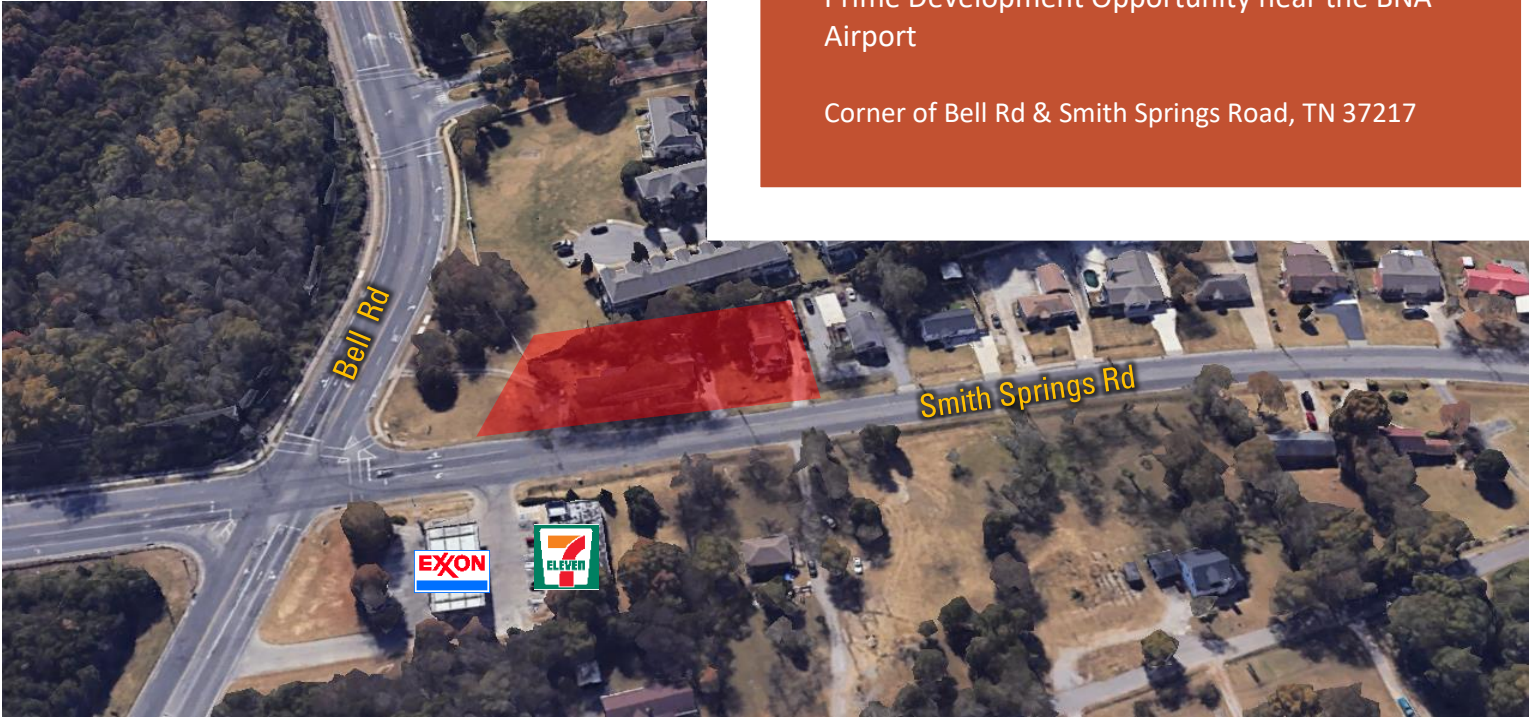


# FOR SALE

±0.39 Acres Available

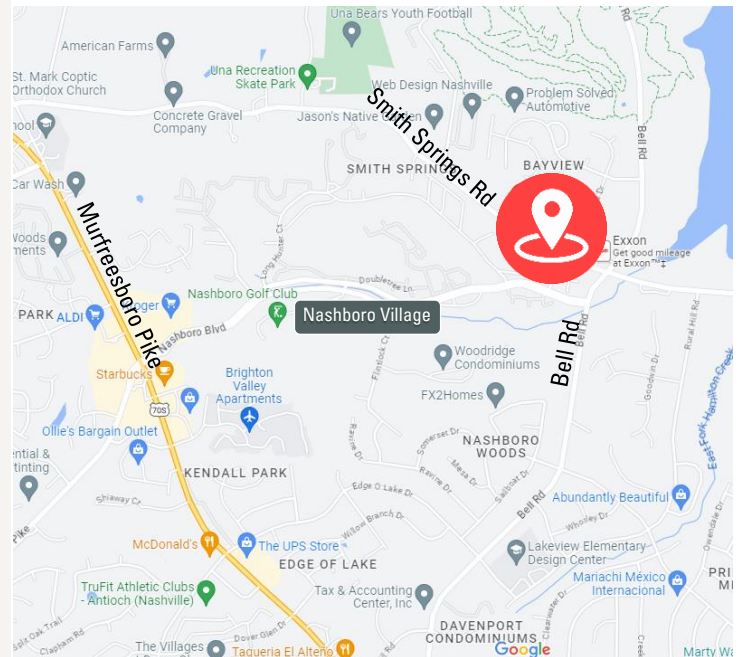
Prime Development Opportunity near the BNA Airport

Corner of Bell Rd & Smith Springs Road, TN 37217



## HIGHLIGHTS

- Prime location at the intersection of Smith Springs Rd & Bell Rd
- Corner lot – Bell Rd
- 7-Eleven and Exxon are located directly across the street
- ±0.39 Acres total (2 parcels)
  - ±0.16 at 2651 Smith Springs Rd
  - ±0.23 at 2655 Smith Springs Rd
- **Reduced Price: \$500,000**
- (1) Existing building on each parcel
- Currently zoned R10 / OV-CDO with the Community Character Policy Suburban Neighborhood Center
- 186' of frontage on Smith Springs Road & 67' of frontage on Bell Road
- The property sits on the edge of the Nashboro Village high density residential neighborhood
- ±13 Miles from downtown Nashville
- Prime location at the intersection of Smith Springs Rd & Bell Rd



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**Jarod Dotson**

Agent

C: 865.292.8837

[dotsonells@gmail.com](mailto:dotsonells@gmail.com)



For Sale  
±0.39 Acres  
Land for Development

2651 & 2655 Smith Springs Rd  
Nashville, TN 37217  
Davidson County

CHARLES  
HAWKINS CO.  
**BLACKWELL**  
— R E A L T Y



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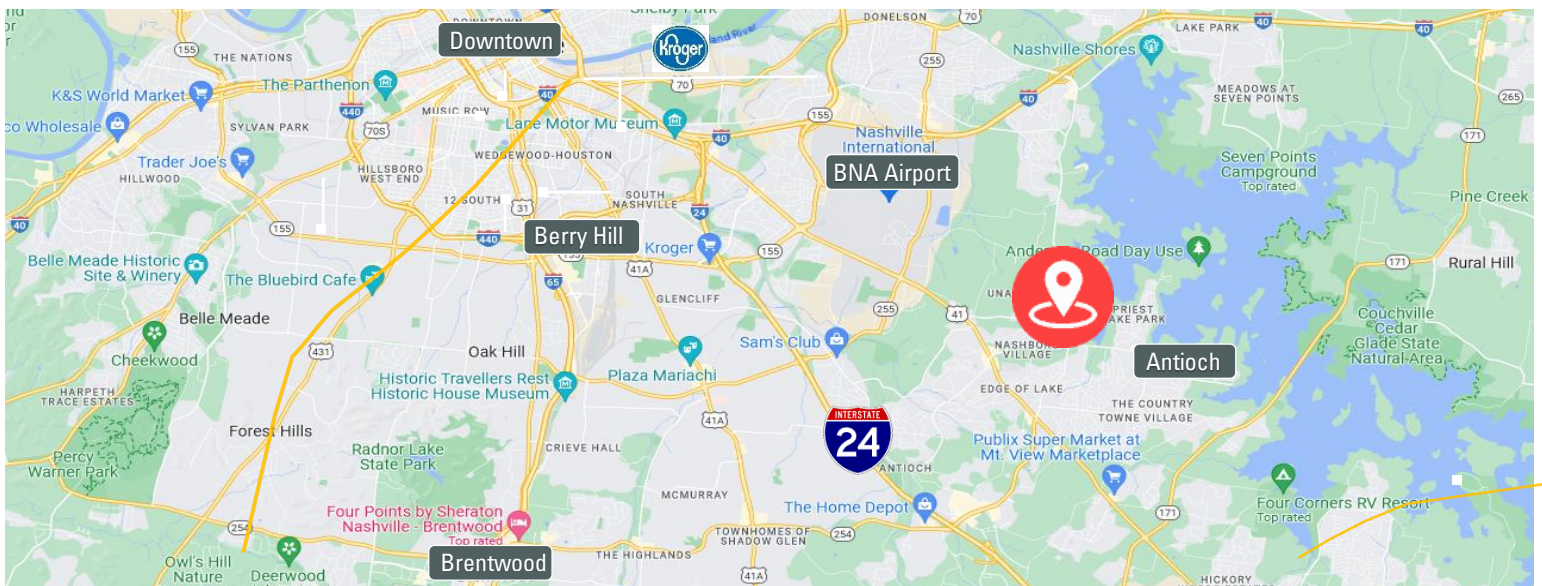
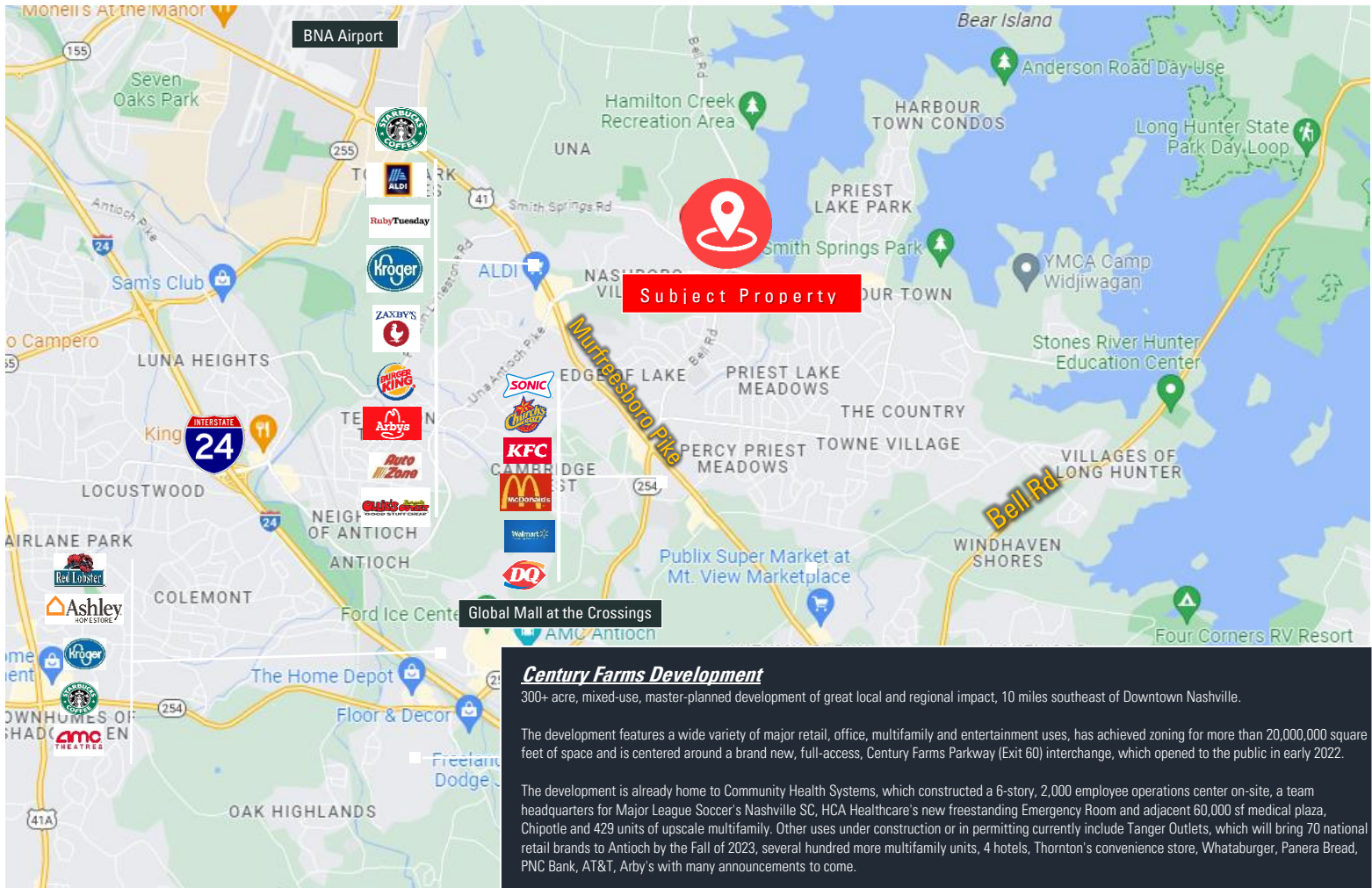
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For Sale  
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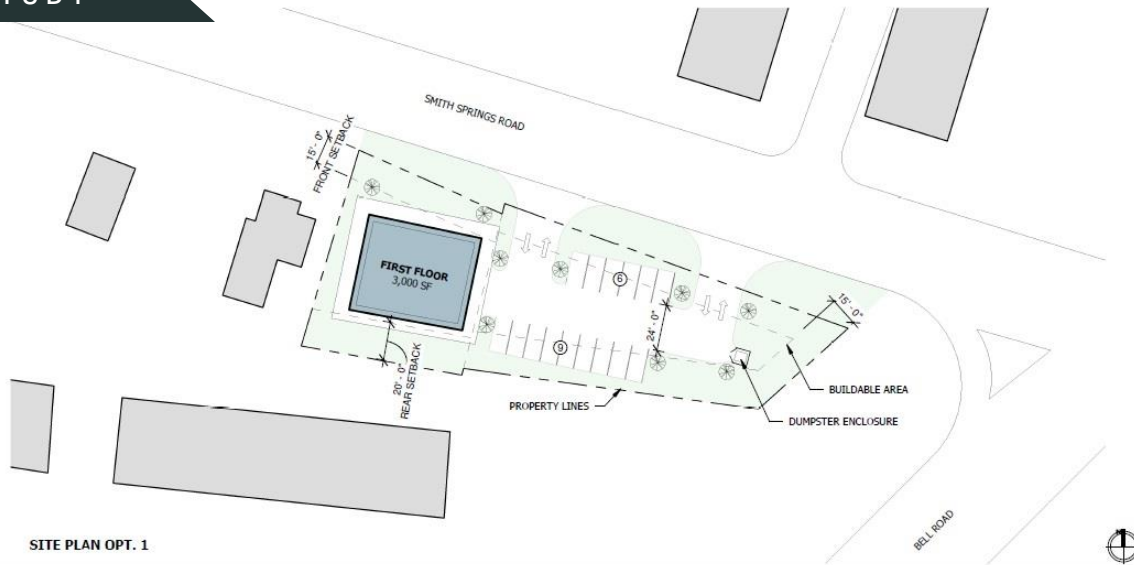
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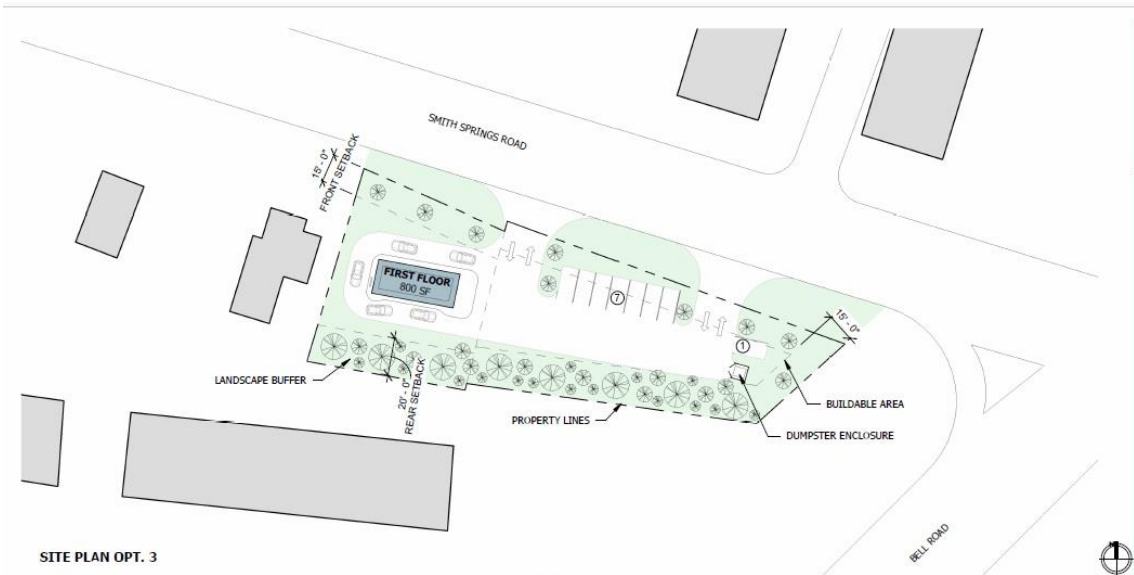
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HAWKINS CO.  
**BLACKWELL**  
— R E A L T Y

## MASSING STUDY



SITE PLAN OPT. 1

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES
<div><div></div> EXISTING BUILDING</div> <div><div></div> NEW BUILDING</div> <div>NOTES/CONTINGENCIES:</div> <div>1. SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING</div> <div>2. LOT CONSOLIDATION IS REQUIRED</div> <div>3. PLAN CONTINGENT ON CITY REQ. OF LANDSCAPE BUFFER. SEE OPTION 2 FOR PLAN KEEPING BUFFER REQ</div>	<div>CURRENT ZONING : R10</div> <div>REZONING TO: CL OR CS W/ SP*</div> <div>MIN. LOT AREA: N/A</div> <div>MAX LOT COVERAGE: 60%</div> <div>MIN. FRONT SETBACK : 15 FT</div> <div>MIN. REAR SETBACK: 20 FT</div> <div>MIN. SIDE SETBACK: N/A</div> <div>MAX. HEIGHT IN BUILD TO ZONE: N/A</div> <div>MAX. HEIGHT: 30 FT</div> <div>*PROPOSED PLANS ARE CONTINGENT ON THE CITY'S APPROVAL OF AN SP TO A CL OR CS ZONE. (SP/REZONING APPROVAL PROCESS CAN TAKE 6-12 MONTHS).</div>	<div>APPROX. SITE AREA: 16,988.4 SF/0.39 ACRES</div> <div>MAX. LOT COVERAGE: 10,193.04 SF</div> <div><div>BUILDING AREA BREAKDOWN</div><div>1ST FLOOR - RETAIL</div><div>TOTAL</div><div>= 3,000 SF GROSS</div><div>= 3,000 SF GROSS</div></div>	<div>RETAIL : 1 SPACE PER 200 SF</div> <div>RETAIL = 3,000 SF / 200 SF = 15 SPACES REQUIRED</div> <div><u>PARKING PROVIDED = 15 SPACES</u></div> <div>*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING. VARIANCE MAY BE REQUIRED.</div>



SITE PLAN OPT. 3

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES				
<div><div></div>EXISTING BUILDING</div> <div><div></div>NEW BUILDING</div> <div>NOTES/CONTINGENCIES:</div> <div>1. SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING.</div> <div>2. LOT CONSOLIDATION IS REQUIRED.</div> <div>3. REFERENCE ZONING ORDINANCE 17.24.240. PLAN BASED ON C-3 LANDSCAPE BUFFER STANDARD.</div>	<div>CURRENT ZONING : R10 W/ CDO AND FLD OVERLAYS</div> <div>REZONING TO: CL OR CS W/ SP*</div> <div>MIN. LOT AREA: N/A</div> <div>MAX. LOT COVERAGE: 60%</div> <div>MIN. FRONT SETBACK : 15 FT</div> <div>MIN. REAR SETBACK: 20 FT</div> <div>MIN. SIDE SETBACK: N/A</div> <div>MAX. HEIGHT IN BUILD TO ZONE: N/A</div> <div>MAX. HEIGHT: 30 FT</div> <div>*PROPOSED PLANS ARE CONTINGENT ON THE CITY'S APPROVAL OF AN SP TO A CL OR CS ZONE. (SP/REZONING APPROVAL PROCESS CAN TAKE 6-12 MONTHS).</div> <div>*PLAN IS CONTINGENT ON THE CITY'S APPROVAL OF A ONE-LANE DRIVE AROUND THE BUILDING.</div>	<div>APPROX. SITE AREA: 16,988.4 SF/0.39 ACRES</div> <div>MAX. LOT COVERAGE: 10,193.04 SF</div> <div>BUILDING AREA BREAKDOWN</div> <table><tr><td>1ST FLOOR - RESTAURANT</td><td>= 800 SF GROSS</td></tr><tr><td>TOTAL</td><td>= 800 SF GROSS</td></tr></table>	1ST FLOOR - RESTAURANT	= 800 SF GROSS	TOTAL	= 800 SF GROSS	<div>RESTAURANT : 1 SPACE PER 100 SF</div> <div>RESTAURANT = 800 SF / 100 SF = 8 SPACES REQUIRED</div> <div>PARKING PROVIDED = 8 SPACES</div> <div>*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING. VARIANCE MAY BE REQUIRED.</div>
1ST FLOOR - RESTAURANT	= 800 SF GROSS						
TOTAL	= 800 SF GROSS						

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