Town of Arlington
Planning Commission Meeting

July 17, 2017
6:30 P.M.
AGENDA
Planning Commission Meeting
Monday, July 17, 2017
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the June 19, 2017 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Chester Estates - 67- acre parcel on the east side of Chester St, south of Pinkley Rd - Rezoning
      Public Hearing- A request to rezone a 67- acre parcel on the east side of Chester St, south of Pinkley Rd from E-Estate Residential to RS -22 Single Family Residential.
   
   B. Chester Estates - 67- acre parcel on the east side of Chester St, south of Pinkley Rd – PD General Development Plan
      Public Hearing- A request for a General Development Plan for the Chester Estates PD, a 67-acre residential development on the east side of Chester St, south of Pinkley Rd.
   
   C. Shady Oaks Lakes - 38.39- acre residential development on the north side of Forrest St, west of Maple Grove – PD Master Development Plan
      Public Hearing- A request for a Master Development Plan for the Shady Oaks Lakes PD, a 38.39-acre residential development on the north side of Forrest St, west of Maple Grove.
   
   D. Forrest Lake Phase 2 – North Side of Forrest Street West of Cambridge Manor SD – Construction Plans
   
   E. Steamfitters Union – 5670 Commander Drive – Site Plan
   
   F. Arlington Collection Future Phases – South side of Highway 70, east of AutoZone - Land Disturbance Permit
   
   G. Other as properly presented

VII. Adjourn
DATE: July 17, 2017

STAFF: Angela Reeder, AICP, Town Planner
       Steve Hill, P.E., Town Engineer

SUBJECT: Zoning Map Amendment to Rezone the Chester Estates PD property

APPLICANT: Chester Street, LLC

DESIGN PROFESSIONAL: Lawson Engineering; Representative: Everett Lawson

SITE LOCATION: East side of Chester Street, south of Pinckley Road and 0.7 miles south of I-40

ACREAGE: 66.47 acres

CURRENT ZONING: E: Estate Residential (1.0 du/acre)

PROPOSED ZONING: RS-22: Low Density Residential (1.8 du/acre)

PROPOSAL: The applicant is requesting to rezone 66.47 acres located on the east side of Chester Street, just south of Pinckley Rd and Rolling Hills Farms. The property consists of one parcel zoned E: Estate Residential. The proposal is to rezone the site to RS-22: Low Density Residential (see attached map). The purpose of the request is to allow future single-family residential development of the property.

ANALYSIS: Review of a zone change request should take into consideration the existing nearby uses, intended Future Land Use of the area, and whether infrastructure can accommodate the proposal. Each of those items is addressed below.

Surrounding Uses: The area north, south, and east of this site is largely undeveloped due to a lack of sewer service in the area, with only Rolling Hills Farms and other single-family homes immediately adjacent. However, the Shaw’s Ridge subdivision is located nearby to the west, beyond a single-family home fronting on Chester.
A summary of the surrounding uses, their Zoning and Land Use designations is provided below. It shows residential or open space on all sides and confirms the residential use of this property would be consistent.

<table>
<thead>
<tr>
<th>SURROUNDING USES AND TOWN DESIGNATIONS</th>
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</thead>
<tbody>
<tr>
<td><strong>NORTH</strong></td>
</tr>
<tr>
<td>Current Use</td>
</tr>
<tr>
<td>Single-family residential</td>
</tr>
<tr>
<td>Rolling Hills Farms</td>
</tr>
<tr>
<td><strong>SOUTH</strong></td>
</tr>
<tr>
<td>Current Use</td>
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<tr>
<td>Undeveloped</td>
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<tr>
<td><strong>WEST</strong></td>
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<tr>
<td>Current Use</td>
</tr>
<tr>
<td>Single family residential</td>
</tr>
<tr>
<td>Shaws Ridge</td>
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<tr>
<td><strong>EAST</strong></td>
</tr>
<tr>
<td>Current Use</td>
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<tr>
<td>Undeveloped</td>
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</tbody>
</table>

**Future Land Use Consistency:** The Future Land Use Plan identifies primarily residential development south of I-40, calling for suburban density between I-40 and Donelson Farms Pkwy, and less density south of Donelson Farms. This is due to location in relation to the town core and also the availability of sewer service.

This site is designated as Estate Residential, which intends for suburban neighborhoods (1 du/acre) reasonably close to city conveniences, which may or may not have all municipal services and which preserve natural features and open space. The west side of Chester Street is identified as Suburban Residential, which intends for moderately dense neighborhoods with clustered development that preserves natural features (2.5-3.4 du/acre).

The requested RS-22: Low Density Residential zoning calls for half-acre lots and allows a density up to 1.8 du/acre. Lots can only be built at this size if municipal sewer is available. The requested density is slightly higher than the General Plan anticipates on the east side of Chester and is lower than anticipated on the west side; however, with the addition of sewer service to this basin, staff feels the RS-22 zoning would be appropriate for the area and not deviate too far as to be inconsistent with adjacent larger lot developments.

**Utilities and Public Improvements:** Municipal services are accessible to serve a residential development on the site, with the exception of sewer. However, earlier this year, staff recognized the next logical area for residential development is the Hall Creek basin, as it already has existing gravity sewer capacity which could be extended to support continued development. As such, the Town entered into a contract to extend our sewer interceptor from Arlington Trail in conformance with the Sewer Master Plan and we are in the preliminary design stage of that project. That line could serve the development, among others. Of course, as with any development, the applicant would be required to install any required improvements to connect to the public system and install the public sewer system within the development. This development would also be required to extend the public sewer system in multiple locations to the adjacent property for future expansion.
**Findings:** In its review, the BMA is tasked with making specific findings to support an amendment. Those findings are as follows:

1. The amendment is in agreement with the general plan for the area.

2. It has been determined that the legal purpose for which zoning exists are not contravened.

3. It has been determined that there will not be an adverse effect upon adjoining property owners unless such adverse effect(s) can be justified by the overwhelming public good or welfare.

4. It has been determined that no property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The Planning Commission recommendation of approval or denial of this request will be forwarded to the BMA, who will consider the request at two future meetings and a future public hearing.

As with any residential subdivision development, future development on this site will be required to come before the Town for some form of review and approval. An associated Planned Development application has been submitted and is also being considered on this agenda.

**RECOMMENDATIONS:** Staff recommends approval of the proposed amendment if sewer service is made available to the area, finding it consistent with development in this area of Town and the Town required findings for a Zoning Map amendment.
Town of Arlington
Planning Commission
Rezoning Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Location (Legal Description):
Location (Street Address): 0 Chester St., Arlington TN (66.47 Ac Tract on east side of Chester St. 0.7 miles south if I-40)

Legal Owner(s): Chester St. LLC
Equitable Owner: Wade Everett Lawson
Owner Mailing Address: 6061 Wild Oaks Dr., Memphis, TN 38120
Daytime Phone: (901)383-3277  Fax Number: (901)867-5546
E-mail Address: elawson@lawsoneng.com

Engineer/Designer Contact: Everett Lawson
Company Name: Lawson Engineering
Mailing Address: 5909 Polk St., Arlington, TN 38002
Daytime Phone: (901)383-3277  Fax Number: (901)867-5546
E-mail Address: elawson@lawsoneng.com

Agent or representative authorized to prepare this application and to provide further information as requested by the Staff: Everett Lawson

Instructions for Submitting an Application:

☐ Fee Schedule: Less than five (5) acres: $1,000.00
   Over five (5) acres: $1,000.00 + $30.00 per acre over 5 acres
   Maximum Fee: $2,500.00

*Make checks payable to the Town of Arlington*

☐ A consultation with Staff before completion of this application form and prior submittal deadline data is suggested. Staff meets the first and third Monday of each month. Please contact the Planning Department to schedule a meeting.

☐ Included is a checklist of required items. All items must be addressed or the applicant may be deemed incomplete and returned to the applicant.

☐ No amendment of the Zoning map may be approved until after a public hearing is held before the Planning Commission and the Board of Mayor and Aldermen.

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638

Revised: 1/8/2015

RECEIVED
JUN 05 2017

Town of Arlington
Note: Any decision that is appealed from the Planning Commission to the Board of Mayor and Aldermen will result in a $300.00 fee. Also, any request to defer where public notice has already been provided or to defer within seven (7) days prior to a meeting will result in a $200.00 fee.

Planning Commission
Rezoning Application Checklist

This checklist is compiled to aid in the preparation of a rezoning application; however, it is not meant to take the place of the Town of Arlington Zoning Ordinance.

☐ Area (in acres) of each parcel: 66.47 Acres

☐ Present zoning (by parcel): Estate Residential

☐ Requested zoning (by parcel): RS-22

Submittal for Presentation to Commission:

☐ Application Fee

☐ The following information shall be provided on 8-1/2” x 11” paper and be submitted in fourteen (14) sets with each set containing one of each document.

☐ A cover letter with a statement of purpose and justification of the request, addressing each of the Grounds for Amendment, as outlined in Section 10.10.5 of the Zoning Ordinance

☐ Any development plans for the site (if available)

☐ A recorded copy of the deed for property proving ownership, or the deed and a letter authorizing the applicant to act on the owner’s behalf

☐ Rezoning application and checklist with all applicable questions completed

☐ Plot plan and legal description for each parcel (several parcels may be included on one sheet). Provide prints – drawn to scale – showing subject property as reference to public streets and rights-of-way

☐ Vicinity map of all property owners whose property is within five hundred (500) feet of the land, which is subject of request or the property owners of a minimum of 25 properties, whichever is greater. Vicinity map shall show streets, roads, or alley and indicate the owner’s name and dimensions of each parcel of property shown.

☐ Three (3) sets of self-adhesive mailing labels and one (1) 8-1/2” x 11” bond copy of labels for owners whose property is within five hundred (500) feet of land proposed for rezoning or a minimum of twenty five (25) property owners, whichever results in the greatest number of notices.

☐ Any other information requested by Staff to adequately review the request.

☐ The party requesting the Rezoning must place a sign on the subject property that must meet the following specifications:

Duration: The sign shall be placed on the property at least fifteen (15) days prior to the public hearing.

Size: The sign shall be at least 4’x4’ in size and single-sided. The maximum height of the sign, including posts, should not exceed six (6’) feet.

Location: One (1) sign shall be placed on each side of the parcel facing a public right-of-way and shall be placed ten (10’) feet from the public right-of-way. The sign must be completely visible to the public, not obscured by shrubbery, weeds, buildings, or other objects.

Content: The sign shall state, at a minimum, the purpose of the request and the date, time, and place of the public hearing. The specific wording shall be approved by the Town Planner prior to installation.
Planning Commission
Preliminary Plat Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will not be accepted or posted on the Planning Commission Agenda.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

*Owner information is required

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<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER:</th>
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<tr>
<td>If an Entity:</td>
<td>If an Entity:</td>
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<tr>
<td>Name of Entity: Chester St. Properties LLC</td>
<td>Name of Entity: Same</td>
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<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: Wade Everett Lawson</td>
<td>Print Name:</td>
</tr>
<tr>
<td>Title: Owner</td>
<td>Title:</td>
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<td>If an Individual(s):</td>
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Disclosure Of Ownership Interests

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. For Profit Entities: If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Applicant: Chester St. Properties LLC

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

Name | Business or Home Address
---|---
Wade Everett Lawson | 6061 Wild Oaks Dr., Memphis, TN 38120

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner and Lessee: Wade Everett Lawson (Chester St. Properties LLC)

Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

Name | Business or Home Address
3. Not for Profit Entities: If the applicant submitting the Application ("Applicant") is a not for profit entity, the authorized representative of the Applicant must list below the name and business or home address of the President (or equivalent chief executive officer) and the members of its board of directors:

Applicant:

President or Equivalent
Chief Executive Officer:

Members of the Board of Directors of the Applicant:

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<th>Name</th>
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4. Not for Profit Entities: If the owner and lessee of the land which is the subject of this Application ("Owner and Lessee") is a not for profit entity, the authorized representative of the Owner and Lessee must list below the name and business or home address of the President (or equivalent chief executive officer) and the members of its board of directors:

Owner and Lessee:

President or Equivalent
Chief Executive Officer:

Members of the Board of Directors of the Owner and Lessee:

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June 29, 2017

TO: The Commercial Appeal
FROM: Alex Barthol

Please publish the following notice on Saturday July 1, 2017.

PUBLIC NOTICE

The Town of Arlington Planning Commission will hold a public hearing at 6:30 PM on Monday, July 17, 2017 at Town Hall, 5854 Airline Rd, to consider the following:

A request for a Master Development Plan for the Shady Oaks Lakes PD, a 38.39- acre residential development on the north side of Forrest St, west of Maple Grove.

A request to rezone a 67- acre parcel on the east side of Chester St, south of Pinkley Rd from E-Estate Residential to RS-22 Single Family Residential.

A request for a Master Development Plan for the Chester Estates PD, a 67-acre residential development on the east side of Chester St, south of Pinkley Rd.

Please confirm receipt of notice.

Thank you.
PUBLIC HEARING

AN APPLICATION HAS BEEN FILED FOR A MUNICIPAL PLANNING COMMISSION HEARING REQUEST: REZONING 66.47 ACRES FROM E-ESTATE RESIDENTIAL TO RS-22 LOW DENSITY RESIDENTIAL REQUEST: PLANNED DEVELOPMENT GENERAL DEVELOPMENT PLAN A PUBLIC HEARING IS TO BE HELD JULY 17, 2017 @ 6:30PM AT ARLINGTON TOWN HALL 901-867-2520
DATE: July 17, 2017

STAFF: Angela Reeder, AICP, Town Planner
Steve Hill, P.E., Town Engineer

SUBJECT: General Development Plan for the Chester Estates PD

APPLICANT: Chester Street, LLC

DESIGN PROFESSIONAL: Lawson Engineering; Representative: Everett Lawson

SITE LOCATION: East side of Chester Street, south of Pinckley Road and 0.7 miles south of I-40

ZONING CLASSIFICATION: RS-22: Low Density Residential (proposed); E: Estate (currently)

ACREAGE: 66.47 acres

PROPOSAL: The applicant is asking for consideration of a General Development Plan for an almost 67-acre property zoned E: Estate and located on the east side of Chester Street just south of Pinckley Road. A companion item on the agenda is an application to rezone the property to RS-22: Low Density Residential. The site abuts the Rolling Hills Farms neighborhood on the north, vacant wooded property on both the east and south, and a few single-family homes across Chester Street to the west. It has approximately 1,500 feet of frontage on Chester Street for access and is currently undeveloped and wooded.

As the site is over 50 acres in size, the Code requires applicants to begin the PD process with a General Development Plan, which is a more schematic plan for the site, then follow it with a General Development Plan with more details.

Proposed Uses
The project will include 83 single-family lots on the 66.47 acres, resulting in a total density of 1.25 dwelling units per acre. Roughly 42 percent of the site is intended to remain open space and largely wooded as it is today. The application states the PD will be a high-quality development, with quality in both design and construction. Initial design guidelines call for minimum 75% brick and stone exterior homes and an architectural review committee to preserve consistency.
Lots range from 14,500 to 48,537 square feet in size, with an average lot size around 17,600 sf. Homes throughout the neighborhood must be a minimum of 2,800 square feet. These minimums are heated square footage, and thus do not include garages or patios, which will typically add another 500-600 square feet.

**Bulk Regulations**
The site is currently subject to the underlying E: Estate zoning regulations; however, an accompanying application has been submitted to request RS-22: Low Density Residential. The PD application requests exceptions with regard to lot size and building setbacks.

In exchange, large amounts of open space and neighborhood amenities will be provided, minimum home sizes are identified, and additional details such as minimum 75% brick/stone home exteriors, landscaped lots and buffers will be provided.

The chart below summarizes the regulations proposed, and also provides bulk regulations of the existing zoning and proposed RS-22 districts for comparison.

<table>
<thead>
<tr>
<th></th>
<th>E: Estate Zoning District (current)</th>
<th>RS-22 Zoning District (proposed)</th>
<th>Chester Estates PD (proposed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>43,560 sf (1 acre)</td>
<td>22,000 sf (1/2 acre)</td>
<td>14,500 sf (1/3 acre)</td>
</tr>
<tr>
<td>Density</td>
<td>1.0 du/acre</td>
<td>1.8 du/acre</td>
<td>1.25 du/acre</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>200</td>
<td>125 ft</td>
<td>90 ft</td>
</tr>
<tr>
<td>Front Yard Setback (min)</td>
<td>50 ft</td>
<td>50 ft</td>
<td>35 ft</td>
</tr>
<tr>
<td>Rear Yard Setback (min)</td>
<td>25 ft</td>
<td>35 ft</td>
<td>25 ft</td>
</tr>
<tr>
<td>Side yard Setback (min)</td>
<td>20 ft</td>
<td>20 ft</td>
<td>10 ft</td>
</tr>
<tr>
<td>Minimum Home Size</td>
<td>No minimum required</td>
<td>No minimum required</td>
<td>2,800 sf heated</td>
</tr>
<tr>
<td>Open Space</td>
<td>20% (with PD)</td>
<td>20% (with PD)</td>
<td>42%</td>
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**Phasing:**
The project is identified in three phases, each separated by a stream crossing. Phase 1 has 22 lots, Phase 2 has 26 and Phase 3 with 35 lots.

**Vehicular Access:**
The primary access point for the development will be from a main entrance on Chester Street. The entrance will be divided with a landscaped center median and decorative brick sign. However, there will also be an internal stub street to the south, per Town requirements to provide for connectivity should the adjacent property develop in the future. All of the lots will face streets within the subdivision; none front on Chester Street.
Public Improvements:
Public road improvements along Chester Street shall be required for the length of the property, in accordance with the Town’s Major Road Plan. The Major Road Plan has this section of Chester Street slated to be widened from 2-lanes to a 4-lane undivided section with no bicycle or pedestrian facilities. However, we feel that a 3-lane section with two travel lanes and a center two-way left turn lane, along with sidewalk would be in-line with this area of Town.

Other public improvements associated with this development would be a gravity sanitary sewer system. The Town is currently working towards extending the existing interceptor sewer line near the east end of Arlington Trail along Hall Creek to the northwest corner of this development. The developer would be responsible for installing sanitary sewer within the property limits to serve the proposed lots, as well as extending the public sewer to the adjacent properties to allow for future expansion. Because of the topography of this site, multiple sewer extensions to the south boundary of this development may be required.

Consistency with Surrounding Properties

Uses: Surrounding properties include open wooded lots, single-family homes, a large-lot residential development (Rolling Hills Farms), and a medium density residential development (Shaws Ridge). (see table below). The residential and open space uses in Chester Estates PD are consistent with these uses.

<table>
<thead>
<tr>
<th>SURROUNDING PROPERTIES</th>
<th>Current Land Use</th>
<th>Current Zoning</th>
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<tbody>
<tr>
<td>North</td>
<td>Single-family residential</td>
<td>E: Estate Residential (Rolling Hills Farms)</td>
</tr>
<tr>
<td>South</td>
<td>Open space</td>
<td>E: Estate Residential</td>
</tr>
<tr>
<td>West</td>
<td>Single-family residential across Chester St.</td>
<td>E: Estate Residential RS-13: High Density Res. (beyond) (Shaws Ridge)</td>
</tr>
<tr>
<td>East</td>
<td>Open Space</td>
<td>Fayette County</td>
</tr>
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Homes: Homes in Rolling Hills Farms average just over 3,600 sf in size, based on property assessor records. Other few homes in the immediate area range widely, from 1,350 sf to 5,000 sf. Based on this review, the proposed minimum 2,800 sf homes would appear to be consistent with surrounding homes.

Lot Sizes: Lot sizes in the proposed development are a minimum of 14,500 square feet in size, with average lots sizes over 17,000 sf. These are smaller than lots in the immediate area, which all must be a minimum of 2 acres in size to have septic systems. However, for neighborhoods on public sewer, these lots are consistent with the larger lot sizes being built.

The following minimums are provided for comparison to other nearby or recently developed lots:

- Windsor Place – 15,000 sf
- Cambridge - 15,000 sf
- Ewing Place - 12,500 sf
- Windsor 1st Addn - 18,000 sf
- Belmont - 12,000 sf
- Dawson’s Landing - 11,700 sf

Common Open Space / Landscaping:
The proposal includes 28.12 acres of open space (42%). The open space includes the entrance area and seven other larger common areas arranged around the perimeter of the development and along the streams that crisscross the site. These open space buffer areas would remain largely wooded as they are today, and provide a separation from the Rolling Hills neighborhood of 62 feet to over 230 feet. In addition, the applicant has noted that they own a roughly 14-acre parcel in Fayette county at the eastern end of the property that would also serve as open space for the development (although it is not included in any calculations for open space or density purposes).

The General Development Plan and future Common Open Space Plan will provide additional details on project amenities for review and approval.

Objectives of a Planned Development
Pursuant to our Zoning Code, the Town may grant a PD that results in specific tangible benefits to the community. Specific objectives for the Town, residents, and developer are noted below:

1. exceptional architectural and environmental innovation in design of the development;
2. exceptional preservation of rural character, open space, natural vegetation, natural geologic and topographic features, historic buildings and landmarks;
3. more efficient use of land resulting in networks of utilities, streets, and other infrastructure features that maximize allocation of fiscal and natural resources;
4. alternatives to private automobile travel and to prevent discontinuity on travel movements that would increase the length of trips;
5. to allow small businesses serving neighborhoods to provide convenient shopping that is accessible to pedestrians;
6. amenities not typically found in other developments such as greenbelts, pedestrian circulation, recreational facilities, etc.; and
7. developer benefits including conservation of lot density, lower cost of infrastructure, and increased design flexibility.
The proposed Chester Estates Lakes PD accomplishes several of these objectives by 1) providing guidelines to ensure quality architecture, 2) preserving a large amount of natural features including creeks and woods through the property by clustering homes, 3) providing buffers and minimum home sizes to improve consistency with adjacent uses, 4) utilizing an interconnected network of utilities, streets and infrastructure, and 5) allowing for conservation of density and providing flexibility to allow development on a rather challenging site.

Next Steps:
The Planning Commission’s recommendation of approval or denial will go to the Board of Mayor and Aldermen, who will consider the request at a future meeting and public hearing.

If approved, a General Development Plan will be required to be heard and approved by the PC and BMA. In addition, preliminary and final plats, construction plans, and common open space plans will also have to be submitted for PC and/or DRC review and approval.

RECOMMENDATION: Staff recommends approval of the General Development Plan, subject to the following conditions, in addition to any other conditions levied by the Planning Commission:

1. The General Development Plan dated July 3, 2017, if approved by the Board of Mayor and Aldermen, may be subject to revisions as a result of engineering design and Town technical specification considerations. The Town’s Zoning Ordinance, Subdivision Regulations, Stormwater Regulations and Technical Specifications Manual shall govern development of the Subject Property unless specifically modified as part of the approved General or Master Development Plan.

2. The applicant must file a Master Development Plan within one (1) year of the Board of Mayor and Aldermen’s approval of the General Development Plan.

3. Approval of the Chester Estates PD is contingent upon approval of a rezoning of the property to RS-22: Low Density Residential.

4. All open space proposed as part of the General Development Plan shall be privately owned and maintained by a homeowners association.

5. The Master Development Plan shall include a buffer along the rear of lots 1-5 for the benefit of the adjacent single-family lot, to include a fence, no-build rear setback, and landscaping.

6. The site plan submitted with the General Development Plan, showing the locations of roads, lots, open space, and detention areas is subject to final review and approval of the various Boards, Commissions and Committees with the applications and required documents for final plats, construction plans, and thus may require minor modifications.

7. The development of this property shall be contingent upon the Town entering into a construction contract for the sanitary sewer extension that would serve this property.
**Town of Arlington**

**Planning Commission**

**Planned Unit Development**

**General Development Plan Application**

---

**Refer to Meeting and Submittal Dates Calendar for Application Deadlines**

*Note: A pre-application conference is required at least one (1) month prior to filing an application for a General Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.*

<table>
<thead>
<tr>
<th>Planned Development Name: Chester Estates</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Location: Chester St., 0.7 miles South of Interstate 40</td>
<td></td>
</tr>
<tr>
<td>Owner of Record: Chester St. Properties LLC</td>
<td></td>
</tr>
<tr>
<td>Owner Address: 6061 Wild Oaks Dr., Memphis, TN, 38120</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone: (901)383-3277 Fax Number: (901)867-5546</td>
<td></td>
</tr>
<tr>
<td>E-mail Address: <a href="mailto:elawson@lawsoneng.com">elawson@lawsoneng.com</a></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Developer Contact: Everett Lawson</th>
<th></th>
</tr>
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<tbody>
<tr>
<td>Company Name: Chester St. Properties LLC</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Engineer/Designer Contact: Everett Lawson</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name: Lawson Engineering</td>
<td></td>
</tr>
<tr>
<td>Mailing Address: 5909 Polk St., Arlington, TN 38002</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone: (901)383-3277 Fax Number: (901)867-5546</td>
<td></td>
</tr>
<tr>
<td>E-mail Address: <a href="mailto:elawson@lawsoneng.com">elawson@lawsoneng.com</a></td>
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**Instructions for Submitting an Application:**

- Fee Schedule: Residential PD - $500.00 + $10.00 per lot
  Commercial/Industrial PD - $2,500.00
  Mixed-Use/Traditional Neighborhood Design PD - $2,500.00
  PD Amendment - $250.00

  *Make checks payable to the Town of Arlington*

- Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

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Planning Commission
General Development Plan Application

It is understood that:

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4. By signing this document, the applicant and owner accept the above conditions.

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Copy and use additional pages if necessary

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<tr>
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<th>OWNER:</th>
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<tbody>
<tr>
<td>If an Entity:</td>
<td>(If different from applicant - if same, note “same”)</td>
</tr>
<tr>
<td>Name of Entity:</td>
<td>Name of Entity: Same</td>
</tr>
<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name:</td>
<td>Print Name: Wade Everett Lawson</td>
</tr>
<tr>
<td>Title: Owner</td>
<td>Title:</td>
</tr>
</tbody>
</table>

If an Individual(s):

Print Name:                           
Signature:                           
Print Name:                           
Signature:                           
Print Name:                           
Signature:                           
Print Name:                           
Signature:                           

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638

Revised: 1/8/2015
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Applicant: Chester St. Properties LLC

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

Name                        Business or Home Address
Wade Everett Lawson         6061 Wild Oaks Dr., Memphis, TN 38120

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

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Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

Name                        Business or Home Address
Wade Everett Lawson         6061 Wild Oaks Dr., Memphis, TN 38120
June 29, 2017

TO: The Commercial Appeal

FROM: Alex Barthol

Please publish the following notice on Saturday July 1, 2017.

PUBLIC NOTICE

The Town of Arlington Planning Commission will hold a public hearing at 6:30 PM on Monday, July 17, 2017 at Town Hall, 5854 Airline Rd, to consider the following:

A request for a Master Development Plan for the Shady Oaks Lakes PD, a 38.39- acre residential development on the north side of Forrest St, west of Maple Grove.

A request to rezone a 67- acre parcel on the east side of Chester St, south of Pinkley Rd from E-Estate Residential to RS -22 Single Family Residential.

A request for a Master Development Plan for the Chester Estates PD, a 67-acre residential development on the east side of Chester St, south of Pinkley Rd.

Please confirm receipt of notice.

Thank you.
PUBLIC HEARING

AN APPLICATION HAS BEEN FILED FOR A MUNICIPAL PLANNING COMMISSION HEARING REQUEST: REZONING 66.47 ACRES FROM E-ESTATE RESIDENTIAL TO RS-22 LOW DENSITY RESIDENTIAL REQUEST: PLANNED DEVELOPMENT GENERAL DEVELOPMENT PLAN

A PUBLIC HEARING IS TO BE HELD JULY 17, 2017 @ 6:30PM AT ARLINGTON TOWN HALL 901-867-2620
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Shady Oaks Lakes Planned Development
MASTER DEVELOPMENT PLAN APPLICATION

DATE: July 17, 2017

STAFF: Angela Reeder, AICP, Town Planner
       Steve Hill, P.E., Town Engineer

SUBJECT: Master Development Plan for the Shady Oaks Lakes PD

APPLICANT: Creekside Homes, LLC; Representative: Barry Duke

DESIGN PROFESSIONAL: The Bray Firm; Representative: David Bray

SITE LOCATION: North side of Forrest Street, west of Maple Grove subdivision and south of the CSX Railroad tracks

ZONING CLASSIFICATION: RS-15: Medium Density Residential

ACREAGE: 38.39 acres

PROPOSAL: The applicant is asking for consideration of a Master Development Plan for an almost 40-acre property zoned RS-15 (Medium Density Residential) and located on the north side of Forrest Street between Forrest Street Park and Maple Grove. The site abuts the railroad on the north side, streams on both the east and west, and the nine (9) homes of Shady Oaks Estate to the south. It has access to Forrest Street through what was lot 10 of Shady Oaks Estate and is currently being used for agricultural purposes.

As the site is under 50 acres in size, the Code allows applicants to begin the PD process with a Master Development Plan and skip the General Development Plan stage. As such, this is the first review of the PD by the Planning Commission

Proposed Uses
The project will include 69 single-family lots on 38.39 acres, resulting in a total density of 1.79 dwelling units per acre. The application states the PD will be a high-quality development, with quality in both design and construction. Sample floor plans and home elevations have been provided, which show largely two-story brick homes with double garages. The proposal also notes all garages shall be side or courtyard loaded, except for corner lots.
Lots range from 10,000 to 21,747 square feet in size, with the larger lots generally located along the south side of the development. Homes on lots 1-11 which abut the Shady Oaks Estate lots must be a minimum of 3,000 square feet in size. Homes throughout the rest of the neighborhood must be a minimum of 2,600 square feet. These minimums are heated square footage, and thus do not include garages or patios, which will typically add another 500-600 square feet.

**Bulk Regulations**
The site is currently subject to the underlying RS-15 zoning regulations. The PD application requests exceptions with regard to lot size and building setbacks. In exchange, open space and neighborhood amenities will be provided, minimum home sizes are identified, and additional details such as side-loaded garages, landscaped lots and buffers will be provided.

The chart below summarizes the bulk regulations proposed and also provides the bulk regulations of the underlying RS-15 district for comparison.

<table>
<thead>
<tr>
<th></th>
<th>RS-15 Zoning District (existing)</th>
<th>Shady Oaks Lakes PD (proposed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>15,000 sf</td>
<td>10,000 sf</td>
</tr>
<tr>
<td>Density</td>
<td>2.9 du/acre</td>
<td>1.79 du/acre</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>100 ft</td>
<td>80 ft</td>
</tr>
<tr>
<td>Front Yard Setback (min)</td>
<td>35 ft</td>
<td>25 ft</td>
</tr>
<tr>
<td>Rear Yard Setback (min)</td>
<td>25 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Side Yard Setback (min)</td>
<td>15 ft</td>
<td>5 ft / 15 ft total</td>
</tr>
<tr>
<td>Minimum Home Size</td>
<td>No minimum required</td>
<td>3,000 sf heated (lots 1-11)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2,600 sf heated (remainder)</td>
</tr>
</tbody>
</table>

**Vehicular Access:**
The primary access point for the development will be from a main entrance on Forrest Street. The entrance will be landscaped with a center landscaped median and neighborhood sign. However, there will also be a connection on the northeast corner to Bevan Road in Maple Grove, which was stubbed out years ago for a future connection. All of the lots will face streets within the subdivision; none front on Forrest Street.

**Road Improvements:**
Public road improvements are required along Forrest Street on the east side of the property, where the primary entrance will be. This will be a minimum amount of improvements due to the limited frontage along Forrest Street. These road improvements would align and tie with Maple Grove’s road improvements on the north side of Forrest Street. There are two existing box culverts crossing Forrest Street (one on the east side and one on the west side of the
development) that are within the boundary limits of the subject project. Each of the box culverts shall be extended to accommodate the widening of Forrest Street.

The residential roadways within the development will all have a minimum right-of-way width of 50 feet, with a curb to curb width of 30 feet. Landscape plates are provided to identify the residential streetscape along each of the road types, including sidewalks and street trees beyond. A street connection to Bevan Drive in Maple Grove will be provided for interconnectivity.

**Surrounding Properties**

**Uses:** Surrounding properties include a variety of suburban residential developments and open space (see table below). The residential uses in Shady Oaks Lakes PD are consistent with these uses.

<table>
<thead>
<tr>
<th></th>
<th>Current Land Use</th>
<th>Current Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Railroad tracks with Mary Alice subdivision beyond</td>
<td>RS-15: Medium Density Residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Mary Alice subdivision)</td>
</tr>
<tr>
<td>South</td>
<td>Shady Oaks Estate &amp; Ewing Place subdivisions</td>
<td>RS-18: Low Density Residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Shady Oaks Est.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>RS-15: Medium Density Residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Ewing Place)</td>
</tr>
<tr>
<td>West</td>
<td>Forrest Street Park (Town)</td>
<td>B-3: Downtown Business</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Depot Square Master Plan)</td>
</tr>
<tr>
<td>East</td>
<td>Maple Grove subdivision</td>
<td>RS-18 PD: Low Density Residential</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Maple Grove)</td>
</tr>
</tbody>
</table>

**Homes:** Homes in Shady Oaks Estates average 2,968 sf in size, which is consistent with the proposed minimum 3,000 sf homes adjacent to them. Homes in Maple Grove to the east range from 1,800 sf to 3,000 sf, with the average size around 2,400 sf, which is consistent with the proposed minimum 2,600 sf homes in the remainder of the development.

**Lot Sizes:** Lot sizes in the proposed development are a minimum of 10,000 square feet in size, with roughly a third exceeding that size. While these are smaller than recent lots farther east on Forrest Street, a review found these sizes are consistent with most nearby neighborhoods.

Lot sizes in nearby subdivisions are as follows:
- Shady Oaks Estate - 1 acre
- Maple Grove - 11,250 sf
- Ewing Place - 12,500 sf
- Forrest Grove - 10,000 sf
- Kensington - 6,500 sf
- Wilson’s Crossing - 8,750 sf

**Common Open Space / Landscaping:**
The proposal includes 13.24 acres of open space (34%). The open space includes common area at the subdivision entrance (roughly ½ acre), a 70-foot wide buffer around the stream on the eastern boundary, and a 10.96-acre open space on the north and west side of the site. The large open space includes two lakes, one 2-acre and one 3.3-acres in size. It also includes a parking
area, pavilion, picnic tables, and walking trails. The trails include a 0.6 mile loop for residents, but will also include an 8-foot greenway section that will complete the trail system from Fayette County through Forrest Street Park to Depot Square.

The Design Review Committee will provide a final review all landscaping and common open space amenities.

**Objectives of a Planned Development**
Pursuant to our Zoning Code, the Town may grant a PD that results in specific tangible benefits to the community. Specific objectives for the Town, residents, and developer are noted below:

1. exceptional architectural and environmental innovation in design of the development;
2. exceptional preservation of rural character, open space, natural vegetation, natural geologic and topographic features, historic buildings and landmarks;
3. more efficient use of land resulting in networks of utilities, streets, and other infrastructure features that maximize allocation of fiscal and natural resources;
4. alternatives to private automobile travel and to prevent discontinuity on travel movements that would increase the length of trips;
5. to allow small businesses serving neighborhoods to provide convenient shopping that is accessible to pedestrians;
6. amenities not typically found in other developments such as greenbelts, pedestrian circulation, recreational facilities, etc.; and
7. developer benefits including conservation of lot density, lower cost of infrastructure, and increased design flexibility.

The proposed Shady Oaks Lakes PD accomplishes several of these objectives by 1) providing amenities such as the walking trail and picnic area for residents, 2) preserving natural features (creeks) along the east and west edges of the property, 3) providing buffers and minimum home sizes to ensure consistency with adjacent uses, 4) utilizing an interconnected network of utilities, streets and infrastructure, and 5) constructing a portion of our greenway trail to connect with Depot Square.

**Next Steps:**
The Planning Commission’s recommendation of approval or denial will go to the Board of Mayor and Aldermen, who will consider the request at a future public hearing.

If approved, a preliminary and final plat, construction plans, and common open space plans will also have to be submitted for PC and/or DRC review and approval.

**RECOMMENDATION:** Staff recommends approval of the Master Development Plan, subject to the following conditions, in addition to any other conditions levied by the Planning Commission:

1. The Master Development Plan dated June 29, 2017, if approved by the Board of Mayor and Aldermen, may be subject to revisions as a result of engineering design and Town technical
specification considerations. The Town’s Zoning Ordinance, Subdivision Regulations, Stormwater Regulations and Technical Specifications Manual shall govern development of the Subject Property unless specifically modified as part of the approved Master Development Plan.

2. Upon approval of the Board of Mayor and Aldermen, the Planned Development shall be recorded with the Shelby County Register of Deeds.

3. The site plan submitted, showing the locations of roads, lots, open space, and detention areas is subject to final review and approval of the various Boards, Commissions and Committees with the applications and required documents for final plats, construction plans, and thus may require minor modifications.

4. All open space proposed as part of the Master Development Plan shall be privately owned and maintained by an owners’ association.

5. Revise the Master Development Plan document to address:
   a. All comments and “red-line” notes provided by the Town Engineer prior to final approval,
   b. Verify the path of travel for a fire truck is adequate to meet Town equipment turning radius and length specifications, specifically around proposed center islands.

6. Common Open Space plans to be reviewed by the Design Review Committee must identify the extent of clearing and maintenance that will be the standard and obligation for the HOA.

7. A Development Agreement, representing a binding agreement between the Developer and the Town of Arlington pertaining to all conditions of approval, including the submitted Master Development Plan (as amended), shall be required prior to beginning work on any phase of this development.
Town of Arlington
Planning Commission
Planned Unit Development
Master Development Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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Planned Development Name: SHADY OAKS CAKES P.D.
Location: NORTH OF FORREST, SOUTH OF LEN BRR, WEST OF WILLIAM
Owner of Record: JOHN C. WILSON (TRUSTEE)
Owner Address: 480 WINGROVE, ORLANDO, FL 32819
Daytime Phone: 901-465-1675 Fax Number: 901-465-1676
E-mail Address: creeksidehomes@bellsouth.net

Developer Contact: BARRY DIKE
Company Name: CREEKSIDE HOMES, LLC
Mailing Address: 1040 HWY 64, ORKNEY, TN 38060
Daytime Phone: 901 465 1675 Fax Number: 901 465 1676
E-mail Address: Barry@creeksidehomes.com / dorothy@creeksidehomes.com

Engineer/Designer Contact: DAVID BRAY
Company Name: THE BRAY FIRM
Mailing Address: 2950 STAGE PLAZA N, BRITISH, TN 38134
Daytime Phone: 901-383-8668 Fax Number: 901-383-8720
E-mail Address: db@comcast.net

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638

Revised: 1/8/2015

OFFICE USE ONLY

Date Received: 3/10/17
Amount: $500
Fee Receipt #: 790

RECEIVED

MAR 08 2017

Town of Arlington
Planning Commission  
Master Development Plan Application

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<td>If an Entity:</td>
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<tr>
<td>Name of Entity: <strong>Corks side Homes LLC</strong></td>
<td>Name of Entity: <strong>[Redacted]</strong></td>
</tr>
<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: <strong>Barry Duke</strong></td>
<td>Print Name:</td>
</tr>
<tr>
<td>Title: <strong>Chief Manager</strong></td>
<td>Title:</td>
</tr>
</tbody>
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<tbody>
<tr>
<td>Print Name:</td>
<td>Print Name: <strong>John C. Wilson (Trustee)</strong></td>
</tr>
<tr>
<td>Signature:</td>
<td>Signature:</td>
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<td>Print Name:</td>
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Applicant: **COPERSIDE HOMES LLC**

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

<table>
<thead>
<tr>
<th>Name</th>
<th>Business or Home Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barry Duke</td>
<td>7390 Hwy 64, Oakland, TN 38060</td>
</tr>
</tbody>
</table>

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Owner and Lessee: 

Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

<table>
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<tr>
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FROM: Alex Barthol

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Thank you.
NOTICE
of
PUBLIC HEARING
PLANNED UNIT DEVELOPMENT
for
SHADY OAKS LAKES
DATE: JULY 17, 2017
TIME: 6:30 PM
PLACE: Arlington Town Hall
5854 Airline Road

On-Site Notice
June 30, 2017
Forrest Lake PD – Phase 2
CONSTRUCTION PLANS REVIEW

DATE: July 17, 2017

STAFF: Angela Reeder, AICP, Town Planner
       Steve Hill, P.E., Town Engineer

SUBJECT: Construction Plans for Phase 2 of Forrest Lake Planned Development

APPLICANT: Creekside Homes, LLC; Representative: Barry Duke

DESIGN PROFESSIONAL: The Bray Firm; Representative: David G. Bray

SITE LOCATION: North Side of Forrest Street, West of Cambridge Manor PD and east of Wilsons Crossing PD

ZONING CLASSIFICATION: RS-22 with a PD Overlay (Forrest Lake PD)

ACREAGE: 30.92 acres

LOTS PROPOSED: 38 Residential lots

PROPOSAL: Mr. Barry Duke is requesting Planning Commission approval of construction plans for Phase 2 of the Forrest Lake Planned Development. This is the remainder of the Forrest Lake PD and includes 38 single-family residential lots on 30.92 acres.

The proposed plan conforms to the approved Forrest Lake Planned Development, which was approved by the Board of Mayor and Aldermen on March 3, 2015 as Resolution 2015-08.

Access: Vehicular access to the Phase 2 of the Forrest Lake is provided through Creekside Lake Drive from Phase 1 and through Arden Drive, which connects to Wilsons Crossing to the west. Other than the roads within the subdivision, no other road improvements are required.

Pedestrian access will be provided through streetside sidewalks throughout the neighborhood and an 8-ft wide greenway trail on the south side of the lake.

Drainage / Grading: The developer’s engineer provided an overall grading/drainage plan for this development. As with other developments in this area, soil for fill to raise the site above the
100-year flood elevation will be excavated within the tract. The end result is the existing lake that will serve as the storm water detention basins for the development; it will be owned and maintained by the HOA.

Phase 2 will drain by curb inlets and underground drainage network. The drainage “trunk line” was installed as part of Phase 1. This phase will provide branch connections to the curb inlets. The drainage network will ultimately discharge to the detention basin on the north end of the project site. The existing ditch along the east boundary of Phase 2 is proposed to remain in its natural state.

This property is located within a special flood hazard area per the current FEMA Flood Insurance Rate Map 47157C0220G, dated February 6, 2013. The site will be built up in order to be above the base flood elevation.

Sanitary Sewer: All of the Phase 2 gravity sewer lines were installed as part of Phase 1. No additional sewer is expected, although minor adjustments may be required to better fit the finished grades.

Open Space: Common Open Space in Phase 2 includes the creek and buffer along the east side of the subdivision and an existing 9-acre lake at the northern end, for a total of 17.93 acres. The southern portion of the lake will be improved with an 8-ft wide greenway trail that will connect to similar trails in Cambridge and Wilsons Crossing on either side. Parking spaces, a pavilion, grill, and picnic tables are proposed near the cul-de-sac at the end of Creekside Lake Drive. A condition of approval requires the trail be revised to not require users to walk in the street behind parked vehicles. The open space along the creek is not improved (other than grass cutting on the east side) and will only serve as a visual amenity and buffer.

The proposed open space is consistent with the approved Master Development Plan for the development in both size and location. Specific amenities, details and landscaping maintenance levels for in these areas will require Design Review Committee review and approval.

RECOMMENDATION:
Staff recommends approval of the applicant’s request, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

STANDARD CONDITIONS:
S-1. It is found that the application as presented, with plans dated June 27, 2017, and with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance, Town of Arlington Subdivision Regulations, and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Development Agreement, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted.
S-3. Approval of these Construction Plans shall expire within one (1) year from the date of such
approval unless a Final Plat based thereon is approved and/or an extension of time is
requested by the applicant and approved by the Planning Commission.

S-4. This project must comply with the Tennessee Department of Environment and Conservation
NPDES Regulations governing stormwater discharge during construction activity.

S-5. Prepare and submit to the State of Tennessee (with a copy to Arlington) a Notice of Intent and
a Stormwater Pollution Prevention Plan for the site.

S-6. Erosion control measures as approved by the Town Engineer shall be implemented in
compliance with the applicant’s filed Notice of Intent and approved Notice of Coverage.

S-7. The Design Review Committee shall review and approve all proposed improvements (i.e.
common landscape areas, streetscapes, site lighting, signage, etc.) for which it is authorized
to review.

S-8. A Development Agreement, including all applicable development fees, shall be approved
by the Board of Mayor and Aldermen prior to construction of any infrastructure within the
development, per the Arlington Subdivision Regulations.

S-9. The applicant is required to have a pre-construction meeting with Town of Arlington staff
prior to commencing improvements.

S-10. Prior to acceptance of any public improvement, the applicant will be required to provide
as-builds for review and approval by Town Engineer. Upon approval, a copy of the Final
Subdivision Plan documents including sewer, water and drainage as-built drawings must
also be provided using Tennessee State Plane Coordinate System with NAD83, NAVD88
datum in DXF or DWG format (AutoCAD 2000 or earlier).

PROJECT SPECIFIC CONDITIONS:

P-1. Revise the construction plans to address all staff comments and “red-line” notes provided
by the Town Engineer prior to final approval of Construction Plans. Resubmit corrected
plans along with a response letter to each phase of markups stating how each comment was
addressed or reasoning and justification for not addressing the comment.

P-2. All sidewalk paths, including those across driveways, shall be ADA compliant.

P-3. All landscaping and common open space improvements shall be installed and must be
approved by the Town of Arlington prior to recording the final plat.

P-4. Decorative street sign posts, as required by BMA 2007-11 and 2008-10, are required to be
installed prior to recording the plat. For every five posts required in the development, the
developer shall provide one replacement post to the Town of Arlington.

P-5. Signage shall be provided by the developer at all stub streets, in accordance with the
subdivision regulations, which states “Street to be extended by the authority of the Town
of Arlington.” This signage shall be installed prior to recording the plat. The sign shall be
of high-intensity reflectivity, measuring 3’x2’.

P-6. The required street light fixture consistent with Forrest Lake Phase 1 is the MLGW white,
concrete post-top light Fixture. Street light design shall be designed by MLGW using this
fixture, and paid for by the developer.
P-7. Revise plans for COS F so that the greenway trail does not require users to walk in the street or behind parked vehicles at the end of Creekside Lake Drive. Plans should also detail how a connection will be obtained across the creek to the Cambridge PD.

P-8. Any permits required by TDEC for work within or bordering the stream on the east side of the development, such as an ARAP, shall be secured by the applicant and a copy provided to the Town.
## Town of Arlington

**Planning Commission**  
**Construction Plans Application**  
**(Major Subdivisions Only)**

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**Refer to Meeting and Submittal Dates Calendar for Application Deadlines**

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<tr>
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<th>Forrest Lake Planned Dev.</th>
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<tr>
<td>Owner of Record:</td>
<td>Creekside Homes, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>7390 L.S. Highway 64, Oakland, TN. 38060</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-425-1675</td>
<td></td>
</tr>
<tr>
<td>Fax Number:</td>
<td>901-425-1673</td>
<td></td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:Barry@CreeksideHomes.com">Barry@CreeksideHomes.com</a></td>
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**Developer Contact:** Sam

**Company Name:**

**Mailing Address:**

**Daytime Phone:**

**Fax Number:**

**E-mail Address:**

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**Engineer/Designer Contact:** David C. Bray

**Company Name:** The Bray Firm

**Mailing Address:** 2950 Stage Plaza North, Bartlett, TN. 38134

**Daytime Phone:** 901-383-8468

**Fax Number:** 901-383-9720

**E-mail Address:**

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**Instructions for Submitting an Application:**

- Fee Schedule: $300.00, plus $45.00 per lot  
  *Make checks payable to the Town of Arlington*

- Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

- If in the process of completing the construction plans it becomes necessary to redesign the subdivision, review the procedure in Article 2, Section C.6.

- Refer to the Town of Arlington Subdivision Regulations, available at www.town.ofarlington.org, for all subdivision requirements.

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**Office Use Only**

Date Received: 6/4/17  
Amount: 3,924.60  
Fee Receipt #: 040137

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507  
Telephone (901) 867-3449 • Fax (901) 867-2538  
Revised: 1/8/2015
Planning Commission  
Construction Plans Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department until all items are complete and will not be placed on the Commission/Committee agenda.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

*Copy and use additional pages if necessary*

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Disclosure Of Ownership Interests

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. For Profit Entities: If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Applicant: Creekside Homes, LLC

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

<table>
<thead>
<tr>
<th>Name</th>
<th>Business or Home Address</th>
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2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner and Lessee: Creekside Homes, LLC

Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

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Steamfitters Union
SITE PLAN APPLICATION REVIEW

DATE: July 17, 2017

STAFF: Angela Reeder, AICP, Town Planner
       Steve Hill, P.E., Town Engineer

SUBJECT: Site Plan Review

APPLICANT: Steamfitters Local Union 614; Representative: Bobby Sproles

DESIGN PROF./CONSULTANT: Ledford Engineering Planning and Architecture

SITE LOCATION: 5670 Commander Drive

SITE ACREAGE: 2.18 Acres

ZONING: M-1: Light Industrial zoning district

Ledford Engineering, representing the Steamfitters Local Union 614, is requesting Planning Commission approval for a site plan to convert an existing manufacturing site into office and educational space for their use.

Site: The subject property is an industrial building that was built in 1982 and has been the site of several different businesses. It is within the M-1: Industrial zoning district. Hat Pros is located immediately adjacent to the north and shares a driveway off Commander. The site includes 2.18 acres, and is currently improved with an approximately 34,000 square foot industrial building and associated parking lot.

Proposal: The applicant proposes to convert the existing manufacturing building into office, meeting, and classroom space. Both uses will be completely enclosed within the existing building, with no additional building area is proposed. Approximately 5,426 square feet is
proposed for office space, roughly 5,850 square feet for classrooms, the roughly 10,000 square foot annex area will include welding booths for training, and the remainder will be used for primarily storage and restrooms at this time.

The existing building is rectangular, with an addition on the south end that is offset slightly from the original. The building sits within the setback on the south side and along Commander; however, no revisions or additional encroachment is proposed to exacerbate the situation. The applicant proposes to remove an existing glass vestibule at the building entrance, but will otherwise continue to use that entrance.

A dumpster enclosure is also proposed to be added at the rear of the site to serve the building; the site did not have one previously.

**Access, Parking and Loading:** Primary access to the site will continue to be through the existing driveway on Commander Drive. A second concrete driveway on the south end of the site provides access to a concrete loading dock and is proposed to be removed and rebuilt.

The applicant proposes to reconfigure the existing parking area on-site and also expand it by roughly 9,500 square feet behind the building. These changes result in a total of 64 parking spaces, including 9 spaces at the building entrance (3 ADA) and 55 at the rear of the site. The Zoning Ordinance calls for a minimum of 16 spaces for the proposed office, which leaves 48 spaces for the classrooms. No specific requirements are identified for technical schools in our Code; however, staff has found multiple ordinances where trade schools require 1:5 students and 1:3 employees. Using those numbers, the 48 spaces available could serve close to 200 students. This is well beyond the 120 they anticipate each week. However, should additional parking be required in the future, the applicant would need to either purchase additional land or obtain a shared parking agreement with surrounding industries.

For pedestrian access, a walkway is proposed from the parking lot to the entrance of the building. No separate pedestrian access from Commander Drive was required, as there are no existing sidewalks in the industrial area.

**Drainage / Grading:** The site consists generally of overland sheet flow to either side of the building, then ultimately being captured by the roadside ditch along the east side of Commander Drive. The roadside ditch conveys stormwater to the north towards Memphis Arlington Road, where it crosses west under Commander Drive. The existing roadside ditch has silted in over time. It has been requested that the flowline of the existing ditch be re-established to insure positive drainage to the north.

The developer proposes to replace the existing driveway culverts to meet current Town requirements. Each of these will be privately maintained since they function as driveway culverts and not a roadside drainage network.

On-site detention will be required of the developer to meet current Town standards. Detention requirements will be to detain only the added impervious area to the site, not to “make up” for detention of the entire site.
**Landscaping and Tree Ordinance:** The site is an existing industrial site, with landscaping consisting of two trees along the driveway at the entrance to the building and lawn areas at the street and rear parking lot. The applicant proposes to remove the two existing trees to add ADA parking at the entrance, but will add landscaping in the parking lot and along the streetscape. Plans show the site will exceed the tree density units required.

Open space of 20% is required in Industrial zones, and the current proposal indicates 26% will be retained on this site.

**Next Steps:** If approved, the applicant will next be required to revise construction plans per any conditions of approval and have a Pre-Construction meeting with staff prior to beginning work.

**RECOMMENDATION:**
Staff recommends approval of the applicant’s request, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

**STANDARD CONDITIONS:**
S-1. It is found that the application as presented, with plans dated July 5, 2017, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.

S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-4. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s approved plans prior to any earth disturbance activity.

S-5 The project shall meet the Town adopted 2012 International Fire Code, including all referenced appendices.

S-6. All signage design and location is subject to the review and approval of staff and/or the Design Review Committee.

S-6. The applicant is required to have a pre-construction meeting with the Town of Arlington staff prior to commencing improvements.

**PROJECT SPECIFIC CONDITIONS:**
P-1. Any sidewalk path, including those across a driveway, shall be ADA compliant.

P-2. Revise Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.
P-3. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town of Arlington Design Review Manual.

P-4. On-site detention shall be installed to detain to Town standards for impervious area that is added to the site.
**Town of Arlington**

**Planning Commission**

**Site Plan Application**

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**Refer to Meeting and Submittal Dates Calendar for Application Deadlines**

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<tr>
<td>Owner of Record:</td>
<td>UNITED ASSOCIATION LOCAL 2814</td>
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<tr>
<td>Owner Address:</td>
<td>3740 JACKSON AVENUE, MEMPHIS, TN 38108</td>
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<td></td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-386-8105</td>
<td>Fax Number:</td>
<td>901-386-7514</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:BOBBY.BEAR@BELLSOUTH.NET">BOBBY.BEAR@BELLSOUTH.NET</a></td>
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<tr>
<th>Engineer/Designer Contact:</th>
<th>DEADRICK D. TURNER</th>
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<td>LEDFORD ENGINEERING PLANNING ARCHITECTURE</td>
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**Instructions for Submitting an Application:**

- **Fee Schedule:**
  - Less than 5 acres – $800.00
  - Over 5 acres – $1,000.00

  *Make checks payable to the Town of Arlington*

- Attached is a Site Plan Checklist of required items. **All items must be addressed or the application may be deemed incomplete and returned to the applicant.**

- A preliminary meeting with Staff for review prior to submittal deadline date is suggested. Staff meets the first and third Monday of each month. Call the Planning Department to schedule.

- When the Planning Commission approves a site plan, it shall lapse unless a building permit, based thereon, is issued within one (1) year from the date of such approval unless an extension of time is applied for and granted by the appropriate approving body.

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**OFFICE USE ONLY**

Date Received: 6/5/17

Amount: $800.00

Fee Receipt #: 240183

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507

Telephone (901) 867-3449 • Fax (901) 867-2638

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**RECEIVED**

JUN 05 2017

Town of Arlington
Planning Commission  
Site Plan Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Planning Commission Agenda.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

*Owner information is required

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Copy and use additional pages if necessary
DATE: July 17, 2017

STAFF: Angela Reeder, AICP, Town Planner
       Steve Hill, P.E., Town Engineer

SUBJECT: Land Disturbance application for the Arlington Collection Planned Development – Phase 4 and future phases

APPLICANT: Arlington Development General Partnership; Representative: Bill Powell

DESIGN PROFESSIONAL: Ledford Engineering; Representative: Lance Lanier

SITE LOCATION: South side of Highway 70, east of Arlington Collection shopping center and AutoZone; Parcel ID A0141 00391

ZONING CLASSIFICATION: SC: Shopping Center commercial

ACREAGE: 7.8-acre parcel

PROPOSAL: The applicant is requesting a land disturbance permit for earthmoving operations to fill and grade property along Highway 70 for the future phases of the Arlington Collection development. The applicant states their goal is to further prepare the site in anticipation of future development along the roadway.

The land disturbance permit will include grading an approximately 4.33-acre area, primarily along the PD’s Highway 70 frontage. Once moved, the area will be stabilized with a hydroseed mixture.

The area proposed to be graded will drain to the north towards Highway 70, and also to the east to an existing tributary of the Loosahatchie River. No underground drainage improvements or structures are proposed with this Land Disturbance Application. There are two areas near Highway 70 that are labeled as “Reserved for Stormwater Detention”. At this time, these areas are not being approved as detention for any future development on the site. As proposed development is presented, detention requirements will be further evaluated to insure Town standards are met.

Most recently, plans for construction on Phase IV was approved for an Olympic Steak and Pizza in 2014; however, that tenant has since moved to another site in Arlington and no construction has occurred.
RECOMMENDATION:
Staff recommends approval of the Land Disturbance permit, subject to the following conditions, in addition to any other conditions imposed by the Planning Commission.

STANDARD CONDITIONS:
S-1. It is found that the application as presented, with plans dated July 5, 2017, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. All construction and improvements within the site shall be in compliance with the Town of Arlington Subdivision Regulations and Technical Specifications, and as directed and approved by the Town Engineer.

S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-4. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s Notice of Intent and approved Notice of Coverage prior to any permitted earth disturbance activity.

S-5. A Letter of Credit shall be provided to the Town of Arlington in an amount to be determined by the Town Engineer to insure the completion of the work.

PROJECT SPECIFIC CONDITIONS:
P-1. Provide a cost estimate for the proposed work to be done under the Land Disturbance Permit so that a bond amount can be determined.

P-2. Revise the land disturbance plans to address comments as noted on the marked-up review set of plans provided by the Town Engineer. Resubmit corrected plans for review and approval prior to the commencement of work.

P-3. A preconstruction conference with Town Staff shall be held prior to commencement of work.

P-4. There are two areas near Highway 70 that are labeled as “Reserved for Stormwater Detention”. At this time, these areas are not being approved as detention for any future development on the site. As proposed development is presented, detention requirements will be further evaluated to insure Town standards are met.
# Town of Arlington

## Planning Commission

Land Disturbance Permit Application

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**Refer to Meeting and Submittal Dates Calendar for Application Deadlines**

<table>
<thead>
<tr>
<th>Name of Subdivision/Site Plan:</th>
<th>ARLINGTON COLLECTION FUTURE PASES EARTHWORK</th>
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<tbody>
<tr>
<td>Zoned:</td>
<td>B-E</td>
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<tr>
<td>Location:</td>
<td>HWY 70, 2000' EAST OF AIRLINE ROAD, JUST EAST OF AUTOZONE</td>
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<tr>
<td>Owner of Record:</td>
<td>ARLINGTON DEVELOPMENT GENERAL PARTNERSHIP</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>7500 CAPITAL DRIVE GERMANTOWN TN 38138</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-483-8556</td>
</tr>
<tr>
<td>Fax Number:</td>
<td></td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:bpowell@creconsultinggroup.com">bpowell@creconsultinggroup.com</a></td>
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</tbody>
</table>

| Engineer/Designer Contact:   | LANCE LANIER, EI FOR KEVIN LEDFORD, PE |
| Company Name:               | LEDFORD ENGINEERING, PLANNING, AND ARCHITECTURE |
| Mailing Address:            | 5567 COMMANDER DRIVE SUITE 105 ARLINGTON, TN 38002 |
| Daytime Phone:              | 901-867-5220                                |
| Fax Number:                 | 901-867-5331                                |
| E-mail Address:             | LANCE@LEDFORDEP.COM                        |

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### Instructions for Submitting an Application:

- **Fee Schedule:** $500.00 + $20.00 per acre  \[ \$655.80 \]
  - *Make checks payable to the Town of Arlington*

- Attached is a Site Plan Checklist of required items. *All items must be addressed or the application may be deemed incomplete and returned to the applicant.*

- A preliminary meeting with Staff for review prior to submittal deadline date is suggested. Staff meets the first and third Monday of each month. Please call the Planning Department to schedule.

---

**Office Use Only**

- Date Received: 6/6/17
- Amount: \$655.00
- Fee Receipt #: 090185

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**RECEIVED**

JUN 03 2017

Town of Arlington

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638

Revised: 1/8/2015
Planning Commission
Land Disturbance Permit Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Planning Commission Agenda.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

Copy and use additional pages if necessary

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER:</th>
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<tbody>
<tr>
<td></td>
<td>(if different from applicant - if same, note “same”)</td>
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<td>If an Entity:</td>
<td>If an Entity:</td>
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<tr>
<td>Name of Entity:</td>
<td>Name of Entity: Arlington Development</td>
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<tr>
<td>By (Signature):</td>
<td>By (Signature): J. J. Powell</td>
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<tr>
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<td>Print Name:</td>
</tr>
<tr>
<td>Title:</td>
<td>Title: M. T. Hoffman</td>
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<td>If an Individual(s):</td>
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