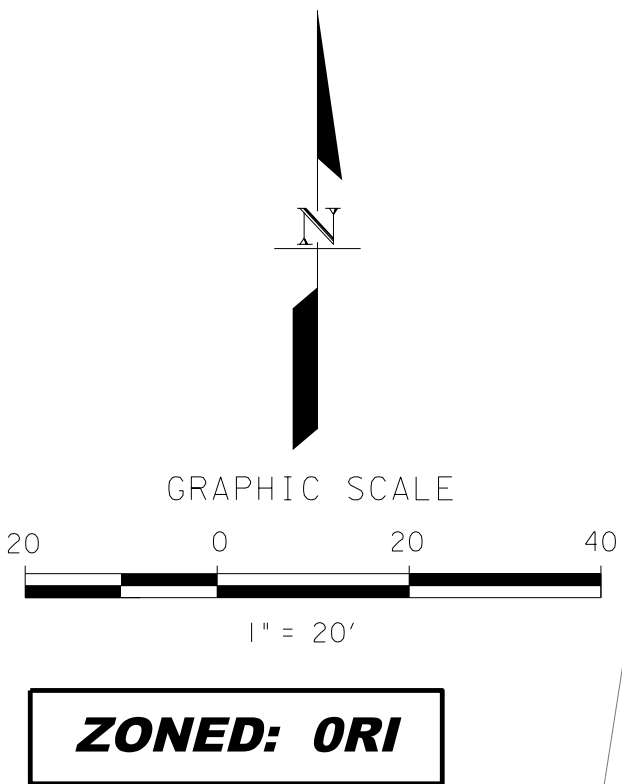
VICINITY MAP
NTS

OWNER
SAI RAM 009, LLC
570 FRANKLIN HEIGHTS DR
WINCHESTER TN. 37398

MAP 92-16
PARCEL 60

CURRENTLY ZONED: ORI

COUNCIL DISTRICT 19
COUNCILMAN:
FREDDIE O'CONNELL



ZONED: ORI

PURPOSE NOTE	THE PURPOSE OF THIS SUBMITTAL IS TO REZONE 0.53 ACRES TO ALLOW FOR A 180 ROOM HOTEL AND 6,270 SQUARE FOOT RESTAURANT
FALL BACK ZONING	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 MUI-A ZONING DISTRICT AS OF DATE OF THE APPLICABLE REQUEST OR APPLICATION. USES ARE LIMITED TO ALL USES THAT ARE PERMITTED UNDER THE MUI-A ZONING DISTRICT.
FAR	MAX ALLOWED: 7.0 OR 161,607 SF PROPOSED: 145,000 SF
ISR	MAX ALLOWED: 1.00
BUILD TO ZONE	0' TO 5' ALONG PUBLIC STREETS
MAX. OVERALL HEIGHT	138 FT BASED ON FFE OF 0.00 (SEE ARCH SHEET)
PARKING STRUCTURES	EXISTING - 137 EXISTING BELOW GRADE
BICYCLE PARKING REQUIREMENTS	PER ZONING CODE
PARKING	137 SPACES PROPOSED, PER APPROVED TRAFFIC STUDY

- FIRE MARSHAL NOTES:**
1. New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H. To see Table H go to: (<http://www.nashfire.org/pretableH51.htm>)
 2. Project Engineer needs to meet with the Fire Marshals office concerning this project.
 3. No part of any building shall be more than 500 ft from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec: 1568.020 B
 4. All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.6 feet.
 5. All dead end roads over 150 ft in length require a 100 ft diameter turnaround, this includes temporary turnarounds.
 6. Temporary T-type turnarounds that last no more than one year shall be approved by the Fire Marshal's Office.
 7. If more than three stories about grade, Class I standpipe system shall be installed.
 8. If more than one story below gradem Class I standpipe system shall be installed.
 9. When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards.
 10. A fire hydrant shall be provided within 100 ft of the department connection.
 11. Fire hydrants shall be in-service before any combustible material is brought on site.

ON-SITE PARKING:
ALL USES TO BE PARKED ON SITE PER METRO ZONING ORDINANCE PARKING TOTALS SHALL BE VERIFIED WITH FINAL DESIGN AND USE BEFORE ANY PERMITS ARE ISSUES

FEMA NOTE:
NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0218 F", (NOT PRINTED) DATED: APRIL 20, 2001.

METRO WATER SERVICES NOTE:

1. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
2. METRO WATER SERVICE SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.

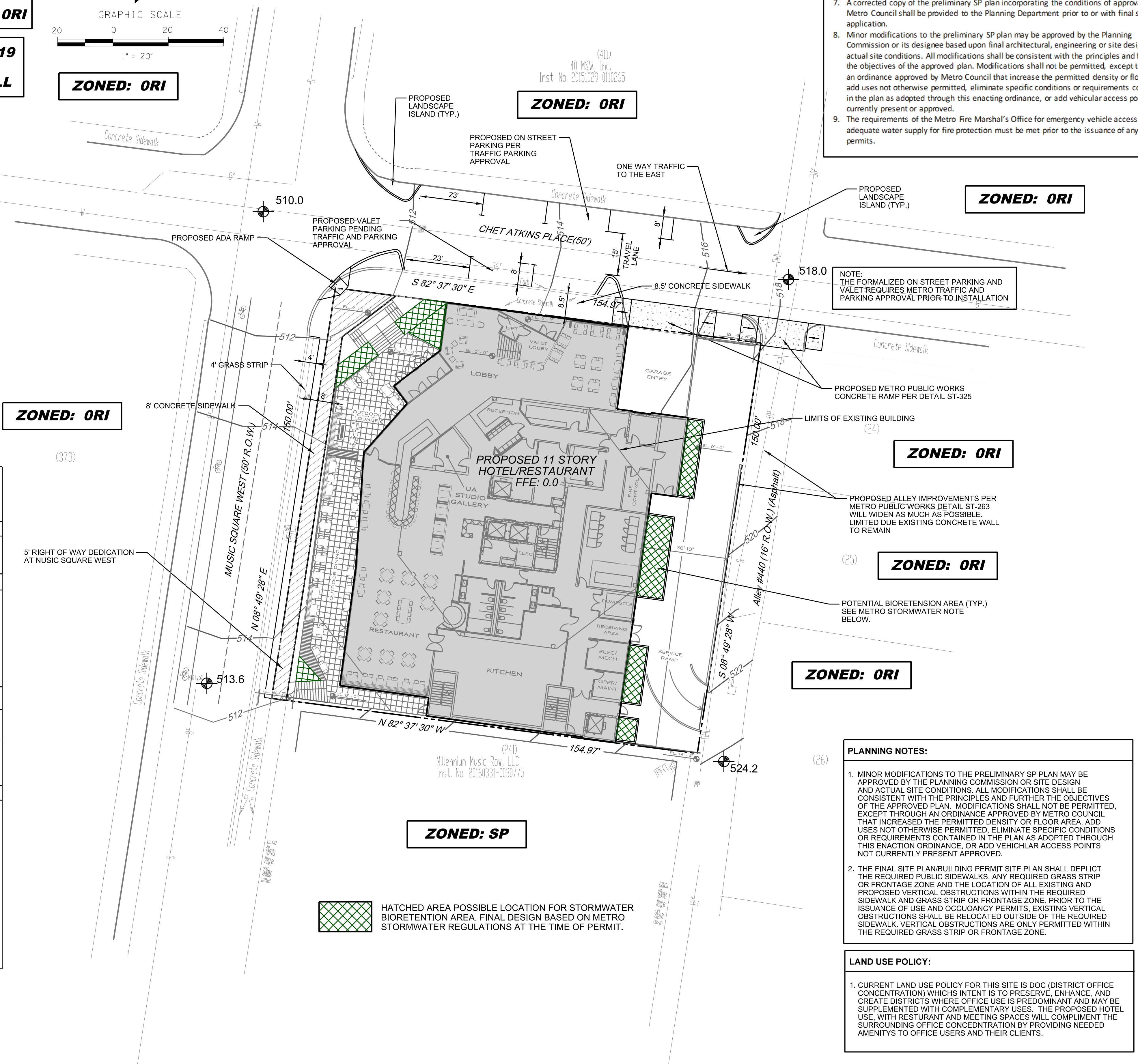
METRO PUBLIC WORKS NOTE:

1. ALL STREETS AND ALLEYS TO BE PER METRO PUBLIC WORKS STANDARDS.
2. ALL SIDEWALKS ON THE PROPERTY FRONTAGE ARE TO BE ADA COMPLIANT PRIOR TO UO PERMIT.

STORMWATER NOTES:

1. 78-840 NOTE: ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78/840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES)
2. PRELIMINARY PLAN NOTE: THIS DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE REGULATIONS AT THE TIME OF FINAL APPLICATION.
3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP.

- NES NOTES:**
1. Developer's drawing does not show any existing utility poles or easements on the properties
 2. Developer to provide a civil duct and gear (pad/switch) locations for NES review and approval. This shall cover the entire project area.
 3. NES can meet with developer/engineer upon request to determine electrical service options. If a central metering room is required, NES Meter Department approval of planned location and access method.
 4. NES needs any drawings that will cover any road improvements to Metro -> that Public Works will require to evaluate possible relocations of existing or proposed electrical facilities for this project.
 5. Developer shall work with Metro PW on street lighting. This is urban services area and must be lit to Metro's minimum requirements.
 6. NES follows the National Fire Protection Association rules. Refer to NFPA 70 article 450-27, and NESC Section 15 152-A.2 for complete rules (see NES Construction Guidelines), under "Builders and Contractors" tab @ www.nespower.com
 7. NES needs to know if the developer has other options on additional property next to this area, if so NES needs an overall concept plan.
- TO APPLY FOR SERVICE:**
- Developer to provide construction drawings and a digital .dwg file @ state plane coordinates (NESF) that contains the civil site information (Engineer shall provide approved plans by Metro Planning w/ any changes from other departments)
 - Developer to provide a proposed easement drawing for the electric, phone and CATV.
 - All street lighting shall meet Metro's requirements and be installed by developer.
 - Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" fill out the form. Then follow the direction for sending the digital drawing and the forms.



- MPC CONDITIONS OF APPROVAL**
1. Uses shall be limited to up to a 180-room hotel and a maximum of 6,270 square feet of restaurant use.
 2. The proposed mural wall element is not subject to Planning Commission review.
 3. The final sidewalk and streetscape design for Chet Atkins Place from Alley #440 to the intersection of Chet Atkins Place and Music Square W shall be determined by Planning and Public Works prior to final site plan.
 4. Prior to submittal of a Final SP plan, the Fall Back Zoning note shall be removed and replaced with the standard language contained in Condition 5, below.
 5. 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 MUI-A zoning district as of the date of the applicable request or application.
 6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
 7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
 8. 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.
 9. 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.

ZONED: ORI

NOTE: THE FORMALIZED ON STREET PARKING AND VALET REQUIRES METRO TRAFFIC AND PARKING APPROVAL PRIOR TO INSTALLATION

ZONED: ORI

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- PLANNING NOTES:**
1. MINOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSION 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 INCREASED 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 APPROVED.
 2. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE 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.

LAND USE POLICY:

1. CURRENT LAND USE POLICY FOR THIS SITE IS DOC (DISTRICT OFFICE CONCENTRATION) WHICH INTENT IS TO PRESERVE, ENHANCE, AND GREATE DISTRICTS WHERE OFFICE USE IS PREDOMINANT AND MAY BE SUPPLEMENTED WITH COMPLEMENTARY USES. THE PROPOSED HOTEL USE, WITH RESTAURANT AND MEETING SPACES WILL COMPLIMENT THE SURROUNDING OFFICE CONCENTRATION BY PROVIDING NEEDED AMENITIES TO OFFICE USERS AND THEIR CLIENTS.

CASE NO. 2016SP-083-001

SHEET TITLE
50 MSW HOTEL

MANUEL ZEITLIN ARCHITECTS



Barge Cauthen & ASSOCIATES
660 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X

REVISIONS:
MPC RESUBMITTAL 11-15-16
MWS COMMENTS 12-01-16
MPC COMMENTS 12-05-16
MPC COMMENTS 02-22-17

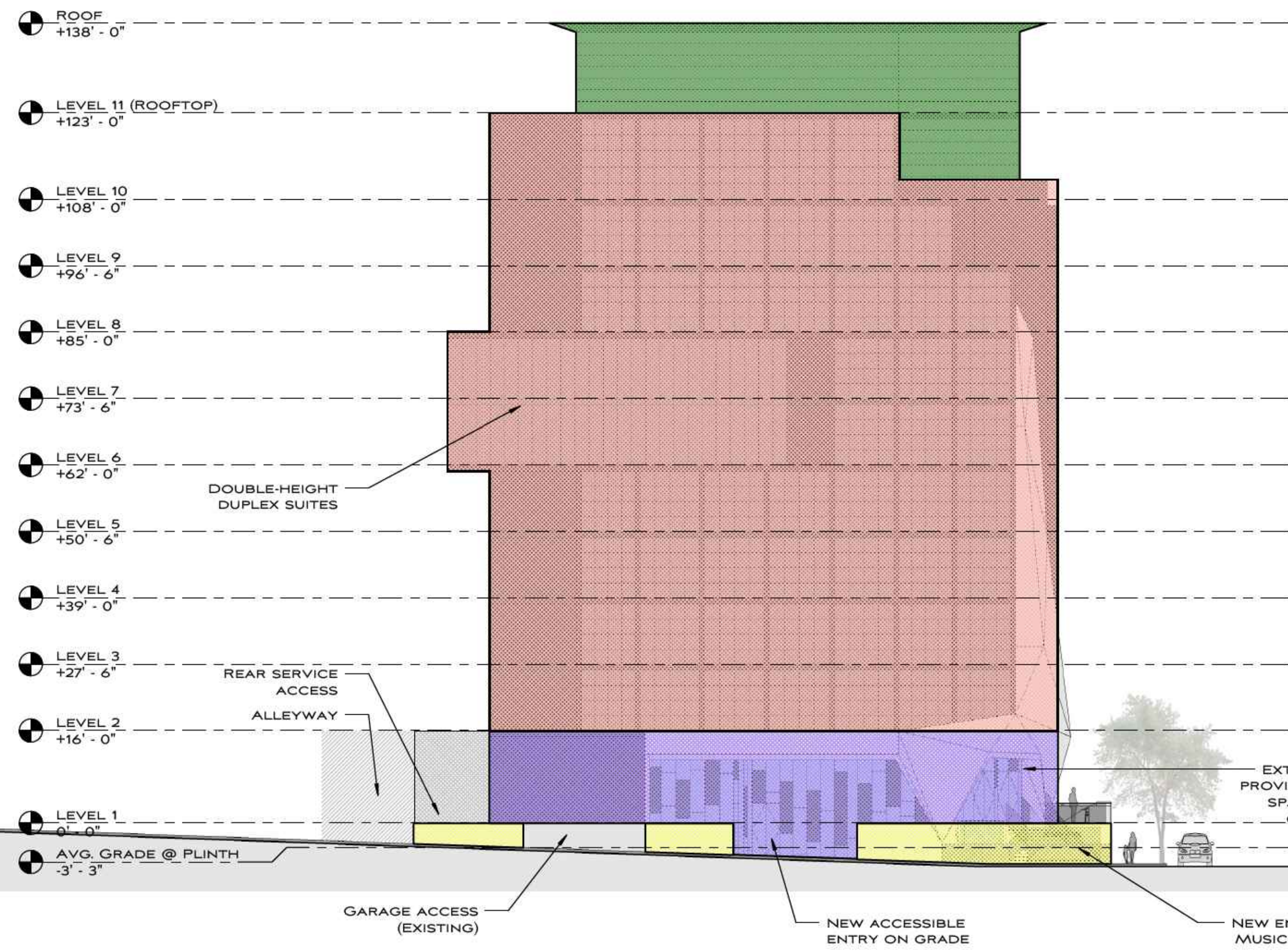
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SHEET TITLE
SPECIFIC PLAN SUBMITTAL

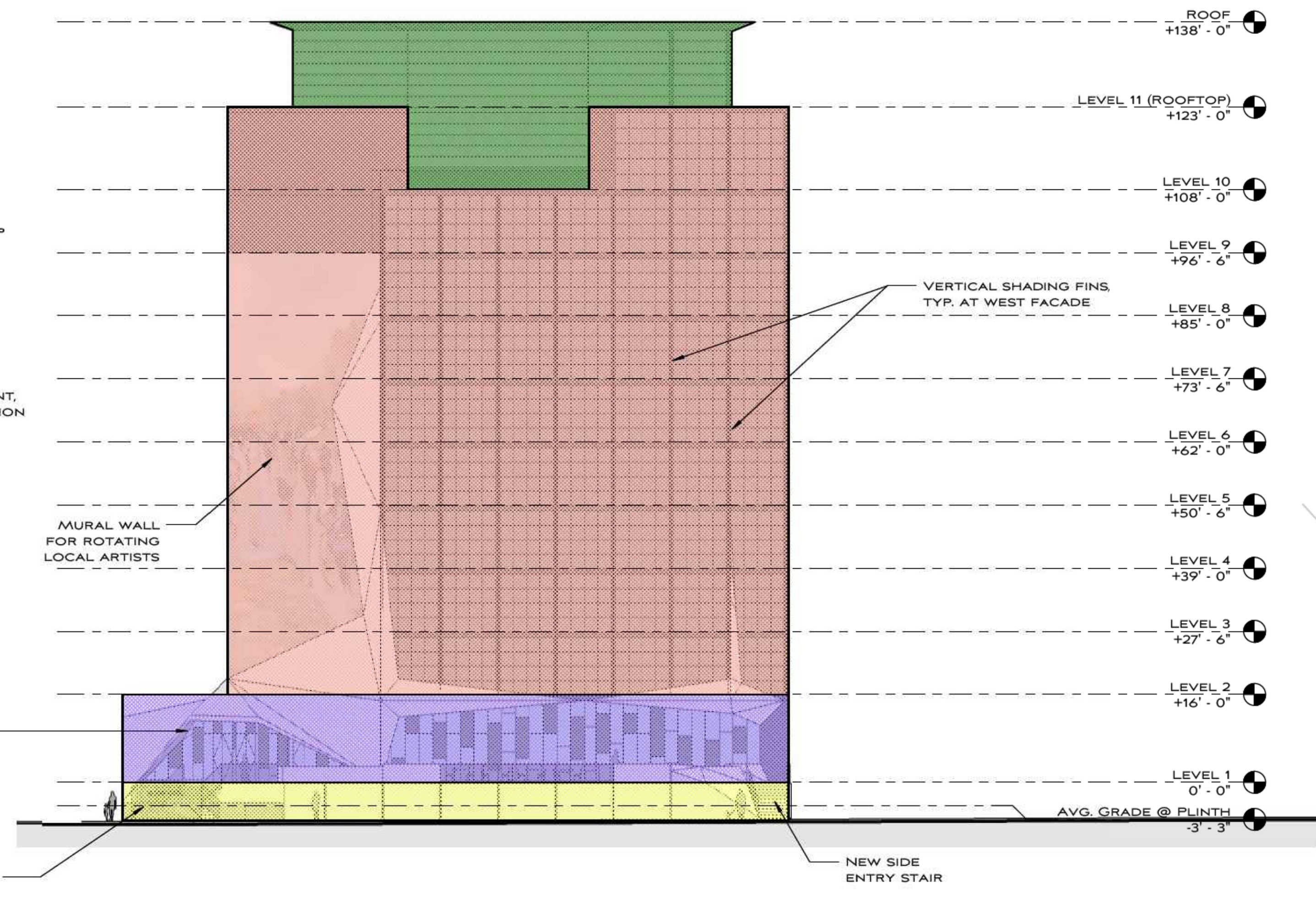
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PROJECT NO.:

SHEET NO.:

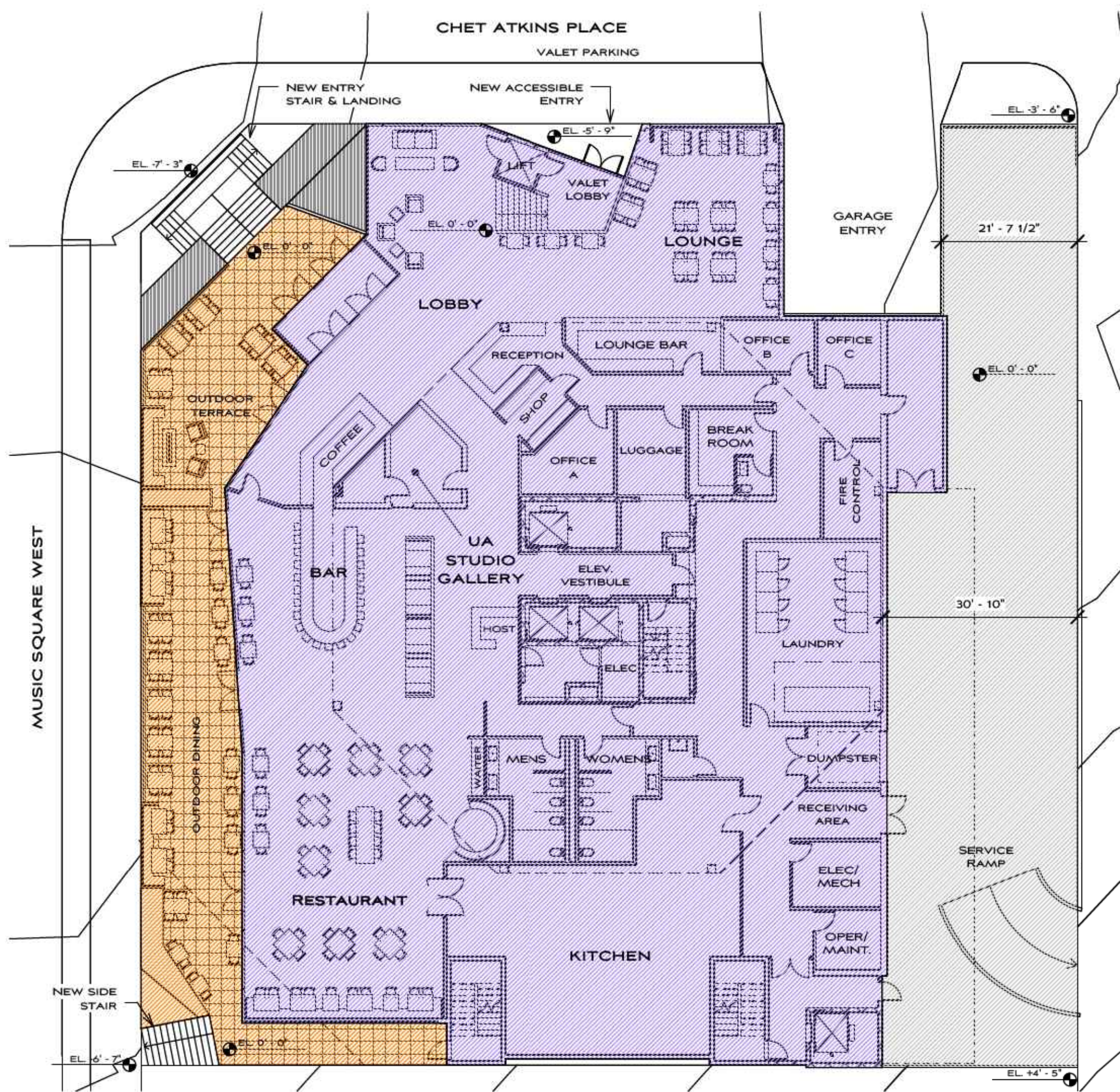
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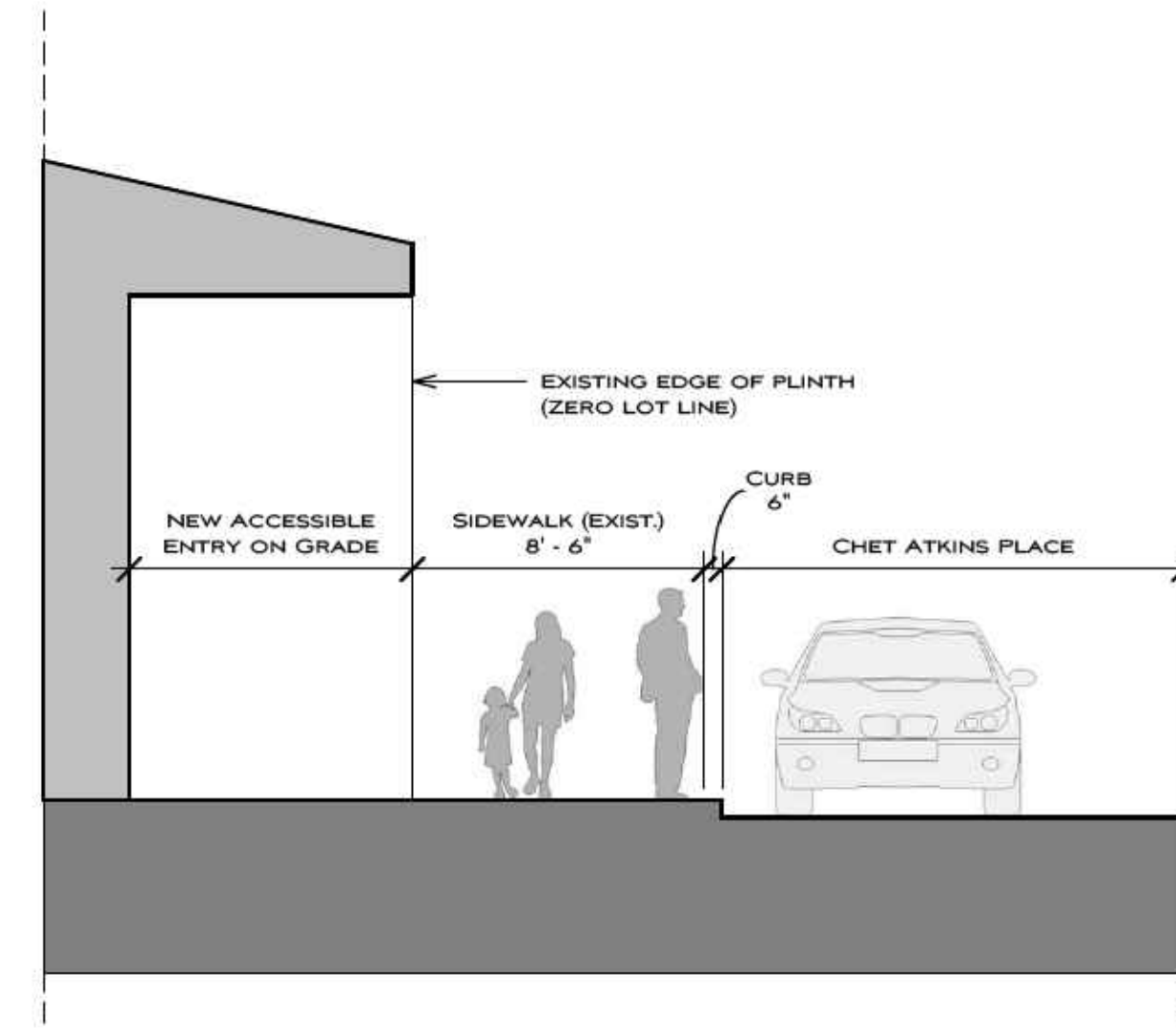
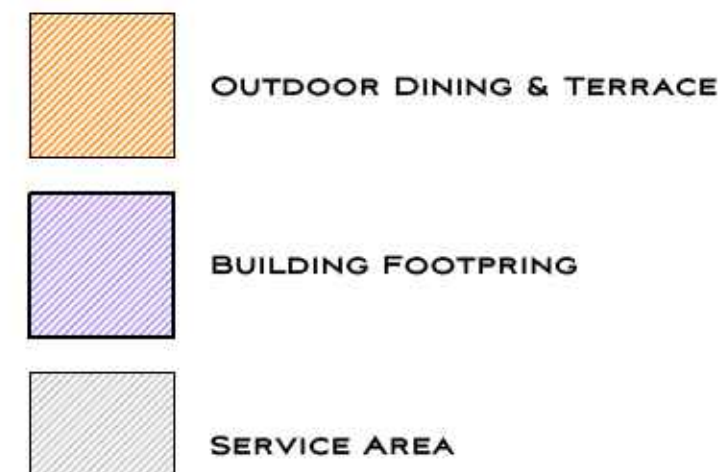
1 EXTERIOR ELEVATION NORTH (CHET ATKINS PLACE)
1/16" = 1' - 0"



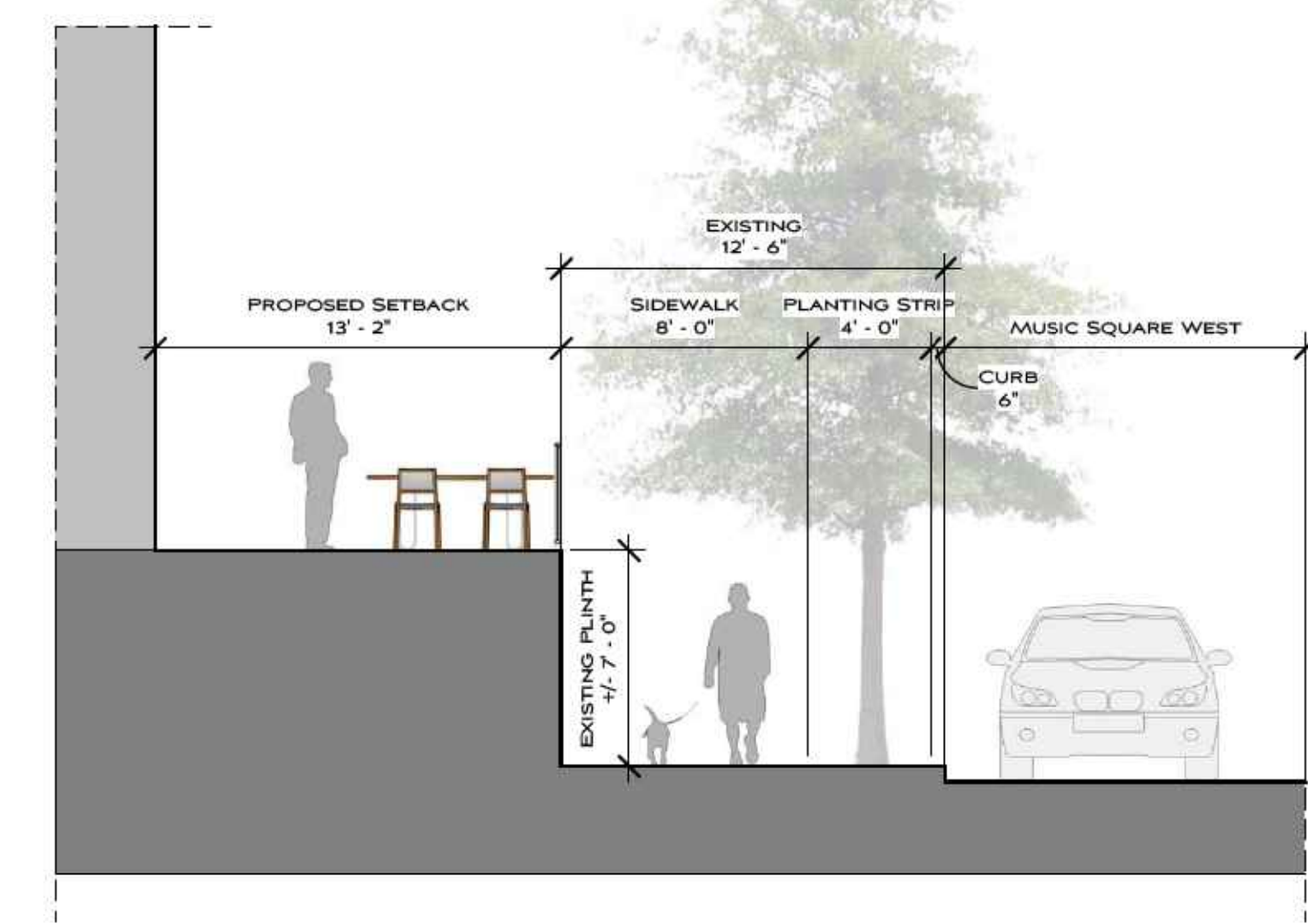
2 EXTERIOR ELEVATION WEST (MUSIC SQUARE WEST)
1/16" = 1' - 0"



3 SITE/FIRST FLOOR PLAN
1/16" = 1' - 0"



4 RIGHT-OF-WAY SECTION DIAGRAM - CHET ATKINS PLACE
3/16" = 1' - 0"



5 RIGHT-OF-WAY SECTION DIAGRAM - MUSIC SQUARE WEST
3/16" = 1' - 0"