Town of Arlington
Planning Commission Meeting

July 16, 2018
6:30 P.M.
AGENDA
Planning Commission Meeting
Monday, July 16, 2018
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the May 21, 2018 Meeting Minutes

IV. Comments from Citizens

V. Old Business

   A. Other as Properly Presented

VI. New Business

   A. **Belmont PD Phase 4 – Land Disturbance Permit** – north side of Forrest Street, along the Fayette County border and north of Belmont Phases 1-3.

   B. **Wright Medical - Site Plan** – 11576 Memphis-Arlington Road

   C. **Arlington Trails PD - Master Development Plan** – on Brooks Branch Rd, at the southwest corner of the intersection of I-40 and Airline Rd.

      **PUBLIC HEARING** – To consider a request for a Master Development Plan for the Arlington Trails PD, a commercial development located along Brooks Branch Rd, at the southwest corner of I-40 and Airline Rd.

   D. Other as Properly Presented

VII. Adjourn
VI. New Business (Chairman introduces item)
   A. **Belmont PD Phase 4 – Land Disturbance Permit** – north side of Forrest Street, along the Fayette County border and north of Belmont Phases 1-3.

   Chair recognizes staff for presentation: (if any)
   Chair restates item (motion needed)

   **Main Motion:** 1st________________ I move to approve (always in the affirmative)____________________________________

   2nd________________
   (I second motion)

   **Discussion:**
   Vote on Main Motion:

   Carried: _____ Failed: _____
   (Chairman states result of vote)

   **Roll Call:**
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   *(If an amendment is necessary, it is done prior to the vote on the main motion)*

   **Primary Amendment:** Shall we amend by___________________________________________

   1st________________ 2nd________________
   (Chairman poses the question)

   All in favor of this amendment:

   Carried: _____ Failed: _____
   (Chairman states result of vote)

   **Roll Call:**
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   *(If secondary amendment is necessary, it is done prior to the vote on the main motion)*

   **Secondary Amendment:** It is moved and seconded to amend the amendment by____________________________

   1st________________ 2nd________________

   Carried: _____ Failed: _____
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   **Note:** Vote on Secondary Amendment first, then Primary Amendment
DATE: July 16, 2018

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

SUBJECT: Land Disturbance application for the Belmont Planned Development – Ph 4

APPLICANT: Belmont, LLC; Representative: David Goodwin

DESIGN PROFESSIONAL: CES, Inc.; Representative: Mohammad Baghaipour

SITE LOCATION: North Side of Forrest Street, just north of Phase 3 of the Belmont PD

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

ACREAGE: Approximately 32.8 acres

PROPOSAL: The applicant is requesting a land disturbance permit for earthmoving operations to fill and grade what is anticipated to be the next phase for the Belmont development. Most recently, construction plans for Phases 2 and 3 were approved last year. That work is currently ongoing.

The applicant states their goal is to dig the northern lake on the property in order to provide fill for Phase 4 and a portion of Phase 3 (under construction now). In addition, they would like to take advantage of drier summer months to grade this future phase, in advance of filing construction plans in the upcoming months.

The land disturbance permit will include moving approximately 200,000 cubic yards of dirt. Once moved, the area will be required to be stabilized with a combination of seed and mulch, hydrosed, and sod.

The area proposed to be graded consists of the area that includes remainder of the proposed lots in Belmont, using soil excavated from the proposed lake at the north end of the development. The proposed lake, along with the existing lake along the east side of the development, will be utilized as sediment basins during earthwork operations associated with this land disturbance permit, and through the construction of Phase 4 of the development.
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. 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-2. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-3. 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-4. 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 security amount can be determined for BMA review and approval.

P-2. Provide calculations of earthwork quantities to confirm that there is sufficient soil on-site to fill Phase 4 in accordance with the approved PD prior to BMA approval of the security.

P-3. 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-4. A preconstruction conference with Town Staff shall be held prior to commencement of work.

P-5. In accordance with TDEC requirements, maximum allowable disturbed area shall not exceed 50 acres at any given time. The developer shall phase work among Belmont PD Phases 2, 3, and 4 in such a way that the total disturbed area is less than 50 acres.
**Town of Arlington**

**Planning Commission**

▲ Land Disturbance Permit Application ▲

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Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<tr>
<th>Name / Phase of Subdivision/Site Plan:</th>
<th>BELMONT R.U.D. PHASE 4</th>
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<tr>
<td>Zoned:</td>
<td>R.U.D.</td>
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<tr>
<td>Location:</td>
<td>North of Forest Street, West of Shelby Swamp Fire Line</td>
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<tr>
<td>Owner of Record:</td>
<td>Belmont, LLC</td>
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<tr>
<td>Owner Address:</td>
<td>214 Ridgefield Road</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-287-4241</td>
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<td>Fax Number:</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:david@davidgoodwinjr.com">david@davidgoodwinjr.com</a></td>
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| Engineer/Designer Contact:            | Mohammad Baghaipour     |
| Company Name:                        | C.E.S., Inc.            |
| Mailing Address:                     | 860 Willow Tree Circle #1 Edenvale, TN 38018 |
| Daytime Phone:                       | 901-491-7232            |
| Fax Number:                          | 901-758-1966            |
| E-mail Address:                       | mbaghaipour@yahoo.com   |

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### Instructions for Submitting an Application:

- **Fee Schedule:** $500.00 + $20.00 per acre
  - 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.

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**Office Use Only**

- Date Received: 6/13/18
- Amount: $1,100.00
- Fee Receipt #: 041733

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

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

Revised: 5/30/2018
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.

*Owner information is required

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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:** __________ Belmon, 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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<tr>
<td>Barry Duke</td>
<td>7390 Highway 41 Oaklnd, TN 38060</td>
</tr>
<tr>
<td>David Goodwin</td>
<td>214 Ridgefield Road, Memphis, TN 38111</td>
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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:**

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

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VI. New Business (Chairman introduces item)

B. **Wright Medical - Site Plan - 11576 Memphis-Arlington Road**
   Chair recognizes staff for presentation: (if any)
   Chair restates item (motion needed)

**Main Motion:** 1st __________________ I move to approve (always in the affirmative)

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(Chairman states result of vote)

**Discussion:**

Vote on Main Motion ·

Carried: _____ Failed: _____

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(If an amendment is necessary, it is done prior to the vote on the main motion)

**Primary Amendment:** Shall we amend by __________________

(Chairman poses the question)

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All in favor of this amendment:

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(Chairman states result of vote)

Note: Vote on Secondary Amendment first, then Primary Amendment and last the Main Motion
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Wright Medical Expansion
SITE PLAN APPLICATION REVIEW

DATE: July 16, 2018

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

SUBJECT: Site Plan Review

APPLICANT: Wright Medical.; Representative: Bud Courtney

DESIGN PROF./CONSULTANT: HM Development Company; Representative: Hunter Garrett

SITE LOCATION: 11576 Memphis-Arlington Road

SITE ACREAGE: 21.74 Acres

ZONING: M-1: Light Industrial district

ANALYSIS: The applicant is requesting Planning Commission approval of a site plan for a new warehouse on the north side of Memphis-Arlington Road, located alongside the existing Wright Medical site and across the street from Arlington Public Work. The lot is approximately 21.7 acres and is within the M-1: Light Industrial zoning district. The area proposed for the new warehouse is currently undeveloped and treed.

Proposal: The applicant proposes to construct a 43,750 square foot warehouse to expand their manufacturing opportunities. The Site Plan shows the building fronting Memphis-Arlington with parking primarily on the west side, similar to their existing site next door. A driveway will extend around the entire perimeter of the building, providing access to all sides.

Access and Loading: Access to the site will be through a single driveway from Memphis-Arlington Rd. The driveway extends around the entire building, providing access to the loading docks at the rear of the building and parking on the west side. For pedestrian access, walkways will be required from the guest parking area to the building entrance.

Parking: The site plan provides a total of 80 parking spaces, which includes 4 handicap stalls (at the main entrance of the office). This is within Zoning Ordinance requirements, which call for a
minimum of 54 spaces (1:1.5 employees) and a max of 80 spaces (1:1 employee) for manufacturing uses. The parking is provided in a double-loaded aisle on the west side of the building, as well as in a small guest area in front of the building.

**Road Improvements:** The frontage of this site was improved with curb & gutter, sidewalk and a bike lane by the Town in 2016, so no road improvements are required for this project.

**Drainage / Grading:** The site drains to a blue line stream that flows north through the site east of the proposed building. The site includes a series of inlets, underground storm pipes, and a storm water detention basin adjacent to this stream to control runoff from this development.

**Sanitary Sewer:** Public sanitary sewer service is available to the site. A new service line will be installed to serve the new building.

**Landscaping and Tree Ordinance:** Open space of 85% is provided on the lot, which exceeds the Town’s 30% requirement. The site is currently undeveloped and covered with existing mix of trees. The site is required to provide 434 tree density units, and the trees that will be preserved around the perimeter of the site will provide 2,046 tdu. Landscaping will also be required along the streetscape and within the site. The Design Review Committee will review the final landscaping plans.

**Next Steps:** If approved, the applicant will next be required to receive approval for site improvements from the Design Review Commission, complete all conditions of approval and have a Pre-Construction meeting with staff prior to beginning work.

**RECOMMENDATION:**
Staff recommends approval of the applicant’s Site Plan for a new warehouse building, 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 2, 2018, 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.** 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-5. 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 prior to any earth disturbance activity.

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

S-7. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

**PROJECT SPECIFIC CONDITIONS:**

P-1. All sidewalk paths, including those across driveways, shall be ADA compliant.

P-2. Revise the Construction 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 Guidelines Manual.

P-4. Revise the Fire Plan (sheet FP 1-0) to utilize standard Town of Arlington approved hydrants, as opposed to the stortz connection currently shown.

P-5. The FDC should be remote, not wall mounted, meeting the IFC and NFPA 13 Code references for location. The FDC shall have a 5-inch stortz connection with elbow.

P-6. Controlled access points that are gated shall have the Town of Arlington KNOX Box access, SOS System, and manual operation capability.

P-7. Fire hydrants shall be located on the building side of drives and parking lots to prevent cutting off ingress and egress of emergency equipment during operations.

P-8. Fire sprinkler plan and Fire Alarm plan will be reviewed by the Arlington Fire Department. Some inspections will be required by both Shelby County Codes and Arlington FD. Calculations will be required showing water flow of 3,150 gpm plus the required flow for the sprinkler system can be achieved with the proposed water fire protection plan.
Town of Arlington
Planning Commission
Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Development Name: WRIGHT MEDICAL
Zoned: M-1
Location: 11576 MEMPHIS ARLINGTON ROAD
Owner of Record: WRIGHT MEDICAL
Owner Address: 11576 MEMPHIS ARLINGTON ROAD
Daytime Phone: 901-237-8148 Fax Number: 
E-mail Address: bud.courteny@wmt.com

Developer Contact: HUNTER GARRETT
Company Name: H M DEVELOPMENT
Mailing Address: 50 SECURITY DRIVE JACKSON, TN 38305
Daytime Phone: 731-664-6300 Fax Number: 
E-mail Address: hgarrett@hmc.com

Engineer/Designer Contact: SHANE COCHRAN
Company Name: H AND M ARCHITECTS / ENGINEERS
Mailing Address: 50 SECURITY DRIVE JACKSON, TN 38305
Daytime Phone: 731-664-6300 Fax Number: 
E-mail Address: scochran@hmc.com

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.

RECEIVED
MAY 31 2013

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.

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<td>If an Entity:</td>
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<tr>
<td>Name of Entity: H&amp;M Construction Co., Inc.</td>
<td>Name of Entity: Wright Medical Technology, Inc.</td>
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<tr>
<td>By (Signature): [Signature]</td>
<td>By (Signature): [Signature]</td>
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<tr>
<td>Print Name: Hunter Garrett</td>
<td>Print Name: [Signature]</td>
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<tr>
<td>Title: Sr. Project Manager</td>
<td>Title: Sr. Global Director</td>
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If an Individual(s):

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Copy and use additional pages if necessary.
VI. New Business (Chairman introduces item)

C. **Arlington Trails PD · Master Development Plan** – on Brooks Branch Rd, at the southwest corner of the intersection of I-40 and Airline Road.

Chair recognizes staff for presentation: (if any)
Chair restates item (motion needed)

**Main Motion:** 1st __________________ I move to approve (always in the affirmative) __________________________

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(If an amendment is necessary, it is done prior to the vote on the main motion)

**Primary Amendment:** Shall we amend by __________________________

1st __________________ 2nd __________________ (Chairman poses the question)

All in favor of this amendment: __________________________

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(If secondary amendment is necessary, it is done prior to the vote on the main motion)

**Secondary Amendment:** It is moved and seconded to amend the amendment by __________________________

1st __________________ 2nd __________________

Carried: _____ Failed: _____ Roll Call: __________________________

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**Note:** Vote on Secondary Amendment first, then Primary Amendment and last the Main Motion
DATE: July 16, 2018

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

SUBJECT: Request recommendation for Master Development Plan for the Arlington Trails Commercial Planned Development

APPLICANT: Grant Properties LLC; Representative: Milton Grant

DESIGN PROFESSIONAL: Renaissance Group, Inc; Representative: Wesley Wooldridge

SITE LOCATION: South side of Brooks Branch Rd., at the southwest corner of I-40 and Airline

ZONING CLASSIFICATION: SC: Shopping Center

FUTURE LAND USE CLASSIFICATION: Regional Support Commercial

ACREAGE: 17.08 acres

REQUEST: The applicant is requesting consideration of a Master Development Plan for their 17.08-acre commercial site: the Arlington Trails Commercial PD. The property is located on the southwest corner of I-40 and Airline Road, fronting on Brooks Branch Rd. The site and adjacent area is primarily undeveloped, with only the Exxon/Taco Bell site adjacent at the northeast corner and some single-family homes to the south along Brooks Branch.

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.

PROPOSAL AND ANALYSIS:
The Master Development Plan identifies this location as a future “commercial hub” on Arlington’s front door off Interstate 40. The Plan states its goal is to “establish the overall design intent” to create a “unified development” with similar design elements and complementary uses. They believe it will provide benefit to Arlington business and residents, as well as visitors looking to stay outside the I-240 loop or along the new I-269.

The Master Plan would divide the 17-acre site into seven (7) commercial lots. It would also provide for the extension of Arlington Trails Rd, the removal of a portion of Brooks Branch Rd per TDOT
recommendation, and the addition of a new access road in the center of the site. Three (3) lots will have frontage on Airline Road; five (5) will have frontage on Arlington Trails, and two (2) will have access from a newly created roadway.

Proposed Uses
The PD proposes to utilize the uses currently allowed in the underlying SC zone on Lots 1-2 and 4-7. This would incorporate the two hotels on Lots 1 and 2, which are the anchor developments within the project. A variety of other complementary commercial uses such as restaurants, general retail, drug stores, banks, and office uses would be expected on the remaining four lots.

Lot 3, with primary frontage on Arlington Trail, is proposed with a self-storage use subject to General Commercial guidelines and regulations. The PD further restricts the lot by noting it must be built in a “fort configuration” with “all unit doors and internal uses to be screened from public view.” No other General Commercial uses would be permitted on the Lot 3 site.

Bulk Regulations
Lots 1-2 and 4-7 would follow all existing bulk regulations in accordance with the underlying SC zoning (i.e. setbacks, height requirements, open space, and parking), with only one exception on Lots 1 and 2. On the lots intended for the 4-story hotels (lot 1 & 2), the PD proposes an increase of the allowed building height from 40 feet to 50 feet.

Lot 3 would be subject to all B-2 bulk regulations, with requested exceptions to the setbacks and open space. The PD proposes a 25-foot front yard setback, as opposed to 30-foot. This is encouraged, as it would be consistent with the remaining six lots and maintain a consistent frontage. The remaining side yards are proposed as a minimum of 5-foot, as opposed to the current 10-foot side requirement. A site layout shows that a few areas would likely exceed that minimum. The minimum open space for Lot 3 is proposed at 20%, not the 30% typically seen on a retail lot. The initial Site Plan shows how it will be provided primarily around the perimeter of the lot.

Phasing Plan
The PD is divided into three primary phases:

- **Phase 1** - will consist of installing the infrastructure to support the development (grading, roads, sewer, etc.). This phase is anticipated asap.
- **Phase 2** - the simultaneous development of Lot 2 (Fairfield Inn) and Lot 3 (Sentry Self Storage).
- **Phase 3** - is the development of Lot 1 (Springhill Suites); should start around mid-construction of Phase 2.

The remaining four (4) lots would be developed as market conditions allow. They would be sold to private developers and corporations, and it is anticipated they would be uses that complement and benefit from the hotels, such as restaurants. As such, building layouts are not included in the Master Development Plan and each of those lots will be required to receive Site Plan approval from the Town as they are designed and proposed moving forward.

Architectural Design
The architectural design of the Master Plan will be driven by the two hotels, as the principal or anchor buildings on the site. The hotels are proposed to conform to Marriott’s prototypical designs,
which are generally earth-tone colors (white, beige, tan, browns) and include brick veneer, stone veneer, EIFS, and architectural metal panels. The Plan states the percentages of the various materials will conform to minimum standards in the Town’s Design Guidelines. Each of the new buildings will also be required to go before the DRC, to confirm these details.

The self-storage facility was initially proposed in a combination of red brick, white stone and split face block, with gray metal roofing. The applicant believes this will complement the two hotel materials and colors. Staff noted that split face block is not an accepted exterior building material in this location, so the applicant has agreed to revise as necessary for the DRC while still remaining complementary to the other buildings in the PD.

As the remaining lots will be developed by future tenants, no building elevations are included. However, the Plan notes these buildings shall be designed in accordance with Town Design Guidelines.

Staff recommends the Master Plan strongly encourage these sites support the design narrative of the primary lots as well, utilizing complimentary materials such as brick and stone, color palettes in neutral tones, and complimentary design elements. Staff would also encourage outdoor dining spaces and pedestrian-scale amenities where appropriate.

**Site Layout and Access**

As mentioned, Arlington Trails Rd will be extended to the west from the intersection with Airline Road to Brooks Branch. It will be improved with a 60 ft right-of-way (ROW) section, to match the existing roadway to the east. The new roadway, Marriot Cove, will be improved the standard 50-foot ROW. The portion of Brooks Branch Road that runs along I-40 lies within the interstate ROW and will be removed after the Arlington Trails Rd extension is completed. This change was discussed with staff, the applicant, and TDOT. All parties agreed the existing intersection of Brooks Branch at Airline is too close to the signal at the I-40 ramps and removing it would reduce potential conflicts there.

Access to the lots will be provided through individual driveway cuts along public roadways. An access plan has been provided which identifies general locations for possible access points (no more than 1 per lot per frontage), and also provides for a shared access for Lots 3 and 6 on Airline to reduce curb cuts in this area. Ultimate driveway locations shall be considered and approved by the Town Engineer to ensure safe driveway separation is achieved. Internal connectivity will also be encouraged.

Because this development will direct all traffic to the intersection of Airline Road and Arlington Trails, it is recommended that the developer prepare a Traffic Impact Study to determine anticipated traffic volume generated by the development, and its impact to this intersection and the surrounding area.

A large amount of roadway dedication and improvements will be required in conjunction with the project. Those improvements will need to be installed concurrent with the first phase of the project to provide access, as opposed to being developed with each phase.
Pedestrian connectivity shall be provided throughout the development. The applicant proposes to install sidewalks along Airline, Arlington Trails, and Marriott Cove. As is typical, staff will require ADA pedestrian access be provided from the public ROW to all new uses as each lot develops.

They have requested an exception to not install sidewalks around the end of the cul-de-sac on Marriot Cove (beyond the hotel driveways). The PD also requests that sidewalk on the south side of Arlington Trails extension be developed as that side of the road develops, due to the large amount of infrastructure already being installed with this project.

**Public Sewer Improvements**
The western portion of the development is located outside the current service area of the existing sewer system of the Town. In accordance with the Town’s sewer master plan, this area is intended to be served by a sewer lift station, with a force main to connect to the Hall Creek Interceptor Sewer east of the Visitors Center. This development will be required to install this lift station, and it will be sized to serve this development and the area south along Brooks Branch Road that fall within the same basin. This development will install gravity sewer lines to the southwest corner of the development at an elevation suitable to serve the adjoining properties.

**Stormwater Detention**
The PD provides for stormwater detention facilities to conform to Town regulations. The plan identifies three (3) locations where shared detention basins would be located within the PD. The specific dimensions of these areas will be determined during the detailed design of the sites, so the configurations may change slightly with each phase of the development. Shared detention basins are considered in open space and shall be maintained by the individual properties or an association of the commercial property owners.

**Common Open Space**
The Plan states that each lot will meet the Town’s 30% open space requirement, with the exception of Lot 3, which the PD requests to allow a minimum of 20% instead. Plans show how Lots 1 and 2 currently meet or exceed the minimum 30%. Future lots would be evaluated as they were developed.

Staff would note that the first three lots provide 27.5% open space combined, and it is not uncommon for a commercial PD to meet the open space requirement in a cumulative manner, rather than lot by lot. As such, an alternative to the requested exception would be a condition that the PD provide 30% open space cumulatively. This places additional burden on future lots, but would maintain 30% overall.

**Landscaping**
A conceptual Landscape Plan is included and sets the streetscape requirements along Airline Road, Arlington Trails Rd, and Marriott Cove. The plan utilizes the standard Airline Rd Landscape Plate but proposes to include additional crape myrtle as opposed to Pin Oaks where overhead utility lines would discourage the taller Pin Oak. Staff would encourage a different, decorative species be used instead, to maintain the alternating tree look if Pin Oaks are not feasible. Additional landscape enhancements are also proposed at the two intersections within the PD (Arlington Trail at Airline and Marriott Cove), to highlight project entrance points.
Plans also include a list of acceptable landscape materials for street trees, evergreens, parking islands, and other groundcover to provide some consistency throughout. The self-storage facility is proposed to be softened through the use of evergreens and shrubs around the brick façade. Some minor landscape islands are also proposed in the center of the storage lot, to break up the asphalt there as well.

**Signage**

The Plan notes that a Comprehensive Sign Policy shall be created for DRC review. Staff will expect that policy to outline sign types, colors, locations, and illumination standards to provide some consistency throughout the PD. Otherwise, signage shall be in accordance with Town requirements.

The applicant has requested that a Grouping Monument sign be permitted at the corner of Airline Road and Arlington Trails Rd, which like other shopping centers would allow for the individual tenants to have a combined signage location.

**Objectives of a Planned Development**

Pursuant to Section 5.1.2 of the Arlington Zoning Ordinance, the Town may grant approval for a Planned Development which through proper planning and design will ensure the following specific objectives, benefiting the Town, the residents of the development, and the developer:

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 Master Development Plan for the Arlington Trails Commercial PD accomplishes several objectives by 1) incorporating quality architectural materials and cohesiveness, 2) incorporating landscaping and signage cohesiveness across the site, 3) utilizing a network of interconnected pedestrian and vehicular access to serve the development with minimal vehicle trips and curb cuts along Airline Road, 4) creating shopping opportunities in a commercial area accessible to residents through a main transportation route, and 5) providing the design flexibility for the developer to design a development of this scale in phases.
A PD Master Development Plan is intended to facilitate flexible techniques and site design, and provide guidelines to coordinate future development. Staff feels the proposal can provide adequate details and requirements to guide development on this roughly 17-acre site, while ensuring development is of superior quality with the addition of the proposed conditions of approval.

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

In addition, subdivision plats and construction documents for all the Lots will come before the Planning Commission for review and before the Design Review Commission for review. Lots not included in this Master Plan will also require individual Site Plan review by the Planning Commission.

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

1. The Arlington Trails Commercial PD dated July 2, 2018, 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. After approval of the Master Development Plan, the applicant will be required to submit and receive standard approvals from the Planning Commission, the Design Review Committee, and/or Board of Mayor and Aldermen for each phase or lot therein.

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

5. A Comprehensive Sign Policy for the Arlington Trails Commercial PD shall be reviewed and approved by the DRC before any sign permit is approved within the PD.

6. A Traffic Impact Study shall be prepared by the Developer to assess the traffic impact of the development to the surrounding area.

7. A lift station must be installed with this development, which shall be sized to serve this development and the area south along Brooks Branch Road that falls within the same basin.

8. 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. To state Lots 4-7 will be required to receive Site Plan approval from the Planning Commission and DRC for consistency with the Plan and Town regulations,
c. To note that the Airline Road streetscape plate must utilize other decorative species in place of Pin Oaks if it is shown that overhead lines would prohibit the use of the standard Town Landscape Plate.

d. Revise the architectural section to encourage Lots 4-7 to support the design narrative of the primary lots, utilizing complimentary materials such as brick and stone, color palettes in neutral tones, and complementary design elements. In addition, outdoor dining spaces and pedestrian-scale amenities are encouraged, where appropriate.

e. Correct any items necessary on the Site Plan and Site Data table to be consistent with the approved PD, with specific emphasis on parking.

f. Revise Airline landscape plate to note that a different ornamental tree shall be used if Pin Oaks are not feasible due to overhead lines, as opposed to more crape myrtles.

g. Note that ultimate driveway locations shall be considered and approved by the Town Engineer to ensure accurate driveway separation is achieved.

9. 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.
Plan Development Name: Arlington Trail PD
Location: Brooks Branch Road South Airline Road
Owner of Record: Bond Enterprises TN Inc. (Dr. Bond)
Owner Address: 8006 Woodfern Dr., Indian Springs, Alabama 35124-3320
Daytime Phone: (205) 733-9270 Fax Number:
E-mail Address: deverewb@hotmail.com

Developer Contact: Milton Grant
Company Name: Grant Properties LLC
Mailing Address: 9075 Forest Centre Dr., Germantown, TN 38138
Daytime Phone: (901) 930-0590 Fax Number: (901) 930-0591
E-mail Address: mgrant@granthomes.com

Engineer/Designer Contact: Wesley Wooldridge
Company Name: Renaissance Group
Mailing Address: 9700 Village Circle Dr., Lakeland, TN 38002
Daytime Phone: (901) 332-5533 Fax Number:
E-mail Address: wooldridge@rgroup.com

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.

✓ Refer to the Town of Arlington Zoning Ordinance, available at www.townofarlington.org, for all requirements.

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
Master Development Plan Application Town of Arlington

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 and will not be placed on the Commission/Committee agenda until all items are complete.

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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<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: Grant Properties LLC</td>
<td>Name of Entity: Bond Enterprises TN, Inc.</td>
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<td>By (Signature): [Signature]</td>
<td>By (Signature): [Signature]</td>
</tr>
<tr>
<td>Print Name: Milton C. Grant</td>
<td>Print Name: Winkler D. Bond</td>
</tr>
<tr>
<td>Title: Managing Member</td>
<td>Title: President</td>
</tr>
</tbody>
</table>

If an Individual(s):

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

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

Revised: 1/8/2015
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: Grant Properties 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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<tbody>
<tr>
<td>Milton C. Grant</td>
<td>9075 Forest Centre Dr., Germantown, TN 38138</td>
</tr>
<tr>
<td>Ruth C. Grant</td>
<td>9075 Forest Centre Dr., Germantown, TN 38138</td>
</tr>
</tbody>
</table>

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: Bond Enterprise TN, Inc.

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

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<tr>
<th>Name</th>
<th>Business or Home Address</th>
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<tr>
<td>Dr. Winkler D. Bond</td>
<td>8006 Woodfern Dr., Indian Springs, AL 35124-3320</td>
</tr>
<tr>
<td>Sidney Ellen Bond</td>
<td>3525 East Calle Alarcon, Tucson, AZ 85716-5016</td>
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PUBLIC NOTICE
The Town of Arlington Planning Commission will hold a Public Hearing at 6:30pm on Monday, July 16, 2018, at Town Hall, 5854 Airline Rd, to consider a request for a Master Development Plan for the Arlington Trails PO, a commercial development located along Brooks Branch Rd, at the southwest corner of I-40 and Airline Rd.

[Signature]

[Date]

Thank you for your business. Our commitment to a quality product includes the advertising in our publications. As such, Gannett reserves the right to categorize, edit and refuse certain classified ads. Your satisfaction is important. If you notice errors in your ad, please notify the classified department immediately so that we can make corrections before the second print date. The number to call is 901-529-2700. Allowance may not be made for errors reported past the second print date. The Memphis Commercial Appeal may not issue refunds for classified advertising purchased in a package rate; ads purchased on the open rate may be pro-rated for the remaining full days for which the ad did not run.