

ORDINANCE 2019-452

AN ORDINANCE ADOPTING AN ALTERNATIVE PLAN NOT QUALIFYING FOR VARIANCE OR SPECIAL EXCEPTION, MODIFYING DEVELOPMENT STANDARDS FOR PROPERTY LOCATED AT 2307 8TH AVENUE SOUTH

WHEREAS, an Alternative Plan has been submitted for property located at 2307 8th Avenue South, seeking to modify the development standards for said site, as set forth in Section 4.3 of the City of Berry Hill Community Development Code, by reducing the building frontage requirement from 75%, and increasing the maximum curb cut width from thirty feet (30'), to thirty-five and one-half feet (35.5') for a three-lane egress drive; and

WHEREAS, the City of Berry Hill Zoning and Planning Commission has recommended adoption of the said Alternative Plan, based on findings that the plan meets the criteria set forth in Section 1.2.5.2 of the Community Development Code for adoption of an Alternative Plan not qualifying for Variance or Special Exception, and this Commission confirms said findings;

BE IT ORDAINED BY THE CITY OF BERRY HILL, TENNESSEE, that an Alternative Plan under the City of Berry Hill Community Development Code, for property located at 2307 8th Avenue South, also known as Metro Parcel #10514022300, shall be approved as follows:

1. The seventy-five percent (75%) minimum building frontage requirement, contained in Section 4.3 of the Community Development Code for District 1A – Franklin, shall be reduced to forty-two and 8/10 percent (42.8%), and the maximum curb cut width shall be increased from thirty feet (30') to thirty-five and one-half feet (35.5'), to allow a three-lane egress drive.

BE IT FURTHER ORDAINED:

In case of conflict between this ordinance, or any part hereof, and the whole or part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

If any section, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this ordinance.

This ordinance shall take effect on the earliest date allowed by law.

Passed First reading: September 9, 2019

Passed Second reading: _____

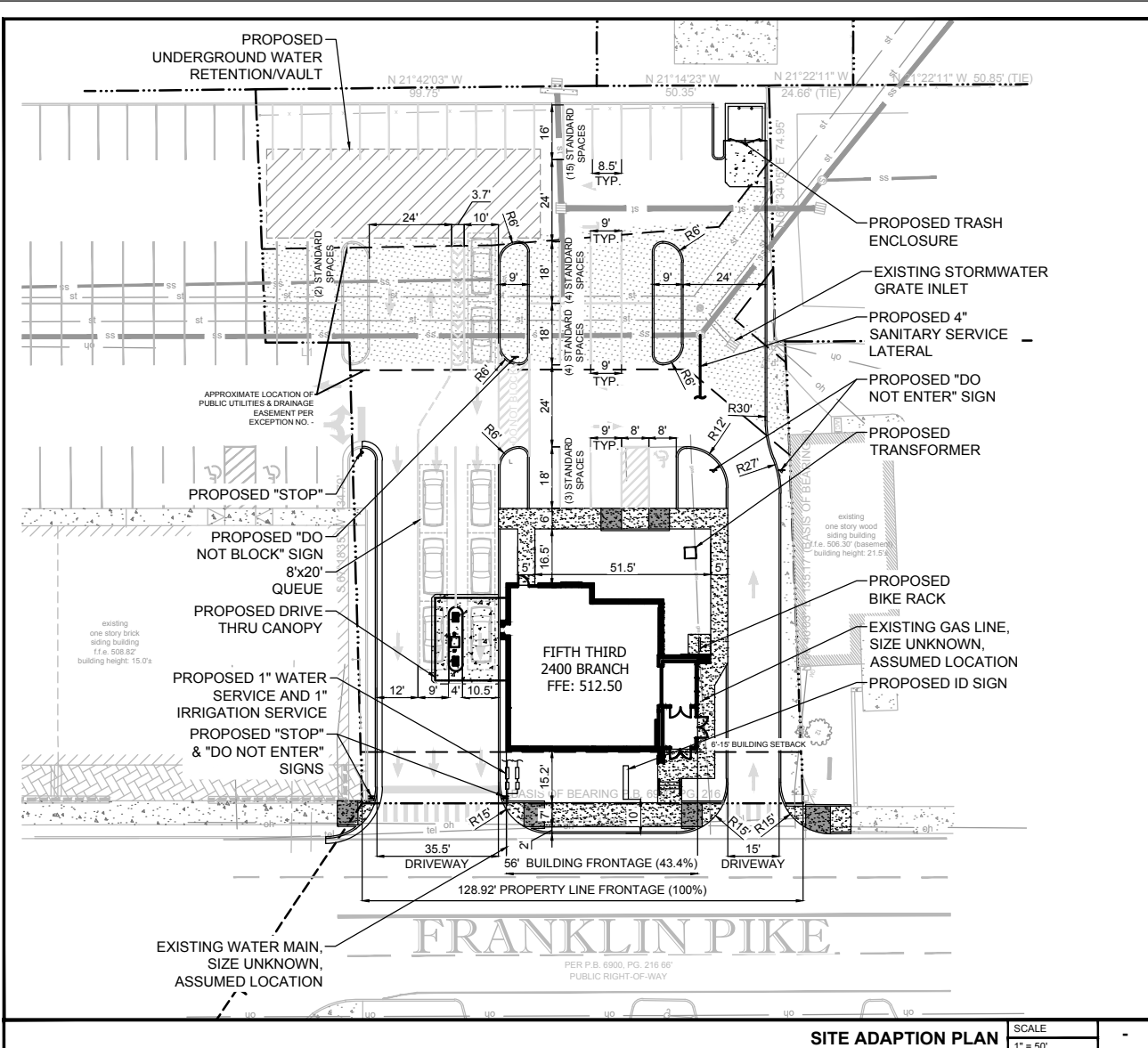
Attest

Mayor

City Recorder

Approved as to legality and form

City Attorney,



SITE DATA

SITE ADDRESS:	2307 FRANKLIN PIKE NASHVILLE, TN 37204
MAP & PARCEL:	105 14 0 223.00
BUILDING AREA:	2,400 SF BUILDING / 560 SF DRIVE THROUGH
JURISDICTION:	BERRY HILL (FRONT OF SITE) NASHVILLE DAVIDSON (REAR OF SITE)
ZONING:	DISTRICT 1A (BERRY HILL)
SITE AREA:	28,600 SF / 0.66 AC
EXISTING USE:	RESTAURANT
FUTURE USE:	BANK WITH DRIVE THRU (CONDITIONALLY PERMITTED)
PARKING DATA	
BANK PARKING REQUIRED:	3 SPACES PER 1,000 SF (JURISDICTION REQUIREMENT) 2,400 SF X (3 / 1,000 SF) = 8 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING = 28 SPACES HANDICAP PARKING = 1 SPACES TOTAL PARKING PROVIDED = 29 SPACES
PARKING SPACE SIZE:	9' X 18'
DRIVE THROUGH QUEUE:	3 SPACES FROM ATM 5 SPACES FROM TELLER LANE 8' X 20' QUEUE SIZE
LOADING ZONE:	*NOTE-FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.
BICYCLE PARKING REQUIRED:	2 SPACES
LANDSCAPE REQUIREMENTS:	
LANDSCAPE BUFFER - FRONT (FRANKLIN PIKE)	= 0'
LANDSCAPE BUFFER -	= 0'
LANDSCAPE BUFFER -	= 0'
LANDSCAPE BUFFER -	= 0'
BUILDING REQUIREMENTS:	
BUILDING SETBACK - FRONT (FRANKLIN PIKE)	= 6' MIN/15' MAX.
BUILDING SETBACK - SIDE	= 0'
BUILDING SETBACK - REAR	= 0'
BUILDING HEIGHT	= 20' MIN.
BUILDING FRONTAGE REQUIRED	= 75% MIN.
BUILDING FRONTAGE PROVIDED:	(567/128.92) = 43.4%
LOT COVERAGE	= 90% MAX
FLOOD ZONE:	
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, 47037C0244H, EFFECTIVE 04/05/2017, FOR THE CITY OF BERRY HILL, TENNESSEE.	

ARCHITECT/ ENGINEER OF RECORD

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FIFTH THIRD BANK
CAPTAIN D'S
2307 FRANKLIN PIKE
NASHVILLE, TN



JOB NO. 183473

DATE: 09-06-19

DRAWN BY: PV

SCALE: 1" = 50'

SHEET TITLE:
SITE ADAPTION PLAN

SHEET NUMBER:

1A

PLEASE SEE THE DUE DILIGENCE REPORT FOR FULL SITE REQUIREMENTS

ARCHITECTURE:

THE FOLLOWING SECTIONS PROVIDE BOTH RECOMMENDED AND REQUIRED ARCHITECTURAL STANDARDS FOR BUILDINGS WITHIN THE CITY OF BERRY HILL. THE APPLICATION OF THE STANDARDS WILL DEPEND UPON THE BUILDING CONTEXT, SIZE, HEIGHT, AND PROPOSED USE. THE CITY MANAGER, OR HIS DESIGNEE, AND/OR THE ZONING AND PLANNING COMMISSION MAY REQUIRE SOME OF THE RECOMMENDED STANDARDS TO BE REQUIRED.

3.1.1.2 WINDOWS: ALL WINDOWS SHALL BE OPERABLE

3.1.1.3 TRANSPARENCY/GLAZING: BUILDING FACADES SHALL HAVE CLEAR GLAZED AREAS AND OPENINGS BETWEEN 25 AND 45 PERCENT OF THE PRIMARY FACADE AREA.

3.1.1.4 AWNINGS: ALL AWNINGS SHALL BE CONSISTENT WITH THE ARCHITECTURE OF THE BUILDING AND SHALL BE SET BACK AS IN SHAPES WITH STRAIGHT EDGES. AWNINGS AT THE SIDEWALK LEVEL SHALL NOT HAVE A BOTTOM SLOTTED OR SIDE PANELS AND SHALL PROJECT A MINIMUM OF FOUR FEET FROM THE BUILDING FACADE. AWNINGS ON STORES ABOVE THE SIDEWALK LEVEL SHALL PROJECT A MINIMUM OF THREE FEET FROM THE BUILDING FACADE.

DISTRICT 1 - FRANKLIN
DISTRICT 1 - FRANKLIN IS DESIGNED TO CREATE A RETAIL/ENTERTAINMENT DISTRICT ALONG FRANKLIN PIKE/ 8TH AVENUE (FRANKLIN - A). THE MIXTURE OF USES IS INTENDED TO PROMOTE EVENING ACTIVITIES IN A CENTRALIZED AREA. THE DISTRICT ALSO INCLUDES A MIXTURE OF SMALL BUSINESSES THAT REFLECT THE COMMERCIAL ELEMENT OF THE LONG TERM GOALS OF THIS AREA (FRANKLIN - B). RESIDENTIAL IS ENCOURAGED WITHIN THIS DISTRICT. RESIDENTIAL DENSITIES MUST MEET MINIMUM STANDARDS TO ENSURE AN APPROPRIATE DENSITY/PATTERN WITHIN THIS AREA. IN ADDITION, BUILDINGS ARE REQUIRED TO BE BUILT TO HAVE THE APPEARANCE OF A MINIMUM OF TWO STORES.

ATM - DRIVE-THROUGH:

THE DRIVE-THROUGH ATM IS ACCESSORY TO COMMERCIAL BANKS, SAVINGS INSTITUTIONS, AND CREDIT UNIONS.

- DRIVE-THROUGH ATM STACKING LANES, AND CIRCULATION ARE PROHIBITED IN THE ESTABLISHED FRONT SETBACK OF THE PRINCIPAL BUILDING.
- DRIVE-THROUGH ATM STACKING LANES, AND CIRCULATION ARE TREATED AS COMPONENTS OF ON-SITE PARKING FOR THE PURPOSES OF SCREENING.
- THE LENGTH OF ON-SITE STACKING LANES, TAKEN TOGETHER, SHALL BE A MINIMUM OF 300 FEET IF WINDOW ACCESS IS PROVIDED DIRECTLY FROM A MAJOR OR MINOR THROUGHWAY, A MINIMUM OF 50 FEET IF WINDOW ACCESS IS PROVIDED DIRECTLY FROM A STREET OF LESSER CAPACITY.
- THE DRIVE-THROUGH LANE(S) MUST BE DISTINCTLY MARKED BY SPECIAL STRIPING, PAVEMENT MARKINGS, OR TRAFFIC ISLANDS. A SEPARATE CIRCULATION DRIVE MUST BE PROVIDED FOR PASSAGE AROUND AND ESCAPE FROM THE OUTERMOST DRIVE-THROUGH SERVICE LANE.
- TRASH RECEPTACLES AND APPROPRIATE LIGHTING SHALL BE PROVIDED AT THE ATM.
- ATMS MAY OPERATE 24 HOURS A DAY, SEVEN DAYS A WEEK.
- SIGNAGE FOR THE ATM IS REGULATED BY SECTION 3 OF THE COMMUNITY DEVELOPMENT CODE.

LANDSCAPE:

THE FOLLOWING IS REQUIRED LANDSCAPING FOR PROJECTS WITHIN THE CITY: THE LANDSCAPE MATERIAL QUANTITIES ARE BASED UPON THE SITE AREA MINUS THE LOT COVERAGE PERCENTAGE. FOR EXAMPLE, A LOT WHICH IS PERMITTED A MAXIMUM OF 75 PERCENT LOT COVERAGE, THE REMAINING 25 PERCENT (PERVIOUS) AREA SHALL BE LANDSCAPED BASED UPON THE REQUIREMENTS PROVIDED IN THE TABLE BELOW.

LANDSCAPE MATERIAL:	PERVIOUS AREA LANDSCAPE REQUIREMENT:
TREES	MINIMUM OF ONE TREE PER 300 SQUARE FEET (MINIMUM AVERAGE CALIPER OF 3" FOR NEW TREES)
SHRUBS	MINIMUM OF 12% COVERAGE
GROUND COVER	MINIMUM OF 20% COVERAGE
TURF GRASS	MINIMUM OF 20% COVERAGE
10% OF SITE REQUIRED TO BE PERVIOUS/GREEN	

SIGNS:

SIGNS SHALL NOT BE PERMITTED WITHIN PUBLIC RIGHT-OF-WAYS OF ANY STREET OR ALLEY, AND CREDIT UNIONS.

FREESTANDING SIGNS MUST ALSO BE NO LESS THAN 10 FEET AWAY FROM THE EDGE OF PAVEMENT OF ANY PUBLIC STREET AND NO LESS THAN 5 FEET FROM ANY SIDE OR REAR PROPERTY LINE.

DIRECTIONAL SIGNS SHALL NOT EXCEED TWO SQUARE FEET IN AREA AND ARE LIMITED TO "CORNER", "ENTRANCE", "EXIT", "PARKING", "NO PARKING", "NO RIGHT TURN", "ONE WAY", "RIGHT-OF-WAYS A MINIMUM CONSISTENT FOOT CANDLE OF ONE LUMEN SHALL BE MAINTAINED WITH MAXIMUM TO MINIMUM RATIOS NO GREATER THAN 1:10. DECORATIVE LIGHT POLES AND FIXTURES WITHIN RIGHT-OF-WAYS SHALL BE APPROVED BY THE CITY MANAGER, OR HIS DESIGNEE, AND/OR THE CITY COMMISSION. PARKING LOT LIGHTING SHALL NOT EXCEED 1.5 FOOT CANDLES AT THE PROPERTY LINE OF THE PARKING AREA. THE CITY MANAGER, OR HIS DESIGNEE, MAY REQUIRE A PHOTOMETRIC LIGHTING PLAN.

MONUMENT SIGN: A MONUMENT SIGN (OR FREESTANDING SIGN OTHER THAN AS DESCRIBED IN SECTION 3.10.2.4 IN WHICH THE ENTIRE BOTTOM OF THE SIGN IS IN CONTACT WITH THE GROUND OR IS CLOSE TO THE GROUND. FOR MULTIFAMILY RESIDENTIAL AND NON-RESIDENTIAL USES, MONUMENT SIGNS SHALL NOT EXCEED NINE FEET IN HEIGHT OR 50 SQUARE FEET IN AREA.

SIGN STANDARDS:
EACH SIGN SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
(MINIMUM SIGN AREA BY PARCEL)

NON-RESIDENTIAL - 2 SF FOR EACH LINEAR FOOT OF BUILDING FRONTAGE OF THE PRINCIPAL STRUCTURE MEASURED ALONG THE STREET OR

ON-STREET WALL
- MAXIMUM HEIGHT OF 4 FEET
- MAXIMUM NUMBER OF SIGNS PER PARCEL = 1; PRINCIPAL ACCESS FRONTAGE
- MAXIMUM SIGN AREA BY SIGN TYPE = 50 SQFT
- MAXIMUM HEIGHT OF 30 FEET
- MAXIMUM NUMBER OF SIGNS PER PARCEL = 1
- MAXIMUM SIGN AREA BY SIGN TYPE = 120 SQFT

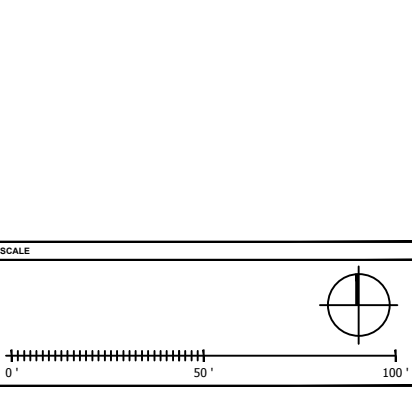
FREESTANDING (FRANKLIN PIKE AND THOMPSON LANE)
- MAXIMUM HEIGHT OF 30 FEET
- MAXIMUM NUMBER OF SIGNS PER PARCEL = 1
- MAXIMUM SIGN AREA BY SIGN TYPE = 120 SQFT

LIGHTING:

LIGHTING IS AN IMPORTANT ELEMENT FOR CONSIDERATION WITHIN THE CITY. APPROPRIATE LIGHT LEVELS SHALL BE MAINTAINED TO PROVIDE THE PROPER CHARACTER AND AMBIENCE THROUGHOUT THE CITY. ALL RIGHT-OF-WAY LIGHTING FIXTURES SHALL USE METAL HALIDE BULBS TO PROVIDE A CLEAR, WHITE LIGHT ALONG THE PUBLIC CORRIDORS AND OPEN SPACES. LANDSCAPE ACCENT LIGHTING AND BUILDING ACCENT LIGHTING ARE ALSO ENCOURAGED TO BE METAL HALIDE OR LED. ALONG THE PUBLIC RIGHT-OF-WAYS A MINIMUM CONSISTENT FOOT CANDLE OF ONE LUMEN SHALL BE MAINTAINED WITH MAXIMUM TO MINIMUM RATIOS NO GREATER THAN 1:10. DECORATIVE LIGHT POLES AND FIXTURES WITHIN RIGHT-OF-WAYS SHALL BE APPROVED BY THE CITY MANAGER, OR HIS DESIGNEE, AND/OR THE CITY COMMISSION. PARKING LOT LIGHTING SHALL NOT EXCEED 1.5 FOOT CANDLES AT THE PROPERTY LINE OF THE PARKING AREA. THE CITY MANAGER, OR HIS DESIGNEE, MAY REQUIRE A PHOTOMETRIC LIGHTING PLAN.

DUMPSTERS/STORAGE AREAS:

DUMPSTERS AND STORAGE AREAS SHALL BE LOCATED AT THE REAR OF THE PROPERTY AND SHALL BE ENCLOSED IN THE BUILDING OR A STRUCTURE CONSISTENT WITH THE ARCHITECTURE AND MATERIALS OF THE BUILDING. DUMPSTERS FOR FOOD SERVICE BUSINESSES SHALL BE FULLY ENCLOSED. THE SCREEN FENCE MUST BE CONSTRUCTED OF MASONRY OR OTHER MATERIAL IN A MANNER THAT MATCHES THE PRIMARY BUILDING MATERIAL. DETAILS MUST BE PROVIDED WITH THE REQUIRED PLANS FOR CONSTRUCTION.



SITE ADAPTION PLAN

SCALE	-
1" = 50'	