

APPLICATION #: PROJECT NAME: 51st & Centennial SP
 MAP/PARCEL: Being Parcel 39 On Tax Map 91 EXAMINER:

USE - CHAPTER 17.08 & 17.16

DETERMINE THE USE	SEE STANDARD SP NOTES (NOTE #1)
PROPERTY ZONING SP	SURROUNDING ZONING CS, IR
USE CHARTS:	PERMITTED
SITE CRITERIA (Bulk Standards based upon SP Zoning)	
SUBDIVISION PLAT	N/A
MINIMUM LOT SIZE	Per SP
FAR	0.60 maximum / 0.17 proposed
ISR - Adjustments / Slopes over 15%	0.90 maximum / 0.58 proposed
STREET SETBACKS:	10' measured from right of way of Centennial
SIDE YARD	5' from west property line
REAR YARD	20' from north property line
HEIGHT STANDARDS	30'
PARKING AND ACCESS - CHAPTER 17.20	
RAMP LOCATION AND NUMBER	(1) - Access on Centennial Blvd (1) - Access on 51st Ave
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	(Centennial Blvd) exceeds 30' to west (51st Ave) exceeds 30' to north
DISTANCE TO INTERSECTION	Property is located at the intersection of 51st & Centennial
	50' MINOR STREET 100' COLLECTOR
	185' ARTERIAL STREET 250' CONTROLLED ACCESS RAMP
9,100 SQ. FT. PRIMARY RETAIL (Dollar General)	
8,150 SQ. FT. RETAIL SPACE	2,000 sq. ft. exempt, 1/200 thereafter: 31 required
950 SQ. FT. INVENTORY STOCK	1/1,000: 1 required
4,800 SQ. FT. COMMERCIAL BUILDING	
PERSONAL CARE (HAIR SALON & CLEANERS)	2,000 sq. ft. exempt, 1/200 thereafter: 1 stalls req'd
FULL SERVICE RESTAURANT (TACOS)	1,000 sq. ft. exempt, 1/150 thereafter: 4 stalls req'd
MEDICAL OFFICE (CHIROPRACTOR)	2,000 sq. ft. exempt, 1/400 thereafter: 0 stalls req'd
PARKING REQUIRED (ADJUSTED)	37 (Exact figure based upon exact use of accessory building)
UZO ADJUSTMENT 10% FOR TRANSIT	Site located along mta bus route
UZO ADJUSTMENT 10% PEDESTRIAN ACCESS	Sidewalks proposed along 51st & Centennial
TOTAL REQUIRED ADJUSTED	36 (59 Provided)

LANDSCAPING STANDARDS - CHAPTER 17.24

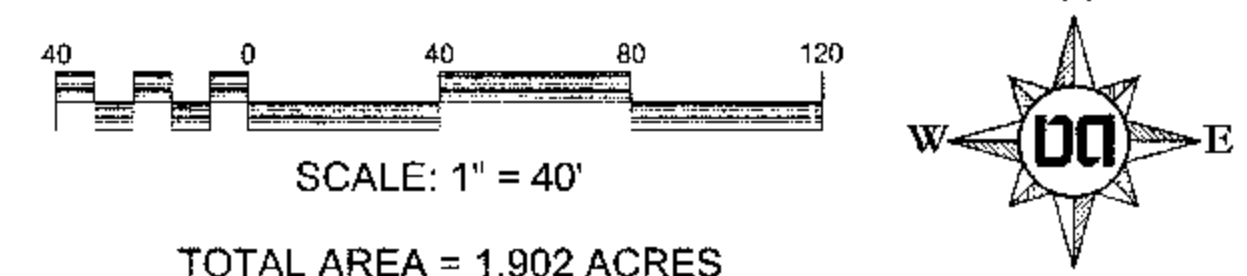
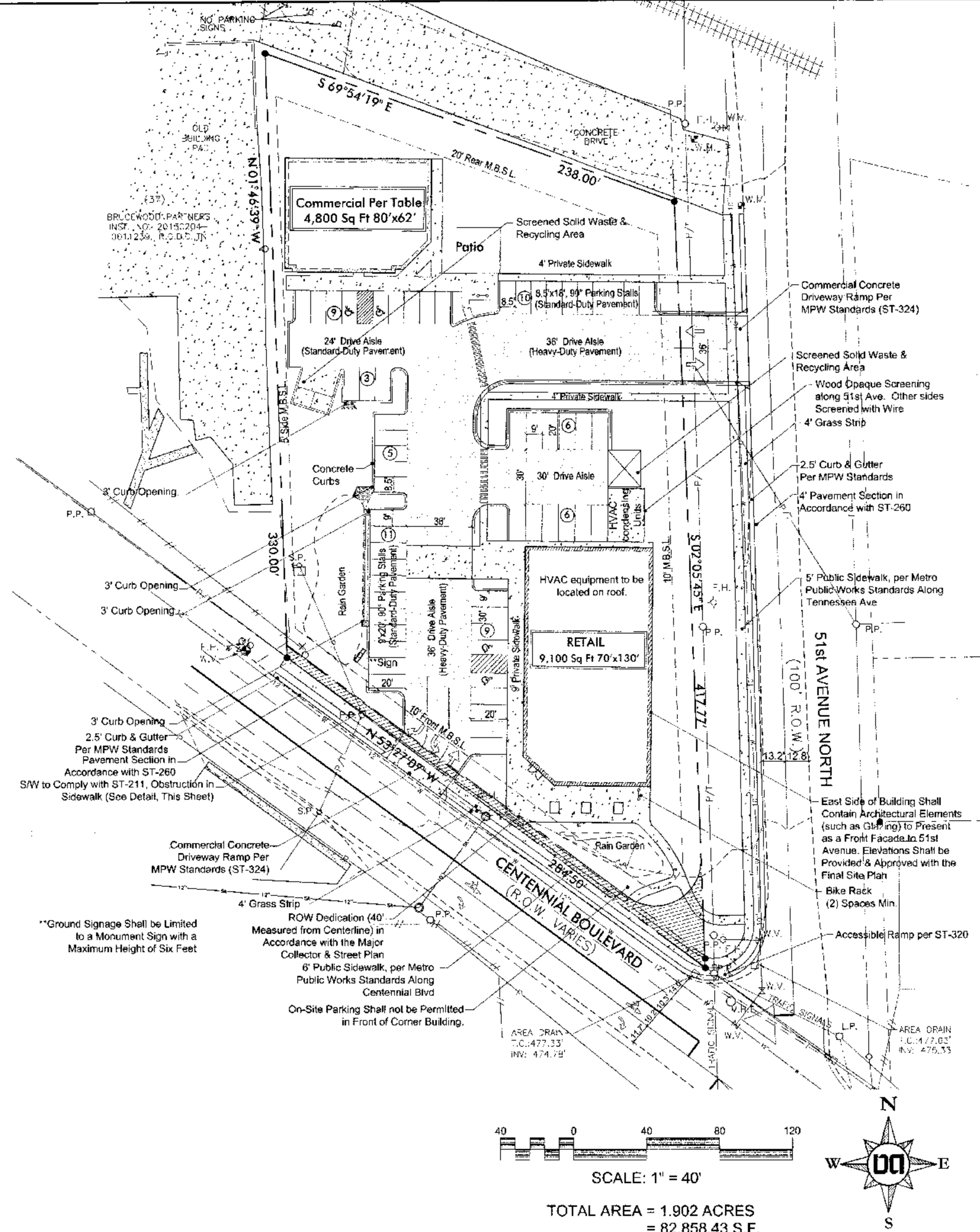
REQUIRED BUFFERYARDS	None
BUFFERYARD ADJUSTMENT	N/A
PERIMETER LANDSCAPING	Provided
STANDARD FOR 4 OR MORE LANES	N/A
SIDE LINES ADJACENT TO PARKING AREAS 5' MINIMUM WITH TREES-2.5' WITH TREE ISLANDS	Provided
INTERIOR LANDSCAPING MINIMUM 8% AREA	Provided
OPAQUE FENCE ADJACENT TO RESIDENTIAL PARKING AREA	N/A
SCREENING AROUND DUMPSTERS (NO CHAIN LINK FENCE PERMITTED)	Provided
TREE DENSITY	See Landscape Compliance Plan for Further Detail

PARKING AND ACCESS - CHAPTER 17.20

9,100 SQ. FT. PRIMARY RETAIL (Dollar General)	
8,150 SQ. FT. RETAIL SPACE	2,000 sq. ft. exempt, 1/200 thereafter: 31 required
950 SQ. FT. INVENTORY STOCK	1/1,000: 1 required
4,800 SQ. FT. COMMERCIAL BUILDING	
PERSONAL CARE (HAIR SALON & CLEANERS)	2,000 sq. ft. exempt, 1/200 thereafter: 1 stalls req'd
FULL SERVICE RESTAURANT (TACOS)	1,000 sq. ft. exempt, 1/150 thereafter: 4 stalls req'd
MEDICAL OFFICE (CHIROPRACTOR)	2,000 sq. ft. exempt, 1/400 thereafter: 0 stalls req'd
PARKING REQUIRED (ADJUSTED)	37 (Exact figure based upon exact use of accessory building)
UZO ADJUSTMENT 10% FOR TRANSIT	Site located along mta bus route
UZO ADJUSTMENT 10% PEDESTRIAN ACCESS	Sidewalks proposed along 51st & Centennial
TOTAL REQUIRED ADJUSTED	36 (59 Provided)

NOTE:
 ALL INFRASTRUCTURE AND BUILDINGS HAVE BEEN CONSTRUCTED & ACCEPTED BY METRO AGENCIES. AS-BUILTS WERE APPROVED IN 2014. THE PURPOSE OF THIS SUBMITTAL IS SIMPLY TO ADD THE USES LOCATED WITHIN THE EXISTING SHELL BUILDING AS OUTLINED ON THE COVER SHEET.

STANDARD SP NOTE
 1) THE PURPOSE OF THIS SP IS TO ADD TO THE PERMITTED USES TO INCLUDE PERSONAL CARE SERVICE, FULL SERVICE RESTAURANT, MEDICAL OFFICE USE, ALL USES PERMITTED IN MUL-A & ALL PREVIOUSLY APPROVED USES.



REVISIONS:
 4/15/14: MPC Comments
 4/16/14: SW Comments
 5/29/14: MPC Comments

Metro Codes: T201413999
 Stormwater SWGR: T201400063
 TDEC NOC: TNRI49098
 Preparation Date: March 2014

51st & Centennial SP
 Final SP
 Being Parcel 39 On Tax Map 91
 Nashville, Davidson County, Tennessee



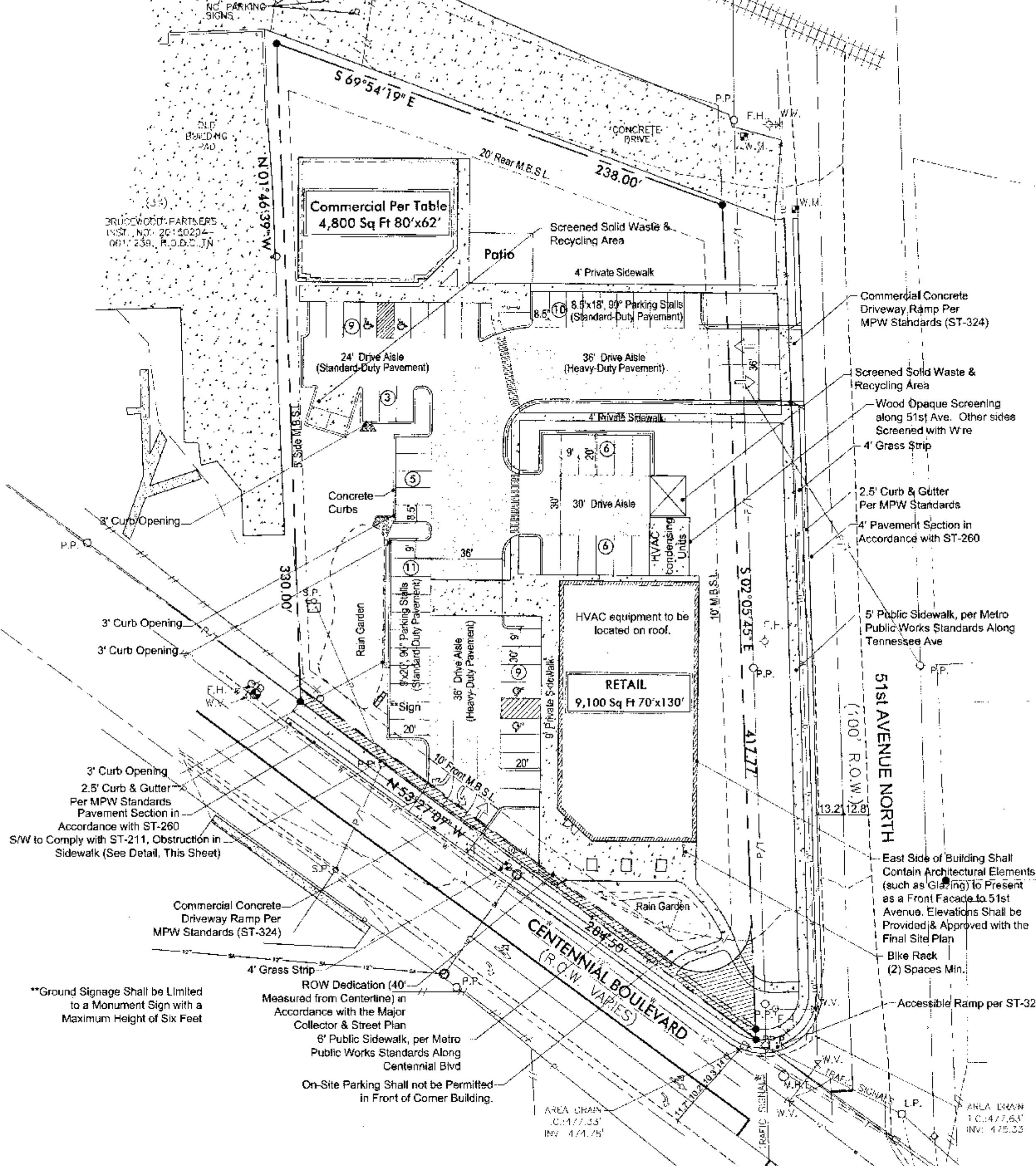
Dale D
& Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying
 2013SP-047-003
 Nashville & Davidson County
 FEB 09 2017
 Metropolitan Planning Department

Site Plan Exhibit

MPC Case Number
 2013SP-047-003

D&A Project No 13109
 51st & Centennial SP
 Final SP
C1.0
 1 of 1

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



BRUCEWOOD PARTNERS
INST. NO. 20150204--
001239, R.O.D.C., TN

Commercial Per Table
4,800 Sq Ft 80'x62'

Screened Solid Waste & Recycling Area

24' Drive Aisle
(Standard-Duty Pavement)

36' Drive Aisle
(Heavy-Duty Pavement)

RETAIL
9,100 Sq Ft 70'x130'

HVAC equipment to be located on roof.

Commercial Concrete Driveway Ramp Per MPW Standards (ST-324)

Screened Solid Waste & Recycling Area

Wood Opaque Screening along 51st Ave. Other sides Screened with Wire

4' Grass Strip

2.5' Curb & Gutter Per MPW Standards

4' Pavement Section in Accordance with ST-260

5' Public Sidewalk, per Metro Public Works Standards Along Tennessee Ave

51st AVENUE NORTH
(100' R.O.W.)

East Side of Building Shall Contain Architectural Elements (such as Glazing) to Present as a Front Facade to 51st Avenue. Elevations Shall be Provided & Approved with the Final Site Plan

Bike Rack (2) Spaces Min.

Accessible Ramp per ST-320

3' Curb Opening
2.5' Curb & Gutter Per MPW Standards
Pavement Section in Accordance with ST-260
S/W to Comply with ST-211, Obstruction in Sidewalk (See Detail, This Sheet)

Commercial Concrete Driveway Ramp Per MPW Standards (ST-324)

4' Grass Strip

ROW Dedication (40' Measured from Centerline) in Accordance with the Major Collector & Street Plan
8' Public Sidewalk, per Metro Public Works Standards Along Centennial Blvd

On-Site Parking Shall not be Permitted in Front of Corner Building.

**Ground Signage Shall be Limited to a Monument Sign with a Maximum Height of Six Feet

AREA GRADE
C: 177.35'
INV: 474.75'

AREA GRADE
C: 177.63'
INV: 475.33'

