

# HONDA STORAGE LOT

A REQUEST TO REZONE PROPERTY FROM R.M. TO P.U.D.

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**INTRODUCTION**

SYNOPSIS.....1  
PROPOSED PLAN.....2

**EXISTING CONDITIONS**

UTILITIES, TOPOGRAPHY, AND RIGHT-OF-WAY .....3  
AERIAL AND SURROUNDING ZONING .....4  
GRESHAM LANE AND JOHN R RICE BLVD INTERSECTION PHOTOS.....5  
ON-SITE PHOTOS .....6

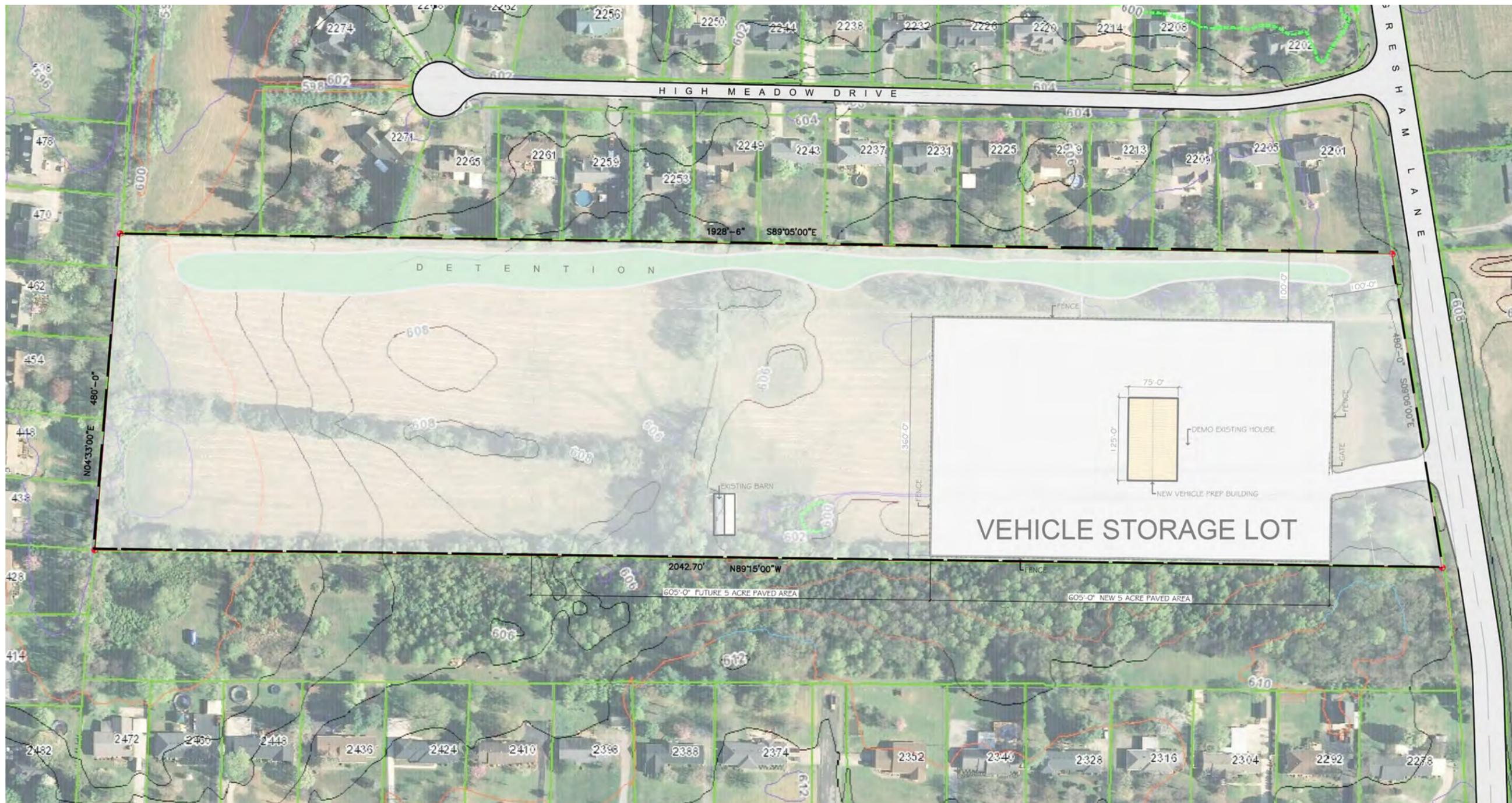
**PROPOSED PUD**

DEVELOPMENT STANDARDS.....7  
PHASING PLAN .....8  
INGRESS/ EGRESS.....9



UMANSKY AUTOMOTIVE GROUP RESPECTIVELY REQUESTS THE REZONING OF BILLINGSLEY PROPERTY LOCATED AT 802 GRESHAM LANE FROM RM (MEDIUM RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) TO CREATE HONDA STORAGE LOT PUD. THE AREA TO BE REZONED IS APPROXIMATELY 21.69 ACRES AND IS LOCATED ALONG THE WEST SIDE OF GRESHAM LANE NORTH OF BRAXTON BRAGG DRIVE AND SOUTH OF HIGH MEADOW DRIVE. THE BILLINGSLEY PROPERTY IS IDENTIFIED AS PARCEL 2.01 OF TAX MAP 92.

THE CONCEPT PLAN FOR THE 21.69 ACRES IS TO CREATE AN OFF-SITE STORAGE FACILITY FOR A PROPOSED HONDA DEALERSHIP THAT IS CURRENTLY PROPOSED TO BE LOCATED JUST TO THE NORTH ALONG JOHN R RICE BOULEVARD. THE PROPOSED CONCEPT IS TO INITIALLY DEVELOP ROUGHLY 9 ACRES OF THE SITE FOR A 5 ACRES PAVED AREA TO STORE NEW AND SLIGHTLY USED CARS. THE OTHER INTENDED FUNCTION OF THIS SITE IS FOR NEW VEHICLE PREPARATION PRIOR TO DELIVERY TO A BUYER OR TO THE SHOWROOM SPACES AT THE DEALERSHIP. A METAL BUILDING WILL BE SITUATED WITHIN THE PAVED AREA TO FUNCTION AS A STORAGE FACILITY FOR CAR PREPARATION SUPPLIES AND MATERIALS. THE REMAINING AREA OF THE PROPERTY IS PROPOSED TO BE DEVELOPED IN TWO AREAS. THE FIRST AREA IS PROPOSED TO BE AN ADDITIONAL 5 ACRE PAVED STORAGE LOT FOR FUTURE NEEDS OF THE DEALERSHIP. THE REMAINING WESTERN PORTION OF THE PROPERTY IS PROPOSED TO REMAIN AS OPEN SPACE.



NOT TO SCALE

- VEHICLE PREP BUILDING
- VEHICLE STORAGE LOT
- DETENTION



EXISTING TOPOGRAPHY AND DRAINAGE



### RUTHERFORD COUNTY AND CITY OF MURFREESBORO

THE PROPERTY HAS/WILL HAVE ACCESS TO PUBLIC RIGHT-OF-WAY VIA A SINGLE ENTRANCE POINT ALONG GRESHAM LANE. ENTRANCE WILL INCLUDE IMPROVEMENTS TO THIS AREA ALONG GRESHAM LANE FOR CAR HAULER TRUCKS TO BETTER ENTER AND EXIT THE SITE WITHOUT IMPACTING TRAFFIC FLOW ON GRESHAM LANE. ALTHOUGH THE SITE IS IN THE COUNTY, GRESHAM LANE IS WITHIN THE JURISDICTION OF THE CITY OF MURFREESBORO. THE CITY IS REQUESTING INTERSECTION IMPROVEMENTS AT GRESHAM LANE AND JOHN R RICE BOULEVARD TO BETTER HANDLE TRUCKS DELIVERING VEHICLES TO THIS SITE.

Consolidated Utility District of Rutherford County



### CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY

A LARGE WATER MAIN IS LOCATED ALONG GRESHAM LANE AND WILL BE EXTENDED INTO THE PROPERTY WITH PHASE CONSTRUCTION. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING THE LINE INTO THIS PROPERTY FOR DOMESTIC AND FIRE WATER SERVICE. SANITARY SEWER SERVICE WILL BE PROVIDED ON SITE VIA A SEPTIC SYSTEM.



### MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION WILL BE PROVIDING ELECTRICAL SERVICE. ALL ELECTRIC SERVICE WILL BE UNDERGROUND.

### EXISTING TOPOGRAPHY AND DRAINAGE

THE EXISTING TOPOGRAPHY OF THE SITE SHOWS STORMWATER DRAINAGE IS GENERALLY FROM THE SOUTH TO THE NORTH ON THE EASTERN HALF OF THE PROPERTY. THERE IS A SMALL RIDGE ON THE WESTERN PORTION THAT ALLOW STORMWATER TO FLOW TO THE EAST AND TO THE WEST. THE SITE CURRENTLY IS COVERED IN PASTURE WITH POCKETS OF MATURE TREES.



N  
NOT TO SCALE



N  
NOT TO SCALE



IMAGE #1  
VIEW FROM GRESHAM LANE SOUTHEAST INTO LANE  
AGRIPARK.



IMAGE #2  
VIEW SOUTH DOWN GRESHAM LANDE FROM LANE AGRIPARK  
DRIVEWAY.



IMAGE #3  
VIEW SOUTH ALONG GRESHAM LANE IN FRONT OF SITE.

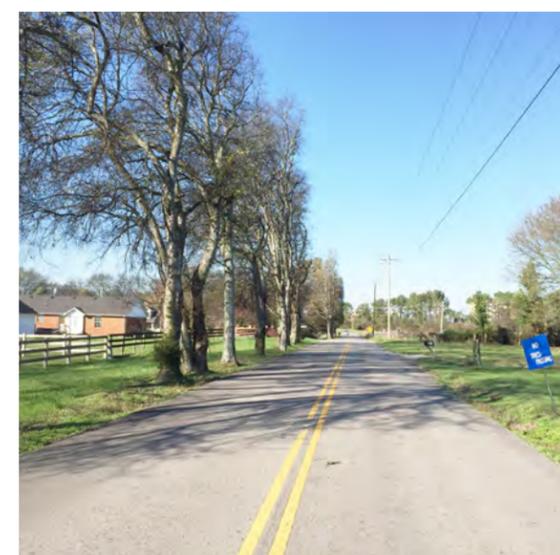
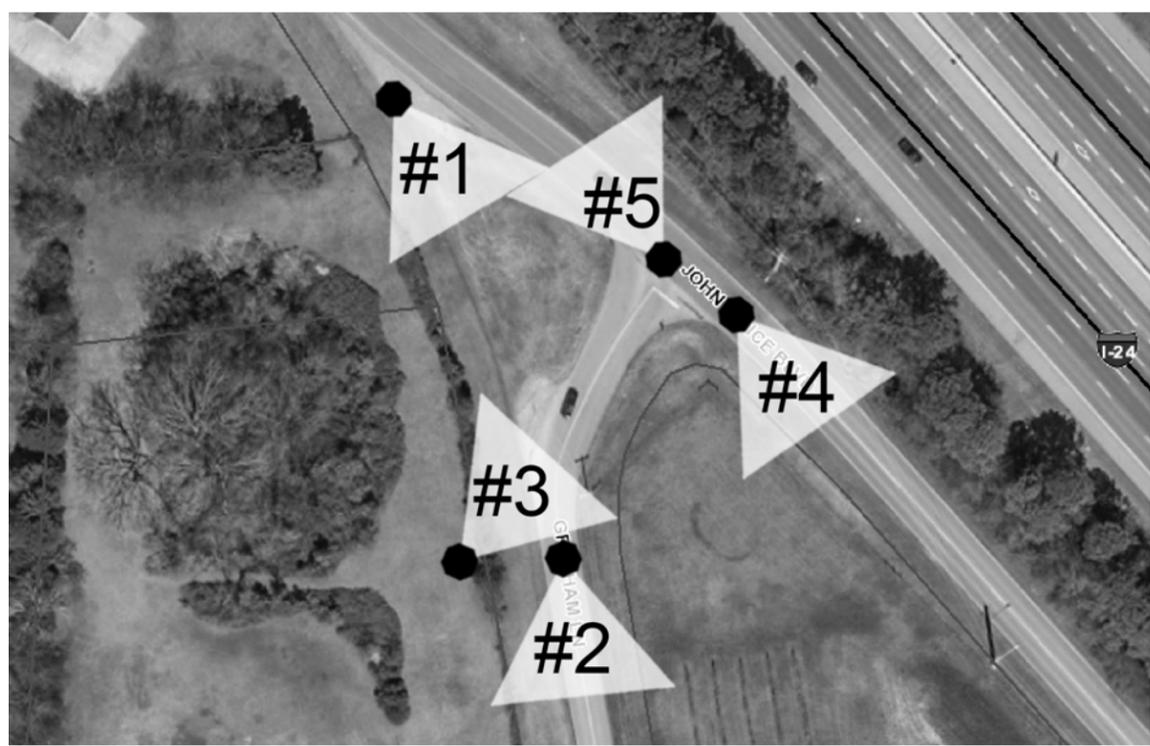


IMAGE #4  
VIEW NORTH ALONG GRESHAM LANE FROM IN FRONT OF  
THE SITE TOWARDS JOHN R RICE BOULEVARD UP THE  
ROAD.



N  
 NOT TO SCALE



IMAGE #5  
 VIEW TOWARDS THE NORTHWEST DOWN JOHN R RICE BOULEVARD FROM GRESHAM LANE INTERSECTION.



IMAGE #1  
 VIEW LOOKING SOUTHEAST TOWARDS THE INTERSECTION.



IMAGE #2  
 VIEW OF GRESHAM LANE AS IT TURNS SOUTH FROM THE INTERSECTION.

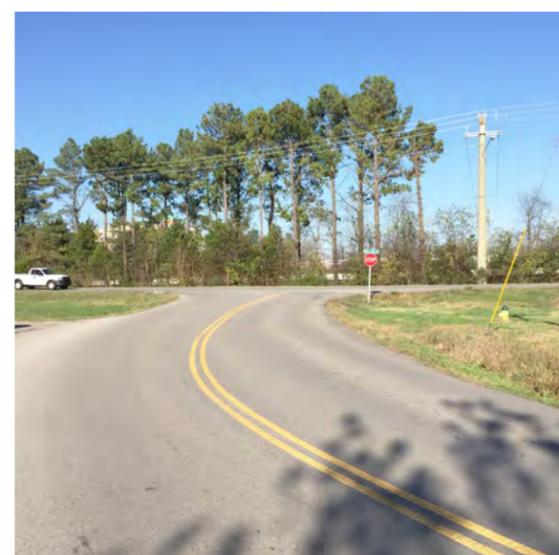


IMAGE #3  
 VIEW TOWARDS THE INTERSECTION FROM THE BEND IN GRESHAM LANE.



IMAGE #4  
 VIEW SOUTHEAST ALONG JOHN R RICE BOULEVARD FROM GRESHAM LANE INTERSECTION.



NOT TO SCALE



IMAGE #5

VIEW EAST FROM THE EXISTING DRIVEWAY LEADING UP TO THE EXISTING HOUSE.



IMAGE #6

VIEW OF THE EXISTING HOUSE.



IMAGE #1

VIEW TOWARD THE WEST FROM GRESHAM LANE LOOKING INTO THE SITE.



IMAGE #2

VIEW WEST INTO THE SITE AT THE EXISTING GATED DRIVEWAY ENTRANCE.

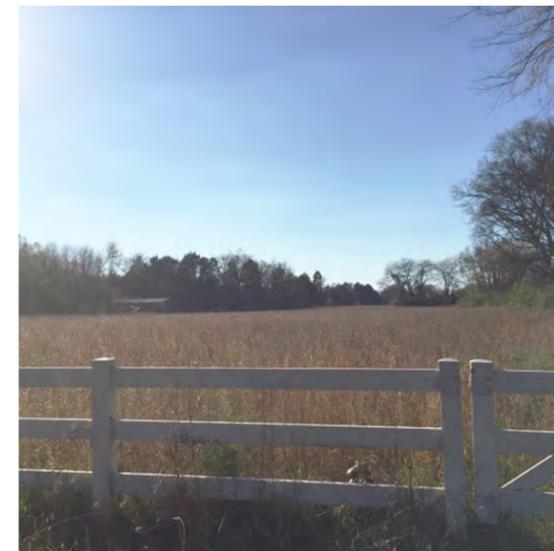


IMAGE #3

VIEW WEST ACROSS PASTURE FROM BEHIND THE EXISTING HOUSE.



IMAGE #4

VIEW NORTH TOWARD THE REAR YARD OF HIGH MEADOW SUBDIVISION AS THE BACK UP TO THE SITE.



NOT TO SCALE



NORTH & SOUTH ELEVATIONS



ELEVATION FROM GRESHAM LANE

## SYNOPSIS

THE HONDA STORAGE LOT PUD WILL CREATE INITIALLY A 5 ACRE PAVED STORAGE LOT FOR NEW AND SLIGHTLY USED CARS FOR A PROPOSED HONDA DEALERSHIP ON JOHN R RICE BOULEVARD. LOCATED WITHIN THE PAVED AREA WILL BE AN ALL METAL BUILDING THAT WILL BE USED FOR STORAGE OF CAR PREPARATION SUPPLIES AND MATERIALS. THE SITE WILL ALSO FUNCTION AS A NEW VEHICLE PREPARATION FACILITY THAT WILL PREPARE VEHICLES TO BE DRIVEN DOWN TO THE DEALERSHIP. THE VEHICLES WILL BE TRANSPORTED BETWEEN THIS SITE AND THE DEALERSHIP TO SUPPORT SALES TO BUYERS OR FOR ON-SITE SHOWROOM SPACES AT THE DEALERSHIP. A PROPOSED SECOND PHASE OF DEVELOPMENT IS PLANNED TO INSTALL AN ADDITIONAL 5 ACRE PAVED STORAGE LOT FOR FUTURE NEEDS OF THE DEALERSHIP. THE REMAINING WESTERN PORTION OF THE PROPERTY IS CURRENTLY PROPOSED TO REMAIN AS OPEN SPACE FOR THE PROPERTY.

- THE MATERIALS FOR STORAGE BUILDING WILL BE ALL METAL FRAME WITH METAL SIDES AND ROOF
- THE METAL COLOR WILL BE A NATURAL TONE TO BLEND INTO THE SITE
- THE BUILDING WILL BE USED SOLELY FOR STORAGE OF MATERIALS AND EQUIPMENT

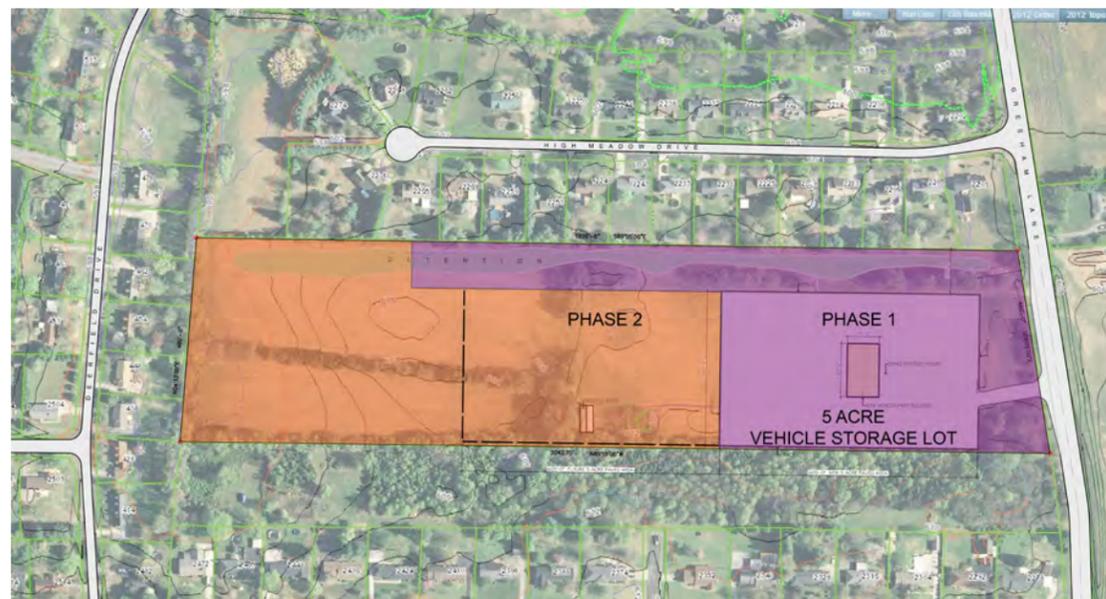
### ▪ SETBACKS: (MINIMUM)

FRONT	=	100 FEET
REAR	=	20 FEET
SIDE	=	10 FEET

- SECURITY STYLE FENCING WILL BE INSTALLED AROUND THE PAVED STORAGE ARE FOR SECURITY OF THE VEHICLES
- THE SITE WILL EITHER BE UNDER SURVEILLANCE BY SECURITY CAMERAS
- THERE WILL BE NO EXTERNAL PA SYSTEM ON THE SITE

### ▪ LANDSCAPE SCREENING AND BUFFERING

- A 100' SETBACK IS PROPOSED FROM GRESHAM LANE TO THE EDGE OF THE PROPOSED PAVED STORAGE LOT
- A MIXTURE OF EVERGREEN AND DECIDUOUSE TREES AND SHRUBS WILL BE INSTALLED IN THIS FRONT SETBACK
- EXISTING TREES AND STORMWATER DETENTION AREAS ALONG THE NORTH SIDE OF THE PROPERTY
- THE EXISTING TREES ALONG THE BOUNDARY WITH DEERFIELD WILL REMAIN
- A 10 FT MINIMUM LANDSCAPE BUFFER WILL BE INSTALLED ALONG THE SOUTHERN EDGE OF THE PAVED LOT



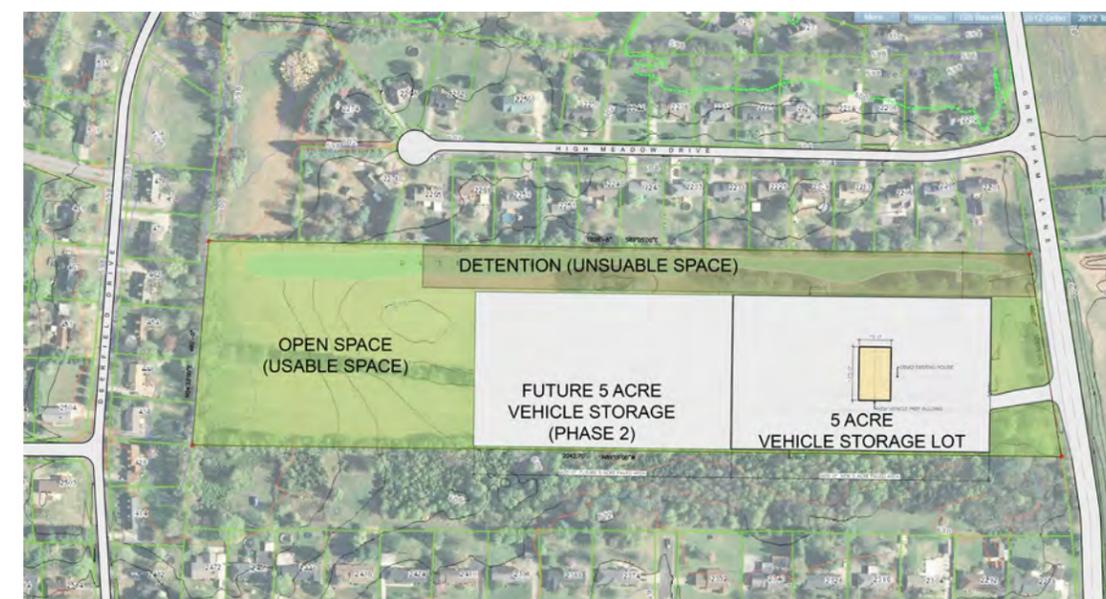
PHASE #	PHASE ACRES
1	9.78 AC
2	11.82 AC

- THE PROJECT IS ANTICIPATED TO BE BUILT IN TWO PHASES.
- CONSTRUCTION OF PHASE 1 IS ANTICIPATED TO START 90 DAYS AFTER ZONING COMPLETION.
- IN GENERAL, FOLLOWING PHASES CONSTRUCTION WILL BEGIN AFTER THE PREVIOUS SECTION IS 80%-85% SOLD.
- PHASE 1 WILL INCLUDE THE OFF-SITE ROADWAY IMPROVEMENTS TO THE INTERSECTION OF GRESHAM LANE AND JOHN R RICE BOULEVARD.
- THE GRESHAM LANE ROADWAY WIDENING FOR DEDICATED TURNING INTO THE SITE ALONG THE WESTERN SIDE OF THE ROAD WILL BE CONSTRUCTED WITH PHASE 1.
- CONSTRUCTION OF THE REMAINING PHASE WILL BE MARKET DRIVEN AND DEPENDENT OF DEALERSHIP SALES.

### PHASE 1



### PHASE 2





THE ENTRANCE WILL BE CONSTRUCTED IN CONJUNCTION WITH THE WIDENING OF GRESHAM LANE ALONG THE FRONTAGE OF THE SITE. THE ADDITIONAL ROADWAY IS PROPOSED TO CREATE A DEDICATED DECELERATION AND RIGHT HAND TURN LANE INTO THE SITE. THIS WIDENING WILL ALLOW FOR LARGE CAR HAULING TRUCKS TO EXIT THE EXISTING TRAVEL LANES ON GRESHAM TO MAKE THE TURN INTO THE SITE. THUS NOT IMPACTING TRAFFIC FLOW ALONG THE EXISTING ROADWAY. THE NEW ENTRANCE WILL BE DESIGNED TO ALLOW FOR THE DELIVERY TRUCK TO MAKE WIDE TURNS INTO THE SITE VIA LARGE RADII BETWEEN THE ROADWAY AND THE SITE.

THE CITY OF MURFREESBORO HAS REQUESTED AS PART OF THIS DEVELOPMENT AN OFF-SITE IMPROVEMENT TO THE EXISTING INTERSECTION OF GRESHAM LANE AND JOHN R RICE BOULEVARD. THIS IS DUE TO THE CURRENT INTERSECTION NOT ABLE TO FUNCTION WITH THE ANTICIPATED LARGE CAR HAULING TRUCKS THAT WILL BE USING THIS INTERSECTION TO MAKE DELIVERIES TO THIS SITE. CITY STAFF HAS REQUESTED THAT ADDITIONAL PAVEMENT BE ADDED TO THE NORTHWEST RADIUS COMING OFF OF JOHN R RICE BOULEVARD ONTO GRESHAM LANE. THIS ADDITIONAL PAVEMENT WILL ALLOW FOR THESE LARGE DELIVERY TRUCK TO ADEQUATELY TURN ONTO GRESHAM LANE WITHOUT LEAVING PAVEMENT AND RUTTING UP WITH THE SHOULDER OR GRASS OUTSIDE OF THE PAVEMENT.



NOT TO SCALE

- PROPOSED ENTRANCE WITH DECELERATION LANE
- ADDITIONAL PAVEMENT TO HANDLE TRUCK TURNING
- LANDSCAPE PLANTING SCREEN

