

AMENDMENT NO. 1  
TO  
SUBSTITUTE ORDINANCE NO. BL2020-219

Mr. President –

I hereby move to amend Substitute Ordinance No. BL2020-219 as follows:

I. By amending Section 4, by adding the following conditions:

9. Ticketed events exceeding an attendance of 750 people shall be limited to Friday, Saturday, or Sunday, except that weekday ticketed events exceeding an attendance of 750 people may be held between the Memorial Day holiday and July 31<sup>st</sup>.

10. Outdoor events held Sunday through Thursday shall end by 10:30pm. Outdoor events held Friday and Saturday shall end by 11:00pm.

11. The decibel level output as measured at the western property boundary along Whites Creek Pike shall not exceed a five minute average of 85 dB during any event.

12. All Outdoor events shall require a permanently installed, on-site fully IEC 61672 compliant class 2 decibel level monitor to be in operation throughout the duration of the event. The decibel level monitor shall be installed at the western property boundary along Whites Creek Pike.

13. The recommendations outlined in the Blue Road Fontanel Traffic Impact Study, as accepted by Metro Public Works, shall be implemented to provide safe and efficient traffic operations within the study area following the completion of the proposed project.

INTRODUCED BY:



Jennifer Gamble  
Member of Council

**ADOPTED: July 7, 2020**

**SUBSTITUTE ORDINANCE NO. BL2020-219**

**An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending a Specific Plan on properties located at 4105, 4125, 4225, 4241, and 4301 Whites Creek Pike, at the southeast corner of Knight Drive and Whites Creek Pike, zoned SP (169.20 acres), to add additional land uses, modify location of rooming units and make changes to the definitions specified in the SP, all of which is described herein (Proposal No. 2009SP-022-013).**

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By amending a Specific Plan on properties located at 4105, 4125, 4225, 4241, and 4301 Whites Creek Pike, at the southeast corner of Knight Drive and Whites Creek Pike, zoned SP (169.20 acres), to add additional land uses, modify location of rooming units and make changes to the definitions specified in the SP, being Property Parcel Nos. 093, 163 as designated on Map 040-00 and Property Parcel Nos. 200.01, 140, 319 as designed on Map 049-00 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 040 and Map 049 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited as specified on the plan to the specific uses as described in the SP documents. Rooming units shall be limited to a maximum of 150 units.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. All applicable conditions from BL2016-282 shall remain in effect.
2. Any relevant Public Works' requirements related to access, traffic, special event traffic management, reporting and number of parking spaces shall be met with all future development.
3. Parking on the east side of Whites Creek shall be used for overflow parking only.
4. With the corrected copy, replace Event Management Note 1 with the following: The maximum number of ticketed events over 750 people in one calendar year shall not exceed 12.
5. With the corrected copy, add the following note to the Event Management table: For any event, ticketed or not ticketed, with more than 2,500 attendees, submit a traffic management plan to Public Works for review and approval.
6. With the corrected copy, remove all references to Special Event Permit.

7. Comply with all conditions and requirements of Metro reviewing agencies.
8. 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.

Section 4 ~~5~~. Be it further enacted, 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.

Section 5 ~~6~~. Be it further enacted, 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.

Section 6 ~~7~~. Be it further enacted, 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 ~~plan~~ CN zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 7 ~~8~~. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

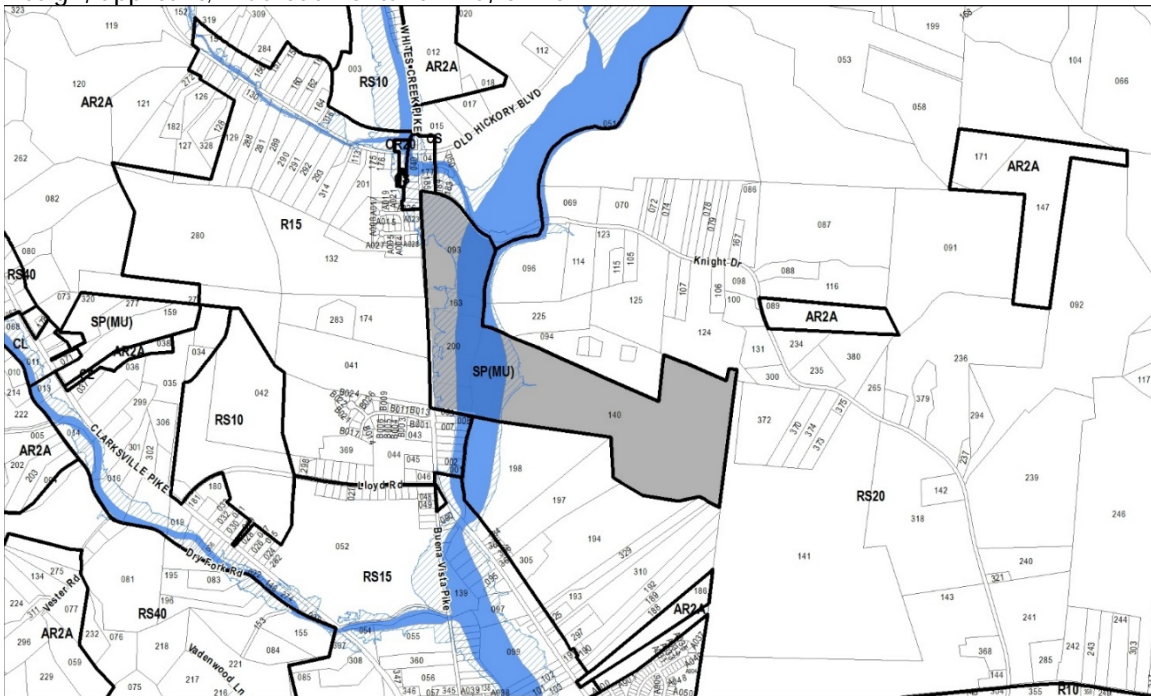


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Councilmember Jennifer Gamble

2009SP-022-013  
MANSION AT FONTANEL  
Map 040, Parcel(s) 093, 163  
Map 049, Parcel(s) 200.01, 140, 319  
Subarea 03, Bordeaux - Whites Creek - Haynes Trinity  
District 03 (Gamble)  
Application fee paid by: BlueRoad Fontanel LLC

A request to amend a Specific Plan on properties located at 4105, 4125, 4225, 4241, and 4301 Whites Creek Pike, at the southeast corner of Knight Drive and Whites Creek Pike, zoned SP (169.20 acres), to add additional land uses, modify location of rooming units and make changes to the definitions specified in the SP, requested by Edge Planning Landscape Architecture and Urban Design, applicant; Blueroad Fontanel LLC, owner.



# SP PRELIMINARY DEVELOPMENT PLAN THE MANSION AT FONTANEL

PHASE V REVISION  
CASE # 2009SP-022-013

WHITES CREEK PIKE  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

COUNCIL DISTRICT 3 - JENNIFER GAMBLE

PREPARED FOR:

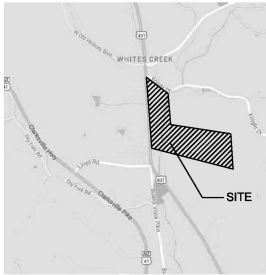
BlueRoad Fontanel, LLC  
180 N. Stetson Ave.  
Suite 2880  
Chicago, IL 60601

December 30th, 2019

Rev: February 19th, 2020

Corrected Set: February 28th, 2020

LANDSCAPE ARCHITECT (APPLICANT)



  
NORTH  
VICINITY MAP  
NOT TO SCALE

**EDGE**

LANDSCAPE ARCHITECTURE CORPORATION  
210 12th Ave. South, Suite 202  
Nashville, Tennessee 37203  
P. 615-250-8154 F. 615-250-8155

ARCHITECT

**D A A D**

2520 White Ave.  
Nashville, TN 37204  
615-248-3223

CIVIL ENGINEER

  
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

1420 Donelson Pike  
Suite A-2  
Nashville, TN 37217  
615-383-6300

PREVIOUS SP REVISIONS

#2009SP-022-003 - June 14th, 2012  
#2009SP-022-007 - September 24th, 2013  
#2009SP-022-008 - July 3rd, 2014  
#2009SP-022-011 - October 6th, 2016

PURPOSE NOTE

THE PURPOSE OF THIS SP AMENDMENT IS TO REVISE AND ENHANCE THE PRELIMINARY PLAN FOR THE 150-ROOM RURAL RESORT. THE RURAL RESORT SLEEPING UNITS WILL NOW BE IMPLEMENTED THROUGH A COMBINATION OF BUNGALOWS/CABINS AND YURTS ALONG WITH STANDARD UPSCALE RESORT AMENITIES.

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ARCHITECTURAL CHARACTER.....	A-1.00

CONSULTANTS

SEAL



**THE MANSION AT FONTANEL**  
**SP PRELIMINARY DEVELOPMENT PLAN**  
**CASE # 2009SP-022-013**  
**NASHVILLE, TN**

CLIENT  
**BLUEROAD FONTANEL, LLC**

PROJECT NO. 19018  
 Date: 12/30/19  
 Revisions:  
 REVISIONS PER METRO COMMENTS - 01/21/20  
 REVISIONS PER METRO COMMENTS - 02/19/20  
**CORRECTED SET - 02/26/20**

Sheet Title  
**SP REGULATING PLAN**  
 Sheet Number

R-1.00

**PARKING STANDARDS**

EVENTS	100 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
MAKERS VILLAGE	50 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)

**EVENT MANAGEMENT**

- THE MAXIMUM NUMBER OF TICKETED EVENTS OVER 750 PEOPLE IN ONE CALENDAR YEAR SHALL NOT EXCEED TWELVE (12).
- FOR ALL EVENTS, TICKETED OR NON-TICKETED, WITH MORE THAN 2500 ATTENDEES, SUBMIT A TRAFFIC MANAGEMENT PLAN TO METRO PUBLIC WORKS FOR REVIEW AND APPROVAL.
- ALL EVENTS WITHIN THE MANSION ARE LIMITED TO A MAXIMUM CAPACITY OF 750 ATTENDEES.
- TICKETED EVENTS OVER 750 PEOPLE SHALL BE LIMITED TO FRIDAY, SATURDAY, OR SUNDAY, EXCEPT THAT WEEKDAY TICKETED EVENTS OVER 750 PEOPLE MAY BE HELD DURING THE SUMMER BREAK AS DESIGNATED ON THE OFFICIAL METRO SCHOOLS CALENDAR.
- OUTDOOR EVENTS HELD SUNDAY THROUGH THURSDAY SHALL END BY 10:30 PM. OUTDOOR EVENTS HELD FRIDAY AND SATURDAY SHALL END BY 11:00 PM.
- THE DECIBEL LEVEL OUTPUT AS MEASURED AT THE WESTERN PROPERTY BOUNDARY ALONG WHITES CREEK PIKE SHALL NOT EXCEED A FIVE MINUTE AVERAGE OF 95 dB DURING ANY EVENT.
- ALL OUTDOOR EVENTS SHALL REQUIRE A PERMANENTLY INSTALLED, ON-SITE DECIBEL LEVEL MONITOR, SUCH AS THE "T604Y CLASSIC" OR APPROVED EQUAL, TO BE IN OPERATION THROUGHOUT THE DURATION OF THE EVENT. THE DECIBEL LEVEL MONITOR SHALL BE INSTALLED AT THE WESTERN PROPERTY BOUNDARY ALONG WHITES CREEK PIKE.
- ALL 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 ALL 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 ACRESAGE	169.7 ACRES (100%)
MINIMUM OPEN SPACE REQUIRED	127 ACRES (75%)
MAXIMUM DISTURBED LAND ALLOWED	42.2 ACRES (25%)
PROPOSED OPEN SPACE PROVIDED	131.5 ACRES (78%)
AMOUNT OF LAND AVAILABLE FOR FUTURE DEVELOPMENT	4.5 ACRES (3%)

**GENERAL NOTES:**

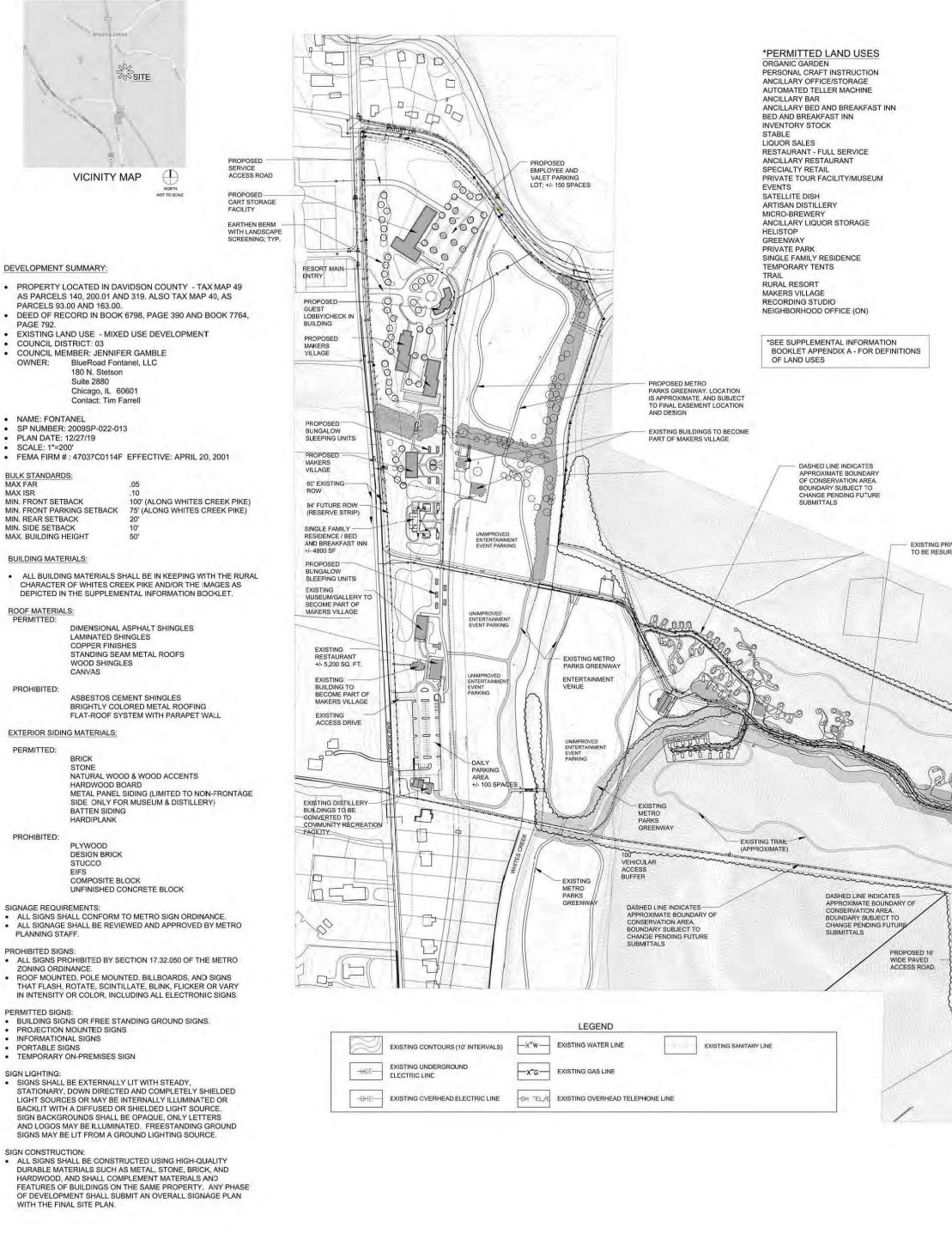
- THE PURPOSE OF THIS SP AMENDMENT IS TO REVISE AND ENHANCE THE PRELIMINARY PLAN FOR THE 10-Room RURAL RESORT. THE RURAL RESORT SLEEPING UNITS WILL NOW BE IMPLEMENTED THROUGH A COMBINATION OF BUNGALOWS/CABINS AND YURTS ALONG WITH STANDARD UPSCALE RESORT AMENITIES.
- USES WITHIN THIS SP SHALL BE LIMITED 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 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, 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 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 SUBMISSION OF ANY BUILDING PERMITS.
- LOCATIONS OF TRASH DUMPSTERS AND LOADING DOCKS WILL BE PROVIDED AT FINAL SITE PLAN.
- A 1/2" UNSTRUCTURED AREA FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT SHALL BE MAINTAINED ALONG ALL PROPOSED 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 PROPOSED DRIVES ONTO WHITES CREEK PIKE PER AASHTO STANDARDS FOR THE POSTED SPEED LIMIT.
- ALL WATER QUALITY MONITORS 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 # 4703/01/14H EFFECTIVE APRIL 09, 2017. THIS MAP DEPICTS THAT A PORTION OF THE SITE LIES WITHIN A FLOODWAY (FV) AND FLOODWAY PRONE (FP) BOUNDARY.
- ALL LANDSCAPING SHALL MEET THE METRO ORDINANCE CHAPTER 1724 LANDSCAPING, BUFFERING AND TREE REPLACEMENT.
- METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNCLIMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES ON THIS SITE.
- THE TOTAL NUMBER OF PARKING SPACES PROVIDED SHALL BE A TOTAL BREAKDOWN FOR EACH INDIVIDUAL BUILDING WILL BE PROVIDED AT FINAL SITE PLAN.
- FINAL BUILDING LOCATIONS, SQUARE FOOTAGE, NUMBER OF STORES, 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 ON ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OR APPLICATION.
- THERE ARE NO HISTORICALLY REGISTERED BUILDINGS ON SITE.
- THERE ARE NO CEMETRIES 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"CMF.
- 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 12 ACRES, AS OPEN SPACE. THE OPEN SPACE SHALL BE MADE AVAILABLE TO THE PUBLIC THROUGH 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 THIS SITE SHALL NOT EXCEED 42.2 ACRES OR 25% OF THE OVERALL SITE AREA.
- THE MAXIMUM NUMBER OF SLEEPING UNITS AT THE RURAL RESORT SHALL BE 150.

**STORMWATER PRELIMINARY NOTE:**

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

APPLICANT  
 EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN  
 JOHN HAAS  
 2110 TWELFTH AVENUE SOUTH  
 SUITE 202  
 NASHVILLE, TN 37203  
 PHONE: 615-250-8154  
 FAX: 615-250-8155  
 CONTACT: JOHN HAAS

DEVELOPER  
 BlueRoad Fontanel, LLC  
 180 N. Stetson  
 Suite 2880  
 Chicago, IL 60601  
 Contact: Tim Farrell



- \*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  
 EVENTS  
 SATELLITE DISH  
 ARTISAN DISTILLERY  
 MICRO-BREWERY  
 ANCILLARY LIQUOR STORAGE  
 HELIOPORT  
 GREENWAY  
 PRIVATE PARK  
 SINGLE FAMILY RESIDENCE  
 TEMPORARY TENTS  
 TRAIL  
 RURAL RESORT  
 MAKERS VILLAGE  
 RECORDING STUDIO  
 NEIGHBORHOOD OFFICE (ON)

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

- DEVELOPMENT SUMMARY:**
- PROPERTY LOCATED IN DAVIDSON COUNTY - TAX MAP 49 AS PARCELS 140, 200.01 AND 319. ALSO TAX MAP 49, 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: JENNIFER GAMBLE
  - OWNER: BlueRoad Fontanel, LLC  
 180 N. Stetson  
 Suite 2880  
 Chicago, IL 60601  
 Contact: Tim Farrell
  - NAME: FONTANEL
  - SP NUMBER: 2009SP-022-013
  - PLAN DATE: 12/27/19
  - SCALE: 1"=200'
  - FEMA FIRM # : 4703/01/14F EFFECTIVE: APRIL 20, 2011

- BULK STANDARDS:**
- |                            |                                |
|----------------------------|--------------------------------|
| MAX FAR                    | .05                            |
| MAX SPR                    | .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  
 CANVAS

- 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  
 HARD PLANK

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

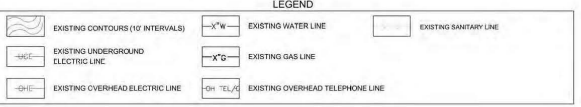
- SIGNAGE REQUIREMENTS:**
- ALL SIGNS SHALL CONFORM TO METRO SIGN ORDINANCE.
  - ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY METRO PLANNING STAFF.

- 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.

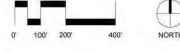
- PERMITTED SIGNS:**
- BUILDING SIGNS OR FREE STANDING GROUND SIGNS.
  - PROJECTION MOUNTED SIGNS.
  - INFORMATIONAL SIGNS.
  - PORTABLE SIGNS.
  - TEMPORARY ON-PREMISES SIGN.

- 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.



SEE SHEETS R-1.01 & R-1.02 FOR ENLARGEMENTS OF THE DEVELOPMENT PLAN SHOWN ABOVE.



CONSULTANTS

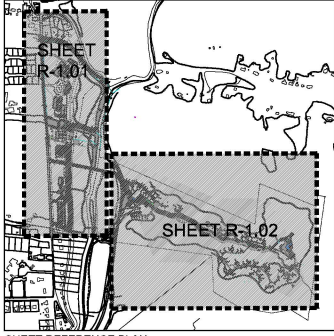


**THE MANSION AT FONTANEL**  
**SP PRELIMINARY DEVELOPMENT PLAN**  
**CASE # 2009SP-022-013**  
**NASHVILLE, TN**

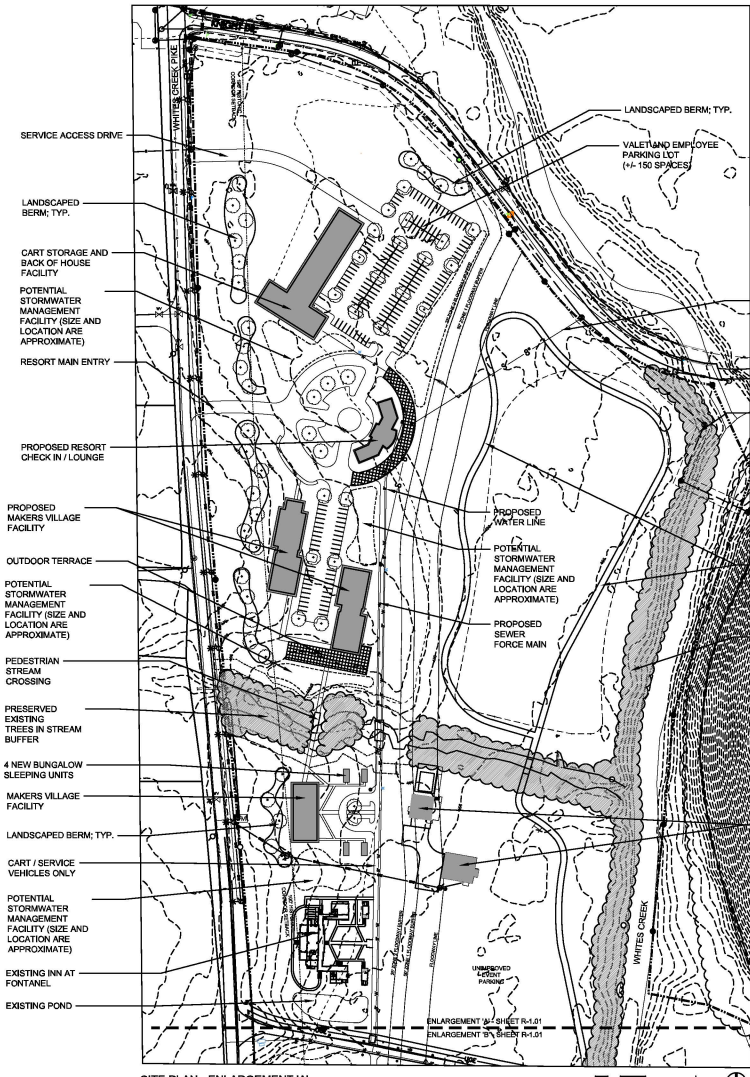
CLIENT  
**BLUEROAD**  
**FONTANEL, LLC**

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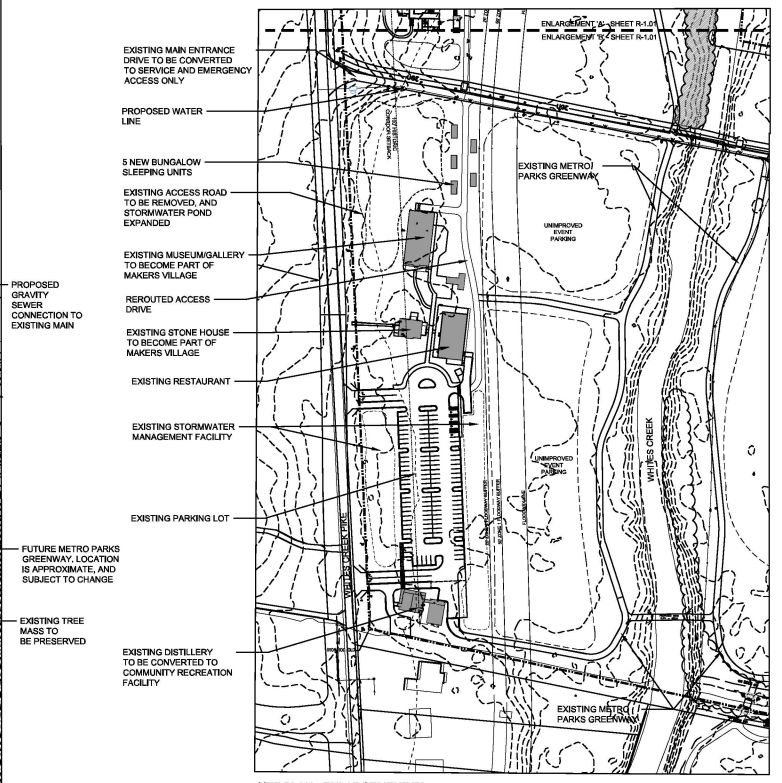
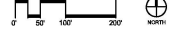
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**SP REGULATING**  
**PLAN ENLARGEMENTS**  
 Sheet Number



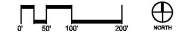
SHEET REFERENCE PLAN  
 NTS

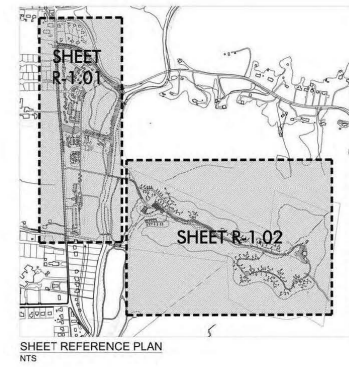
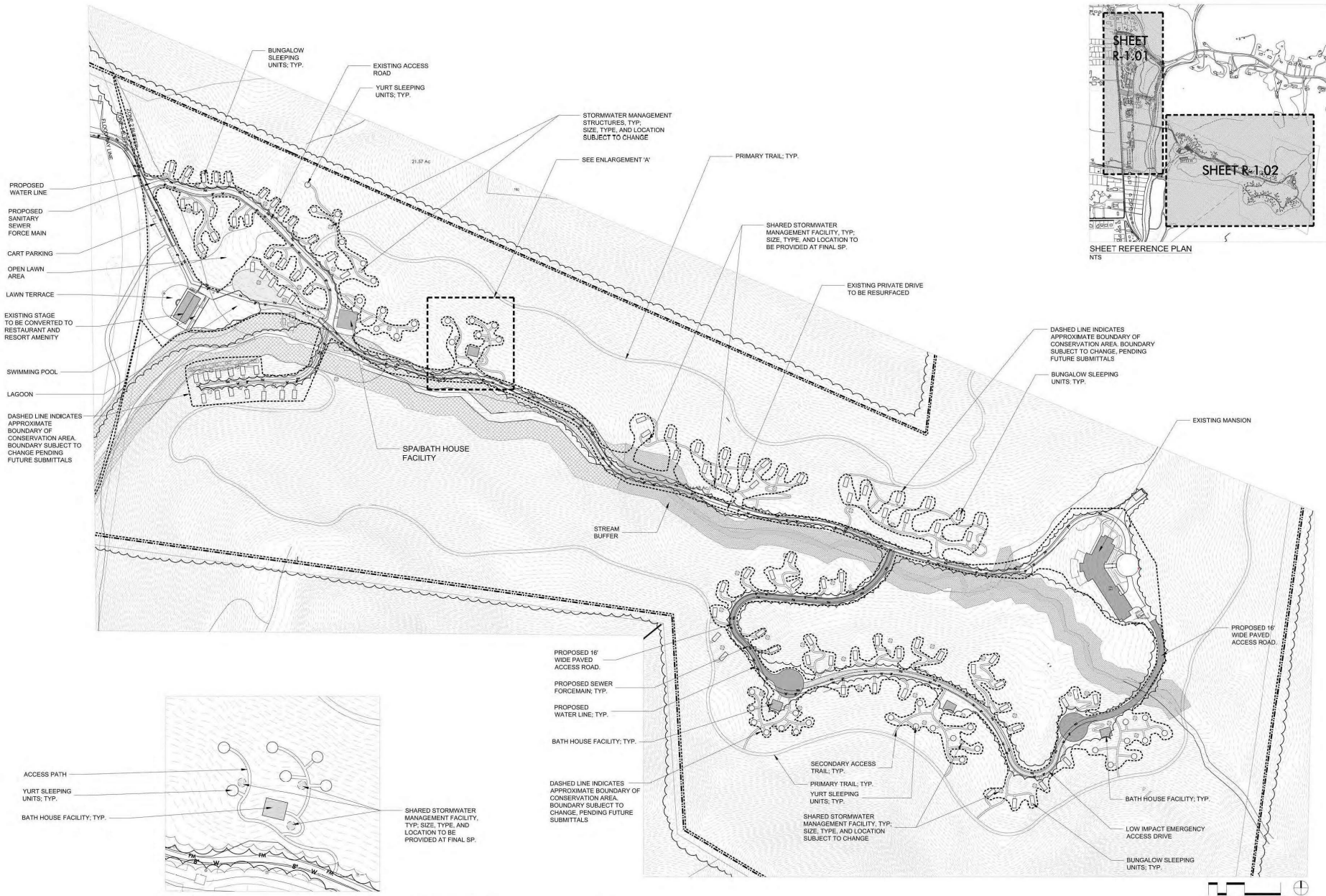


SITE PLAN - ENLARGEMENT 'A'



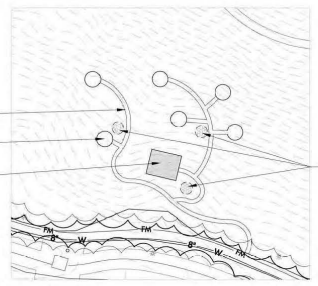
SITE PLAN - ENLARGEMENT 'B'





- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- CART PARKING
- OPEN LAWN AREA
- LAWN TERRACE
- EXISTING STAGE TO BE CONVERTED TO RESTAURANT AND RESORT AMENITY
- SWIMMING POOL
- LAGOON
- DASHED LINE INDICATES APPROXIMATE BOUNDARY OF CONSERVATION AREA. BOUNDARY SUBJECT TO CHANGE PENDING FUTURE SUBMITTALS

- ACCESS PATH
- YURT SLEEPING UNITS, TYP.
- BATH HOUSE FACILITY, TYP.

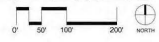


ENLARGEMENT 'A'  
1" = 50'

**STORMWATER NOTE:**  
ALL PRIOR VARIANCES AND ANY PROPOSED VARIANCES WILL BE COMBINED INTO A NEW STORMWATER VARIANCE REQUEST.

- PROPOSED 16' WIDE PAVED ACCESS ROAD.
- PROPOSED SEWER FORCE MAIN, TYP.
- PROPOSED WATER LINE, TYP.
- BATH HOUSE FACILITY, TYP.
- DASHED LINE INDICATES APPROXIMATE BOUNDARY OF CONSERVATION AREA. BOUNDARY SUBJECT TO CHANGE. PENDING FUTURE SUBMITTALS

- SHARED STORMWATER MANAGEMENT FACILITY, TYP. SIZE, TYPE, AND LOCATION TO BE PROVIDED AT FINAL SP.



**PROJECT TITLE**  
THE MANSION AT FONTANEL  
SP PRELIMINARY DEVELOPMENT PLAN  
CASE # 2009SP-022-013  
NASHVILLE, TN

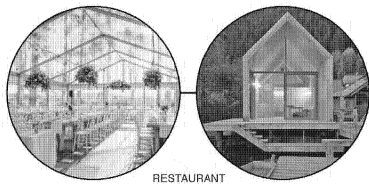
**CLIENT**  
BLUEROAD  
FONTANEL, LLC

**PROJECT NO:** 19016  
**Date:** 12/30/19  
**Revisions:**  
REVISIONS PER METRO COMMENTS - 6/21/20  
REVISIONS PER METRO COMMENTS - 6/21/20  
**CORRECTED SET - 02/26/20**

**Sheet Title**  
SP REGULATING  
PLAN ENLARGEMENTS  
**Sheet Number**

R-1.02

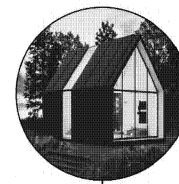




RESTAURANT



SLEEPING UNITS



SLEEPING UNITS



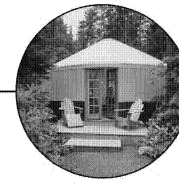
SLEEPING UNITS



SLEEPING UNITS



SPA / BATH HOUSE



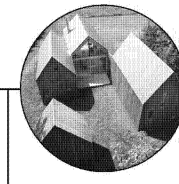
CHECK-IN & LOUNGE



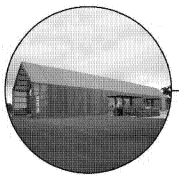
MAKERS' VILLAGE



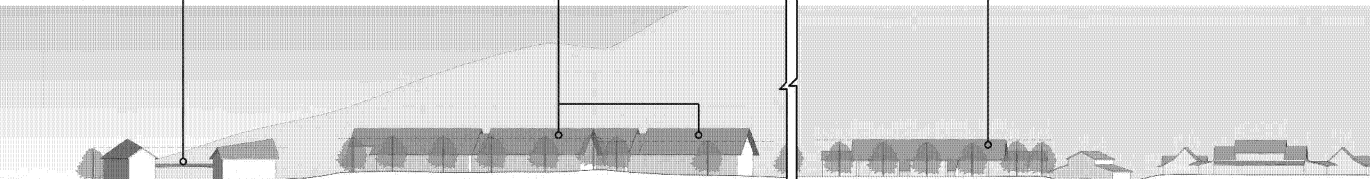
MAKERS' VILLAGE



EXISTING INN



CART STORAGE & BACK OF HOUSE



CART STORAGE & BACK OF HOUSE

CHECK-IN & LOUNGE

MAKERS' VILLAGE

MAKERS' VILLAGE

EXISTING INN

**ARCHITECTURE NOTE:**  
 ARCHITECTURAL CHARACTER IMAGES SHOWN ARE INTENDED TO RELAY DESIGN INTENT ONLY. FINAL ARCHITECTURAL DRAWINGS WILL BE SUBMITTED AT FINAL SP FOR REVIEW AND APPROVAL.

**EDGE**  
 210 South Avenue South  
 Nashville, TN 37203  
 P 615-259-8154  
 F 615-259-8155

CONSULTANTS



PROJECT TITLE  
**THE MANSION AT FONTANEL**  
 SP PRELIMINARY DEVELOPMENT PLAN  
 CASE # 2009SP-022-013  
 NASHVILLE, TN

CLIENT  
**BLUEROAD FONTANEL, LLC**

PROJECT NO. 19018  
 Date 12/09/19  
 Revisions  
 REVISIONS PER METRO COMMENTS - 01/21/20  
 REVISIONS PER METRO COMMENTS - 02/10/20  
 CORRECTED SET - 02/28/20

Sheet Title  
**ARCHITECTURAL CHARACTER**  
 Sheet Number

A-1.00

# ORIGINAL

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*METROPOLITAN COUNTY COUNCIL*

Substitute

Bill No. BL2020 - 219

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from R8 to RM20 SP zoning for a portion of property located at West Trinity Lane (unnumbered), northwest of the terminus of Alice Street (0.77 acres), all of which is described herein (Proposal No. 2019Z-115PR-001).

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*Introduced* \_\_\_\_\_

*Passed First Reading* \_\_\_\_\_

*Amended* JUL 07 2020

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**SUBSTITUTED &** *Passed Second Reading* 6-9-2020

deferred to 7-7-20 on 6-16-20

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*Passed Third Reading* JUL 07 2020

*Approved* JUL 08 2020

By  Metropolitan Mayor

*Advertised* \_\_\_\_\_

*Effective Date* JUL 10 2020

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