Town of Arlington
Planning Commission
Meeting

August 20, 2018
6:30 P.M.
Planning Commission Meeting  
Monday, August 20, 2018  
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the July 16, 2018 Meeting Minutes

IV. Comments from Citizens

V. Old Business

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

   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.

B. Other as Properly Presented

VI. New Business

A. Rich Products Holding Tanks Expansion – Site Plan – 5885 Jetway Dr.

B. Gambrell Construction – Rezone Request - 10972 and 10982 Highway 64

   PUBLIC HEARING – To consider a request to rezone 1.4 acres of property located at 10972 and 10982 Highway 64 from E: Estate Residential to B2: General Commercial.

C. Myer’s Park PD - Master Development Plan – at the northeast corner of Memphis-Arlington Rd. and Gerber Rd.

   PUBLIC HEARING – To consider a request for a Master Development Plan for Myer’s Park, a residential Planned Development, to be located at the northeast corner of Memphis-Arlington Rd. and Gerber Rd.

D. Other as Properly Presented

VII. Adjourn
TOWN OF ARLINGTON, TENNESSEE
Planning Commission

DEVELOPMENT STAFF REPORT

MASTER DEVELOPMENT PLAN REVIEW
Arlington Trails Commercial PD

DATE: August 20, 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

BACKGROUND: The applicant is requesting consideration of a Master Development Plan for the Arlington Trails Commercial PD, a 17.08-acre, undeveloped commercial site. This PD was considered at the July PC meeting, where the Commission had several questions and suggestions for the applicant. The applicant has revised the proposal in response to that conversation and has submitted it for reconsideration.

PROPOSAL AND ANALYSIS:
The Master Development Plan states its goal is to establish an overall design intent to create a “unified development” with similar design elements and complementary uses.

The Plan proposes to divide the site into seven (7) commercial lots ranging from 1.17 to 5 acres in size. It includes the extension of Arlington Trails Rd west to Brooks Branch and the addition of a new road in the center of the site.

TDOT has plans to abandon and demolish the portion of Brooks Branch Rd within their current I-40 right-of-way. Per discussions with staff, the applicant, and TDOT, all parties agreed the existing intersection of Brooks Branch and Airline is too close to the signal and removing it would reduce potential conflicts there. However, their work would occur only after the new Arlington Trails connection is installed and open to residents.
Proposed Uses (amended)
The property is currently zoned SC (Shopping Center). The PD proposes any use currently permitted would continue to be allowed on Lots 1-2 and 4-7, except for twelve (12) specific uses: gas stations, greenhouse/nurseries, liquor stores, auto repair, auto services, outdoor amusement, funeral homes, hospitals, misc. repair services, watchman dwellings, utility transmission facilities, and wireless communication facilities. Those uses would not be permitted. The two hotels proposed on Lots 1 and 2, which are the anchor developments in the project, are permitted in the SC zone subject to Town guidelines for hotels.

Lot 3, with primary frontage on Arlington Trail, is proposed with a self-storage use subject to General Commercial guidelines. The PD further restricts this 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.

While end users are proposed for Lots 1-3; Lots 4-7 will remain as Outlots and be available for future commercial development. A variety of other complementary uses such as restaurants, general retail, drug stores, banks, and office uses would be expected on those remaining four lots.

Bulk Regulations (amended)
The bulk of the project (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). One exception is requested to increase the max. building height to 50 feet on Lots 1 and 2 (from current 40’) to accommodate the proposed 4-story hotels.

Lot 3 would be subject to all B-2 bulk regulations, with requested exceptions to the setbacks and open space (described below).

- The PD proposes a 25-foot front yard setback, from current 30-foot. Staff encourages this, as it would be consistent with the remaining six lots and maintain a consistent frontage on Airline and Arlington Trails.
- The rear yard is proposed as a minimum of 5-foot on the property line abutting Lot 2, as opposed to the current 10-foot requirement. All side lot lines now meet the 10-foot minimum.
- Lastly, the minimum open space for Lot 3 is proposed at 21.7%. Thirty percent (30%) is the standard requirement on a retail lots; however, the Code allows down to a minimum 20% Open Space in PD’s. In addition, all other lots would meet or exceed the 30% standard.

Phasing Plan
The PD is still proposed in three primary phases: Phase 1- infrastructure, Phase 2 – Construction on Lots 2 and 3, and Phase 3 – Construction on Lot 1. The remaining four (4) lots would be developed as market conditions allow. They would be sold to private developers and it’s anticipated they would be uses that complement and benefit from the hotels, such as restaurants. Those lots will be required to receive Site Plan approval from the Town as they are proposed moving forward.

Architectural Design (amended)
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 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 have pools in courtyards enclosed with the same materials as the hotel. Each site will be required to go before the DRC to confirm these details.

The self-storage facility is proposed in a combination of red and gray 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 incorporate brick tones and patterns, stone colors and patterns, fencing, outdoor dining furniture and directional signage used on the hotel sites. They are also required to utilize similar decorative metal fencing and walls on outdoor dining.

In addition, restaurant uses are specifically called out to utilize materials similar to the first three buildings, with decorative awnings encouraged. These will also meet local minimum standards per the Design Guidelines.

Staff recommends the Master Plan specifically call out and encourage the four outlots support the design narrative of the primary lots, similar to the way restaurants are called out to provide clarity. Any specifics on utilizing complimentary materials, specific color palettes, and complimentary design elements can be added here.

**Site Layout and Access (amended)**

There will be several road improvements associated with this project that will provide site access.

- Arlington Trails Road – A continuation of the existing Arlington Trails Road will be made west of Airline Road, with a 60’ right-of-way (ROW) section. This will serve as the primary access point to the PD. This section of Arlington Trails Road will ultimately replace the existing portion of Brooks Branch Road that falls within TDOT’s ROW of I-40.

- Brooks Branch Road – As mentioned above, the section of Brooks Branch Road that falls within TDOT’s ROW will be demolished and reverted back to greenspace, owned by TDOT. 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 create a safer access point at Arlington Trails Road.

- Marriot Cove – This will be a new roadway improved to the Town’s standard 50’ ROW. This cove will dead-end at the I-40 ROW, more or less. It will serve as the sole access to the proposed hotels. The Town felt that having Marriot Cove as a public ROW would provide an avenue for Shelby County Sheriff’s Department and Code Enforcement to enforce the No On-Street Parking restriction within the Cove. Marriot Cove is now proposed to have a 20’ radius raised brick accent circle in the center, in a herringbone pattern, which will match crosswalks within the development.

- Airline Road – The portion of Airline Road adjacent to the proposed project will be widened to its ultimate width for their half of the roadway. The ultimate buildout of Airline Road will consist of a 5-lane section, with bike lanes, curb & gutter, and sidewalk.
• All of the public improvements outlined above shall be installed concurrently with the first Phase of the development.

• Site Access – All lots will be accessed by public ROW. 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 right in / right out shared access for Lots 3 and 6 on Airline Road.

**Pedestrian Access** *(amended)*

Pedestrian connectivity will be provided throughout. The applicant proposes sidewalks along Airline, Arlington Trails, and Marriott Cove. Two new walkways/pedestrian connections are also now proposed along the detention basins on Lots 2, 4, and 5. As is typical, staff will require ADA pedestrian access be provided from the public ROW to all new uses as each lot develops. A crosswalk at Marriot Cove and Arlington Trails is proposed in brick pavers, as are a few other areas.

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.

**Traffic Impacts** *(amended)*

Because of the size, scope, and redistribution of existing traffic, it was requested that a Traffic Impact Study be provided to determine anticipated traffic volume generated by the development, and its impact to the Airline Rd/Arlington Trails intersection and the surrounding area. The applicant has hired an engineering consultant to perform traffic counts, and develop a traffic study. The applicant was directed to obtain traffic counts once schools were back in session. Schools started back this week, so at this time, a traffic study has not been completed for review.

Without a traffic study in-hand, it is our recommendation that a traffic signal be installed at the intersection of Airline Road and Arlington Trails. The traffic signal should be installed and operable before the issuance of a U&O Permit to the first hotel and self-storage facility. The cost of the signal equipment and installation shall be a shared cost equally distributed to the four corner lots that makeup the intersection.

**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 force main, 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.

The installation of this gravity sewer system would allow for a future extension through the basin. However, the Town does not have any plans in the immediate future to extend sewer further south.

**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.
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.

**Landscaping (amended)**

A conceptual Landscape Plan is included and sets the streetscape requirements along Airline Road, Arlington Trails Rd, and Marriott Cove. As recommended by the PC, landscaped walkways have been added alongside the two detention basins behind the hotels. The PD now includes the addition of “dog care stations” and park benches at strategic locations along the walks. Trash receptacles are also proposed by the benches to encourage users to keep the area clean. Sample amenities are shown in the plan and are acceptable quality; final details will be considered by the DRC.

The plan utilizes the standard Airline Rd Landscape Plate but proposes to use a Trident Maple as opposed to Pin Oaks where overhead utility lines would discourage the taller Pin Oak. Additional landscaping and enhancements are also proposed at the two intersections on Arlington Trail (Airline and Marriott Cove), to highlight project entrance points.

Plans 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. Additional plantings have been added along the property lines abutting the existing Exxon station, per direction from the PC. Minor landscape islands are also proposed in the center of the storage lot, to break up the asphalt there as well.

**Site Lighting (added)**

A site lighting section was added to the PD. It calls for uniformity in exterior lighting (pole mounted, building mounted, and bollard lighting) and for consistency with Town Design Guidelines. LED lighting is to be used for uniformity throughout.

**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**

As previously described, 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.

The revised Master Development Plan for the Arlington Trails Commercial PD accomplishes several of the identified 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 the entire development is of a high quality with the addition of the proposed conditions of approval.

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

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 August 7, 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. Revise the architectural section to specifically call out Lots 4-7 to support the design narrative of the primary lots to provide clarity, similar to the way restaurants are called out. Any specifics on utilizing complimentary materials, specific color palettes, and complimentary design elements shall be added here.
   c. Correct any items necessary on the Site Plan and Site Data table to be consistent with the approved PD, with specific emphasis on parking.
d. 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.

10. A full traffic signal installation using mast arm poles shall be installed with the first Phase of this project at the intersection of Airline Road and Arlington Trails Road.
Town of Arlington
Planning Commission
Planned Unit Development
Master 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 Master Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.

<table>
<thead>
<tr>
<th>Planned Development Name:</th>
<th>Arlington Trail PD</th>
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<tbody>
<tr>
<td>Location:</td>
<td>Brooks Branch Road South Airline Road</td>
</tr>
<tr>
<td>Owner of Record:</td>
<td>Bond Enterprises TN Inc. (Dr. Bond)</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>8006 Woodfearn Dr., Indian Springs, Alabama 35124-3320</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>(205) 733-9270</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:deverewb@hotmail.com">deverewb@hotmail.com</a></td>
</tr>
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<td>Fax Number:</td>
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<tr>
<th>Developer Contact:</th>
<th>Milton Grant</th>
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<tbody>
<tr>
<td>Company Name:</td>
<td>Grant Properties LLC</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>9075 Forest Centre Dr., Germantown, TN 38138</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>(901) 930-0590</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:mgrant@granthomes.com">mgrant@granthomes.com</a></td>
</tr>
<tr>
<td>Fax Number:</td>
<td>(901) 930-0591</td>
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<tr>
<th>Engineer/Designer Contact:</th>
<th>Wesley Wooldridge</th>
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<tr>
<td>Company Name:</td>
<td>Renaissance Group</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>9700 Village Circle Dr., Lakeland, TN 38002</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>(901) 332-5533</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:wwooldridge@rgroup.com">wwooldridge@rgroup.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.

☑ 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.

*Owner information is required

<table>
<thead>
<tr>
<th>APPLICANT:</th>
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<tr>
<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>
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<tr>
<td>Print Name: Milton C. Grant</td>
<td>Print Name: Winkler D. Bond</td>
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<tr>
<td>Title: Managing Member</td>
<td>Title: President</td>
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Telephone (901) 867-3449 • Fax (901) 867-2638

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Planning Commission
Master Development Plan Application Town of Arlington

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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
I agree this ad is accurate and as ordered.

PUBLIC NOTICE

The Arlington Planning Commission will hold a public hearing at 5:30 p.m. on Monday, August 20, 2018, at Town Hall, 5854 Airline Rd., to consider the following:

A request for a Master Development Plan for Arlington Trails, a 7-lot commercial Planned Development, to be located along Brooks Branch Rd., at the southwest corner of I-68 and Airline Rd.

A request for a Master Development Plan for Myer's Park, a 38.5-acre residential Planned Development, to be located at the northeast corner of Memphis-Arlington Rd. and Gerber Rd.

An application to rezone the property located at 10972 & 10983 Highway 64 from E: Estate Residential to B2: General Commercial.

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.
PUBLIC HEARING

AN APPLICATION HAS BEEN FILED FOR A MASTER PLANNED DEVELOPMENT

A PUBLIC HEARING IS TO BE HELD AUG 20 2018 AT 6:30 PM
ARLINGTON TOWN HALL
5854 ARLINE ROAD
PUBLIC HEARING

AN APPLICATION HAS BEEN FILED FOR A MASTER PLANNED DEVELOPMENT

A PUBLIC HEARING IS TO BE HELD
AUG 20, 2016 AT 6:30 PM
ARLINGTON TOWN HALL
5854 ARLINE ROAD
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

Rich Products – Holding Tanks Expansion
SITE PLAN APPLICATION REVIEW

DATE: August 20, 2018

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

SUBJECT: Site Plan Review

APPLICANT: Rich Products; Representative: Calvin Fryman

DESIGN PROF./CONSULTANT: Renaissance Group; Representative: Wesley Wooldridge

SITE LOCATION: 5885 Jetway Drive

SITE ACREAGE: 23 acres (30,000 sf construction area)

ZONING: M-1: Light Industrial

PROPOSAL: The applicant is requesting Planning Commission approval of a site plan the addition of two 125,000 gallon holding tanks to their property at 5885 Jetway Drive. The existing business is permitted in the site’s Light Industrial zoning district, as is the expansion.

Rich Products is a large manufacturer and supplier of non-dairy toppings. Their 23-acre site is improved with their manufacturing plant along the western side of the site, with parking between the building and Jetway.

The addition of two tanks are for byproducts created during the manufacturing process. The tanks will sit at the northern end of the site, roughly 61 feet from their north property line and 407 feet back from Jetway. The will be located in an area that’s currently lawn, alongside an asphalt drive that accesses the back of the building.

The tanks are 24-ft tall, with a 30-ft diameter. A similar tank is located to the south, behind the building. As these will not be screened by the building, staff recommends several trees be planted alongside the tanks, to soften their appearance from the road.

Access, Parking and Loading: The applicant proposes no changes to existing site access. The tanks will be located on a concrete pad along an existing drive.
No additional building area is being proposed to trigger additional parking. In addition, no spaces will be removed to allow for the tanks.

**Road Improvements:** No public road improvements are required along Jetway Drive.

**Drainage / Grading:** The proposed development will consist of overland sheet flow. Given the minimal increase in stormwater runoff and remaining pervious area downstream of the improvements, a detention basin is not required.

No drainage improvements are proposed at this time. Detention requirements shall be evaluated with any future site work.

**Sanitary Sewer:** No sewer extensions or modifications are required as a result of this project.

**Containment:** It is our understanding that the proposed holding tanks to be constructed with this project will be used to store a byproduct of the manufacturing process by Rich Foods. It is our recommendation that a secondary containment for total containment be constructed with this project in order to prevent accidental spills from reaching drainage ways.

**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 August 7, 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, if required.

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

**PROJECT SPECIFIC CONDITIONS:**
P-1. 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-2. Provide a secondary containment as noted on the engineering review comments.

P-3. Plans shall include a minimum of five 2.5” caliper trees along the east side of the tanks, consistent with Town planting guidelines, for screening purposes.
Town of Arlington
Planning Commission
Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Development Name: Rich Products Holding Tanks
Location: 5885 Jetway Dr, Arlington, TN 38002
Owner of Record: Rich Products Corporation
Owner Address: 1150 Niagara St, Buffalo, NY 14213-1714
Daytime Phone: (716) 878-8000 Fax Number: 
E-mail Address:

Developer Contact: Calvin Fryman
Company Name: Rich Products Corporation
Mailing Address: 5885 Jetway Dr, Arlington, TN 38002
Daytime Phone: (901) 867-2903 Fax Number: 
E-mail Address:

Engineer/Designer Contact: Wesley Wooldridge
Company Name: Renaissance Group
Mailing Address: 9700 Village Circle, Lakeland, TN 38002
Daytime Phone: (901) 332-5533 Fax Number: (901) 332-5534
E-mail Address: wwooldridge@rgroup.biz

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.

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

*Copy and use additional pages if necessary*

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER:</th>
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<tbody>
<tr>
<td>If an Entity:</td>
<td>(if different from applicant - if same, note &quot;same&quot;)</td>
</tr>
<tr>
<td>Name of Entity: Rich Products Corporation</td>
<td>If an Entity: Same</td>
</tr>
<tr>
<td>By (Signature):</td>
<td>Name of Entity:</td>
</tr>
<tr>
<td>Print Name: Calvin Fryman</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Title: Maintenance Manager</td>
<td>Print Name:</td>
</tr>
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<td>If an Individual(s):</td>
<td>Title:</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: Rich Products Corporation

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>Bob Rich Jr.</td>
<td>150 Niagara St, Buffalo, N.Y. 14213</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: 

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

<table>
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<tr>
<th>Name</th>
<th>Business or Home Address</th>
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TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

Gambrell Construction
REZONING (ZONING MAP AMENDMENT)

DATE: August 20, 2018
STAFF: Angela Reeder, AICP, Town Planner
        Steve Hill, P.E., Town Engineer
SUBJECT: Zoning Map Amendment to Rezone two parcels
APPLICANT: Jonathan and Katherine Gambrell
DESIGN PROFESSIONAL: JWG and Associates; Representative: John Smith
SITE LOCATION: 10972 and 10982 Highway 64
ACREAGE: 1.4 acres
FUTURE LAND USE: Community Support Commercial
CURRENT ZONING: E: Estate Residential
PROPOSED ZONING: B-2: General Commercial

PROPOSAL: The applicant is requesting to rezone 1.4 acres located on the north side of Highway 64, just east of Chambers Chapel Road. The property consists of two parcels zoned E: Estate Residential. The proposal is to rezone the site to B-2: General Commercial (see attached map). The site is currently improved with an older single-family house. The purpose of the request is to allow future office/commercial development of the property (concept sketch attached).

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

Future Land Use Consistency: The Future Land Use Plan identifies this intersection of Chambers Chapel and Hwy 64 as non-residential. A roughly 20-acre area at the northeast corner of the intersection is designated as Community Support Commercial (pink). An additional 45 acres of amount of Office Employment Node is identified beyond the commercial (blue).
This site is assigned as Community Support Commercial, which intends for community-service commercial development, providing daily goods and services, special stores and anchors. The requested B-2 zoning allows for these types of commercial uses, and would be consistent with the Land Use Plan. The existing E: Estate zoning allows single-family residential use and is not consistent.

**Surrounding Uses:** This area is at the southwest corner of Arlington and is less developed, largely due to a lack of sewer service. Nearby uses include single-family homes, a church, and the Digger O’Dell Nursery. A summary of the surrounding uses, their Zoning and Land Use designations is provided below and a Zoning Map section is attached.

<table>
<thead>
<tr>
<th>SURROUNDING USES AND TOWN DESIGNATIONS</th>
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<tbody>
<tr>
<td>Current Use</td>
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<tr>
<td>NORTH</td>
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<td>SOUTH</td>
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<td>WEST</td>
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<tr>
<td>EAST</td>
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Uses along Highway 64 vary widely. Father west it is a largely commercial corridor, but in this area, commercial and warehouse users are more prevalent on the south side of the road. The proposed commercial use of the property would be consistent with the uses across Highway 64, and many of the other uses along 64. Staff agrees, as it results in different traffic patterns than other uses and residents who are familiar with the area.

**Utilities and Public Improvements:** All municipal services are accessible, except for sewer, to serve a community commercial/office development on the proposed site. It should be noted that the house on this site is currently served by septic and any future development would also have to be served by a County approved septic system on the lot. This requirement will place limitations on the development potential of the site.

Development of the site will require extensive on-site improvements (grading, drainage, sewer) to convert it to a commercial use. No public improvement are anticipated, but review of a site plan would confirm that assumption.

**Findings:** In its review, the Planning Commission is tasked with making specific findings to support an amendment. Those findings are as follows, with staff comments in italics:

1. The amendment is in agreement with the general plan for the area (*it is consistent*)
2. It has been determined that the legal purpose for which zoning exists are not contravened (no issue has been noted)

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 (no adverse effect on adjacent properties is identified from the change, and further protection would be anticipated with review of any future development on the site)

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 (no detriment to the public has been identified from the proposed change)

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

As with any new development, construction on this site will be required to come before the Town for Site Plan review and approval.

RECOMMENDATIONS: Staff supports a recommendation of approval of the proposed amendment, finding it consistent with the Future Land Use Plan and Town required findings for a Zoning Map amendment.
Refer to Meeting and Submittal Dates Calendar for Application Deadlines

| Location (Legal Description): | 10972:10982 Hwy 64 |
| Location (Street Address): | APPICANT/CONTACT: Jonathan and Katherine |
| Legal Owner(s): | KATHLEEN K. GILLIAM Gambrell |
| Equitable Owner: | 515 Beacon Light Drive 38106 |
| Owner Mailing Address: | 1272 So Orleans Memphis, TN 38106 |
| Daytime Phone: | 901-343-1851 Fax Number: |
| E-mail Address: | Christopherwinston47@gmail.com |

| Engineer/Designer Contact: | John W. Smith |
| Company Name: | JWG Associates |
| Mailing Address: | |
| Daytime Phone: | 901-837-9173 Fax Number: |
| E-mail Address: | |

Agent or representative authorized to prepare this application and to provide further information as requested by the Staff: Jon Gambrell 901-331-7584 (jon@jongambrell.com)

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 date 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.
Planning Commission
Rezoning 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*

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<tr>
<th>If an Individual(s):</th>
<th>For an Individual(s):</th>
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<tr>
<td>Print Name: Jon Gambrell</td>
<td>Print Name: Kathleen Gilliam</td>
</tr>
<tr>
<td>Signature:</td>
<td>Signature:</td>
</tr>
<tr>
<td>Print Name: Kathy Gambrell</td>
<td>Print Name:</td>
</tr>
<tr>
<td>Signature: Kathy Cook</td>
<td>Signature:</td>
</tr>
</tbody>
</table>

Print Name: Kathy Gambrell
Signature: Kathy Cook
I agree this ad is accurate and as ordered.

PUBLIC NOTICE
The Arlington Planning Commission will hold a public hearing at 6:30 p.m. on Monday, August 26, 2018, at Town Hall, 5854 Airline Rd., to consider the following:
A request for a Master Development Plan for Arlington Trails, a 74-acre commercial Planned Development, to be located along Brooks Branch Rd., at the southwest corner of I-40 and Airline Rd.
A request for a Master Development Plan for Myor's Park, a 38.5-acre residential Planned Development, to be located at the northeast corner of Memphis-Arlington Rd. and Gerber Rd.
An application to rezone the property located at 10972 & 10981 Highway 64 from E: Estate Residential to B2: General Commercial.
PUBLIC HEARING

AN APPLICANT HAS BEEN FILED REQUEST: REZONING 1.437 ACRES FROM E-ESTATE RESIDENTIAL TO B-2 GENERAL COMMERCIAL A PUBLIC HEARING IS TO BE HELD AUGUST 20, 2018 @ 6:30PM AT ARLINGTON TOWN HALL 901-887-2520
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Myer’s Park Planned Development
MASTER DEVELOPMENT PLAN APPLICATION

DATE: August 20, 2018

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

SUBJECT: Master Development Plan the Myer’s Park Planned Development

APPLICANT: RDKK Holdings, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: Dalhoff Thomas Design Studio; Representative: Bob Dalhoff

SITE LOCATION: Northeast corner of Memphis-Arlington Road and Gerber Road

ZONING CLASSIFICATION: M-1: Light Industrial

FUTURE LAND USE: Mixed Use

ACREAGE: 38.54 acres

BACKGROUND: The applicant is requesting consideration of a Mixed Use Planned Development and Master Development Plan for 38.5 acres on the northeast corner of Memphis-Arlington Rd and Gerber Rd. The property is owned by R&L Investments and zoned M-1: Light Industrial. It is currently unimproved fields, but is bordered by development on most sides: R&L Carrier sits to the northeast, Arlington Station subdivision is to the west across Gerber, I-269 is to the east, and the Arlington Sports Complex is to the south across Memphis-Arlington Rd.

The Town’s Future Land Use Plan identifies this property as Mixed Use, which is intended to provide a mix of land uses designed with pedestrians in mind. Traditional neighborhood developments are strongly encouraged in this land use classification, with a mix of residential and non-residential.
PROPOSAL AND ANALYSIS:

Proposed Uses
The project is divided into sixteen (16) different residential areas, one (1) mixed use area, and ten (10) common open space areas. Uses in the plan include front-loaded homes, rear-loaded homes, a mixed-use site/building, and common open space. The general layout has not changed significantly since the Work Session held in January or the applicant’s neighborhood meeting held in June.

The primary use within the Master Plan is the single-family homes, with 151 lots proposed. All of the single-family homes are detached on individual lots. Homes on lots along Memphis-Arlington and Gerber Road will all front on the road and have rear access garages to reduce curb cuts on those roadways.

The mixed-use building (Area 1) is proposed along Memphis-Arlington, across from the Sports Complex. The PD proposes retail, office, institutional, and loft residential as permitted uses on this site. The building is described as 2-3 stories, providing daily neighborhood services, with retail and office on the ground floor and residential space above.

Common Open Spaces may include various neighborhood amenities, including pools, pavilions, playgrounds, lakes, etc.

Surrounding Properties
This area is a transition between Industrial and Residential. Surrounding properties include a Industrial uses, suburban residential developments, and a recreational park complex (see table below).

<table>
<thead>
<tr>
<th></th>
<th>Current Land Use</th>
<th>Current Zoning</th>
<th>Future Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Vacant Industrial property, Mid-South Septic</td>
<td>M-1 Light Industrial</td>
<td>Mixed Use and Light Industrial</td>
</tr>
<tr>
<td>South</td>
<td>Arlington Sports Complex</td>
<td>E: Estate (Sports Complex)</td>
<td>Parks and Institutional</td>
</tr>
<tr>
<td>West</td>
<td>Arlington Station (207 lots), Hayes Cemetery, and Arlington Manor Apartments</td>
<td>RS-13 High Density Residential</td>
<td>Suburban Residential</td>
</tr>
<tr>
<td>East</td>
<td>R&amp;L Carriers, Vacant property, and I-269</td>
<td>M-1 Light Industrial and Interstate right-of-way</td>
<td>Mixed Use and Light Industrial</td>
</tr>
</tbody>
</table>

The uses proposed in the Myer’s Park are consistent with most of these existing uses, but would require a buffer along the north and eastern boundaries. The applicant has proposed a landscape buffer along the rear yards of all the lots on the east property line, and has included the 3+ acre detention pond COS at the north end of the site which provides an added buffer.
The homes that front Gerber Road would differ from most of the homes across the road in Arlington Station, where their side yards primarily face Gerber. However, the homes would not face the rear yards or a rear fence line across the street.

**Common Open Space**
The entire plan consists of ten (10) designated Common Areas totaling 9 acres, or 23% of the site, which meets the 20% Town requirement. Below is a summary of the COS lots:

- COS 1 is the largest at 3.3 acres and includes a wet detention pond, fountain, and gazebo.
- COS 2 is .77 acres and includes a dog park, playground, guest parking, and open area.
- COS 3 is a mid-block walkway that provides residents access to the large pool area.
- COS 4 is over 2 acres and includes a pool, pool pavilion, open lawns, guest parking, and optional lake.
- COS 5, 6, 7, and 9 are mini green spaces along Gerber Road at the neighborhood entrances.
- COS 8 is .42 acres and includes a walking trail, pavilion, and guest parking.
- COS 10 includes an open lawn, pavilion, and walking trail.

The streetscape along Gerber Rd will include a 30-foot wide pedestrian greenway, with a sidewalk within a landscaped area similar to Forrest St. behind Kensington or Cambridge. Landscape plates are also included for streetscapes along Memphis-Arlington and all the internal roadways.

The Design Review Committee will provide a final review of all landscaping and common open space amenities. Similar to White Oak, the PD calls for use of a white, 3-rail fence along Memphis-Arlington and Gerber Roads to distinguish the neighborhood. If perimeter fencing is proposed on any internal COS lots, staff suggests that same white fencing be used there as well.

**Bulk Regulations:**
The proposal includes four basic lot configurations: two front-loaded sizes and two rear-loaded sizes. An exhibit in the Master Plan identifies how each of the lot sizes are proposed within the development, and shows how the sizes will be interspersed throughout. A summary is below.

<table>
<thead>
<tr>
<th></th>
<th>Mixed Use Area 1</th>
<th>Rear-Load Lots Fronting Gerber</th>
<th>Rear-Load Lots Internal</th>
<th>Front- Load Lots Internal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Width</td>
<td>65 ft</td>
<td>45-53 ft</td>
<td>45-53 ft</td>
<td>50-65 ft</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>10 ft (max)</td>
<td>20 ft</td>
<td>45 ft</td>
<td>25 ft</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
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<td>10 ft</td>
<td>15 ft</td>
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</tr>
<tr>
<td>Side yard Setback</td>
<td>5 ft</td>
<td>5 ft</td>
<td>5 ft</td>
<td>5 ft</td>
</tr>
<tr>
<td>Minimum Home Size</td>
<td>2,200 -2,350 sf heated</td>
<td>2,200 -2,350 sf heated</td>
<td>2,250-2,500 sf heated</td>
<td></td>
</tr>
<tr>
<td>Minimum Home Size</td>
<td>1 lots</td>
<td>47 lots</td>
<td>26 lots</td>
<td>78 lots</td>
</tr>
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</table>

A bulk regulations exception table is also provided; however, it notes those exceptions that vary from the current underlying M-1 zoning. It would be more consistent to compare the site to the
RS-13 zoning regulations. However, all the requested exceptions are of a type that may be requested with a PD.

The proposed residential density is 3.92 dwelling units per acre (du/ac), which is consistent with the 4-8 du/ac Mixed Use density in the Future Land Use Plan. The Zoning Ordinance does not identify a specific density for Mixed Use PDs, but for comparison, the proposal would fall between an RS-13 (3.35du/ac) and Detached Single-Family MF (4.35du/ac).

This project is somewhat unique for Arlington. It most closely matches The Preserve, a 43-lot development off of Hayes Road, and Hayes Place, a 32-lot development next door. The Preserve neighborhood has 50-52 ft wide lots, with 15 ft front yards, 3.5 ft side yards, and 18 ft rear yards. The Hayes Place neighborhood has 56-70 ft wide lots, with 15 ft front setbacks, 5 ft side setbacks, and 15 ft rear setbacks. While Hayes Place is still building homes, The Preserve is a relatively established neighborhood with quality, desirable homes.

Architectural Character
The PD includes a large portion devoted to the architectural styles of the homes proposed in the development. Design Standards require all buildings match the stated architectural styles: Craftsman, Colonial Revival, English, and Farmhouse. Specific details are identified as elements of each of those styles. Materials are restricted to high quality, including no vinyl siding or 3-TAB roofing tiles. In addition, front porches are highlighted as an important part of the development and must be a minimum of 6-feet wide by 8-feet deep.

Roadways, Parking, Circulation:
Along with internal road improvements to serve the PD, road improvements will be required along Memphis-Arlington Road, and Gerber Drive. Gerber Drive will consist of the installation of curb and gutter, dedication of right-of-way (ROW) to a full 60’ ROW. Gerber will essentially be a 2-lane roadway complete with curb, gutter, and sidewalk. The proposed sidewalk along Gerber will be 8’ wide to provide enough width for 2-way pedestrian traffic.

Memphis-Arlington Road improvements are currently under design by Fisher Arnold to install an on-street bike lane, curb, gutter, and sidewalk. This project is funded by TDOT, and would be a continuation on the existing improvements at Milton Wilson Drive. The Town is requesting a condition of this PD that the developer reimburse the Town for the portion of the Town’s cost to install these improvements. This reimbursement would be in lieu of the developer making the improvements.

The applicant is proposing that internal road improvements consist of mountable curb and narrower pavement width. Mountable curb is acceptable to Town Staff, and has been used in other developments within Town, such as The Preserve on Hayes Road. The narrower pavement width, in conjunction with the proposed traffic circles, will serve as a traffic calming measure.

The applicant is proposing rear load homes that will be served by alleys. The alleys will be considered privately owned and maintained by the HOA. All alleys will be required to be installed to public road standards as it relates to the structural pavement section (8” soil cement, 3.5” total asphalt). As is common with alleys, curb and gutter will not be installed. The alleys will have a
reverse crown directing storm water to the center of the streets where it will be captured by a series of inlets.

**Drainage / Grading:** The proposed development will be required to install curb inlets and underground drainage system, like any other new subdivision. The developer is proposing a single, regional detention near the north end of the PD. The site as it sits today, consists of more or less three drainage basins. The regional detention will be acceptable so long as the total runoff post development is not greater than the existing conditions of the combined site.

The developer has been notified that as a requirement of this PD, the downstream drainage system will need to be verified to insure this development will not have an adverse effect or be impacted by any downstream drainage concerns. Primarily the crossings under CSX and TDOT ROW.

**Sanitary Sewer:** Public gravity sanitary sewer is available on different sides of the development. Each side lends its own challenges. The Town will work closely with the applicant to develop a solution to serve this property with a gravity sewer system that can gravity flow to the existing infrastructure.

**Phasing:**
The Master Development Plan is required to provide a phasing schedule. The proposal shows development constructed in five (5) phases. The commercial lot (Area 1) is not included in the phasing plan, and is intended to develop at any point based on market demands, which is common. Each phase will maintain a minimum of 20% open space and could be considered a “stand alone” project, as is guided by the Code.

**SUMMARY ANALYSIS**
Staff found the proposed Master Development Plan document very thorough. It provides adequate details and requirements to guide development within the future Phases, with attention to detail of all aspects of design throughout, and included the additional details required with a Master Development Plan. Staff would recommend minor amendment to certain areas to meet Town goals or guidelines, and those have been attached.

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

In addition, preliminary and final plats, and construction documents for each of these Phases will come before the Planning Commission for review. An open space/landscape plan must also be considered by the Design Review Commission.

**RECOMMENDATION**
Staff recommends approval of the Master Development Plan for Myer’s Park, subject to the following conditions, in addition to any other conditions levied by the Planning Commission:
1. The Master Development Plan, dated August 8, 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 General and Master Development Plans.

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 for final plats, construction plans, and all the required documents of those applications.

4. 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 and all phases of this development.

5. Each phase of the project shall be incorporated into one Myer’s Park Homeowners Association, to share the amenities and maintenance costs of the neighborhood.

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

7. All alleys shall be constructed to Town of Arlington Standards for public roads.

8. All alleys shall be owned and maintained by the Homeowners Association.

9. The applicant shall only provide a payment in lieu of improvements along Memphis-Arlington Road equal to the Town’s portion of the construction cost, as a result of the TDOT funded improvements to Memphis-Arlington Road already in process adjacent to the applicants development.

10. Revise the Master Development Plan document to:
   a. Revise language in II. Uses Permitted to note provide further clarification on the permitted uses, such as tying it to an existing zoning designation or providing a list of uses.
   b. Add language to utilize the white 3-rail fence on internal COS areas to distinguish them in the neighborhood, if any perimeter fencing is proposed (not including dog park area).
   c. Increase the typical roof eave overhang on Craftsman and Farmhouse styles from 1 foot to 18”-32” (or similar) to be more consistent with these styles.
   d. Revise street tree sizing requirements in Section V. Landscaping to note a minimum 2.5” caliper tree, per Town Guidelines.
   e. Add a traffic circle at the intersection of the road off Memphis-Arlington and the first road it crosses, to slow traffic as it comes into the development and onto the common area with the pool.
   f. Address all engineering comments throughout per comments dated 16 August 2018.
Town of Arlington
Planning Commission
Planned Unit Development
Master 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 Master Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.

Planned Development Name: Myer’s Park Planned Development
Location: NE corner of the intersection of Memphis-Arlington Rd and Gerber Rd
Owner of Record: R L R Investments, LLC
Owner Address: PO Box 271 Wilmington, OH 45117
Daytime Phone: ____________________ Fax Number: ____________________
E-mail Address: ____________________

Developer Contact: Mr. Keith Grant
Company Name: RDKK Holdings, LLC
Mailing Address: 177 Crescent Drive, Collierville, TN 38017
Daytime Phone: 901-854-0525 Fax Number: 901-854-0526
E-mail Address: kgrant@grantnewhomes.com

Engineer/Designer Contact: Mr. Bob Dalhoff
Company Name: Dalhoff Thomas design studio
Mailing Address: 5465 North Quali Hollow, Suite 401
Daytime Phone: 901-646-5071 Fax Number: n/a
E-mail Address: bob@dt-designstudio.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

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.

*Owner information is required

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<th>APPLICANT:</th>
<th>OWNER:</th>
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<tr>
<td>If an Entity:</td>
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<td>Name of Entity: RDKK Holdings, LLC</td>
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<td>By (Signature):</td>
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<tr>
<td>Print Name: Keith Grant</td>
<td>Print Name:</td>
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<td>Title: President</td>
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Master Development Plan Application

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Copy and use additional pages if necessary

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<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: Keith Grant</td>
<td>Print Name: Donald R. Delucchi</td>
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<tr>
<td>Title:</td>
<td>Title:</td>
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</table>

If an Individual(s):

| 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
RECEIVED

JUL 10 2018

Town of Arlington
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: RDKK Holdings, 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>Keith Grant</td>
<td>103 Crescent Dr., Collierville, TN 38017</td>
</tr>
<tr>
<td>David Grant</td>
<td>&quot;</td>
</tr>
<tr>
<td>Richard Grant</td>
<td>&quot;</td>
</tr>
<tr>
<td>Kim Brown</td>
<td>&quot;</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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PUBLIC NOTICE
The Arlington Planning Commission will hold a public hearing at 6:30 p.m. on Monday, August 20, 2018, at Town Hall, 5854 Airline Rd., to consider the following:
A request for a Master Development Plan for Arlington Trails, a 7.465 acre commercial Planned Development, to be located along Brooks Branch Rd., at the southwest corner of I-40 and Airline Rd.
A request for a Master Development Plan for Myer's Park, a 38.5 acre residential Planned Development, to be located at the northeast corner of Memphis-Arlington Rd. and Gerber Rd.
An application to rezone the property located at 16972 & 16982 Highway 64 from E: Estate Residential to B2: General Commercial.
PUBLIC NOTICE

TOWN HALL
5854 AIRLINE ROAD
ARLINGTON, TN 38002

PUBLIC HEARING

AUGUST 20, 2018
6:30 PM

REQUEST: MASTER PLAN APPROVAL FOR MYERS PARK PD
38.54 ACRES +

APPLICANT: ROKI HOLDINGS, LLC.

CASE INFORMATION AT TOWN OF ARLINGTON
901-667-3440

POSTING DATE: AUGUST 3, 2018