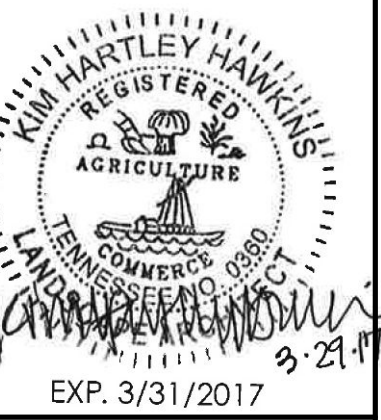


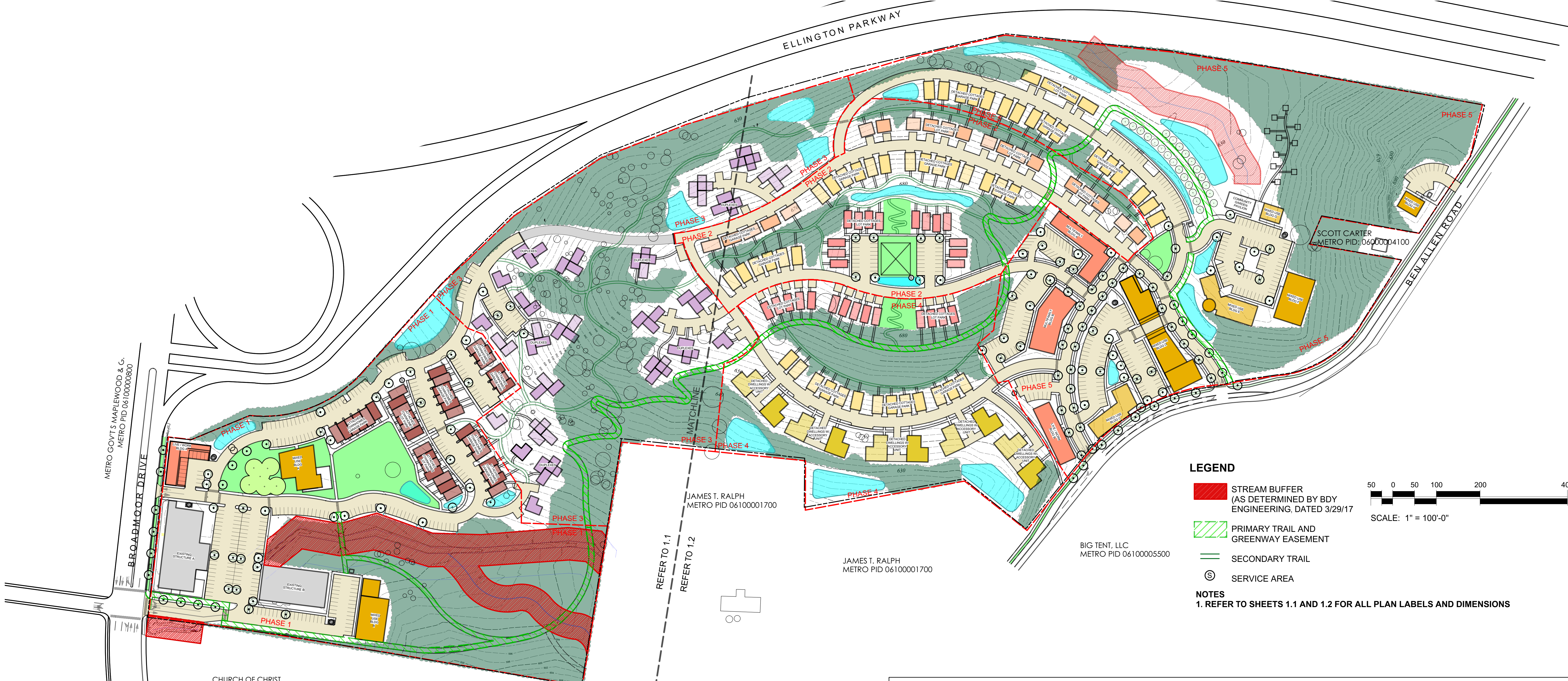
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PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

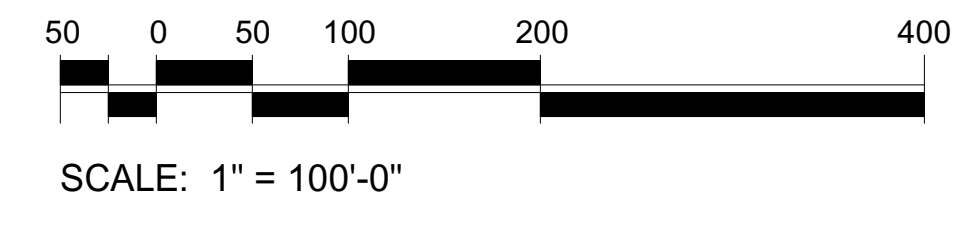
JOB NO.: 16-945
DATE: 7-18-17

SHEET:
1.0
OVERVIEW



LEGEND

- STREAM BUFFER (AS DETERMINED BY BDY ENGINEERING, DATED 3/29/17)
- PRIMARY TRAIL AND GREENWAY EASEMENT
- SECONDARY TRAIL
- SERVICE AREA

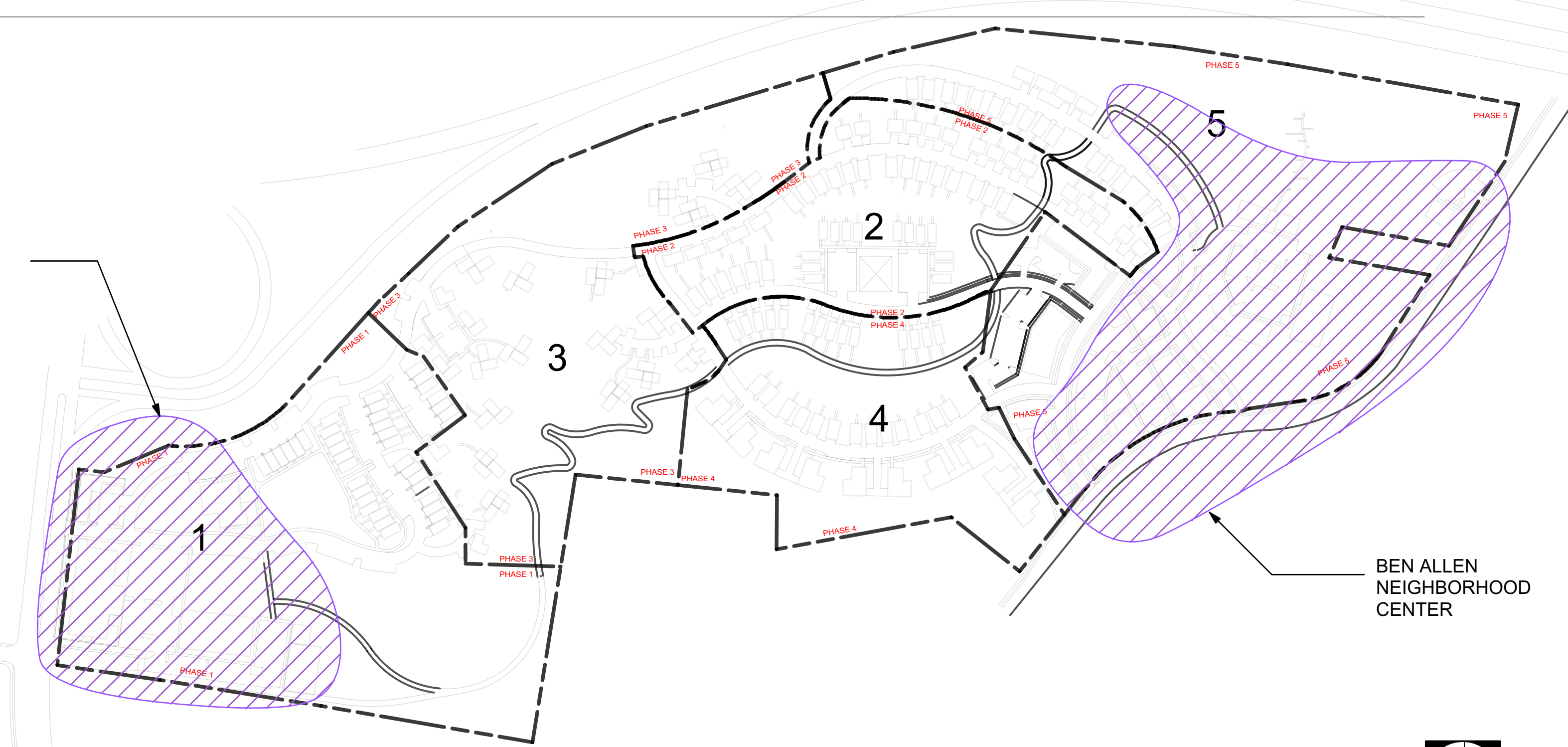


NOTES

1. REFER TO SHEETS 1.1 AND 1.2 FOR ALL PLAN LABELS AND DIMENSIONS

1 SITE PLAN

BROADMOOR NEIGHBORHOOD CENTER



2 PHASING DIAGRAM

SP CASE NO.: 2017SP-034-001

ZONING DISTRICT LAND USE TABLE ADJUSTMENTS

TABLE BASED ON MUL STANDARDS FOR LAND USE

LEGEND
P- Permitted by right
PC- Permitted subject to specific conditions
SE- Permitted by special exception
A- Permitted as accessory to a principal uses
O- Permitted only with an overlay district
Modified from Standard MUL Use Table
B or PC- Eliminated from Standard MUL Use Table

	MUL	MUN
RESIDENTIAL USES:		
Single-Family	P	P
Two-Family	P	P
Multifamily	P	P
Mobile Home Dwelling	P	P
Accessory Apartment	P	P
Accessory Dwelling, detached	P	P
Boarding House	P	P
Consignement Sale	P	P
Domesticated Hens	P	P
Garage sale	A	O
Historic bed and breakfast homestay	O	O
Historic home events	P	A
Home occupation	A	A
Rural bed and breakfast homestay	A	A
Short Term Rental (STRP)	A	A
INSTITUTIONAL USES:		
Correctional facility		
Cultural center	P	P
Day care center (up to 75)	PC	PC
Day care center (over 75)	PC	PC
Day care home	PC	PC
Day care-Parent's day out	A	A
School day care	A	A
Monastery or convent	P	P
Orphanage	B	B
Religious institution	P	P

	MUL	MUN
EDUCATIONAL USES:		
Bed and breakfast inn	P	PC
Business school	P	P
College or university	P	P
Community education	P	P
Dormitory	P	P
Fraternity/sorority house	P	P
Personal instruction	P	P
Vocational school	PC	PC
OFFICE USES:		
Administrative/Professional Services	PC	PC
Financial institution	P	PC
General office	P	PC
Leasing/sales office	P	P
MEDICAL USES:		
Animal hospital	P	P
Assisted care living	P	P
Hospice	P	P
Hospital	P	P
Medical appliance sales	P	P
Medical office	P	PC
Medical or scientific lab	P	P
Non-residential drug treatment facility	P	P
Nursing home	P	P
Outpatient clinic	P	P
Rehabilitation services	P	P
Residence for handicapped, more than eight individuals	A	P
Veterinarian	PC	PC
COMMERCIAL USES:		
Animal boarding facility		
ATM	PC	PC
Auction House	P	P
Automobile-consumance	B	B
Automobile parking	B	B
Automobile repair	P	P
Automobile sales, new	P	P
Automobile sales, used	P	P
Automobile service	B	B
Bar or nightclub	P	PC

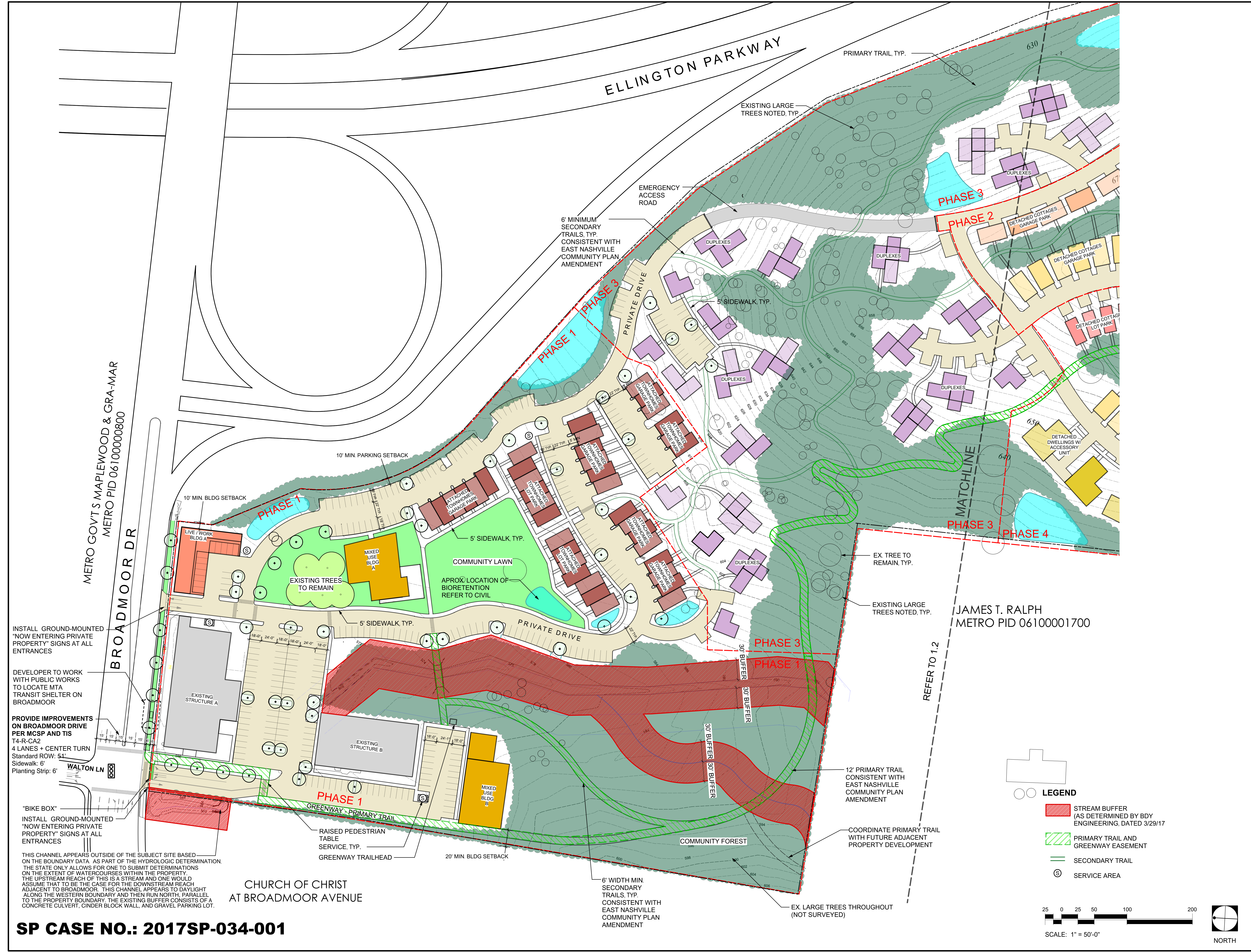
	MUL	MUN
COMMERCIAL USES:		
Bed and breakfast inn	P	PC
Beer and Cigarette Market	B	PC
Boat storage	P	P
Business service	P	P
Carpet cleaning	P	P
Car-wash	B	PC
Community gardening (commercial)	P	P
Community gardening (noncommercial)	P	P
Custom assembly	P	PC
Donation center, drop-off	PC	PC
Food Market	P	PC
Funeral home	P	P
Furniture store	P	P
Grocery Store	P	PC
Home improvement sales	PC	PC
Hotel/motel	P	P
Inventory stock	A	A
Kennel/stable	P	P
Laundry plants	P	P
Liquor sales	P	P
Major appliance repair	P	P
Mobile storage unit	PC	PC
Mobile vendor	P	P
Nano brewery	P	P
Personal care services	P	P
Restaurant, full-service	P	PC
Restaurant, take-out	P	PC
Retail	P	PC
Self-storage service	P	P
Vehicle rental/leasing	P	P
Vehicle sales and service, limited	P	P
Wrecker service	P	P
COMMUNICATION USES:		
Amateur radio antenna	P	A
Audio/Video tape transfer	P	P
Communication Hub	PC	PC
Multi-media production	P	P
Printing and publishing	P	PC
Radio/TV/satellite tower	SE	SE
Radio/TV studio	P	P
Satellite dish	P	P
Telephone services	PC	PC

	MUL	MUN
INDUSTRIAL USES:		
Artisan distillery	P	P
Asphalt Plant		
Building contractor supply		
Business/wholesale	PC	PC
Heavy equipment, sales and service	P	P
Hazardous operation		
Manufacturing, Artisan	P	P
Manufacturing, heavy	P	P
Manufacturing, medium (*see definition)	P	P
Manufacturing, light	P	P
Microbrewery	P	P
Research service	P	P
Scrap operation		
Tank farm	P	P
Trailing room	P	P
Warehouse	PC	PC
TRANSPORTATION USES:		
None included as Permitted Uses		
UTILITY USES:		
None included w/ the following exception:		
Wind energy facility (small)	PC	PC
WASTE MANAGEMENT USES:		
None included w/ the following exception:		
Recycling Collection Center	A	A

	MUL	MUN
RECREATION AND ENTERTAINMENT USES:		
Adult entertainment		
After hours establishment		
Camp	P	P
Club	P	P
Commercial amusement (inside)	P	P
Commercial amusement (outside)	P	P
Country club	P	P
Drive-in movie	P	P
Dwelling-range	PC	PC
Lairground	P	P
Self-storage	B	B
Greenway	P	P
Park	P	P
Racetrack		
Recreation center	P	P
Rehearsal hall	P	P
Small Outdoor Music Event	P	P
Stadium Arena/Convention Center		
Temporary festival	SE	SE
Theater	P	P
Zoo		
OTHER USES:		
None included w/ following exception:		
On-site Agricultural sales	P	P

*Residential Uses and Community Gardening permitted in ALL portions of the site
Land Use Table for Neighborhood Center Portions of the Site
Note: Existing site land uses may remain

3 LAND USE TABLE



INSTALL GROUND-MOUNTED "NOW ENTERING PRIVATE PROPERTY" SIGNS AT ALL ENTRANCES

DEVELOPER TO WORK WITH PUBLIC WORKS TO LOCATE MTA TRANSIT SHELTER ON BROADMOOR

PROVIDE IMPROVEMENTS ON BROADMOOR DRIVE PER MCSP AND TIS T4-R-CA2
4 LANES + CENTER TURN
Standard ROW: 54'
Sidewalk: 6'
Planting Strip: 6'

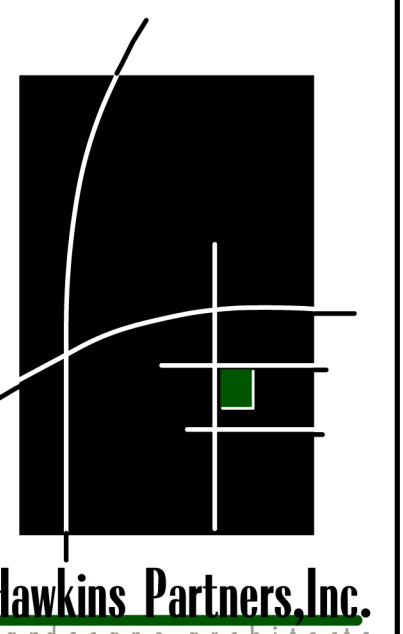
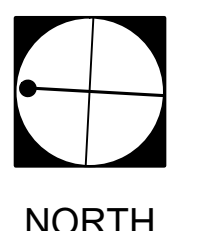
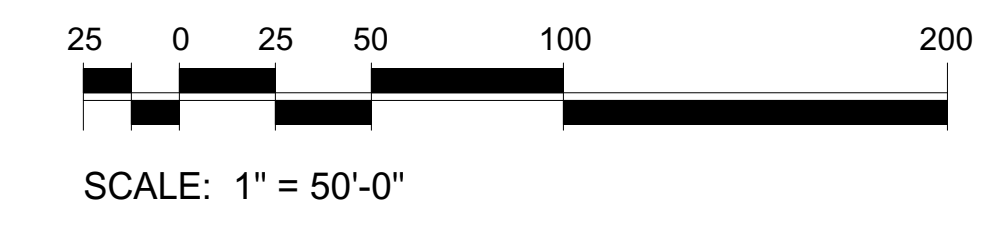
"BIKE BOX"
INSTALL GROUND-MOUNTED "NOW ENTERING PRIVATE PROPERTY" SIGNS AT ALL ENTRANCES

THIS CHANNEL APPEARS OUTSIDE OF THE SUBJECT SITE BASED ON THE BOUNDARY DATA. AS PART OF THE HYDROLOGIC DETERMINATION, THE STATE ONLY ALLOWS FOR ONE TO SUBMIT DETERMINATIONS ON THE EXTENT OF WATERCOURSES WITHIN THE PROPERTY. THE UPSTREAM REACH OF THIS IS A STREAM AND ONE WOULD ASSUME THAT TO BE THE CASE FOR THE DOWNSTREAM REACH ADJACENT TO BROADMOOR. THIS CHANNEL APPEARS TO DAYLIGHT ALONG THE WESTERN BOUNDARY AND THEN RUN NORTH, PARALLEL TO THE PROPERTY BOUNDARY. THE EXISTING BUFFER CONSISTS OF A CONCRETE CULVERT, CINDER BLOCK WALL, AND GRAVEL PARKING LOT.

CHURCH OF CHRIST
AT BROADMOOR AVENUE

SP CASE NO.: 2017SP-034-001

- LEGEND**
- STREAM BUFFER (AS DETERMINED BY BDY ENGINEERING, DATED 3/29/17)
 - PRIMARY TRAIL AND GREENWAY EASEMENT
 - SECONDARY TRAIL
 - SERVICE AREA



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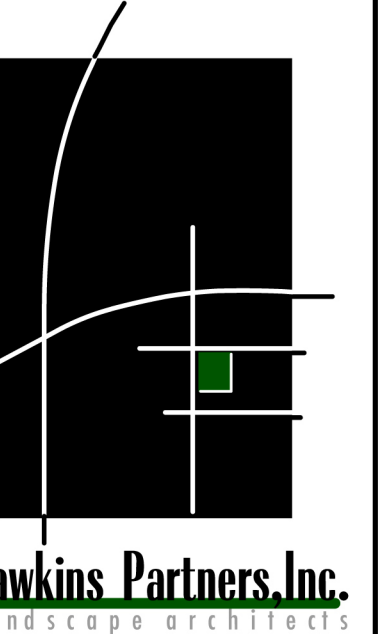
PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

JOB NO.: 16-945
DATE: 7-18-17

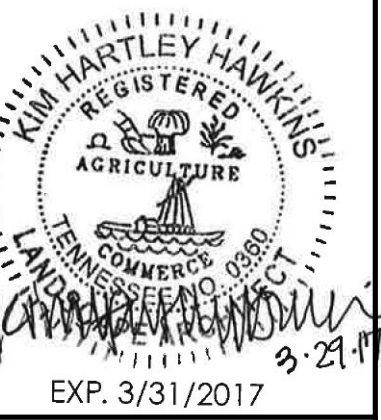
SCALE: 1" = 50'-0"

SHEET:

1.1
NORTH PLAN
DETAIL



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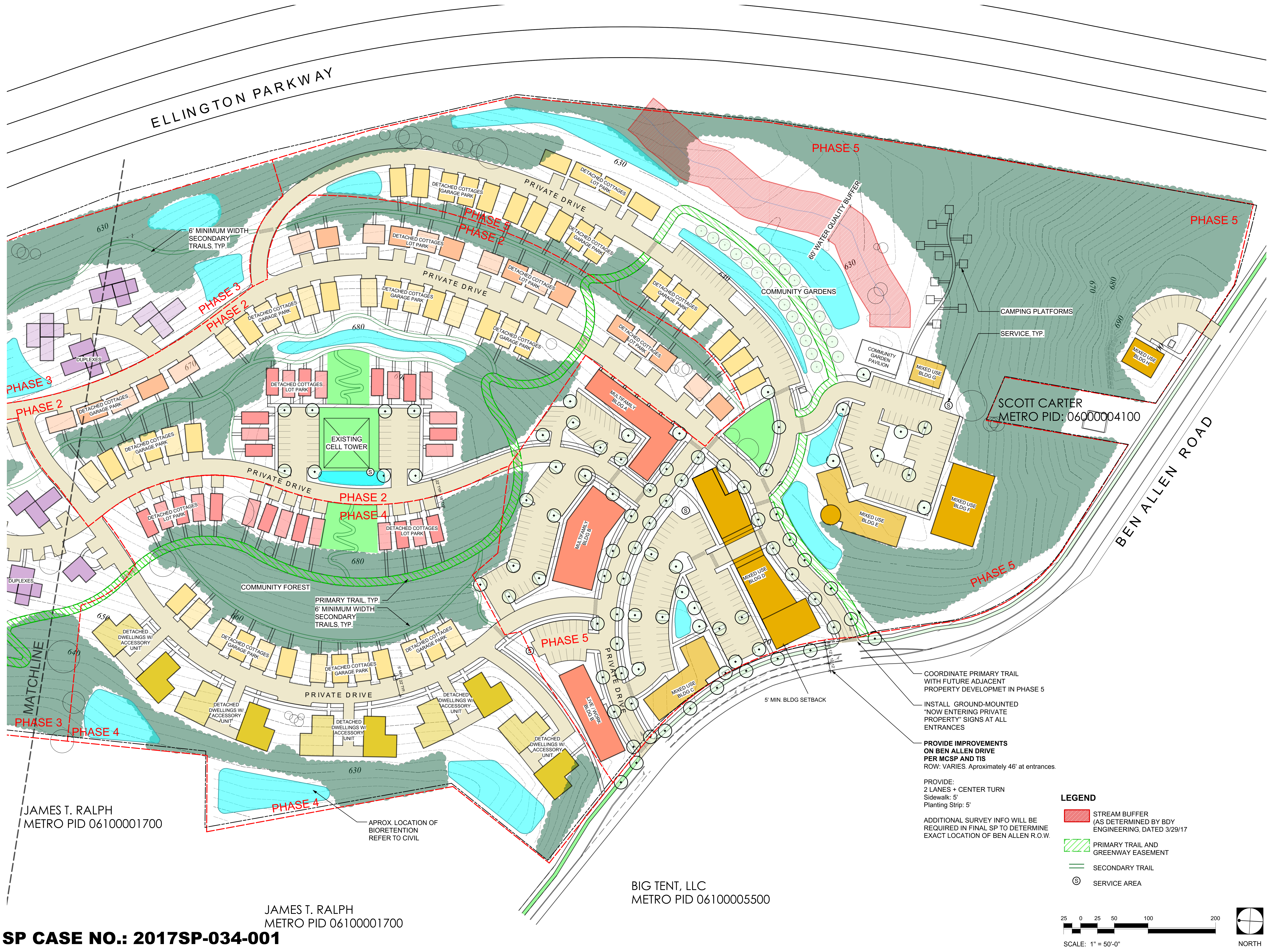


PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
 NASHVILLE, TENNESSEE

JOB NO.: 16-945
 DATE: 7-18-17

SCALE: 1" = 50'-0"
 SHEET:

1.2
 SOUTH PLAN
 DETAIL



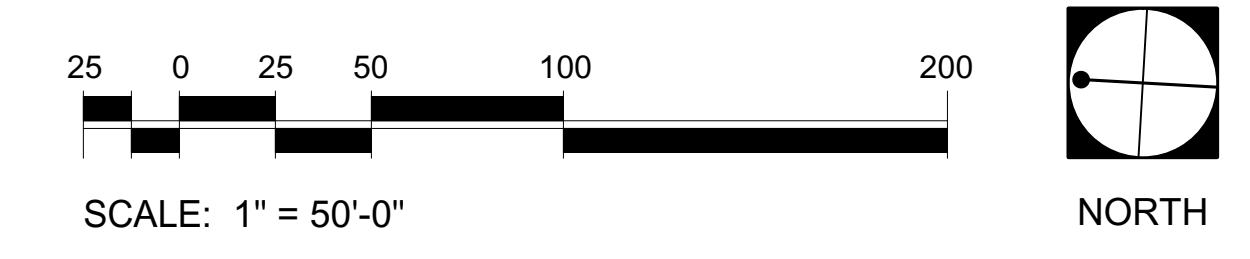
SP CASE NO.: 2017SP-034-001

JAMES T. RALPH
 METRO PID 06100001700

BIG TENT, LLC
 METRO PID 06100005500

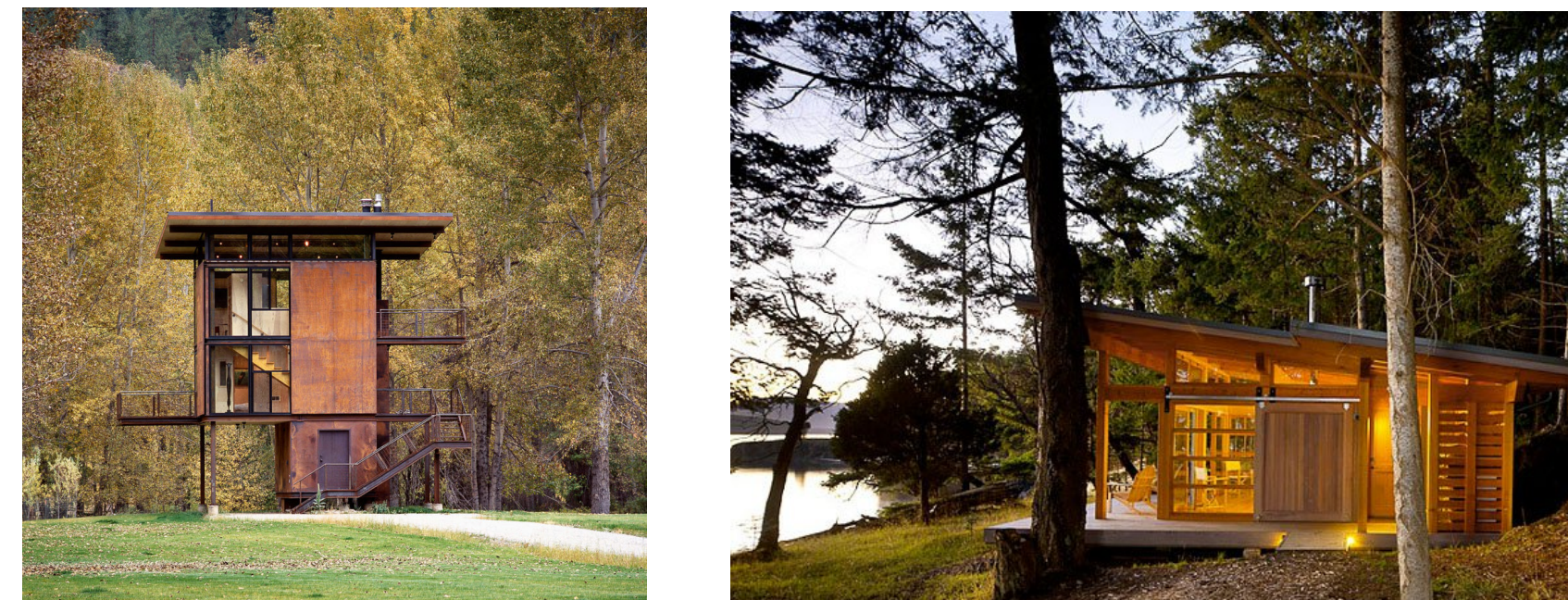
- LEGEND**
- STREAM BUFFER (AS DETERMINED BY BDY ENGINEERING, DATED 3/29/17)
 - PRIMARY TRAIL AND GREENWAY EASEMENT
 - SECONDARY TRAIL
 - SERVICE AREA

- COORDINATE PRIMARY TRAIL WITH FUTURE ADJACENT PROPERTY DEVELOPMENT IN PHASE 5
- INSTALL GROUND-MOUNTED "NOW ENTERING PRIVATE PROPERTY" SIGNS AT ALL ENTRANCES
- PROVIDE IMPROVEMENTS ON BEN ALLEN DRIVE PER MCSP AND TIS
 ROW: VARIES. Approximately 46' at entrances.
- PROVIDE:
 2 LANES + CENTER TURN
 Sidewalk: 5'
 Planting Strip: 5'
- ADDITIONAL SURVEY INFO WILL BE REQUIRED IN FINAL SP TO DETERMINE EXACT LOCATION OF BEN ALLEN R.O.W.





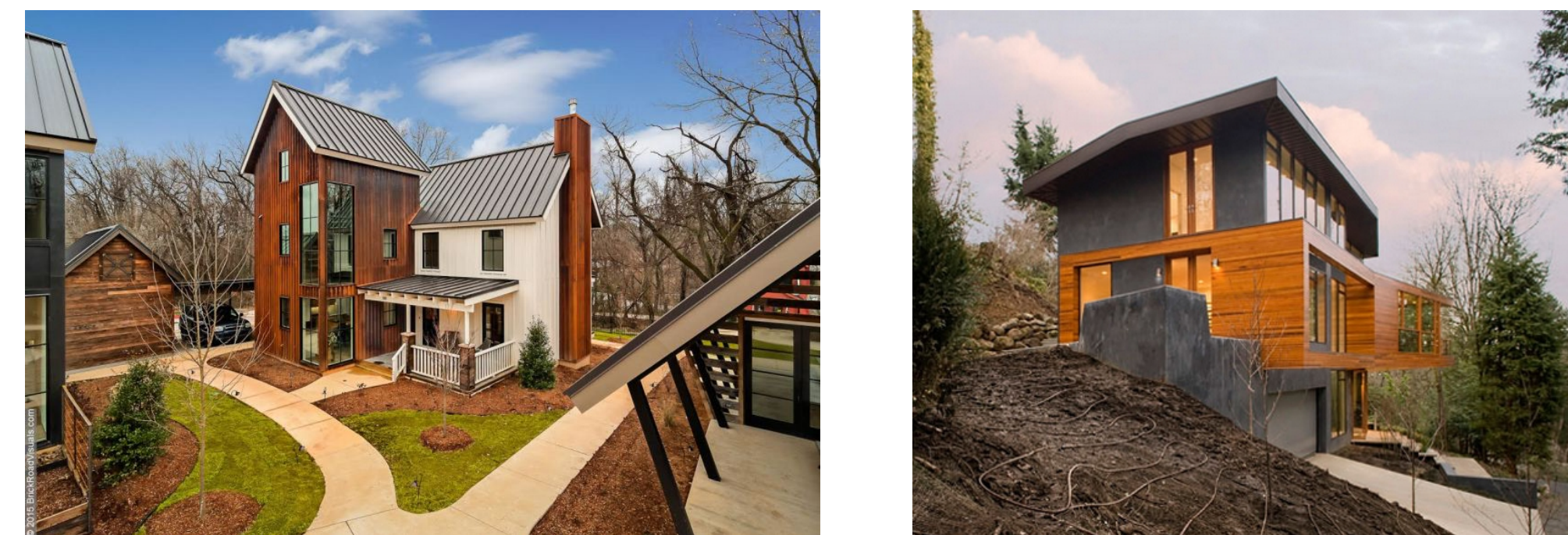
1 ARCHITECTURAL REFERENCE IMAGES: NEIGHBORHOOD CENTER AT BROADMOOR



2 ARCHITECTURAL REFERENCE IMAGES: HILLSIDE DUPLEXES



3 ARCHITECTURAL REFERENCE IMAGES: NEIGHBORHOOD CENTER AT BEN ALLEN



4 ARCHITECTURAL REFERENCE IMAGES: DETACHED DWELLINGS W/ ACCESSORY UNIT

5 ARCHITECTURAL GUIDELINES



6 ARCHITECTURAL REFERENCE IMAGES: COTTAGES



7 ARCHITECTURAL REFERENCE IMAGES: TOWNHOMES

Character Defining Guidelines

The final building elevations shall be submitted with the final site plan and shall be consistent with the following architectural standards:

General Neighborhood Center Notes

- A. Storefronts, restaurants and offices shall be activated from and front onto Broadmoor and Ben Allen
- B. Mixed use buildings shall provide access via glazed doors from both the front and rear of the structure.

Neighborhood Center at Broadmoor: "Maker Center"

This is the first of two mixed-use areas (One each fronting on Broadmoor and Hart Lane). This area includes the existing Studio 615 Building and an existing Steel Fabrication Building. New structures in this area are intended to complement the existing buildings to surround parking for visitors to these areas and events on The Green.

- A. New construction and materials should be compatible with the existing industrial maker space/fabrication buildings.
- B. Use of industrial metal panels and roofing are encouraged, although materials aren't limited to these choices.
- C. Use of EIFS, vinyl siding and aluminum clapboard siding and fake wood grain siding are prohibited
- D. Ground floors shall include a minimum of 40% glazing; additional stories shall include a minimum of 25% glazing.

A central feature of the community, The Green is seen as a site for outdoor concerts/maker's markets/etc. It is lined with 2-over-1 townhomes that provide the ability to have maker spaces/small retail/studio spaces lining the green. The outdoor pavilion building may contain a stage/restaurant/gift shop/green rooms and restrooms.

Neighborhood Center at Ben Allen: "The Farmstead"

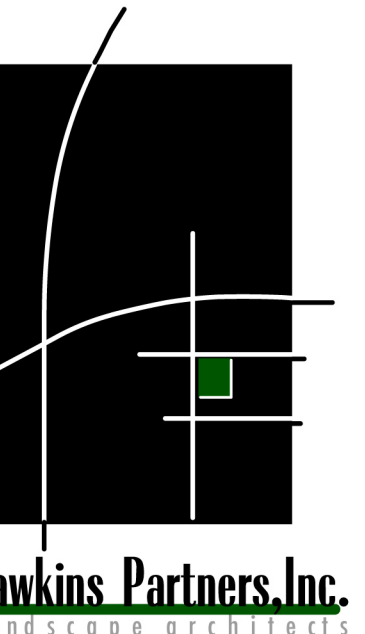
This second mixed-use area is more rural in character and provides areas for agricultural tourism related uses such as a small farm, farmers' market, hotel, farm to table restaurant(s), retail focused on locally made products(although not limited to this) and camping pavilions. There is also an opportunity for providing housing for seniors and younger residents in this area with the provision of micro-units and upper level residents with close access to services.

- A. Wood and agricultural metal siding and metal roofs are encouraged, although materials are not limited to these choices.
- B. Use of EIFS, vinyl siding and aluminum clapboard siding and fake wood grain siding are prohibited
- C. Ground floors shall include a minimum of 30% glazing or open area; additional stories shall include a minimum of 25% glazing.
- D. New structures are encouraged to reference agricultural buildings and farm groupings, although this is not a requirement.

Residential: Townhomes, Duplexes, Cottages and Detached Dwellings with Accessory Units

Residential is included throughout. Townhomes are concentrated within phase one. While phases two, three and four contain a diverse mix of housing types suited for trail-oriented and hillside development such as duplexes, detached housing with accessory dwelling, and cottages.

- A. Front entry garages and parking in front of dwellings are permitted as a way to work with slope.
- B. Dwellings may have main front door facing walking trails in lieu of vehicular drives.
- C. A variety of materials and building forms are encouraged.
- D. Use of EIFS, vinyl siding and aluminum clapboard siding and fake wood grain siding are prohibited
- E. Duplexes:
 - a. May have primary entrance on primary or secondary trails.
 - b. May be units set on piers in order to work with grade.
- F. For Townhomes, Cottages and Detached Dwellings with Accessory Units:
 - a. Building facades facing a street, provide one principal entrance and a minimum of 25% glazing.



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LANDSCAPE ARCHITECTS

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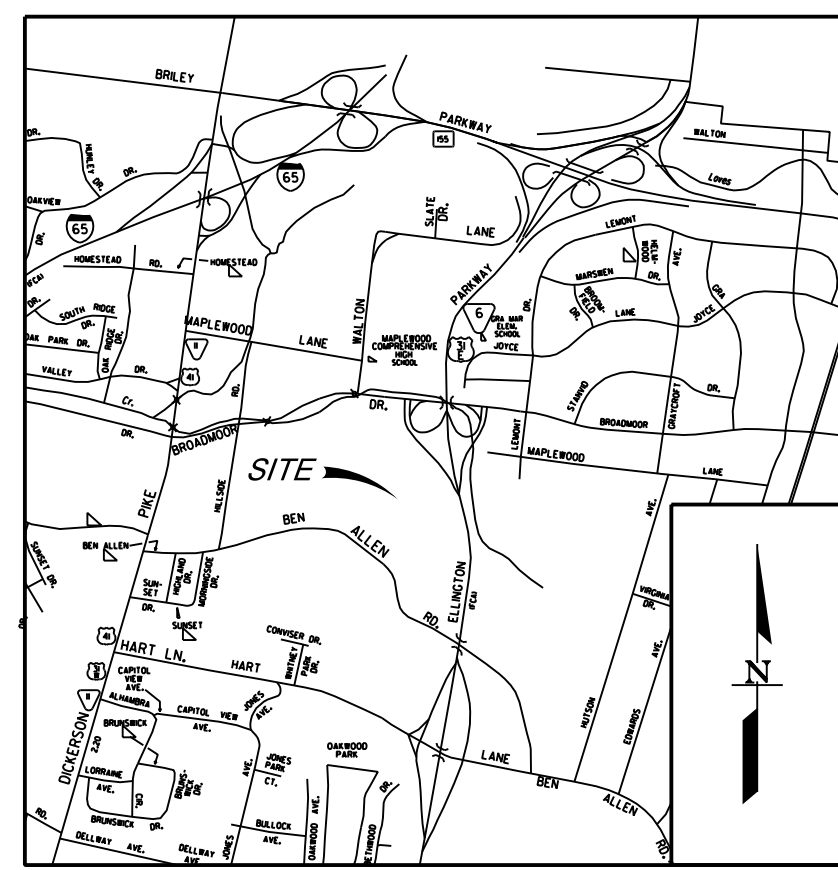
PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

JOB NO.: 16-945
DATE: 7-18-17

SCALE: 1" = 50'-0"

SHEET:

2.0
ARCHITECTURE
GUIDELINES



VICINITY MAP

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 ISSUED.

FEMA NOTE:
NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH INSURANCE RATE MAP PANEL NUMBERS 47037C0232 H AND 47037C0251 H, DATED: APRIL 5, 2017.

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 CONSTRUCTION IN THE RIGHT OF WAY IS TO COMPLY WITH ADA AND METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
2. THERE SHALL BE NO VERTICAL OBSTRUCTIONS (SIGNS, POWER POLES, FIRE HYDRANTS, ETC.) WITHIN THE PROPOSED SIDEWALKS, WHERE FEASIBLE VERTICAL OBSTRUCTIONS MUST BE RELOCATED OUTSIDE OF THE PROPOSED SIDEWALKS, WHERE APPLICABLE.

METRO PLANNING NOTE:

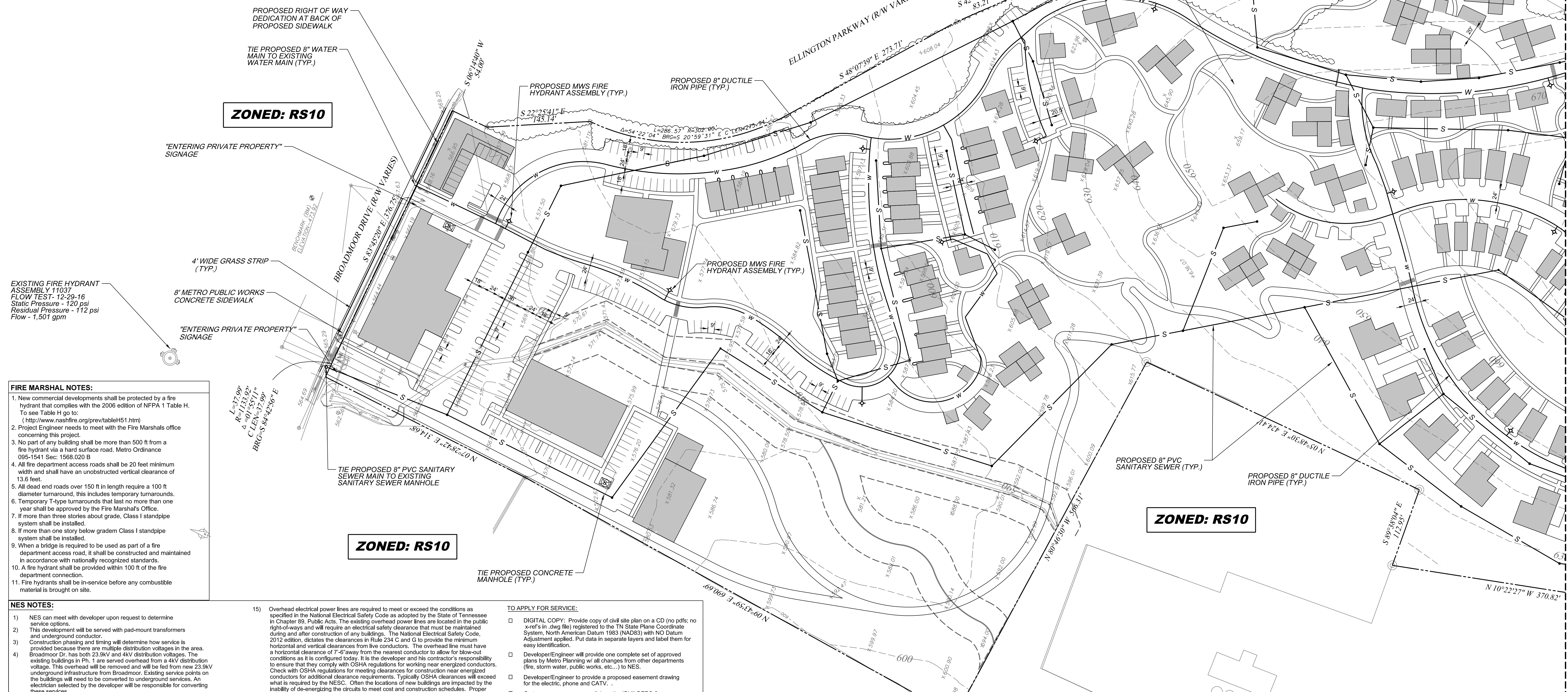
1. THE FINAL SITE PLAN/BUILDING PERMIT SHALL DEPICT THE REQUESTED PUBLIC SIDEWALKS, ANY REQUESTED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUESTED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUESTED SIDEWALK WHERE FEASIBLE VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUESTED GRASS STRIP OR FRONTAGE ZONE.

ZONED: RS10

ZONED: RS10

ZONED: RS10

ZONED: RS10



PROPOSED RIGHT OF WAY DEDICATION AT BACK OF PROPOSED SIDEWALK

TIE PROPOSED 8" WATER MAIN TO EXISTING WATER MAIN (TYP.)

TIE PROPOSED 8" PVC SANITARY SEWER MAIN TO EXISTING SANITARY SEWER MANHOLE

PROPOSED MWS FIRE HYDRANT ASSEMBLY (TYP.)

PROPOSED 8" DUCTILE IRON PIPE (TYP.)

PROPOSED 8" PVC SANITARY SEWER (TYP.)

PROPOSED 8" DUCTILE IRON PIPE (TYP.)

PROPOSED 8" PVC SANITARY SEWER (TYP.)

PROPOSED 8" DUCTILE IRON PIPE (TYP.)

PROPOSED 8" PVC SANITARY SEWER (TYP.)

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PROPOSED 8" DUCTILE IRON PIPE (TYP.)

PROPOSED 8" PVC SANITARY SEWER (TYP.)

PROPOSED 8" DUCTILE IRON PIPE (TYP.)

PROPOSED 8" PVC SANITARY SEWER (TYP.)

PROPOSED 8" DUCTILE IRON PIPE (TYP.)

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/prev/tableH51.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: 1588.020 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 above grade, Class I standpipe system shall be installed.
8. If more than one story below grade 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 fire department connection.
11. Fire hydrants shall be in-service before any combustible material is brought on site.

NES NOTES:

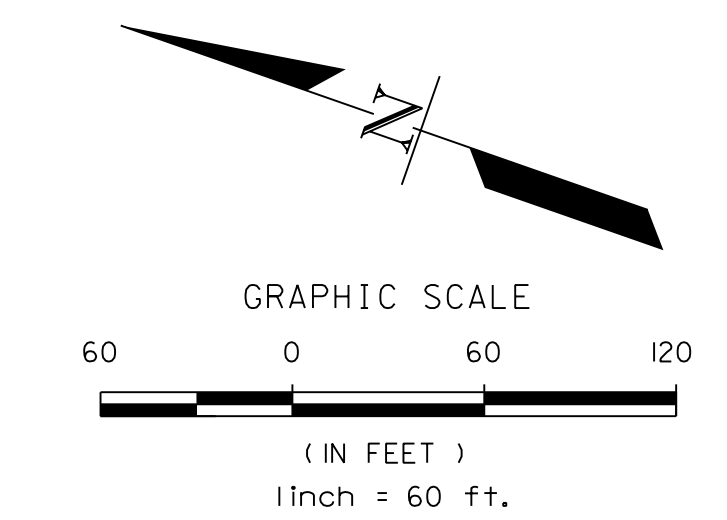
- 1) NES can meet with developer upon request to determine service options.
- 2) This development will be served with pad-mount transformers and underground conductor.
- 3) Construction phasing and timing will determine how service is provided because there are multiple distribution voltages in the area. Broadmoor Dr. has both 23.9kV and 4kV distribution voltages. The existing buildings in Ph. 1 are served overhead from a 4kV distribution voltage. This overhead will be removed and will be fed from new 23.9kV underground infrastructure from Broadmoor. Existing service points on the buildings will need to be converted to underground services. An electrician selected by the developer will be responsible for converting these services.
- 4) There are multiple entrances on Broadmoor and space for a riser pole will need to be provided near one of those entrances.
- 5) Ben Allen Rd. has 13.8kV and 4kV distribution voltages. If the Ben Allen community is built from Ben Allen Rd. northward into the property, then this side will be fed from new 13.8kV underground infrastructure. If the Ben Allen community is built from north to south, as phasing is proposed, then all underground infrastructure will be fed 23.9kV from Broadmoor Dr.
- 6) This detail is critical as the different distribution voltages require different pad-mount transformers to be set.
- 7) The existing cell tower in the Ben Allen community will need to be converted to underground service, as well as any other existing buildings that are to remain. An electrician selected by the developer will be responsible for converting these services.
- 8) Developer drawing shall show any existing utilities easements on property, the utility poles on the property and the poles along ROW.
- 9) NES shall be placed in "PUE" inside development for conduit runs and meter centers.
- 10) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
- 11) NES needs any construction plans for any road improvements to Broadmoor Dr and Ben Allen Rd.
- 12) NES follows the National Fire Protection Association rules; Refer to NFPA 70 article 450-27 and NEC Section 15-152.A.2 for complete rules (see NES Construction Guidelines under "Builders and Contractors" tab @ www.nespower.com).
- 13) Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 89, Public Acts. The existing overhead power lines are located in the public right-of-ways and will require an electrical safety clearance that must be maintained during and after construction of any buildings. The National Electrical Safety Code, 2012 edition, dictates the clearances in Rule 24 C and G to provide the minimum horizontal and vertical clearances from live conductors. The overhead line must have a horizontal clearance of 7'-6" away from the nearest conductor to allow for blow-out conditions as it is configured today. It is the developer and his contractor's responsibility to ensure that they comply with OSHA regulations for working near energized conductors. Check with OSHA regulations for meeting clearances near energized conductors for additional clearance requirements. Typically OSHA clearances will exceed what is required by the NES. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Proper clearances must be maintained from not only the building envelope, but also from scaffolding and other construction equipment.
- 14) If porches or walks are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications facilities with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, flammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plat.
- 15) The final quantity and location of NES equipment to be determined by the NES Engineer after receiving final plans and electrical load information. A preliminary Exhibit 'B' design will be sent to the developer or representatives of the developer for review. Suggestions or requests to the design should be made during this review process. Any changes requiring re-design, after this document has been signed, will be at the developer's expense.
- 16) Multi-family portions of the development will be served from meter centers on pedestals. The type of meter center the development chooses to install will determine who furnishes, installs, and maintains the service conductors.
- 17) Developer's vegetation design shall meet both Metro requirements and NES Vegetation Management requirements/clearances.
- 18) NES facilities will not be allowed to sit or to pass through retention areas including rain gardens, bio-retention, bio swales and the like. This includes primary duct between pad-mounted equipment, as well as service duct to a meter or meter center.
- 19) NES riser pole should be installed on development property.
- 20) NES needs electrical load information including secondary voltage on the mixed-use buildings, any three phase power requirements, house loads, irrigation, pump services, computers, etc.
- 21) A postal plan is required before NES's final construction drawings can be approved.

TO APPLY FOR SERVICE:

- DIGITAL COPY: Provide copy of civil site plan on a CD (no pdfs; no x-refs in .dwg file) registered to the TN State Plane Coordinate System, North American Datum 1983 (NAD83) with NO Datum Adjustment applied. Put data in separate layers and label them for easy identification.
- Developer/Engineer will provide one complete set of approved plans by Metro Planning w/ all changes from other departments (fire, storm water, public works, etc...) to NES.
- Developer/Engineer to provide a proposed easement drawing for the electric, phone and CATV. .
- Go to www.nespower.com click on the "BUILDERS & CONTRACTORS" tab. Next click on the "Apply for Residential Subdivision" tab out the form. Then follow the direction for sending the digital drawing and the forms.

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. 78840 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.
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Barge Cauthen & ASSOCIATES
6608 CHARLOTTE PIKE, STE 210
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PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

JOB NO.: 16-945
DATE: 3-30-17

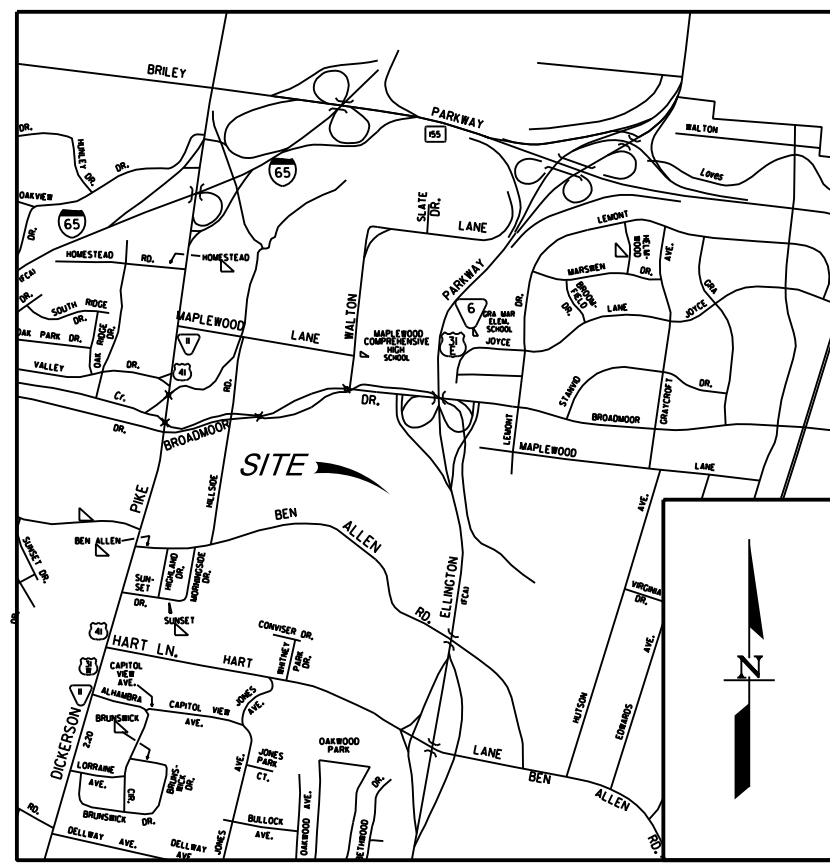
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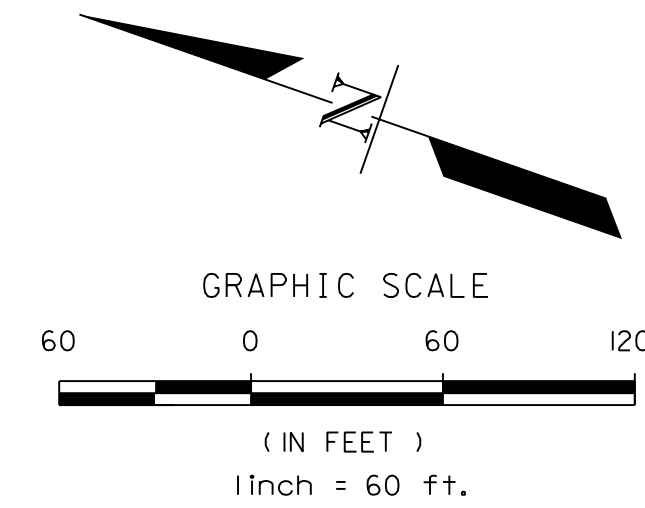
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SITE UTILITY

CASE NO. 2017SP-034-001

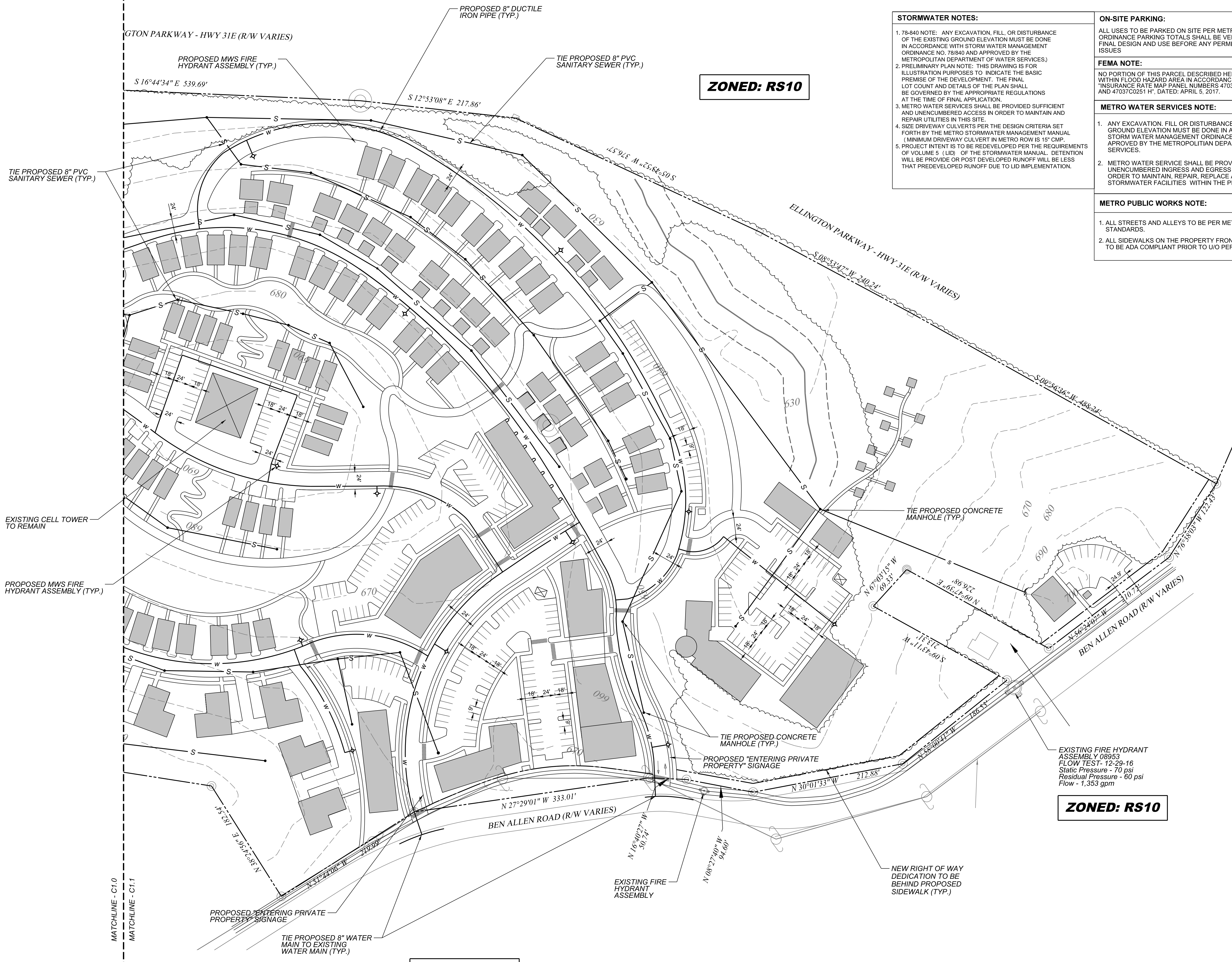


VICINITY MAP



- 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/prevtableH51.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 Marshals Office.
 7. If more than three stories above grade, Class I standpipe system shall be installed.
 8. If more than one story below grade 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 fire department connection.
 11. Fire hydrants shall be in-service before any combustible material is brought on site.

- NES NOTES:**
- 1) NES can meet with developer upon request to determine service options.
 - 2) This development will be served with pad-mount transformers and underground conductor.
 - 3) Construction phasing and timing will determine how service is provided because there are multiple distribution voltages in the area. Broadmoor Dr. has both 23.8kV and 4kV distribution voltages. The existing buildings in Ph. 1 are served overhead from a 4kV distribution voltage. This overhead will be removed and will be fed from new 23.8kV underground infrastructure from Broadmoor. Existing service points on the buildings will need to be converted to underground services. An electrician selected by the developer will be responsible for converting these services.
 - 4) There are multiple entrances on Broadmoor and space for a riser pole will need to be provided near one of those entrances.
 - 5) Ben Allen Rd. has 13.8kV and 4kV distribution voltages.
 - 6) If the Ben Allen community is built from Ben Allen Rd. northward into the property, then this side will be fed from new 13.8kV underground infrastructure. If the Ben Allen community will be built from north to south, as shading is proposed, then all underground infrastructure will be fed 23.8kV from Broadmoor Dr.
 - 7) This detail is critical as the different distribution voltages require different pad-mount transformers to be set.
 - 8) The existing cell tower in the Ben Allen community will need to be converted to underground service, as well as any other existing buildings that are to remain. An electrician selected by the developer will be responsible for converting these services.
 - 9) Developer drawing shall show any existing utilities easements on property, the utility poles on the property and the poles along ROW.
 - 10) NES shall be placed in "PUE" inside development for conduit runs and meter centers.
 - 11) Any additional easements required that are not part of this parcel must be obtained by the developer or the engineer for the developer.
 - 12) NES needs any construction plans for any road improvements to Broadmoor Dr and Ben Allen Rd.
 - 13) 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).
 - 14) Overhead electrical power lines are required to meet or exceed the conditions as specified in the National Electrical Safety Code as adopted by the State of Tennessee in Chapter 88, Public Acts. The existing overhead power lines are located in the public right-of-ways and will require an electrical safety clearance that must be maintained during and after construction of any buildings. The National Electrical Safety Code, 2012 edition, dictates the clearances in Rule 234 C and G to provide the minimum horizontal and vertical clearances from live conductors. The overhead line must have a horizontal clearance of 7'-0" from the nearest conductor to allow for blow-out conditions as it is configured today. It is the developer and his contractor's responsibility to ensure that they comply with OSHA regulations for working near energized conductors. Check with OSHA regulations for meeting clearances for construction near energized conductors for additional clearance requirements. Typically OSHA clearances will exceed what is required by the NESC. Often the locations of new buildings are impacted by the inability of de-energizing the circuits to meet cost and construction schedules. Proper clearances must be maintained from not only the building envelope, but also from scaffolding and other construction equipment.
 - 15) If porches or walls are allowed to be constructed beyond the minimum setback limits and into the public utility easements; then the easement will be considered reduced by that much of the easement. Such encroachments may increase the cost of electrical infrastructure to allow for reduced or limited access to equipment. NES reserves the right to enter and to erect, maintain, repair, rebuild, operate and patrol electric power overhead and underground conductors and communications circuits with all necessary equipment reasonably incident thereto including the right to clear said easement and keep the same clear of brush, timber, flammable structures, buildings, permanent structures, and fire hazards; all over, under, upon, and across the easement as granted on any plat.
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 - 20) NES needs electrical load information including secondary voltage on the mixed-use buildings, any three phase power requirements, house loads, irrigation, pump services, compactor services, etc.
 - 21) A post-tension plan is required before NES's final construction drawings can be approved.
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ZONED: RS10

ZONED: RS10

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- 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 ISSUED

FEMA NOTE:

NO PORTION OF THIS PARCEL DESCRIBED HEREON LIES WITHIN FLOOD HAZARD AREA IN ACCORDANCE WITH 'INSURANCE RATE MAP PANEL NUMBERS 47037C0232 H AND 47037C0251 H', DATED: APRIL 5, 2017.

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- 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 U/O PERMIT.

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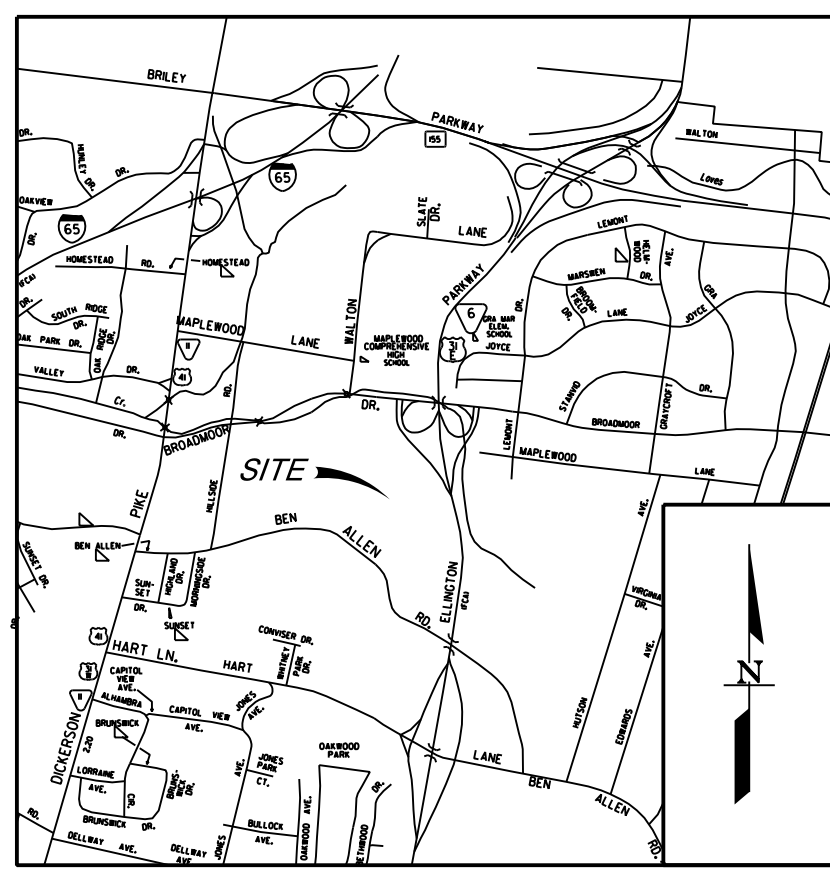
PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
 NASHVILLE, TENNESSEE

JOB NO.: 16-945
 DATE: 3-30-17

SCALE: 1" = 60'-0"
 SHEET:

C1.1
 SITE UTILITY

CASE NO. 2017SP-034-001



VICINITY MAP

ZONED: RS10

BENCHMARK (BM)
ELEVATION - 473.92

L=57.99'
R=155.92'
A=90.1559°
C.L.E.N.=371.11'
B.R.C.S.=84°22'58" E

PROPOSED GRADING NOTE:
GRADING INTENT WITH DRIVES AND BUILDING PADS IS TO
CLOSELY MATCH EXISTING GRADE TO MINIMIZE
EXCESS CUTS AND FILLS AND PRESERVE EXISTING VEGETATION

ZONED: RS10

PROPOSED BIORETENTION
AREA (TYP)

ELLINGTON PARKWAY (R/W VARIES)

PROPOSED BIORETENTION
AREA (TYP)

ZONED: RS10

PROPOSED BIORETENTION
AREA (TYP)

OUTFALL TO
EXISTING CREEK

PROPOSED 30'
"DO NOT DISTURB"
BUFFER (TYP)

PROPOSED 30'
"DO NOT DISTURB"
BUFFER (TYP)

ZONED: RS10

EXISTING
DRAINAGE
CULVERT

BROADMOOR DRIVE (R/W VARIES)
S 06°45'00" W
54.00'

S 22°02'29" E
143.14'

S 48°07'39" E 273.71'

S 42°48'27" E
83.21'

S 43°39'51" E
142.01'

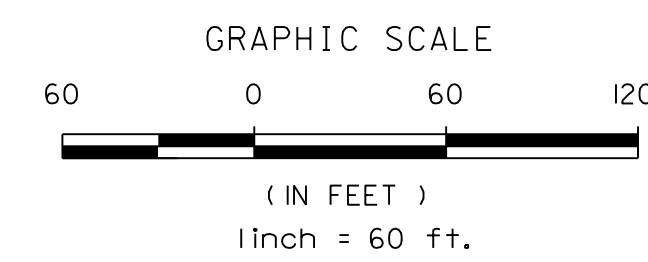
N 33°42'47" W 237.23'

S 22°02'29" E
167.81'

S 20°14'39" E
44.14'

ELLIN

PROPOSED GRADING NOTE:
GRADING INTENT WITH DRIVES AND BUILDING PADS IS TO
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MATCHLINE - C10
MATCHLINE - C11

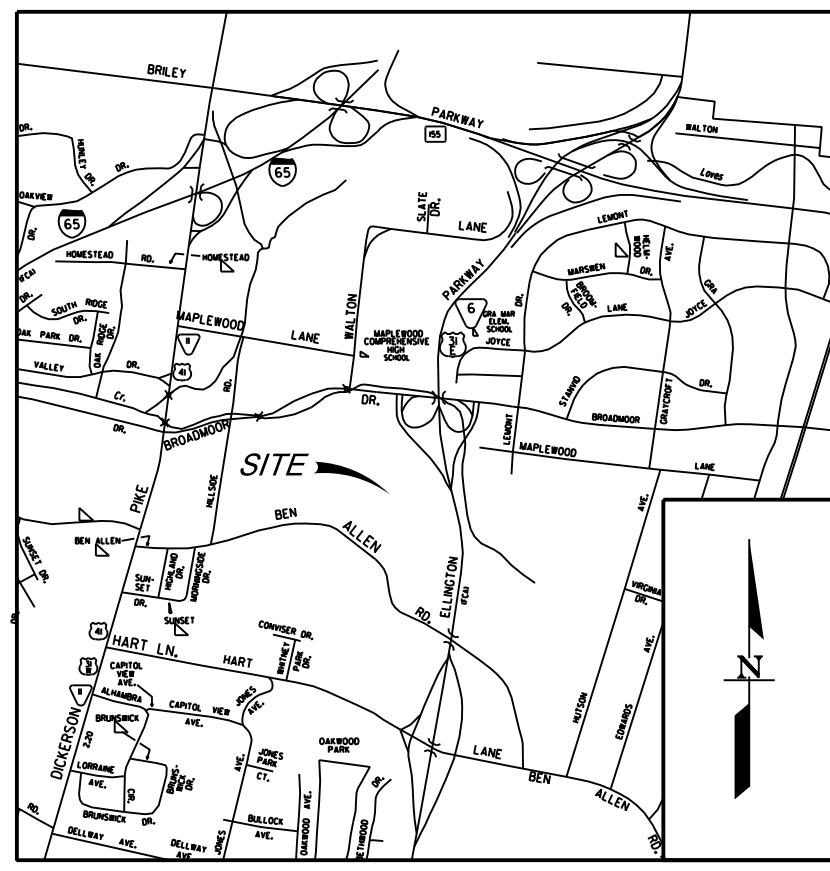
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- BUFFER NOTE:**
THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 REGULATIONS.



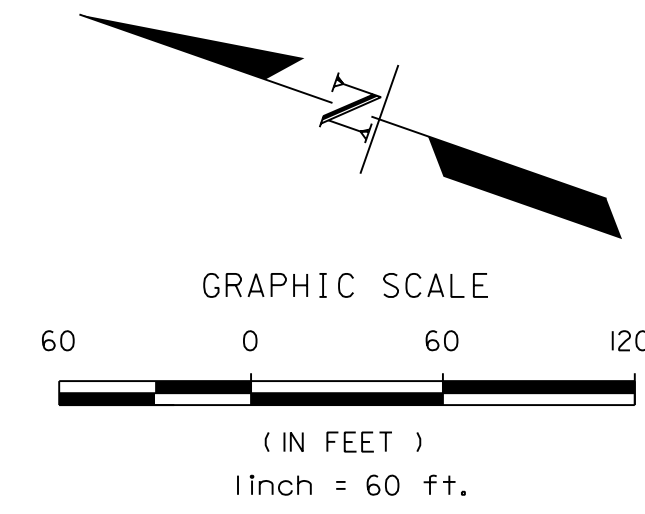
PRELIMINARY SP
BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

JOB NO.: 16-945
DATE: 3-30-17
SCALE: 1" = 60'-0"
SHEET:
C2.0
SITE GRADING AND DRAINAGE

CASE NO. 2017SP-034-001



VICINITY MAP



ZONED: RS10

ZONED: RS10

PROPOSED GRADING NOTE:
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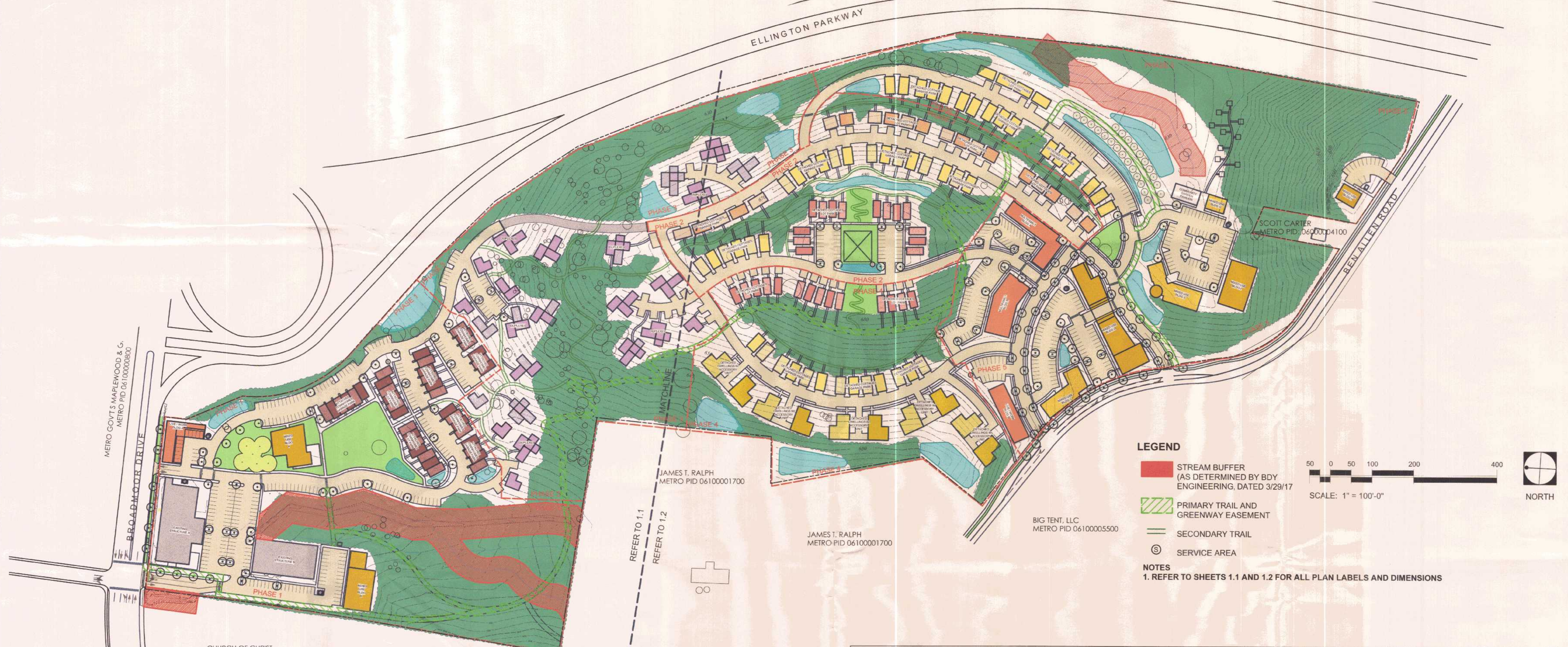
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C2.1
 SITE GRADING AND DRAINAGE

CASE NO. 2017SP-034-001



1 SITE PLAN

BROADMOOR NEIGHBORHOOD CENTER

CHURCH OF CHRIST AT BROADMOOR AVENUE METRO PID 06101001300

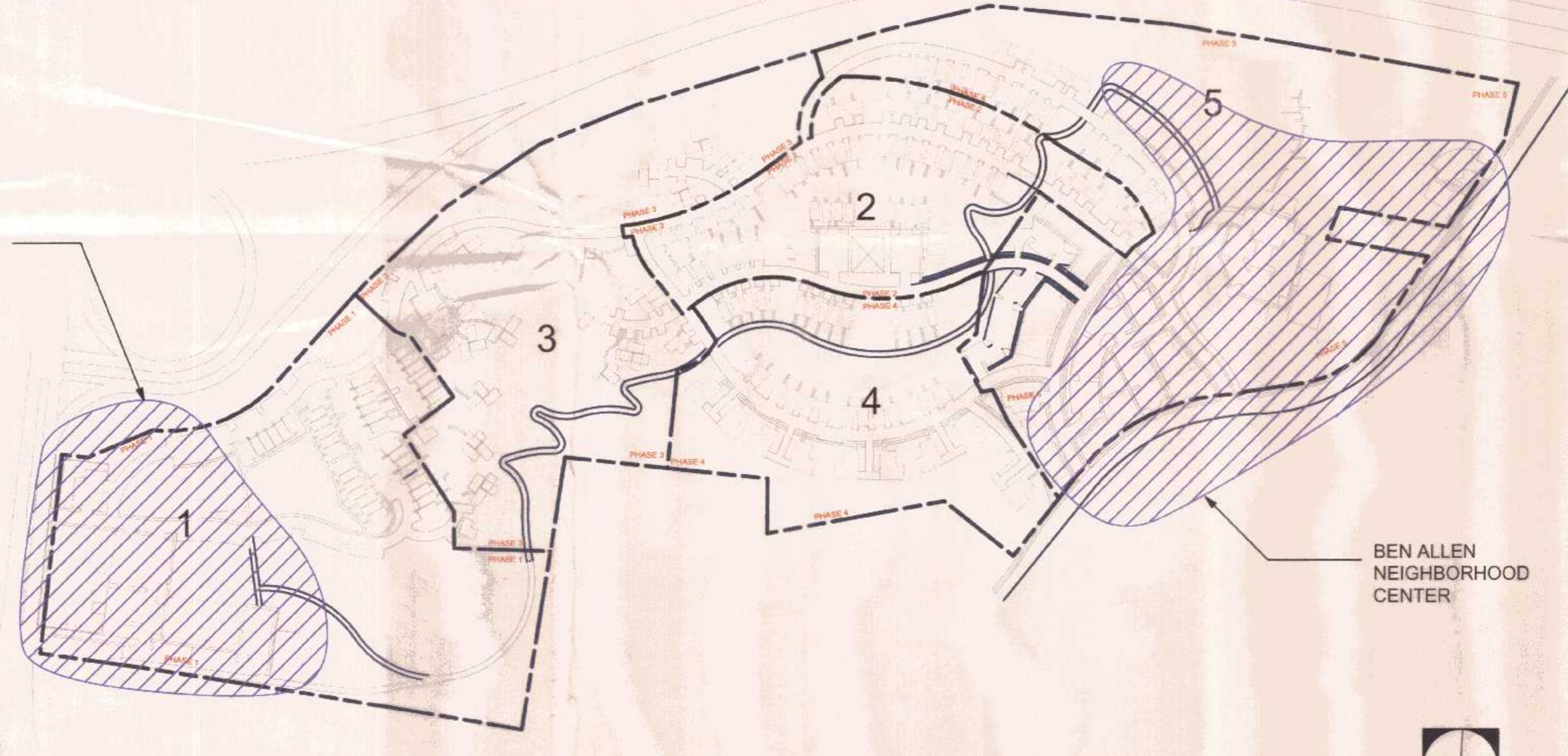
PLUMBERS & PIPEFITTERS METRO PID: 06000004900

JAMES T. RALPH METRO PID 06100001700

JAMES T. RALPH METRO PID 06100001700

BIG TENT, LLC METRO PID 06100005500

SCOTT CARTER METRO PID: 06000004100



2 PHASING DIAGRAM

SP CASE NO.: 2017SP-034-001



ZONING DISTRICT LAND USE TABLE ADJUSTMENTS

TABLE BASED ON MUI STANDARDS FOR LAND USE

LEGEND

- P- Permitted by right
- PC- Permitted subject to specific conditions
- SE- Permitted by special exception
- A- Permitted as accessory to a principal use
- O- Permitted only with an overlay district
- M- Not Permitted (Standard MUI Use Table)
- OR M- Eliminated from Standard MUI Use Table

RESIDENTIAL USES	MUI	MUN
Single-Family	P	P
Two-Family	P	P
Multi-Family	P	P
Mobile Home or Dwelling	P	P
Accessory Apartment	P	P
Accessory Dwelling, detached	P	P
Boarding House	P	P
Congregate Hall	P	P
Dormitory	P	P
Garage sale	A	A
Historic bed and breakfast homestay	O	O
Historic home events	P	P
Home occupation	A	A
Rural bed and breakfast homestay	A	A
Short-Term Rental (STR)	A	A

EDUCATIONAL USES	MUI	MUN
Business school	P	P
Trade and Co-operative Market	P	P
College or university	P	P
Community education	P	P
Dormitory	P	P
Fraternity/sorority house	P	P
Personal instruction	P	P
Vocational school	PC	PC

OFFICE USES	MUI	MUN
Administrative/professional business	PC	PC
Financial institution	P	PC
General office	P	PC
Funeral home	P	P
Leasing/sales office	P	P
Furniture store	P	P
Grocery store	P	PC
Home improvement sales	PC	PC
Hotel/motel	P	P
Inventory stock	P	P
Kennel/stable	P	P
Laundry plants	P	P
Equipment sales	P	P
Major appliance repair	P	P
Mobile storage unit	PC	PC
Vehicle repair	P	P
Vehicle sales and service, limited	P	P
Wrecker service	P	P

COMMERCIAL USES	MUI	MUN
Bed and breakfast inn	P	PC
Business service	P	P
Carpet cleaning	P	P
Car wash	PC	PC
Community gathering (noncommercial)	P	P
Custom assembly	P	PC
Convention center, drop-off	PC	PC
Flea Market	P	PC
Funeral home	P	P
Furniture store	P	P
Gift shop	P	P
Grocery store	P	PC
Home improvement sales	PC	PC
Hotel/motel	P	P
Inventory stock	P	P
Kennel/stable	P	P
Laundry plants	P	P
Equipment sales	P	P
Major appliance repair	P	P
Mobile storage unit	PC	PC
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Vehicle sales and service, limited	P	P
Wrecker service	P	P

INDUSTRIAL USES	MUI	MUN
Automobile assembly	P	P
Auto body and repair	P	P
Business service	P	P
Heavy equipment, sales and service	P	P
Heavy equipment operation	P	P
Manufacturing, artisan	P	P
Manufacturing, heavy	P	P
Manufacturing, medium (heavy definition)	P	P
Manufacturing, light	P	P
Microbrewery	P	P
Research service	P	P
Scrap operation	P	P
Tank farm	P	P
Trading room	P	P
Warehouse	PC	PC

RECREATION AND ENTERTAINMENT USES	MUI	MUN
Adult entertainment	P	P
After hours establishment	P	P
Camp	P	P
Club	P	P
Commercial amusement (inside)	P	P
Commercial amusement (outside)	P	P
Country club	P	P
Drive in movie	P	P
Game range	PC	PC
Fairground	P	P
Flea market	P	P
Golf course	P	P
Commodity	P	P
Park	P	P
Racetrack	P	P
Recreation center	P	P
Rehearsal hall	P	P
Small theater, stage, dance	P	P
Stadium/Arena/Convention Center	P	P
Temporary festival	SE	SE
Theater	P	P
Zoo	P	P

TRANSPORTATION USES	MUI	MUN
None included as Permitted Uses		

UTILITY USES	MUI	MUN
None included in the following exception:		
Wind energy facility (small)	PC	PC

WASTE MANAGEMENT USES	MUI	MUN
None included in the following exception:		
Recycling Collection Center	A	A

COMMUNICATION USES	MUI	MUN
Antenna radio antenna	P	A
Audio/video tape transfer	P	P
Communication flut	PC	PC
Multi-media production	P	P
Printing and publishing	P	PC
Radio/TV/studio tower	SE	SE
Radio/TV studio	P	P
Satellite dish	P	P
Telephone services	PC	PC

*Residential Uses and Community Gardening permitted in ALL portions of the site

Land Use Table for Neighborhood Center Portions of the Site

Note: Existing site land uses may remain

3 LAND USE TABLE

BROADMOOR AND BEN ALLEN MASTER PLAN
NASHVILLE, TENNESSEE

PRELIMINARY SP

JOB NO.: 16-945
DATE: 7-18-17

SHEET:

1.0
OVERVIEW