



Bookers Corner

Garner Investment, LLC

Design Studio

Crunk Engineering

906 Studio Architects



Project Location



Project Overview

- Currently Zoned R-3 Residential
- Proposed Rezoning to SD-X Specific Development-Variety District
- Proposed 2-story 11,000 sq-ft office/retail building

24
Ole Lee Brown
Tax Map 78P, Group "A", Parcel 9.00
Book 4899, Page 42 - (R.O.W.C., TN)
Lot 24 - Rucker Subdivision
Plat Book 1, Page 71
(R.O.W.C., TN)

25
Todd A. & Mattie L. McClain
Tax Map 78P, Group "A", Parcel 8.01
Lot 25 - Rucker Subdivision
Plat Book 1, Page 71
(R.O.W.C., TN)

26
Wilma Scruggs Drake
Tax Map 78P, Group "A", Parcel 8.00
Book 4831, Page 237 - (R.O.W.C., TN)
Lot 26 - Rucker Subdivision
Plat Book 1, Page 71
(R.O.W.C., TN)

Wilma Scruggs Drake
78P, Group "A", Parcel 7.00
Page 241 - (R.O.W.C., TN)
7-29 Rucker Subdivision
Plat Book 1, Page 71
(R.O.W.C., TN)

Christina Lea Potts
Tax Map 78P, Group "A", Parcel 3.00
Book 4880, Page 42 - (R.O.W.C., TN)
Lot 3 - Rucker Subdivision
Plat Book 1, Page 71
(R.O.W.C., TN)

4
Carolyn B. Worthy
Tax Map 78P, Group "A", Parcel 4.00
Book 4984, Page 10 - (R.O.W.C., TN)
Lot 4 - Rucker Subdivision
Plat Book 1, Page 71
(R.O.W.C., TN)

5
Bonita Ann Lawrence
Tax Map 78P, Group "A", Parcel 5.00
Book 1041, Page 442 - (R.O.W.C., TN)
Lot 5 - Rucker Subdivision
Plat Book 1, Page 71
(R.O.W.C., TN)

2 Story Retail Office
47,110.00 sq. ft.
F.F.E. = 13,000

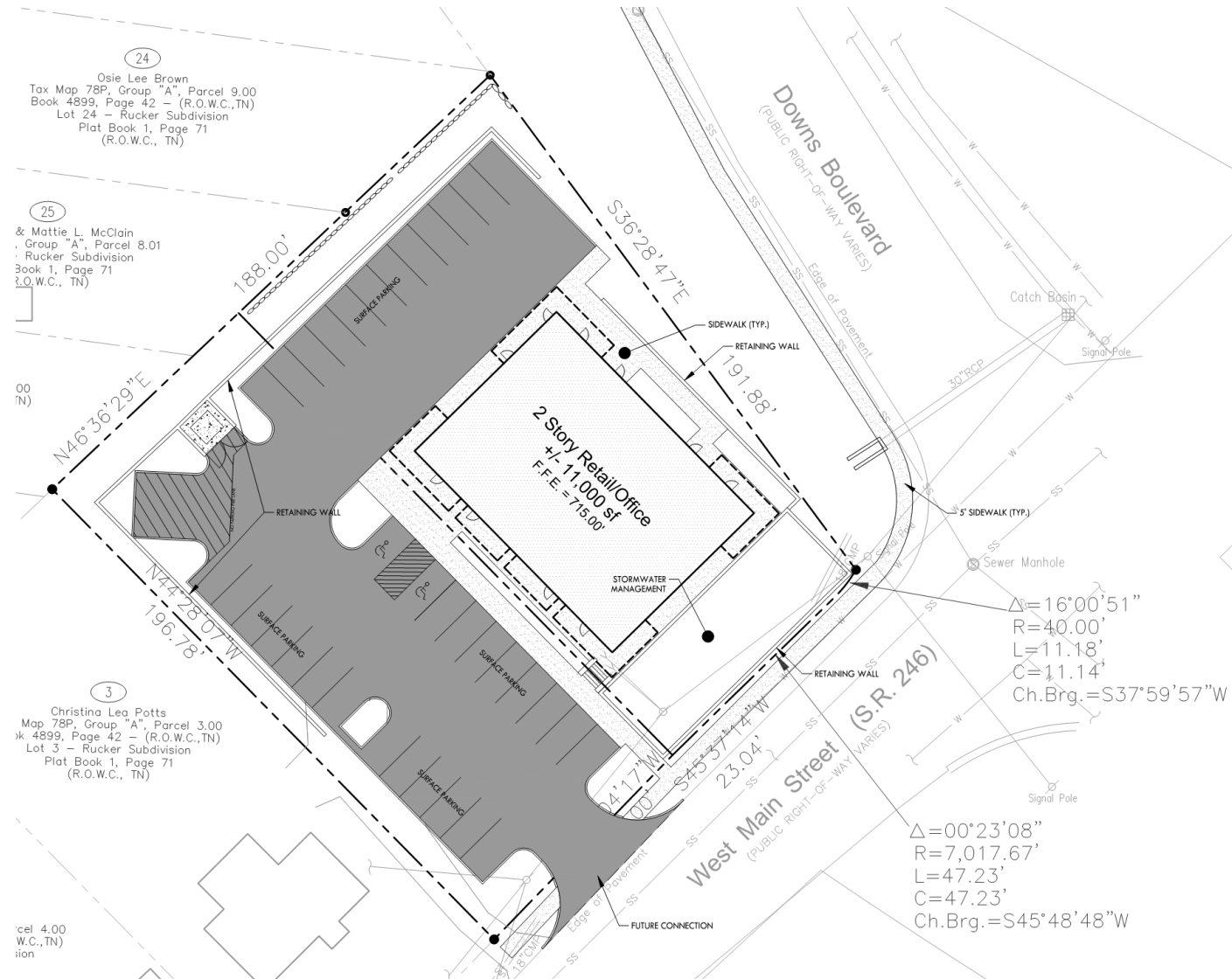
Downs Boulevard
(Public Right-of-Way, West)

West Main Street
(Public Right-of-Way, West)

0 20 40 80
GRAPHIC SCALE

North Arrow

Site Plan



Elevation Facing West Main Street



WEST MAIN ELEVATION
1/8" = 1' - 0"

Elevation Facing Parking Lot



LEFT ELEVATION

$1/8'' = 1' - 0''$

Elevation Facing Rear Parking



REAR ELEVATION

$1/8'' = 1' - 0''$

Elevation Facing Downs Blvd.



DOWNS BLVD ELEVATION
1/8" = 1' - 0"