

**APPLICATION FOR APPROVAL OF ALTERNATIVE PLAN
NOT QUALIFYING FOR VARIANCE OR SPECIAL EXCEPTION**



To the Berry Hill Zoning and Planning Commission:

A. Statement of Ownership and Interest.

1. The applicants, Fifth Third Bank [names], are the owner(s)/lessee(s) [circle one] of property situated at the following address: 2307 8th Avenue South.
2. The applicants' mailing address is 2100 First Avenue North, Suite 100, Birmingham, AL. 35203
3. The applicants' telephone number is 205-252-8222 x318.
4. If owners, the applicants acquired the property on _____ [date].
5. If the applicants are lessees, the owner(s) of the property are CITA 128 GST-EXEMPT FAMILY TRUST & ET AL, 2308 8th Avenue South, Nashville, TN 37204 [names & address].

B. The applicants request approval of the following Alternative Plan not qualifying for variance or special exception:

1. Section of Zoning Ordinance concerned: Section 4.8.
2. Description and purpose of Alternative Plan [e.g. Modify development standards to permit building setback matching existing building] Modify requirement for the 75% minimum building frontage requirement and allow for a 35.5' egress driveway.

C. Reasons for Request:

1. Describe the existing conditions and land uses of the subject property: This is a very narrow site which limits the amount of building frontage due to the need for appropriate ingress and egress. In The drive-thru and ATM services for the proposed bank create an increased driveway width.
2. Describe the purpose and intent of the proposed Alternative Plan: The proposed alternative plan would eliminate the requirement to meet the 75% minimum building frontage and allow for an increased width for the egress driveway.
3. List proposed allowable land uses, height, size and location of proposed buildings, and site specific development standards (if different from existing standards): The proposed bank use, height, size and location of the proposed building are allowed under the current development standards.

4. Explain why the proposed Alternative Plan does not create an undue burden on roadways within Berry Hill or on municipal utilities or services, and why the proposed Alternative Plan is of a size, nature and intensity that it will not have an undue negative effect on property in the area that is developed in accordance with the Development Code. The proposed Alternative Plan allows for a bank which is a less intensive use than the previous use (restaurant) and will not have undue negative effect on the property in the area.

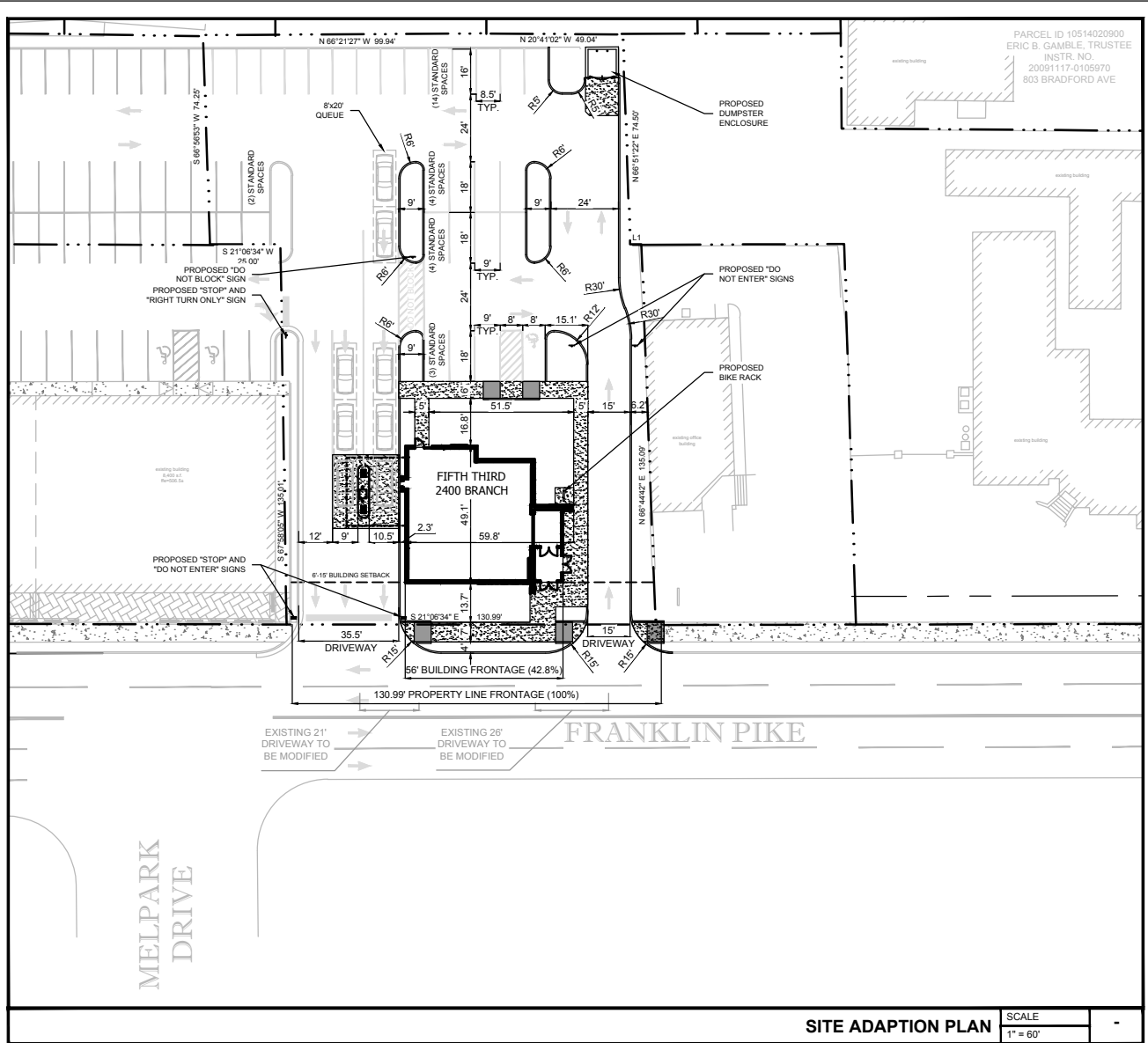
5. Why does the proposed Alternative Plan represent the minimum modification necessary and why will the deviation from the Development Code allow for equal or better results in development that are consistent with the spirit and intent of the code? We have maximized the area available for the proposed building after having taken into consideration the appropriate traffic circulation for ingress/egress.

Dated: 07/31/2019

Signatures of Applicants:

Bethany Rooney

ATTACH SITE PLAN



PARCEL ID 1051402090
ERIC B. GAMBLE, TRUSTEE
INSTR. NO
20091117-0105970
803 BRADFORD AVE

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)
DISTRICT 1A (BERRY HILL)

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: 4 SPACES PER 1,000 SF
2,400 SF X (4 / 1,000 SF) = 10 SPACES

TOTAL PARKING PROVIDED: STANDARD PARKING = 27 SPACES
HANDICAP PARKING = 1 SPACE
TOTAL PARKING PROVIDED = 28 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:	(56/130.99) = 43.8%

FLOOD ZONE:
THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING
TO THE FLOOD INSURANCE RATE MAP, 4703702044H, EFFECTIVE 04/05/2017, FOR THE
CITY OF BERRY HILL, TENNESSEE.

ARCHITECT/ ENGINEER OF RECORD

BDG ARCHITECTS
100 S Ashley Dr Ste 100
Tampa, Florida 33602

P: 813.323.9233
F: 813.323.9238
www.bdgjlo.com

THIS DRAWING AND ANY REPRODUCTIONS ARE THE PROPERTY OF THE ARCHITECTS, AND MAY NOT BE REPRODUCED, PUBLISHED, MODIFIED, OR USED IN ANY WAY WITHOUT EXPRESS WRITTEN NOTICE FROM THE ARCHITECT. DRAWINGS AND ANY REPRODUCTIONS OF THEM SHALL NOT BE SCALED OFF FOR ANY PURPOSE. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE REFERRED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO CONTINUING WITH THE WORK. COMMENCEMENT WITH THE WORK SHALL BE CONSIDERED, ACCEPTANCE OF THE INTEGRITY OF THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, SCHEDULING, AND CONFORMANCE OF THE WORK OF INVOLVED TRADES. COPYRIGHT 2018, BDG ARCHITECTS, INC. ALL RIGHTS RESERVED.

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



JOB NO. 183473

DATE: 08-13-19

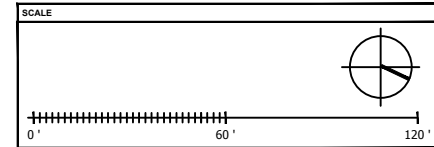
DRAWN BY: SJ

SCALE: 1" = 60'

SHEET TITLE: TEST FIT PLAN

SHEET NUMBER:
1B

SITE ADAPTION PLAN SCALE 1" = 60'



- PLEASE SEE THE DUE DILIGENCE REPORT FOR FULL SITE REQUIREMENTS -