

ORDINANCE NO. BL2020 - 436

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing a Specific Plan for property located at Nolensville Pike (unnumbered) and a portion of property located at Nolensville Pike (unnumbered) at the southeast corner of Burkitt Road and Nolensville Pike, to add 1.51 acres currently zoned AR2a and within a Corridor Design Overlay District, to be zoned SP, to permit a mixed use development, all of which is described herein (Proposal No. 2015SP-084-003).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing a Specific Plan for property located at Nolensville Pike (unnumbered) and a portion of property located at Nolensville Pike (unnumbered) at the southeast corner of Burkitt Road and Nolensville Pike, to add 1.51 acres currently zoned AR2a and within a Corridor Design Overlay District, to be zoned SP, to permit a mixed use development, being Property Parcel No. 014 as designated on Map 186-00 and part of Property Parcel No. 914 as designated on Map 186-03-0-A of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 186 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to maximum of 200 multi-family residential units and 20,000 square feet of non-residential uses, including existing non-residential square footage, for the entire SP. Non-residential uses are limited to uses permitted by the MUL-A zoning district.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:



Councilmember John Rutherford

2015SP-084-003
BURKITT COMMONS (AMEND)
Map 186, Parcel(s) 014
Map 186-03-0-A, Part of Parcel(s) 914
Subarea 12, Southeast
District 31 (Rutherford)
Application fee paid by: Crunk Engineering, LLC

A request to amend a Specific Plan for property located at Nolensville Pike (unnumbered) and a portion of property located at Nolensville Pike (unnumbered) at the southeast corner of Burkitt Road and Nolensville Pike, to add 1.51 acres currently zoned AR2a and within a Corridor Design Overlay District, to be zoned SP, to permit a mixed use development, requested by Smith Gee Studio, applicant; Magnolia Properties and Regent Homes, LLC, owners.





MPC Case Number - 2015 SP - 084 - 003

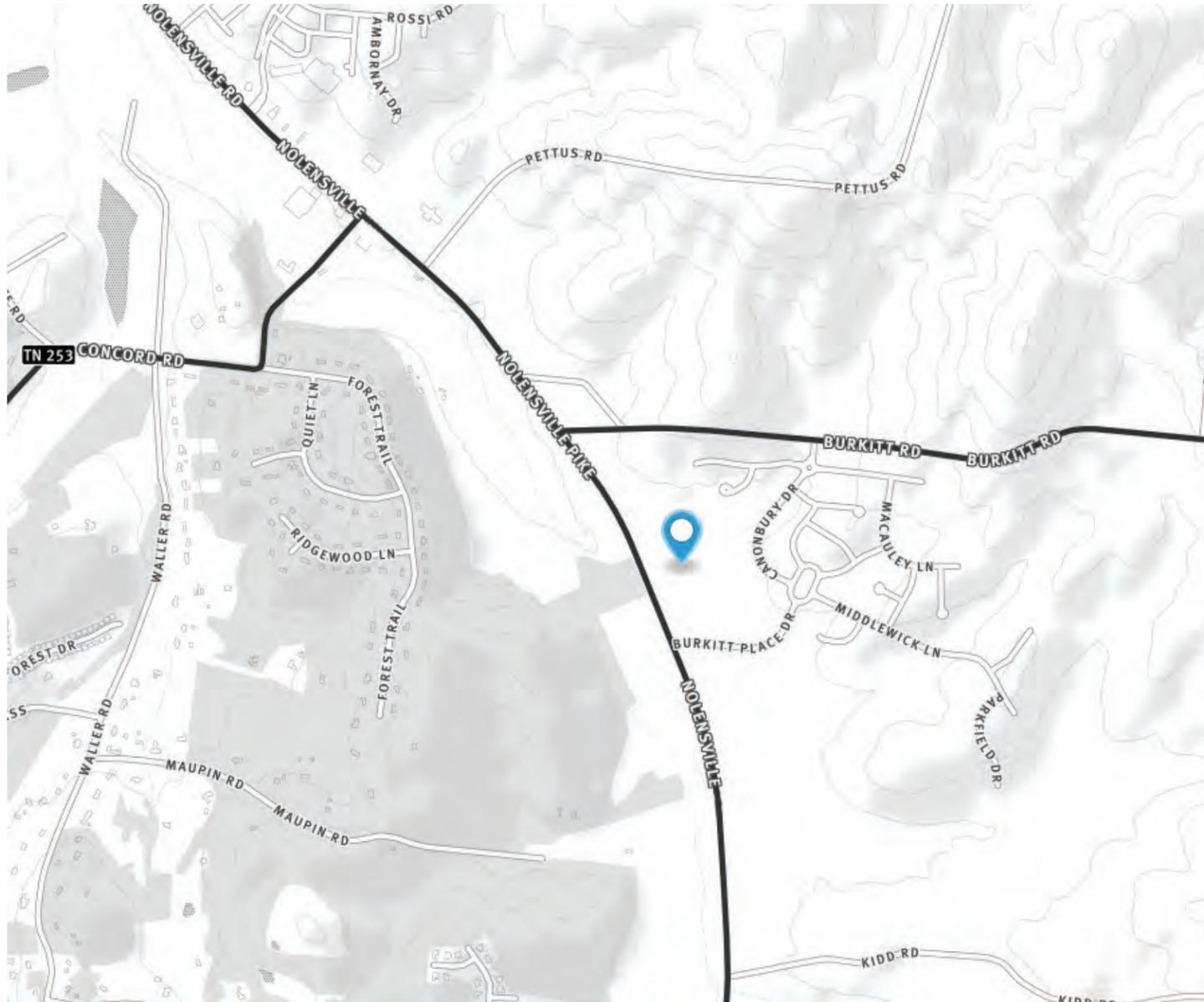
BURKITT COMMONS

BURKITT ROAD AT NOLENSVILLE PIKE

Amendment to Specific Plan

July 13, 2020

Project Background



Site Info
 Site is **1.51 acres of land and is an amendment to the approved** 17.98 acres **SP (2015SP-084-001)** located at:

7022 Nolensville Pike
 Map & Parcel(s): 18600001401,
 18600002600, 18600002100,
18600001400
 Council District 31 - **John Rutherford**

Owners of Record
Regent Homes, LLC
6901 Lenox Village Dr Ste 107
Nashville, TN 37211

Owners of Record
Magnolia Properties
4235 Hillsboro Pike Ste 300
Nashville, TN 37215

Developer
BSM Burkitt, LLC

Civil Engineer
Crunk Engineering LLC
615-873-1795
adam@crunkeng.com

Land Planner / Architect
 Smith Gee Studio
 615-645-5582
smorton@smithgeestudio.com



Existing Conditions

Site Info

Site is **1.51 acres of land and is an amendment to the approved** 17.98 acres **SP (2015SP-084-001)** located at::

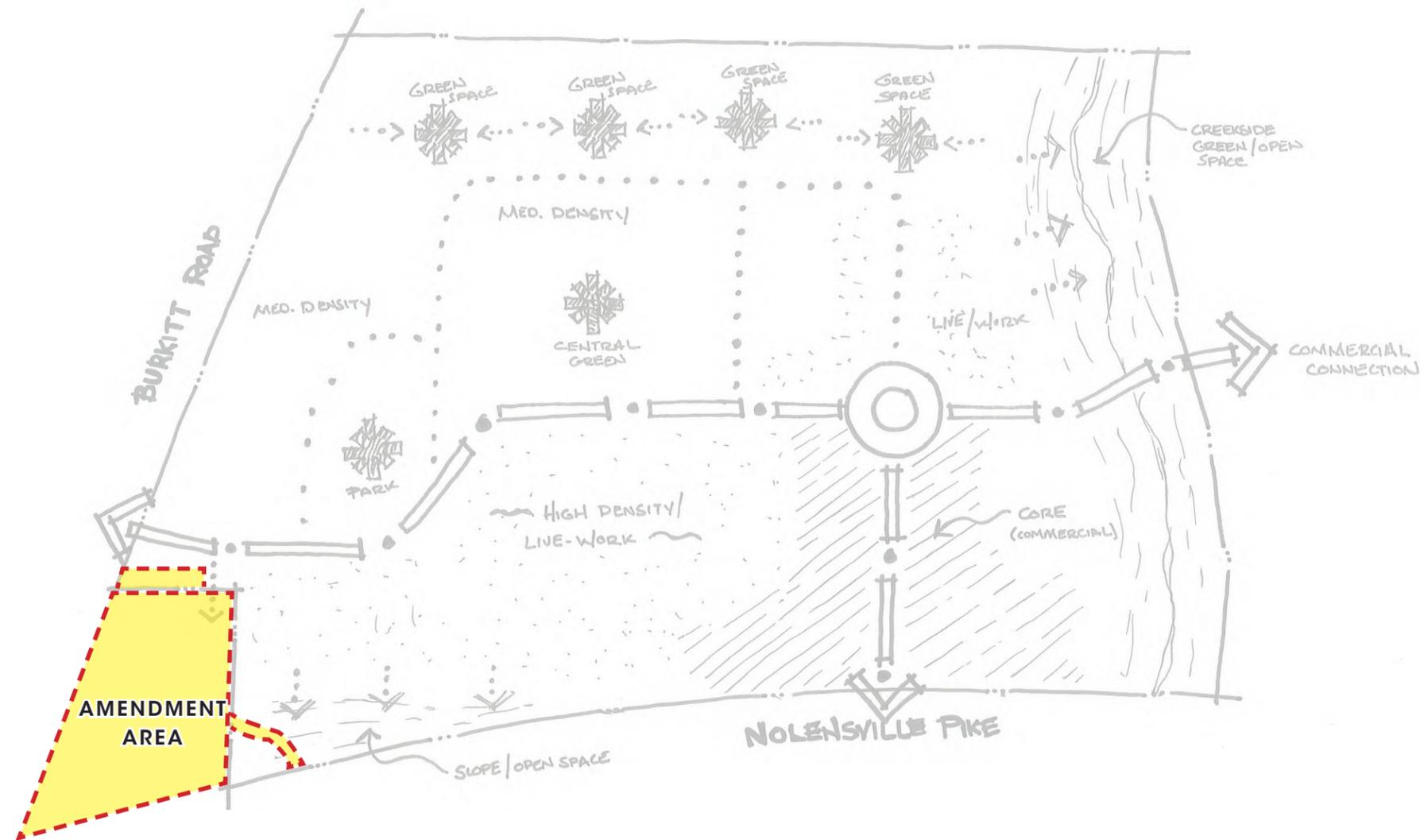
7022 Nolensville Pike
Map & Parcel(s): 18600001401, 18600002600,
18600002100, **18600001400**
Council District 31 - **John Rutherford**

Current Zoning: SP

Land Use Policy: T3 Community Center, Conservation



Site Concept



Village Concept

Burkitt Commons is designed with the following time-tested, traditional planning principles to provide a safe, integrated street network, neighborhood amenities and a sense of community.

- The interconnected street grid provides for dispersion of automobile traffic and multiple access points for emergency vehicles.
- Multiple entrances and future street extensions allow for dispersion of automobile traffic and potential connections for future development.
- Alleys and private autocourts provide a place for trash pickup, utilities and parking.
- The Village streets encourage residents to walk by providing sidewalks, street trees and traffic calming techniques such as narrow lanes and parallel parking.
- Both formal and informal open spaces provide a variety of active and passive recreation opportunities for the public and focal points for the community.
- The commercial/office core provides residents with access to neighborhood services without getting on Nolensville Pike.
- The core is situated in such a way that creates convenient automobile access for the entire community while allowing residents from the village and other adjacent neighborhoods to walk to neighborhood retail and services.
- Parking lots within the core occur behind the buildings, allowing for a pedestrian oriented streetscape.
- Diverse residential building types provide housing options with a range of affordability.
- Integrating housing typologies with compatible architectural design gives a sense of community to all residents.

Site Design



Design Plan

Through the Specific Plan, the community will be ensured a level of quality and a sense of community. The intent of the Burkitt Commons SP is to provide a comfortable, safe, mixed-use community with emphasis on pedestrian oriented streetscapes, diverse housing options, adequate open space and quality architecture.

More specifically, the SP and supporting Design Guidelines are intended to:

- Insure the compatible integration of retail, office and institutional uses with residential uses;
- Insure the compatible integration of a variety of housing types townhouses and multi-family, in order to accommodate the housing needs of a diverse population;
- Maintain a scale and form of development that emphasizes sensitivity to the pedestrian environment.
- Minimize the impact of automobiles into the setting through strategies such as "shared parking," in which adjacent land uses having different peak-hour parking demands can share parking facilities;
- Minimize the need for vehicles to travel on Nolensville Pike, or to travel significant distances on Nolensville Pike, by providing neighborhood commercial uses within close proximity to residents;
- Achieve "traffic calming" benefits through: an integrated street network providing options for traffic flow, the avoidance of excessively wide streets, and the provision of on-street parking.
- Provide for a variety of strategically-located and carefully-designed public and/or common spaces, including streets, greens and informal open space;
- Insure the compatibility of buildings with respect to the specific character of their immediate context within this SP boundary.
- Encourage active ground floor uses, such as restaurants, residential, shops and services, to animate the street within the core portion of the area.

The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Land Use Policy

Current Land Use Policy

The property is located within of the Southeast Community Plan. The current land use policy for the entire property is T3 Community Center and T3 Conservation. The SP site plan will retain the T3 CC and Conservation policies and create a solid transition from the commercial nature of Nolensville Pike to the adjacent neighborhood.

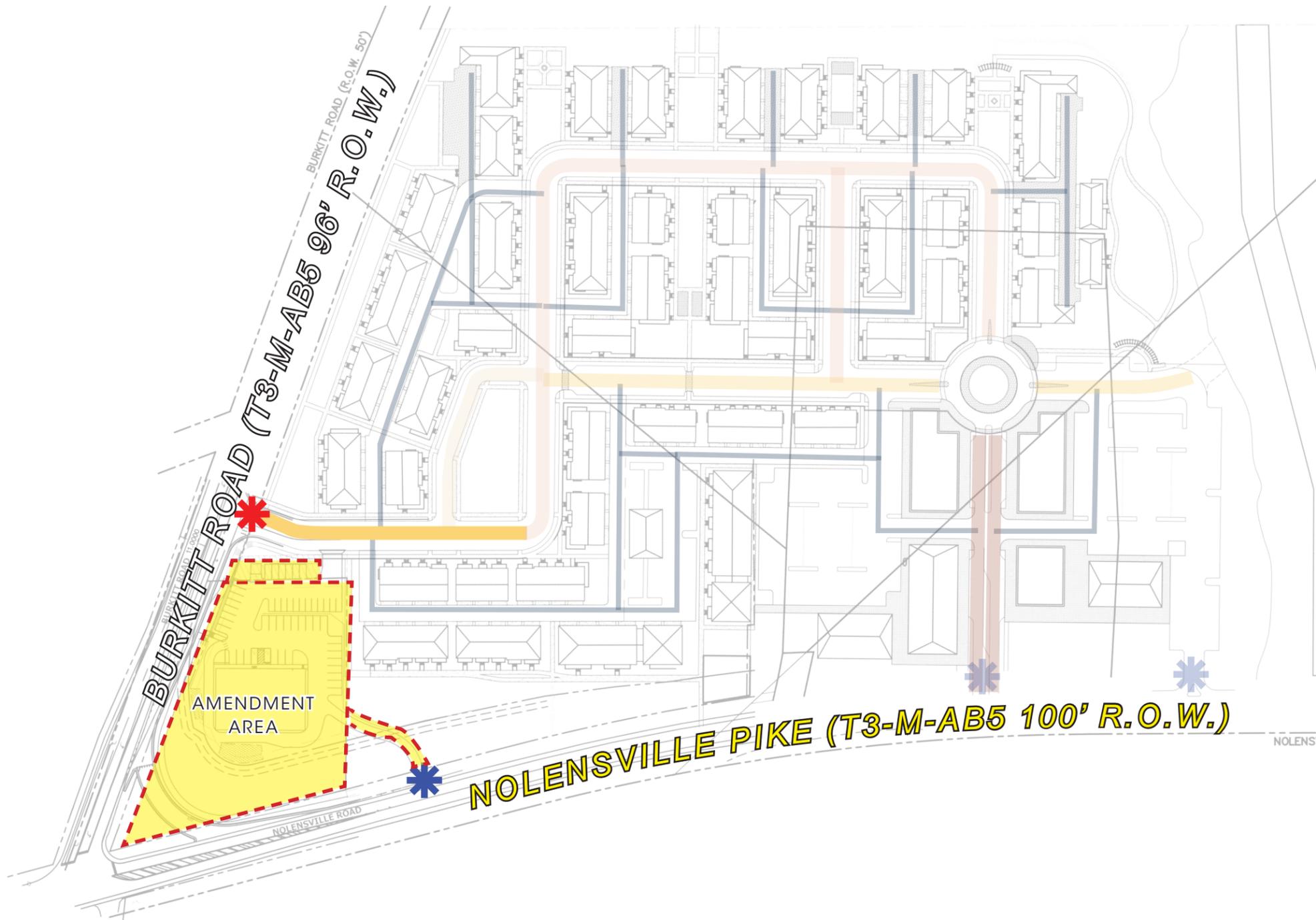
T3 Community Center

T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial, and civic and public benefit land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. The public realm and streetscape features the consistent use of lighting and formal landscaping. T3 Suburban Community Centers are served by highly connected street networks, sidewalks and mass transit leading to surrounding neighborhoods and open space. The edges of T3 Suburban Community Centers are firm with residential transitions between the center and less intense suburban residential and open space areas, with distinguishable boundaries identified by land uses, building types, building placement, and block structure.

T3 Conservation

Conservation Community Character policy is found in all Transect Categories except T6 Downtown. Its intent is to preserve environmentally sensitive land features through protection and remediation. Environmentally sensitive land features are kept in a natural state and any development is minimal to protect water quality, minimize infrastructure and public service costs, and preserve the unique environmental diversity

Street Network



Street Network Design

The Burkitt Commons interconnected street network is designed to disperse automobile traffic while providing multiple entrances and access points for emergency vehicles (with one (1) connection within Davidson County and **three (3)** access points within Nolensville). A total of **four (4)** access points from outside the site are proposed. Future street extensions are desired to further disperse traffic and to provide connections to the SP from future developments. All streets and alleys within the development are intended to be constructed as private infrastructure with public easements for access and utilities. The streets and alleys will be owned and maintained by a private organization made up of property owners.

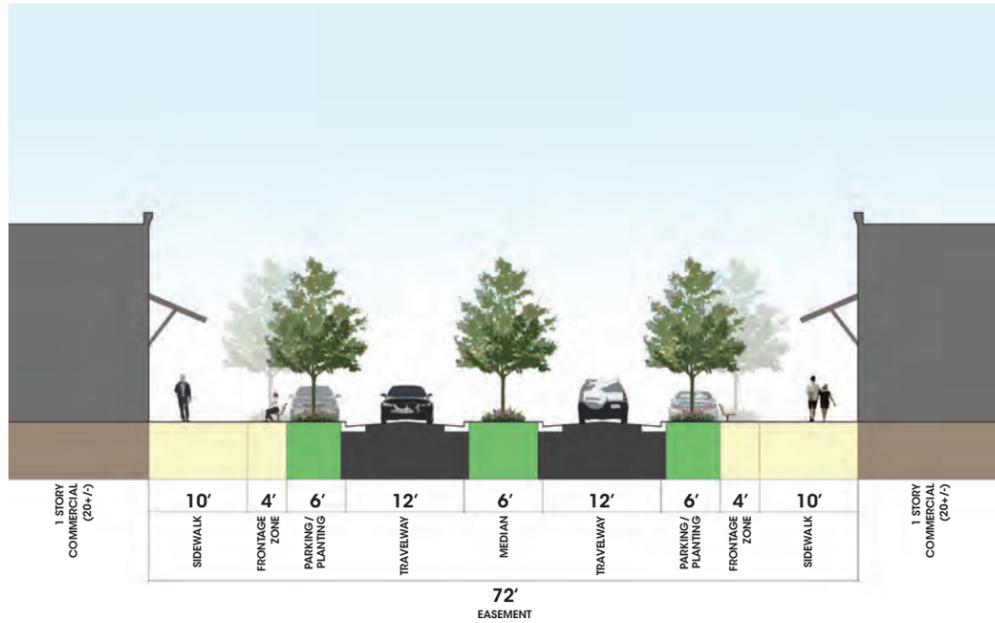
Legend

-  Town Boulevard- 72' Easement
-  Center Street- 56' Easement
-  Neighborhood Street- 54' Easement
-  Park Street- 40' Easement
-  Alley- 20' Easement
-  Davidson County Vehicular Access
-  Nolensville Vehicular Access

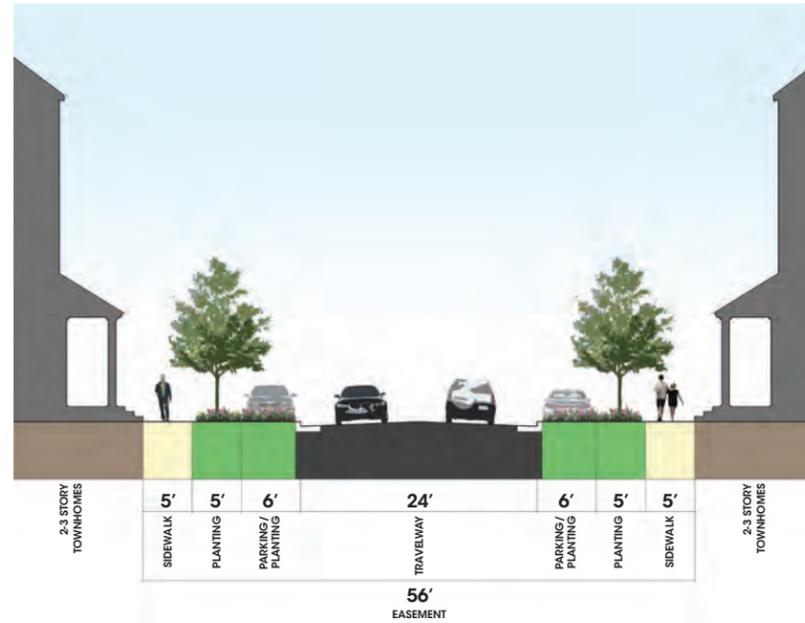
Street Network

NO CHANGES PROPOSED

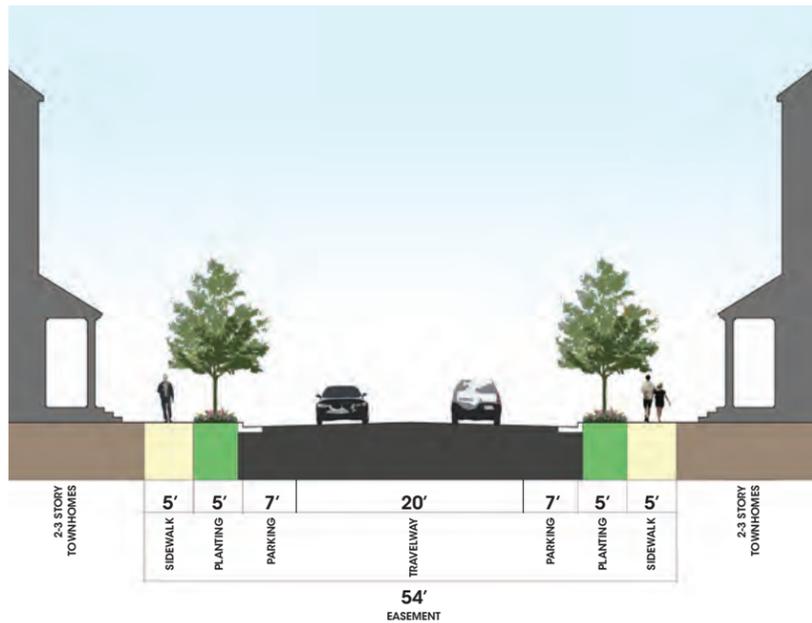
Town Boulevard



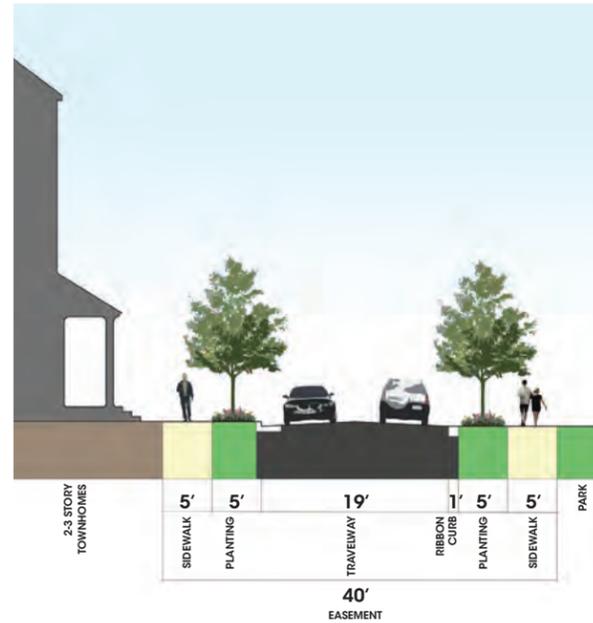
Center Street



Neighborhood Street



Park Street



Street Sections

Each street type in Burkitt Commons is designed for specific conditions based on projected frequency of traffic, desired parking conditions, the types of uses and intensity of housing along that street, specific physical conditions and to allow for emergency vehicle access. While the Street Network/Street Sections illustrate the desired street layout and design, the plan shall be flexible to respond to physical site conditions, dispersion of building types, community desires and a changing market. The SP shall allow for variations in the design of the street network, street sections and block layout so long as it meets the intent of the regulations and are approved by Metro Public Works.

All roadways shall be built with Metro Public Works standard ST-200 curb and gutters and Metro Public Works standard ST-210 sidewalks.

Each street intersection shall be designed and engineered specifically to allow for a 39' x 9' fire engine/school bus to make all possible turns free of parked cars and curbs. Final construction plans will provide turning diagrams ensuring adequate turning movements.

Note: All public streets/drives within the SP boundary will have a design speed and posted speed of 20 miles per hour

Nolensville Pike

Project team will work with TDOT and Metro Nashville to appropriate R.O.W dedications for planned improvements of Nolensville and Burkitt Roads.

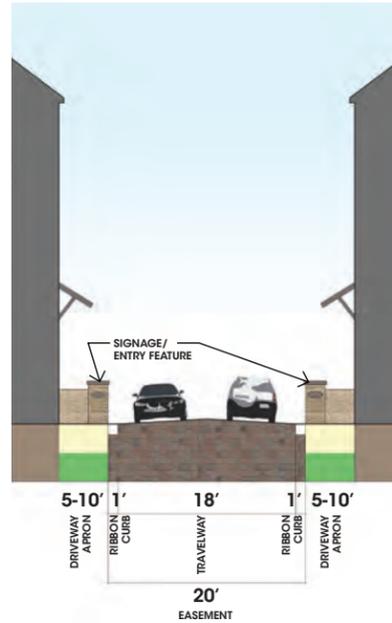
Standard Notes

- Roadway Improvements that are a direct result of this specific project as determined by the approved Traffic Impact Study and the Department of Public Works shall be constructed.
- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
- In compliance with the Major and Collector Street Plan requirements, a 6 foot planting strip and 8 foot sidewalk shall be provided along Nolensville Pike and Burkitt Road. We shall coordinate with Public Works and TDOT to ensure the location is consistent with plans to widen Nolensville Pike.

Street Network

NO CHANGES PROPOSED

Alley

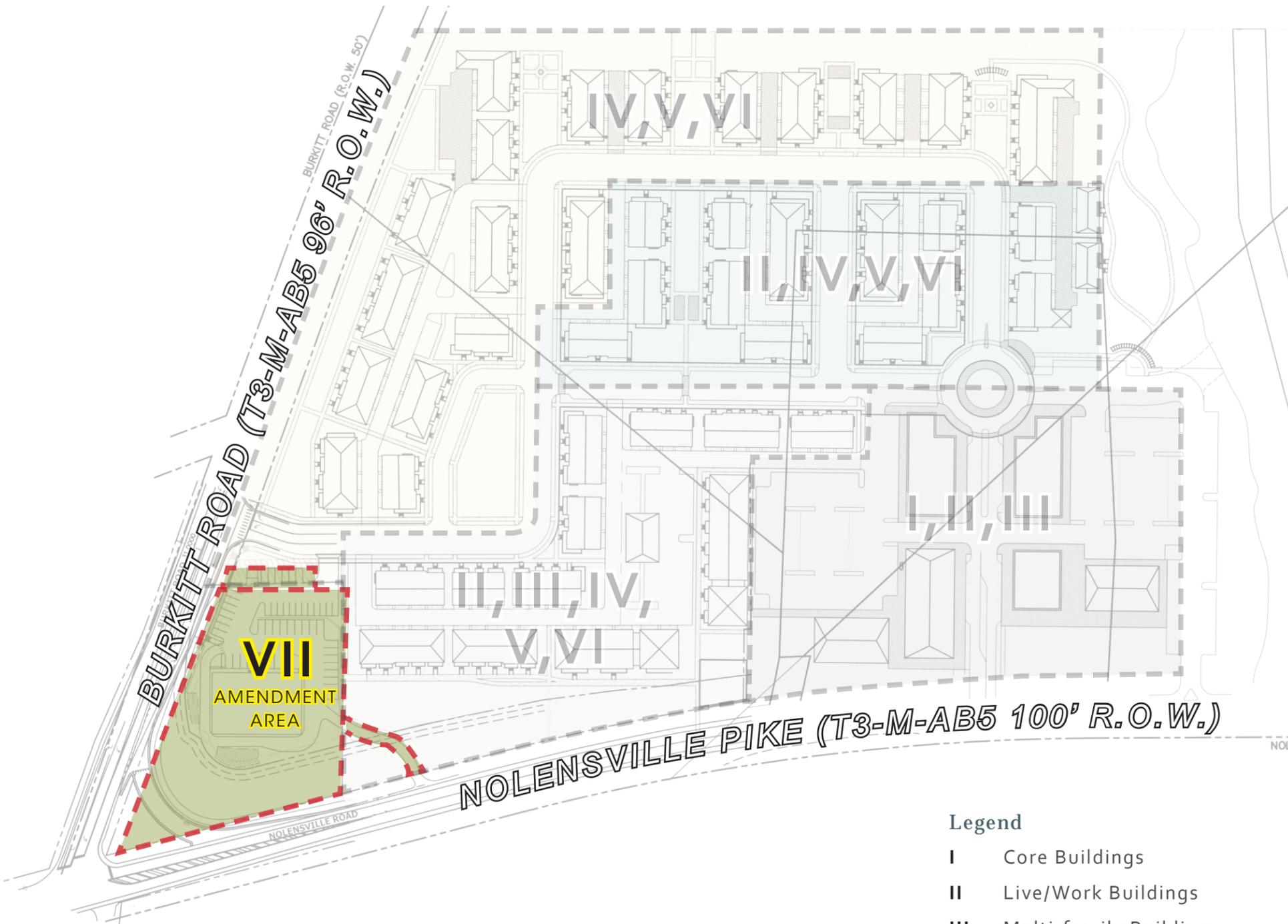


Alleys

All garage units are accessed via an alley. The intent is to limit the amount of direct access from the street network allowing better traffic flow across the system.

Alleys are intended to circumnavigate throughout the site to make accessing units easier from each street and to conceal parking and utilities from public view.

Building Typology



Building Typology Plan

Burkitt Commons is designed as a mixed use community, integrating diverse housing types, retail/restaurant, office and community services.

The core is intended to accommodate denser residential office and retail uses. Denser multifamily housing shall be limited to around the core and along Nolensville, however this multifamily shall not feel disconnected from the remainder of the community. Townhouses shall be integrated throughout the community.

See following pages for regulations and design guidelines associated with each building typology. Bulk standards provided shall supersede the corresponding base zoning bulk standards.

Block Layout

The following principles are to be followed in the layout and distribution of the building typologies and parcels:

- At tee intersections, where possible streets shall terminate on axis with a primary building form or architectural feature or on open space.
- On corner lots, architectural features must address both the front and side streets (e.g. corner porches, side porches, bay windows, etc.) and blank side walls shall be avoided.
- Townhouses should not be located to face directly down an alley.
- Common pedestrian passages shall be provided between parcels to allow exterior access from front to back of townhouses at reasonable intervals.
- Detached garages shall be limited to internal parking lot areas or as an accessory use located on an alley. Detached garages are subject to the bulk standards of the primary use if used as an accessory structure.
- Carriage units shall be limited to internal parking lot areas or adjacent to an alley or passive open space; carriage units shall not have direct frontage on street frontages or formal open space.

Legend

- I Core Buildings
- II Live/Work Buildings
- III Multi-family Buildings
- IV Townhomes
- V Carriage Units
- VI Detached Garages
- VII Commercial**

Building Typology

NO CHANGES PROPOSED



Core Buildings (Type I)

Intent: Village Core Buildings are intended to serve the neighborhood with retail, restaurant, office and residential uses. Ground floors have storefronts along street facades.

Front Build-to Line: Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), 80% of the front facade must be built to the back of the proposed sidewalk. Projections and recesses up to 2 feet for architectural articulation are permitted.

Note: For buildings fronting Nolensville Pike, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Minimum Building Separation: 10 feet

Maximum Height: 1 story within 25 feet. Building Height shall be measured from the FFE to the roof line.

Note: Architectural elements such as corner entries, turrets, towers, etc. measuring no more than 25 feet in width (per frontage) may extend up to 35 feet in height (vertically).

Minimum Ground Floor Height: 14 feet. Height shall be measured from the FFE to the ceiling.

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Where provided, off street parking shall be located behind buildings.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 feet

Side Setback: 5 feet

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology

NO CHANGES PROPOSED



Live/Work Buildings (Type II)

Intent: Live/Work Buildings are intended to provide the opportunity to live directly above a workplace. Ground floors have retail, office or residential uses.

Front Build-to Line: Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), 80% of the front facade must be built to within 0-10 feet from the back of the proposed sidewalk. Projections and recesses up to 2 feet for architectural articulation are permitted.

Note: For buildings fronting Nolensville Pike, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Minimum Building Separation: 10 feet.

Minimum Alley Setback: 5 feet or greater than 15 feet from edge of pavement.

Maximum Height: 3 1/2 stories in 52 feet. Building Height shall be measured from the average grade to the roof line.

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Where provided, off street parking shall be located behind buildings with the exception of single loaded access drives.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 feet.

Side Setback: 5 feet (End units)

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology

NO CHANGES PROPOSED



Multi-family Buildings (Type III)

Intent: Multi-Family buildings are intended to provide an opportunity for a more inclusive community. Regulations and guidelines for Multi-Family buildings include clubhouses and accessory structures.

Front Build-to Line: Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), 80% of the front facade must be built to within 0-15 ft from the back of the proposed sidewalk. Projections and recesses up to 2 feet for architectural articulation are permitted.

Note: For buildings fronting Nolensville Pike, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Minimum Building Separation: 10 ft.

Minimum Alley Setback: 5 ft or greater than 15 ft from edge of pavement.

Maximum Height: 4 stories in 64 feet. Building Height shall be measured from the average grade to the roof line.

Minimum Height: 2 stories

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Foundation Height: A raised foundation of 18 inches - 36 inches is required for all residential structures, with allowances for up to 60 inches for specific issues with topography or ADA required units.

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Where provided, off street parking shall be located behind buildings with the exception of single loaded access drives.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 ft.

Side Setback: 5 ft.

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology

NO CHANGES PROPOSED



Townhomes (Type IV)

Front Build-to Line: Where buildings directly front public streets or common areas (e.g. sidewalks, parking, open space), 80% of the front facade must be built to within 5-15 feet from the back of the proposed sidewalk. Projections and recesses up to 2 feet for architectural articulation are permitted.

Note: For buildings fronting Nolensville Pike, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Note: For buildings fronting Burkitt Road, 100% of the front building facade shall be built within +/- 20 feet to the building locations shown on the approved SP site plan.

Minimum Building Separation: 10 feet

Minimum Alley Setback: 5 feet or greater than 15 feet from edge of pavement.

Maximum Height: 3 1/2 stories in 52 feet. Building Height shall be measured from the average grade to the roof line.

Minimum Height: 2 stories

Foundation Height: A raised foundation of 18 inches - 36 inches is required for all residential structures, with allowances for up to 60 inches for specific issues with topography or ADA required units.

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Where provided, off street parking shall be located behind buildings with the exception of single loaded access drives.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 feet.

Side Setback: 5 feet (End units)

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology

NO CHANGES PROPOSED



Carriage Units (Type V)

Minimum Width: 16 feet

Minimum Depth: 10 feet

Front Build-to Line: None

Note: Carriage units must have a face onto a green, open space or common area.

Minimum Building Separation: 10 feet (when detached)

Minimum Alley Setback: 5 feet or greater than 15 feet from edge of pavement.

Maximum Height: 3 stories in 42 feet. Building Height shall be measured from the average grade to the roof line.

Foundation Height: A raised foundation of 18 inches - 36 inches is required for all residential structures, with allowances for up to 60 inches for specific issues with topography or ADA required units.

Primary entrance / Glazing : Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing for residential and 40% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Off Street Parking Spaces: Per Metro Zoning Code

Off Street Parking Location: Off street parking and garage access shall be from an alley or lane.

Passages: Landscaped passages are encouraged between buildings to provide access from rear parking areas to the building fronts.

Rear Setback: 10 feet

Side Setback: 5 feet

Carriage units shall be limited to internal parking lot areas or adjacent to an alley or passive open space; carriage units shall not have direct frontage on street frontages or formal open space.

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology

NO CHANGES PROPOSED



Detached Garages (Type VI)

Front Build-to Line: None

Minimum Side Yard Setback: 3 ft.

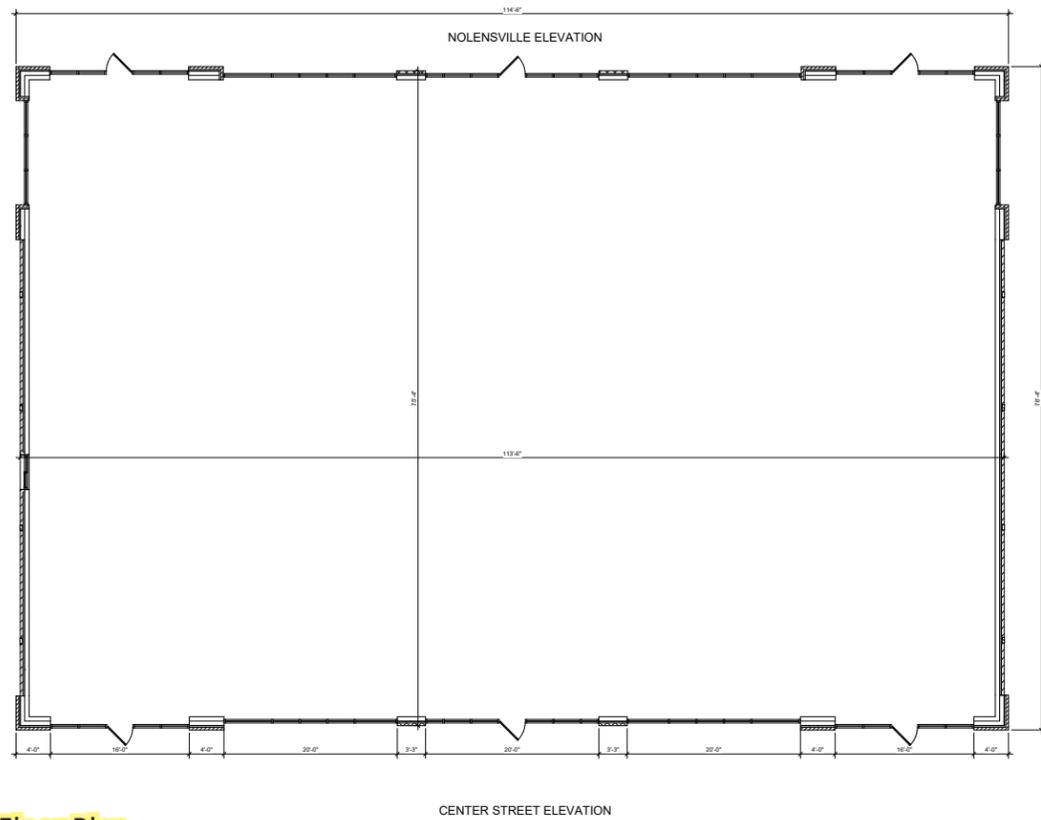
Minimum Rear Yard Setback: 3 ft.

Maximum Height: 2 stories within 25 feet. Building Height shall be measured from the average grade to the roof line.

Detached garages shall be limited to internal parking lot areas or as an accessory use located on an alley. Detached garages are subject to the bulk standards of the primary use if used as an accessory structure.

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS

Building Typology



Floor Plan



Corner View From Parking



Corner View From Burkitt and Nolensville

Commercial Corner (Type VII)

Intent: Commercial Corner Buildings are intended to serve the neighborhood with non-residential uses.

Minimum Building Separation: 10 feet

Maximum Height: 35 feet. Building Height shall be measured from the average grade to the roof line.

Minimum Ground Floor Height: 14 feet. Height shall be measured from the FFE to the ceiling.

Glazing: Building facades fronting Nolensville Pike and Center Street shall provide a minimum of one entrance (functional or faux) and a minimum of 40% glazing. (calculated as a % of ground floor facade measured from finished floors to ceiling).

Off Street Parking Spaces: Parking shall be provided to meet the parking requirements of Title 17 per the proposed uses at Final SP.

Off Street Parking Location: Where provided, off street parking shall be located per the proposed plan.

Passages: Landscaped passages are encouraged between buildings to provide access from parking areas to the building fronts.

Rear Setback: 5 feet

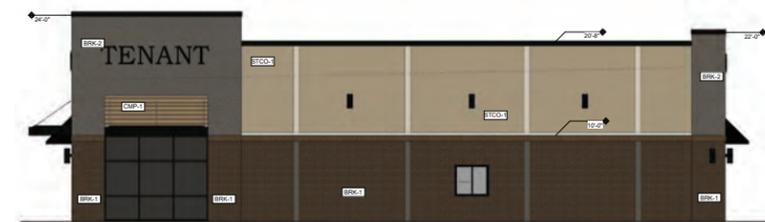
Side Setback: 5 feet

Landscaping: Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

Materials: Materials per the minimum requirements of Metro Zoning Ordinance, including the Corridor Design Overlay District standards of Sec.17.36.510 (BL2019-1540).

Signage: Signage per the minimum requirements of Metro Zoning Ordinance, including the Corridor Design Overlay District standards of Sec.17.36.510 (BL2019-1540) for MUL-A zoning.

SEE REGULATIONS SHEET FOR ADDITIONAL DESIGN STANDARDS NOT MENTIONED HEREIN

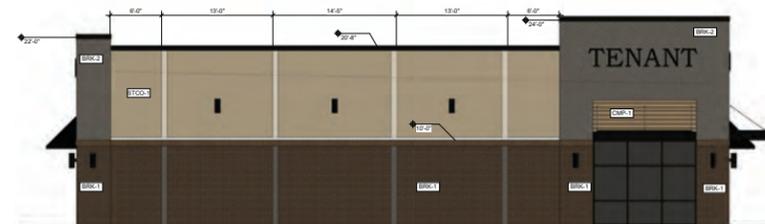


South Elevation



Center Street Elevation

GLAZING PERCENTAGE CALCULATED AS A % OF GROUND FLOOR FACADE MEASURED FROM FINISHED FLOOR TO CEILING OF 14'
GLAZING THIS ELEVATION 57.5%



Burkitt Elevation



Nolensville Elevation

Landscape Plan



Landscape Standards

The development will comply with Metro Zoning Code 17.24 Landscaping, Buffering, and Tree Replacement requirements; for building typology area 7, the development will also comply with the Corridor Design Overlay District Standards per Sec. 17.36.510 (BL2019-1540)

Street trees shall be provided along all street frontages at a minimum spacing average of fifty (50) linear feet.

All landscaping shall be properly irrigated and maintained by a landscape contractor; if drought resistant plant material is used, irrigation shall not be required.

Where trees are planted in rows, they shall be uniform in size and shape.

All plants shall be freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae, and shall have adequate root systems.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops which are good quality and are in a healthy growing condition. All root bound plants shall be rejected.

Groups of shrubs shall be in a continuous mulch bed with smooth continuous lines. All mulched bed edges shall be curvilinear in shape following the contour of the plant mass. Trees located within four feet of shrub beds shall share same mulch bed.

Plant locations may be adjusted in the field as necessary to be clear of drainage swales and utilities. Finished planting beds shall be graded so as to not impede drainage away from buildings. If significant relocations are required, contractor shall contact landscape architect for resolution. Failure to make such relocations known to the owner or landscape architect will result in contractor's liability of plant materials.

Trees must remain vertical and upright for the duration of the guarantee period. Guys and strapping shall be removed after one growing season.

The root crown to be at finished grade or no greater than a maximum of one inch higher (after settling) than finished grade.

A 25 foot "NO DISTURB" zone shall be provided on the Eastern property boundary to separate and buffer the development from the Burkitt Place community. The protection of trees shall follow the requirements of the zoning code 17.24.110. A construction fence shall be placed along this buffer prior to any site grading. Signage shall be provided every 100 ft. along the fence that says "Tree Protection Area - Do not Disturb". If the area is disturbed for any reason, impacted trees will be replaced per the zoning requirements for the replacement of trees 17.24.100.

Regulations

Zoning

For any development standards, regulations and requirements not specifically shown on the SP plan and /or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the application request or application.

Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Permitted Uses

All uses permitted by the Mixed Use Limited - Alternative (MUL-A) designation.

Within Davidson County, permitted land uses shall be limited to the following:

Nonresidential:	Original SP: 10,000 SF Max.
	Amendment: 10,000 SF Max.
TOTAL NONRESIDENTIAL:	20,000 SF Max.
TOTAL RESIDENTIAL:	200 units Max.

***The 10,000 SF max. of non-residential uses proposed with this amendment shall be limited to the 1.51-acre parcel that is being rezoned only. No increase in non-residential square footage shall be permitted on the remainder of the SP**

Parking

Provided parking shall meet the requirements of the parking standards of the Zoning Code (17.20).

It is intended that the total parking provided will be in excess of the minimum requirements of the Metro Zoning Code parking standards.

Parking shall be provided within parking areas and private garages internal to the development. Approximately 130 guest parking spaces shall be provided in the form of on-street parking throughout the SP.

Architectural Standards

Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the facade plane shall be interrupted by one of the following for every thirty (30) linear feet of street frontage:

- A change in building material
- A horizontal undulation in the building facade of three (3) feet or greater
- A porch, stoop or balcony; porches shall be a min. six (6) feet in depth

Refuse collection, recycling and mechanical equipment shall be fully screened from public view by the combination of fences, walls or landscaping.

Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of fifteen (15)% glazing for residential and forty (40)% glazing for office. (calculated as a % of ground floor facade measured from finished floors to ceiling)

Windows shall be vertically oriented at a ratio of 1.5:1 or greater; Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows and other special conditions.

All ground level porches shall provide a minimum of six (6) feet of depth.

EIFS, vinyl siding and untreated wood shall be prohibited (vinyl soffits shall be permitted) **for building typologies 1 through 6; for building typology 7, materials per the minimum requirements of the Metro Zoning Ordinance, including the Corridor Design Overlay District Standards of Sec. 17.36.510 (BL2019-1540)**

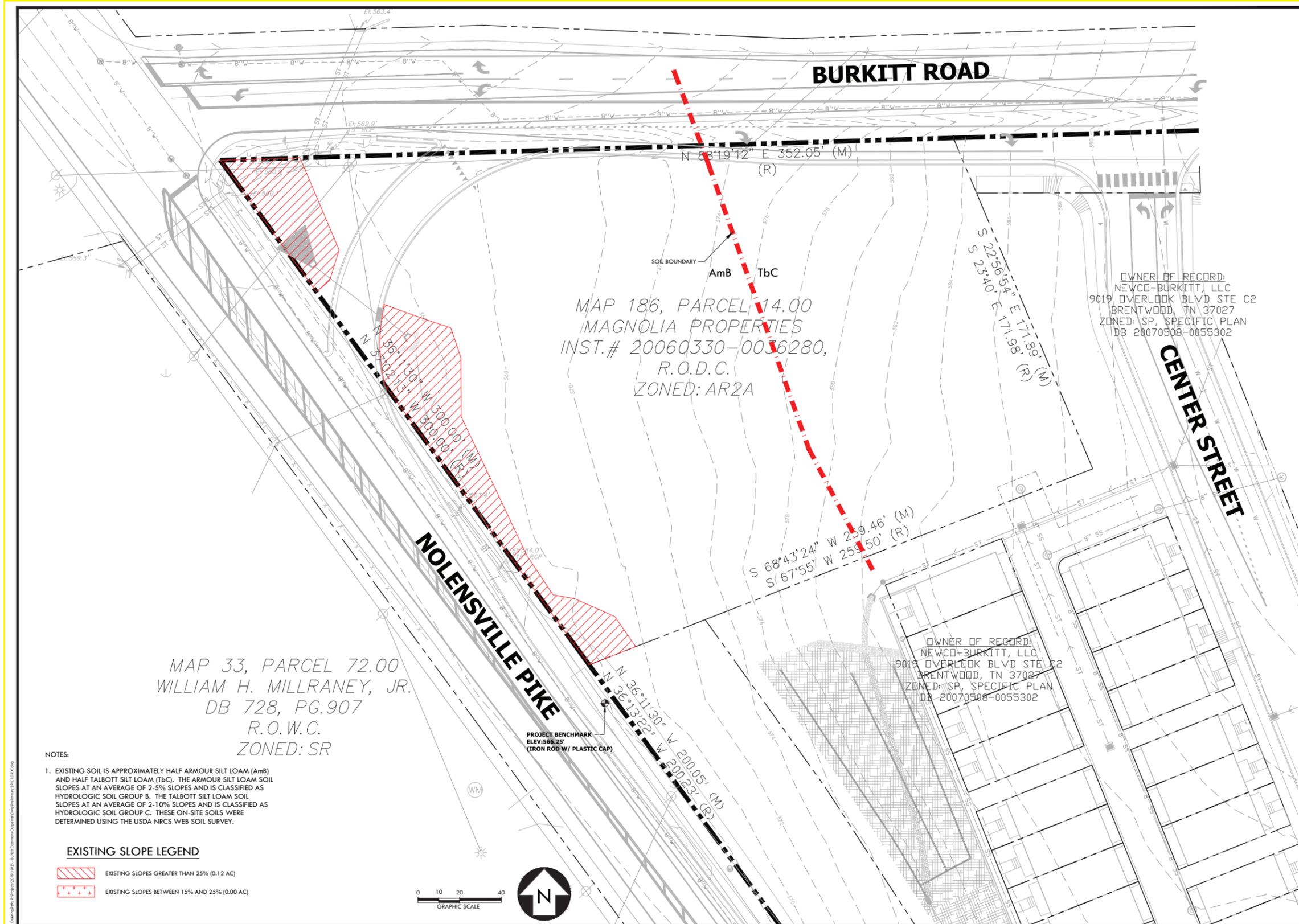
Signage

The following sign types shall be permitted: Projecting Signs, Wall Mounted Signs, Awning Signs, Ground Mounted Signs, Canopy Signs.

- Ground mounted signs shall be limited to twelve (12) feet in width and six (6) feet vertically or signage area.
- Signs may additionally include a maximum of a two (2) feet masonry foundation.
- External Illumination: Light sources shall be directed towards sign minimizing glare to the sidewalk or adjacent properties.
- Internal Illumination: Signs are permitted to be internally illuminated but the sign background must be opaque with only graphic, text or logos being illuminated.
- Sign standards not addressed herein must meet the requirements permitted by the Mixed Use Limited-Alternative (MUL-A) base zoning designation **for building typology areas 1 through 6; for building typology area 7, signage per the minimum requirements of Metro Zoning Ordinance, including the Corridor Design Overlay District Standards of Sec. 17.36.510 (BL2019-1540) for MUL-A zoning.**

Standard Notes

- The purpose of this SP is to **amend a portion of the Burkitt Place Commons SP (2015SP-084-001) to add 1.51 acres to the amended SP to permit a mixed-use development.**
- HVAC units shall be located at the rear half of the side of unit, behind the unit, or on the roof of each building.
- Approval of this SP applies to the Davidson County portion of the project only.
- Roadway Improvements that are a direct result of this specific project as determined by the approved Traffic Impact Study and the Department of Public Works shall be constructed.
- Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.



CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD.
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

BURKITT PLACE COMMONS

NOLENSVILLE PIKE, NASHVILLE, TN 37027

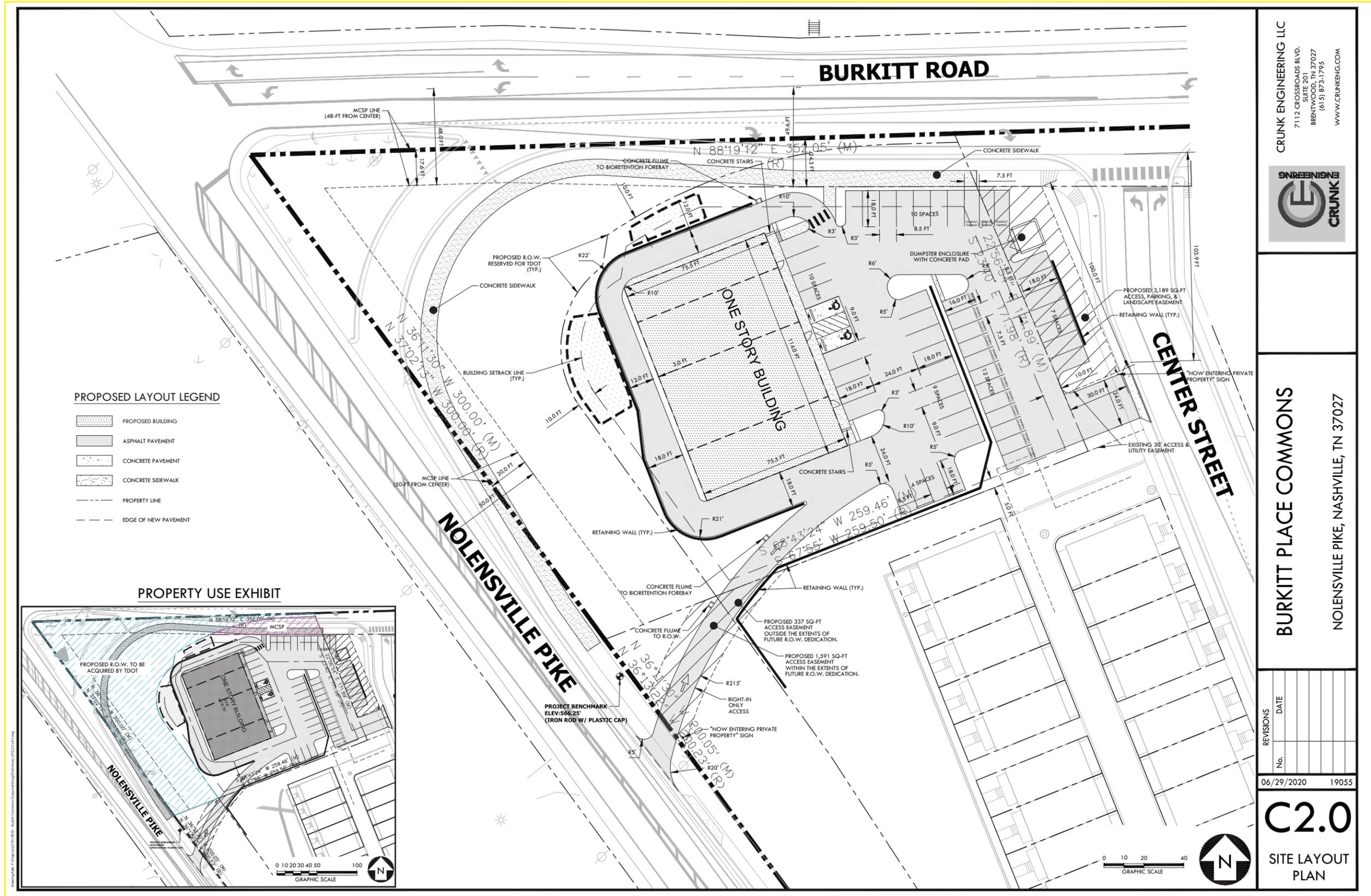
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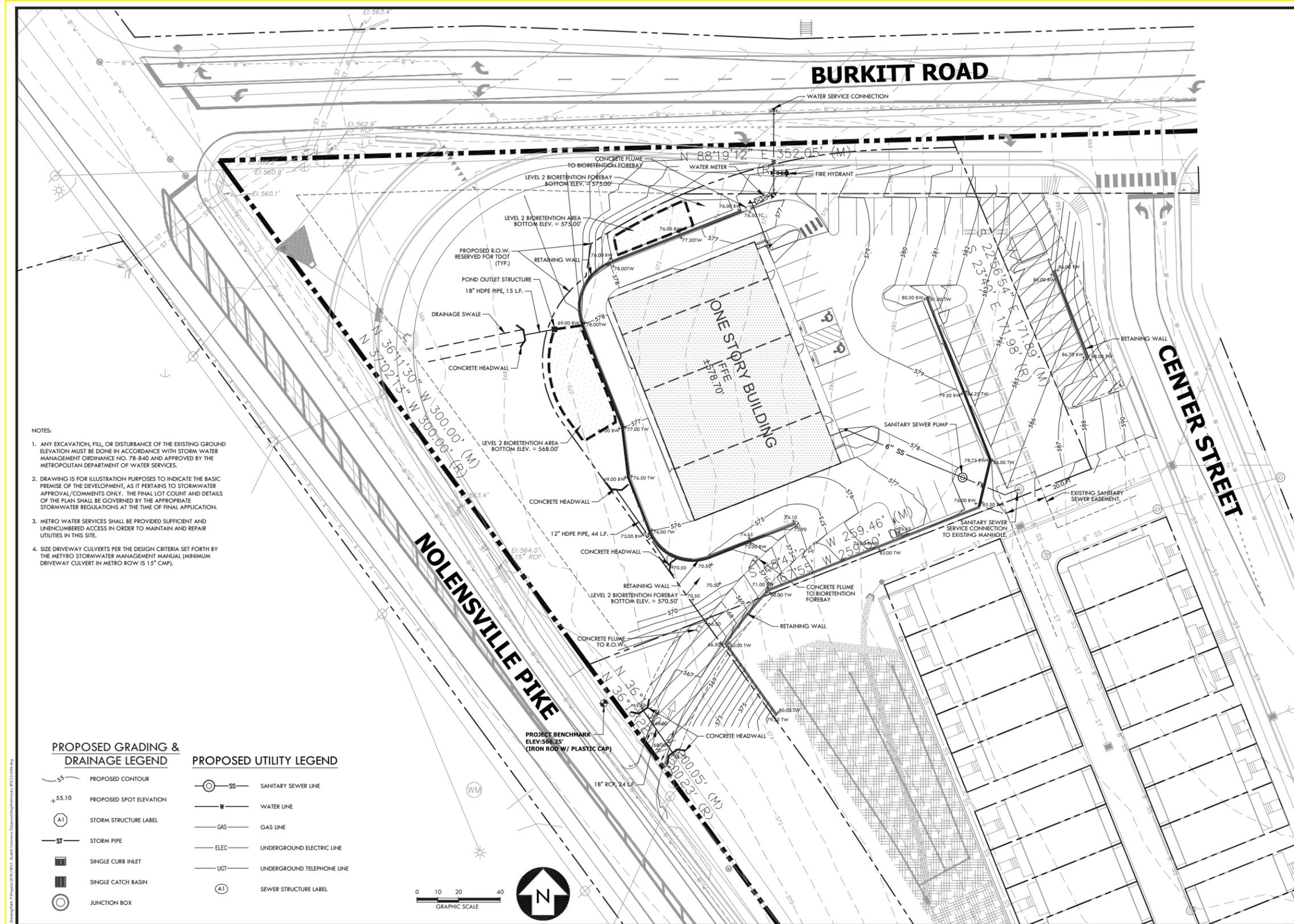
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EXISTING CONDITIONS





- NOTES:
1. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
 2. DRAWING IS FOR ILLUSTRATION PURPOSES TO INDICATE THE BASIC PREMISE OF THE DEVELOPMENT, AS IT PERTAINS TO STORMWATER APPROVAL, COMMENTS ONLY. THE FINAL LOT COUNT AND DETAILS OF THE PLAN SHALL BE GOVERNED BY THE APPROPRIATE STORMWATER REGULATIONS AT THE TIME OF FINAL APPLICATION.
 3. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
 4. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

PROPOSED GRADING & DRAINAGE LEGEND

- 5.5— PROPOSED CONTOUR
- +55.10 PROPOSED SPOT ELEVATION
- (A1) STORM STRUCTURE LABEL
- ST— STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS— SANITARY SEWER LINE
- W— WATER LINE
- GAS— GAS LINE
- ELEC— UNDERGROUND ELECTRIC LINE
- UGT— UNDERGROUND TELEPHONE LINE
- (A1) SEWER STRUCTURE LABEL



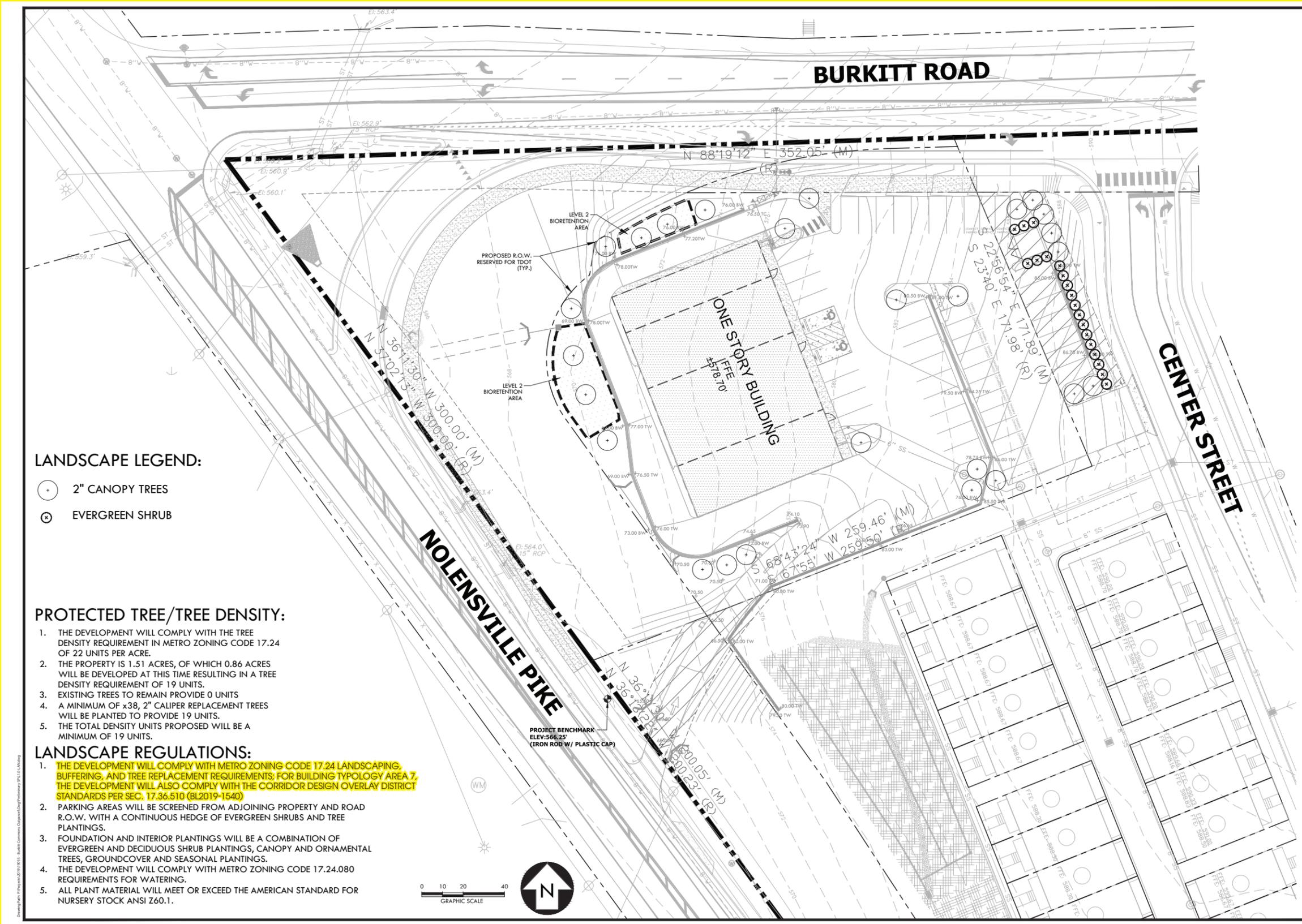
CRUNK ENGINEERING LLC
 7112 CROSSROADS BLVD.
 SUITE 201
 BRENTWOOD, TN 37027
 (615) 873-1795
 WWW.CRUNKENG.COM



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 GRADING & UTILITY PLAN



LANDSCAPE LEGEND:

- ⊙ 2" CANOPY TREES
- ⊗ EVERGREEN SHRUB

PROTECTED TREE/TREE DENSITY:

1. THE DEVELOPMENT WILL COMPLY WITH THE TREE DENSITY REQUIREMENT IN METRO ZONING CODE 17.24 OF 22 UNITS PER ACRE.
2. THE PROPERTY IS 1.51 ACRES, OF WHICH 0.86 ACRES WILL BE DEVELOPED AT THIS TIME RESULTING IN A TREE DENSITY REQUIREMENT OF 19 UNITS.
3. EXISTING TREES TO REMAIN PROVIDE 0 UNITS
4. A MINIMUM OF x38, 2" CALIPER REPLACEMENT TREES WILL BE PLANTED TO PROVIDE 19 UNITS.
5. THE TOTAL DENSITY UNITS PROPOSED WILL BE A MINIMUM OF 19 UNITS.

LANDSCAPE REGULATIONS:

1. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24 LANDSCAPING, BUFFERING, AND TREE REPLACEMENT REQUIREMENTS; FOR BUILDING TYPOLOGY AREA 7, THE DEVELOPMENT WILL ALSO COMPLY WITH THE CORRIDOR DESIGN OVERLAY DISTRICT STANDARDS PER SEC. 17.36.510 (BL2019-1540)
2. PARKING AREAS WILL BE SCREENED FROM ADJOINING PROPERTY AND ROAD R.O.W. WITH A CONTINUOUS HEDGE OF EVERGREEN SHRUBS AND TREE PLANTINGS.
3. FOUNDATION AND INTERIOR PLANTINGS WILL BE A COMBINATION OF EVERGREEN AND DECIDUOUS SHRUB PLANTINGS, CANOPY AND ORNAMENTAL TREES, GROUNDCOVER AND SEASONAL PLANTINGS.
4. THE DEVELOPMENT WILL COMPLY WITH METRO ZONING CODE 17.24.080 REQUIREMENTS FOR WATERING.
5. ALL PLANT MATERIAL WILL MEET OR EXCEED THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.

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 LANDSCAPE PLAN