



**CLIFTON, MARTIN LUTHER, ET.UX.**  
INST. NO. 00003504-0000042, R.O.D.C., TN.

**MAGNOLIA PROPERTIES**  
INST. NO. 20060330-0036280, R.O.D.C., TN.

**JONES REVOCABLE TRUST**  
PARCEL 03307100-00017033

**WILLIAM H. MILLRANEY**  
PARCEL 03307100-00017033

**TERRY L. HINES**  
PARCEL 03307500-00017033

**MILTON J. ROSSON**  
PARCEL 03307900-00017033

**VIRGINIA G. IVENS**  
PARCEL 03308000-00017033

**ISACC WHEELER**  
PARCEL 03308100-00017033

**G.W. JONES**  
PARCEL 03311901-00017033

**Development Summary**

- Council District #31 - Councilmember Parker Toler
- Property Owner(s) of Record:
  - Parcel 180000041 Newco-Burkitt, LLC - C/O John McReynolds 9019 Overlook Blvd., C-2 Brentwood, TN 37027 (615) 370-6381
  - Parcel 1800000210 Jones N. and William T. McFarlin 980 Battle Rd. Nolensville, TN 37135 (615)941-1341
  - Parcel 1800002000 Ruth Marie McFarlin 3915 Hannicks Hill Dr. Smyrna, TN 37167 (615) 355-5491
- SP Name: The Shoppes at Burkitt Place
- SP Number: 2009SP-006-001
- Plan Preparation Date: 07/21/2010 (Revision): 08/03/2010

**General SP Notes**

- Purpose Note: The purpose of this SP is to rezone the existing parcels for commercial uses. The proposed is an extension of an approved adjacent commercial development in the Town of Nolensville.
- The proposed plan is intended to create a quality shopping experience that is cohesive with the development that is approved on the property directly adjacent to the parcel, but located in the Town of Nolensville in Williamson County. The design includes smaller scale buildings arranged to create a village scaled "main street", extensive landscaping and a pedestrian friendly layout that provides for connectivity to the surrounding neighborhoods. The larger scale buildings located further off the road will provide much needed services that are currently not available in the area. The development will include first class architectural finishes that will be designed in keeping with the surrounding area.
- The site plan is intended to be representative of the general arrangement, scale, and massing of buildings and parking. Actual building arrangements and square footages and parking arrangement and number are subject to change and will be detailed on the final site plan.
- All land uses permitted within the SCR (Shopping Center Zoning) District will be allowed. Uses specifically excluded from the SP Zoning District are as follows:
  - Mobile Home Dwelling
  - Boarding/Hotellory House
  - Automobile Sales
  - Automobile Repair
  - Automobile Service
  - Night Club or Bar where more than 40% of revenue is generated by alcoholic sales
  - Self Storage Facility
  - Hazardous Material Facility
  - Scrapyard
  - Construction/Demolition Landfill
  - Recycling Facility
  - Adult Entertainment Facility or Video Store
  - Uses Emitting Obnoxious or Noxious Odor or Noise
  - Hotel/Motel
  - Mortuary or Crematorium
  - Flea Market
  - Video Arcade, Pool or Billiard Hall
  - Gambling Facility
  - Telephone Call Center
- Any development standards not specifically stated shall be regulated by the SCR zoning district.
- The design standards of the Town of Nolensville Zoning Ordinance Design Review Manual, as provided in the document attached hereto and incorporated herein, shall apply to this plan.
- Existing cemetery shall be moved prior to final site plan approval.
- Developer intends to develop all the proposed buildings within Davidson County in one phase unless economic factors prohibit any of the uses at that time.
- The design standards of the Town of Nolensville Zoning Ordinance Design Review Manual, as provided in the document attached hereto and incorporated herein, shall apply to this plan.
- Where visible from the residential property in the Burkitt Place subdivision, mechanical equipment will be screened from the view from the residential property behind the proposed center through the use of raised roof parapets or the construction of screen walls built from materials and color palette consistent with the exterior of the building.
- In cooperation with the Village of Burkitt Place Association, Inc. and the Burkitt Place Homeowners Association, Inc. (collectively "the HOA"), the rear property line buffer will be established prior to issuance of the final Certificate of Use and Occupancy as follows (see Exhibit A attached hereto):
  - o Area A (950 LF +/-) from Burkitt Road to the Stream Buffer shall have a minimum twenty-foot (20') wide undisturbed buffer within a forty-foot (40') overall buffered width. The undisturbed area will be maximized based on grading. The Developer will create a budget of \$50,000.00 ("Area A Allowance") to be used to enhance the existing mass of mature trees by planting additional trees within the 40' overall buffered area. The budget allocated equates to approximately 120 - 4" caliper, 10-12' tall trees if

**Development Data Table**

Development crosses Davidson County/Williamson County line; data is presented relative to plan within each county and as an overall development total.

	Davidson County	Williamson County	Development Total
• Total Gross Acreage (excludes R.O.W. dedications) All acreage classified as commercial use by Metro Zoning Code	19.17 +/-	3.33 +/-	22.50 +/-
• Density	N/A	N/A	N/A
• Building Height	2 Story Maximum (1 Story Max. Backing to Adjacent Residential Properties)	2 Story Maximum (1 Story Max. Backing to Adjacent Residential Properties)	2 Story Maximum (1 Story Max. Backing to Adjacent Residential Properties)
• Building Area (approximate gross square feet)	Anchor 133,000 gsf, Minor Anchor 'A' 15,000 gsf, Minor Anchor 'B' 15,000 gsf, Shops #1 5,600 gsf, Shops #2 7,800 gsf, Shops #3 4,800 gsf, Shops #4 4,800 gsf, Shops #5 7,200 gsf, Outparcel #1 4,000 gsf	Anchor 133,000 gsf, Minor Anchor 'A' 15,000 gsf, Minor Anchor 'B' 15,000 gsf, Shops #1 5,600 gsf, Shops #2 7,800 gsf, Shops #3 4,800 gsf, Shops #4 4,800 gsf, Shops #5 7,200 gsf, Outparcel #1 4,000 gsf	Anchor 133,000 gsf, Minor Anchor 'A' 15,000 gsf, Minor Anchor 'B' 15,000 gsf, Shops #1 5,600 gsf, Shops #2 7,800 gsf, Shops #3 4,800 gsf, Shops #4 4,800 gsf, Shops #5 7,200 gsf, Outparcel #1 4,000 gsf
• Total	179,800 gsf	17,400 gsf	197,200 gsf
• Floor Area Ratio (FAR)	0.22	0.12	0.19
• Impervious Surface Ratio (ISR)	0.69	0.63	0.66
• Parking Proposed (Parking is proposed as a unified development plan; not delineated by use or county)	681 spaces (1 space per 264 sf)	106 spaces (1 space per 164 sf)	787 spaces (1 space per 250 sf)

**Development Summary**

- Council District #31 - Councilmember Parker Toler
- Property Owner(s) of Record:
  - Parcel 180000041 Newco-Burkitt, LLC - C/O John McReynolds 9019 Overlook Blvd., C-2 Brentwood, TN 37027 (615) 370-6381
  - Parcel 1800000210 Jones N. and William T. McFarlin 980 Battle Rd. Nolensville, TN 37135 (615)941-1341
  - Parcel 1800002000 Ruth Marie McFarlin 3915 Hannicks Hill Dr. Smyrna, TN 37167 (615) 355-5491
- SP Name: The Shoppes at Burkitt Place
- SP Number: 2009SP-006-001
- Plan Preparation Date: 07/21/2010 (Revision): 08/03/2010

**General SP Notes**

- Purpose Note: The purpose of this SP is to rezone the existing parcels for commercial uses. The proposed is an extension of an approved adjacent commercial development in the Town of Nolensville.
- The proposed plan is intended to create a quality shopping experience that is cohesive with the development that is approved on the property directly adjacent to the parcel, but located in the Town of Nolensville in Williamson County. The design includes smaller scale buildings arranged to create a village scaled "main street", extensive landscaping and a pedestrian friendly layout that provides for connectivity to the surrounding neighborhoods. The larger scale buildings located further off the road will provide much needed services that are currently not available in the area. The development will include first class architectural finishes that will be designed in keeping with the surrounding area.
- The site plan is intended to be representative of the general arrangement, scale, and massing of buildings and parking. Actual building arrangements and square footages and parking arrangement and number are subject to change and will be detailed on the final site plan.
- All land uses permitted within the SCR (Shopping Center Zoning) District will be allowed. Uses specifically excluded from the SP Zoning District are as follows:
  - Mobile Home Dwelling
  - Boarding/Hotellory House
  - Automobile Sales
  - Automobile Repair
  - Automobile Service
  - Night Club or Bar where more than 40% of revenue is generated by alcoholic sales
  - Self Storage Facility
  - Hazardous Material Facility
  - Scrapyard
  - Construction/Demolition Landfill
  - Recycling Facility
  - Adult Entertainment Facility or Video Store
  - Uses Emitting Obnoxious or Noxious Odor or Noise
  - Hotel/Motel
  - Mortuary or Crematorium
  - Flea Market
  - Video Arcade, Pool or Billiard Hall
  - Gambling Facility
  - Telephone Call Center
- Any development standards not specifically stated shall be regulated by the SCR zoning district.
- The design standards of the Town of Nolensville Zoning Ordinance Design Review Manual, as provided in the document attached hereto and incorporated herein, shall apply to this plan.
- Existing cemetery shall be moved prior to final site plan approval.
- Developer intends to develop all the proposed buildings within Davidson County in one phase unless economic factors prohibit any of the uses at that time.
- The design standards of the Town of Nolensville Zoning Ordinance Design Review Manual, as provided in the document attached hereto and incorporated herein, shall apply to this plan.
- Where visible from the residential property in the Burkitt Place subdivision, mechanical equipment will be screened from the view from the residential property behind the proposed center through the use of raised roof parapets or the construction of screen walls built from materials and color palette consistent with the exterior of the building.
- In cooperation with the Village of Burkitt Place Association, Inc. and the Burkitt Place Homeowners Association, Inc. (collectively "the HOA"), the rear property line buffer will be established prior to issuance of the final Certificate of Use and Occupancy as follows (see Exhibit A attached hereto):
  - o Area A (950 LF +/-) from Burkitt Road to the Stream Buffer shall have a minimum twenty-foot (20') wide undisturbed buffer within a forty-foot (40') overall buffered width. The undisturbed area will be maximized based on grading. The Developer will create a budget of \$50,000.00 ("Area A Allowance") to be used to enhance the existing mass of mature trees by planting additional trees within the 40' overall buffered area. The budget allocated equates to approximately 120 - 4" caliper, 10-12' tall trees if

**Lighting Notes**

- Site lighting will be designed such that foot candle levels at twenty four inches above ground level will be zero of all property lines. A photometric plan prepared by a lighting consultant will be submitted with the final site plan documenting the lighting levels at all property lines.
- All lighting fixtures within 100 feet of a property line that abuts residential uses will be equipped with cut off shields that will direct the light into the shopping center and away from the residential property.

**Landscaping Notes**

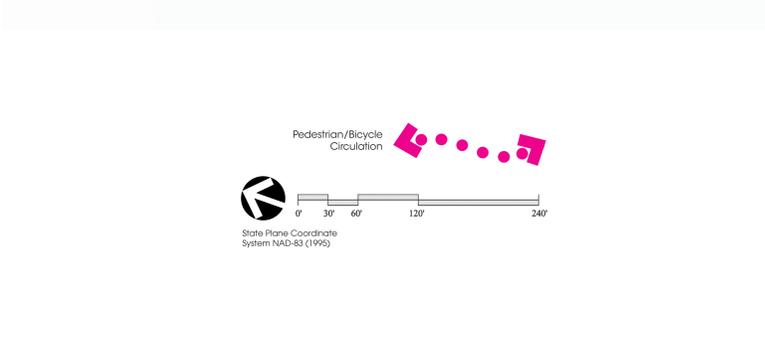
- Details of the publicly accessible, usable, and inviting open spaces required by the specialty code shall be included with the final site plan. These spaces shall be reviewed and approved by Planning Staff.
- A Landscape Plan submitted with final site plan must include the following:
  - Protection plan for trees that are to be preserved
  - Landscaping in parking areas
  - Landscaping along Nolensville frontage
  - Landscaping along Nolensville frontage
  - Details of planting materials
  - Details of any proposed fencing
- The landscaping plan shall be approved by the Metro Urban Forester.
- All trees living in the street shall be a minimum of 1/2" caliper and 20% of trees living in the street shall be a minimum of 4" caliper caliper.
- A 20 ft wide undisturbed buffer will be maintained along the eastern property line adjoining the Village of Burkitt Place subdivision as part of an overall 40 ft landscape buffer. A detailed landscape plan of this buffer is attached with this SP Submittal.
- Where visible from the residential property in the Burkitt Place subdivision, mechanical equipment will be screened from the view from the residential property behind the proposed center through the use of raised roof parapets or the construction of screen walls built from materials and color palette consistent with the exterior of the building.
- In cooperation with the Village of Burkitt Place Association, Inc. and the Burkitt Place Homeowners Association, Inc. (collectively "the HOA"), the rear property line buffer will be established prior to issuance of the final Certificate of Use and Occupancy as follows (see Exhibit A attached hereto):
  - o Area A (950 LF +/-) from Burkitt Road to the Stream Buffer shall have a minimum twenty-foot (20') wide undisturbed buffer within a forty-foot (40') overall buffered width. The undisturbed area will be maximized based on grading. The Developer will create a budget of \$50,000.00 ("Area A Allowance") to be used to enhance the existing mass of mature trees by planting additional trees within the 40' overall buffered area. The budget allocated equates to approximately 120 - 4" caliper, 10-12' tall trees if

**Stormwater Notes**

- Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78(04) and approved by the Metropolitan Department of Water Services.
- Undisturbed buffers illustrated on site plan. Existing trail located in Zone 2 Stream Buffer that material to be specified on final site plan.
- The buffer along waterways 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.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the applicable regulations of the time of final application.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in the site.
- Detention culverts shall be sized per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 18" CMP).

**Public Works Notes**

- All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans.
- Adequate sight distances will be provided at all access drives onto Burkitt Road and Nolensville Pike.
- No additional access drives will be permitted to Burkitt Road or Nolensville Road from the SP including any associated outparcels.
- Minor modification may be required to the Burkitt Road access drive to conform with a possible future realignment of Old Burkitt Road.
- Prior to the recording of the final plan, the IDA requirements, including 3075 linear feet of roadway improvements (or an equivalent transportation improvement) shall be completed by the applicant within the identified infrastructure deficiency area in locations determined by the Department of Public Works. When appropriate improvements can not be physically made, the applicant may make a financial contribution for future roadway improvements within the identified infrastructure deficiency area. The Department of Public Works shall determine the appropriate contribution based on the linear feet of roadway to be improved.
- All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design may vary based on field conditions.
- Parking shall be provided for the center of the applicable requirements per the Metro Zoning Code, Parking Requirements Table (Shopping Center Retail - 1 Space per 250 Square Feet); developer to provide documentation for reduced parking provisions.
- Williamson County home improvement site shall make a contribution to the signal modification of Burkitt Road / Nolensville Pike.



**Development Data Table**

Development crosses Davidson County/Williamson County line; data is presented relative to plan within each county and as an overall development total.

	Davidson County	Williamson County	Development Total
• Total Gross Acreage (excludes R.O.W. dedications) All acreage classified as commercial use by Metro Zoning Code	19.17 +/-	3.33 +/-	22.50 +/-
• Density	N/A	N/A	N/A
• Building Height	2 Story Maximum (1 Story Max. Backing to Adjacent Residential Properties)	2 Story Maximum (1 Story Max. Backing to Adjacent Residential Properties)	2 Story Maximum (1 Story Max. Backing to Adjacent Residential Properties)
• Building Area (approximate gross square feet)	Anchor 133,000 gsf, Minor Anchor 'A' 15,000 gsf, Minor Anchor 'B' 15,000 gsf, Shops #1 5,600 gsf, Shops #2 7,800 gsf, Shops #3 4,800 gsf, Shops #4 4,800 gsf, Shops #5 7,200 gsf, Outparcel #1 4,000 gsf	Anchor 133,000 gsf, Minor Anchor 'A' 15,000 gsf, Minor Anchor 'B' 15,000 gsf, Shops #1 5,600 gsf, Shops #2 7,800 gsf, Shops #3 4,800 gsf, Shops #4 4,800 gsf, Shops #5 7,200 gsf, Outparcel #1 4,000 gsf	Anchor 133,000 gsf, Minor Anchor 'A' 15,000 gsf, Minor Anchor 'B' 15,000 gsf, Shops #1 5,600 gsf, Shops #2 7,800 gsf, Shops #3 4,800 gsf, Shops #4 4,800 gsf, Shops #5 7,200 gsf, Outparcel #1 4,000 gsf
• Total	179,800 gsf	17,400 gsf	197,200 gsf
• Floor Area Ratio (FAR)	0.22	0.12	0.19
• Impervious Surface Ratio (ISR)	0.69	0.63	0.66
• Parking Proposed (Parking is proposed as a unified development plan; not delineated by use or county)	681 spaces (1 space per 264 sf)	106 spaces (1 space per 164 sf)	787 spaces (1 space per 250 sf)

**Development Summary**

- Council District #31 - Councilmember Parker Toler
- Property Owner(s) of Record:
  - Parcel 180000041 Newco-Burkitt, LLC - C/O John McReynolds 9019 Overlook Blvd., C-2 Brentwood, TN 37027 (615) 370-6381
  - Parcel 1800000210 Jones N. and William T. McFarlin 980 Battle Rd. Nolensville, TN 37135 (615)941-1341
  - Parcel 1800002000 Ruth Marie McFarlin 3915 Hannicks Hill Dr. Smyrna, TN 37167 (615) 355-5491
- SP Name: The Shoppes at Burkitt Place
- SP Number: 2009SP-006-001
- Plan Preparation Date: 07/21/2010 (Revision): 08/03/2010

**General SP Notes**

- Purpose Note: The purpose of this SP is to rezone the existing parcels for commercial uses. The proposed is an extension of an approved adjacent commercial development in the Town of Nolensville.
- The proposed plan is intended to create a quality shopping experience that is cohesive with the development that is approved on the property directly adjacent to the parcel, but located in the Town of Nolensville in Williamson County. The design includes smaller scale buildings arranged to create a village scaled "main street", extensive landscaping and a pedestrian friendly layout that provides for connectivity to the surrounding neighborhoods. The larger scale buildings located further off the road will provide much needed services that are currently not available in the area. The development will include first class architectural finishes that will be designed in keeping with the surrounding area.
- The site plan is intended to be representative of the general arrangement, scale, and massing of buildings and parking. Actual building arrangements and square footages and parking arrangement and number are subject to change and will be detailed on the final site plan.
- All land uses permitted within the SCR (Shopping Center Zoning) District will be allowed. Uses specifically excluded from the SP Zoning District are as follows:
  - Mobile Home Dwelling
  - Boarding/Hotellory House
  - Automobile Sales
  - Automobile Repair
  - Automobile Service
  - Night Club or Bar where more than 40% of revenue is generated by alcoholic sales
  - Self Storage Facility
  - Hazardous Material Facility
  - Scrapyard
  - Construction/Demolition Landfill
  - Recycling Facility
  - Adult Entertainment Facility or Video Store
  - Uses Emitting Obnoxious or Noxious Odor or Noise
  - Hotel/Motel
  - Mortuary or Crematorium
  - Flea Market
  - Video Arcade, Pool or Billiard Hall
  - Gambling Facility
  - Telephone Call Center
- Any development standards not specifically stated shall be regulated by the SCR zoning district.
- The design standards of the Town of Nolensville Zoning Ordinance Design Review Manual, as provided in the document attached hereto and incorporated herein, shall apply to this plan.
- Existing cemetery shall be moved prior to final site plan approval.
- Developer intends to develop all the proposed buildings within Davidson County in one phase unless economic factors prohibit any of the uses at that time.
- The design standards of the Town of Nolensville Zoning Ordinance Design Review Manual, as provided in the document attached hereto and incorporated herein, shall apply to this plan.
- Where visible from the residential property in the Burkitt Place subdivision, mechanical equipment will be screened from the view from the residential property behind the proposed center through the use of raised roof parapets or the construction of screen walls built from materials and color palette consistent with the exterior of the building.
- In cooperation with the Village of Burkitt Place Association, Inc. and the Burkitt Place Homeowners Association, Inc. (collectively "the HOA"), the rear property line buffer will be established prior to issuance of the final Certificate of Use and Occupancy as follows (see Exhibit A attached hereto):
  - o Area A (950 LF +/-) from Burkitt Road to the Stream Buffer shall have a minimum twenty-foot (20') wide undisturbed buffer within a forty-foot (40') overall buffered width. The undisturbed area will be maximized based on grading. The Developer will create a budget of \$50,000.00 ("Area A Allowance") to be used to enhance the existing mass of mature trees by planting additional trees within the 40' overall buffered area. The budget allocated equates to approximately 120 - 4" caliper, 10-12' tall trees if

**Lighting Notes**

- Site lighting will be designed such that foot candle levels at twenty four inches above ground level will be zero of all property lines. A photometric plan prepared by a lighting consultant will be submitted with the final site plan documenting the lighting levels at all property lines.
- All lighting fixtures within 100 feet of a property line that abuts residential uses will be equipped with cut off shields that will direct the light into the shopping center and away from the residential property.

**Landscaping Notes**

- Details of the publicly accessible, usable, and inviting open spaces required by the specialty code shall be included with the final site plan. These spaces shall be reviewed and approved by Planning Staff.
- A Landscape Plan submitted with final site plan must include the following:
  - Protection plan for trees that are to be preserved
  - Landscaping in parking areas
  - Landscaping along Nolensville frontage
  - Landscaping along Nolensville frontage
  - Details of planting materials
  - Details of any proposed fencing
- The landscaping plan shall be approved by the Metro Urban Forester.
- All trees living in the street shall be a minimum of 1/2" caliper and 20% of trees living in the street shall be a minimum of 4" caliper caliper.
- A 20 ft wide undisturbed buffer will be maintained along the eastern property line adjoining the Village of Burkitt Place subdivision as part of an overall 40 ft landscape buffer. A detailed landscape plan of this buffer is attached with this SP Submittal.
- Where visible from the residential property in the Burkitt Place subdivision, mechanical equipment will be screened from the view from the residential property behind the proposed center through the use of raised roof parapets or the construction of screen walls built from materials and color palette consistent with the exterior of the building.
- In cooperation with the Village of Burkitt Place Association, Inc. and the Burkitt Place Homeowners Association, Inc. (collectively "the HOA"), the rear property line buffer will be established prior to issuance of the final Certificate of Use and Occupancy as follows (see Exhibit A attached hereto):
  - o Area A (950 LF +/-) from Burkitt Road to the Stream Buffer shall have a minimum twenty-foot (20') wide undisturbed buffer within a forty-foot (40') overall buffered width. The undisturbed area will be maximized based on grading. The Developer will create a budget of \$50,000.00 ("Area A Allowance") to be used to enhance the existing mass of mature trees by planting additional trees within the 40' overall buffered area. The budget allocated equates to approximately 120 - 4" caliper, 10-12' tall trees if

**Stormwater Notes**

- Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78(04) and approved by the Metropolitan Department of Water Services.
- Undisturbed buffers illustrated on site plan. Existing trail located in Zone 2 Stream Buffer that material to be specified on final site plan.
- The buffer along waterways 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.
- This drawing is for illustration purposes to indicate the basic premise of the development. The final details of the plan shall be governed by the applicable regulations of the time of final application.
- Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in the site.
- Detention culverts shall be sized per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 18" CMP).

**Public Works Notes**

- All Public Works' design standards shall be met prior to any final approvals and permit issuance. Any approval is subject to Public Works' approval of the construction plans. Final design may vary based on field conditions.
- Parking shall be provided for the center of the applicable requirements per the Metro Zoning Code, Parking Requirements Table (Shopping Center Retail - 1 Space per 250 Square Feet); developer to provide documentation for reduced parking provisions.
- Williamson County home improvement site shall make a contribution to the signal modification of Burkitt Road / Nolensville Pike.



Elevation



Site Section

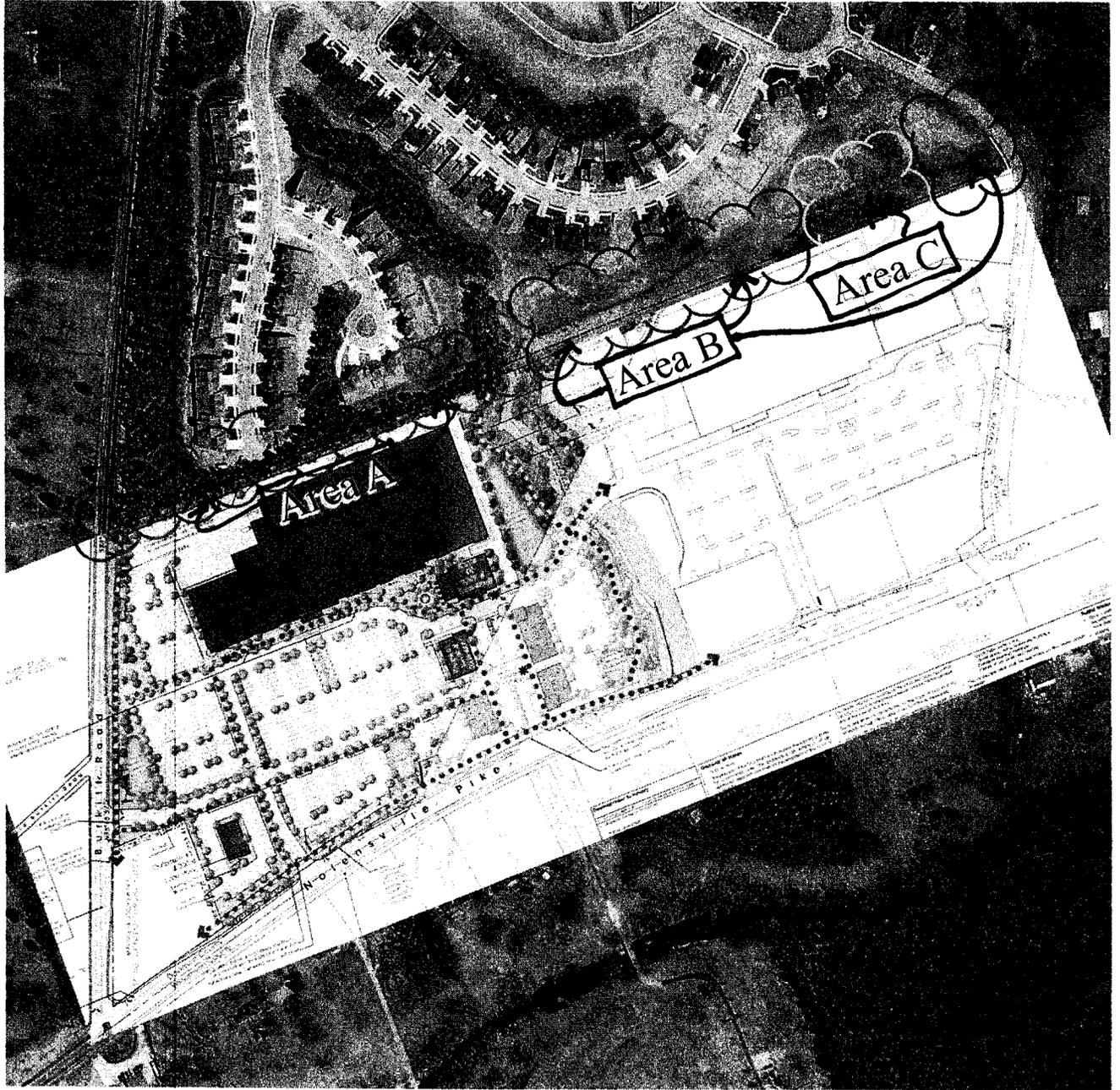


EXHIBIT A

**The Shoppes at Burkitt Place**