Town of Arlington
Planning Commission
Meeting

February 21, 2017
6:30 P.M.
AGENDA
Planning Commission Meeting
Tuesday, February 21, 2017
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the January 17, 2017 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Villages at Donelson Farms – Rezone request from E-Estate to RS-18 Medium Density Residential at 770’ west of Airline Rd on the south side of Donelson Farms Pkwy.
      a. Public Hearing- A request to rezone the Property located 770’ West of Airline Rd on the south side of Donelson Farms Pkwy.
   B. Arlington Place SD – Northwest corner of Milton Wilson Blvd and Airline Rd – Construction Plans
   C. Arlington Place SD – Northwest corner of Milton Wilson Blvd and Airline Rd – Final Plat
   D. O’Reilly Auto Parts – Out lot 1, Arlington Place SD, Phase II – Site Plan
   E. Arlington Depot Square – 6299 Quintard St – Site Plan
   F. Other as properly presented

VIII. Adjourn
Village at Donelson Farms
REZONING (ZONING MAP AMENDMENT)

DATE: February 21, 2017

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

SUBJECT: Zoning Map Amendment to Rezone the Village at Donelson Farms property

APPLICANT: City Construction and Development, LLC

DESIGN PROFESSIONAL: W.H. Porter Consultants PLLC; Representative: David Porter

SITE LOCATION: 770’ West of Airline Road on the south side of Donelson Farms Parkway

ACREAGE: 12.84 acres

FUTURE LAND USE: Suburban Residential (2.5 - 3.4 du/acre)

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

PROPOSED ZONING: RS-18: Low Density Residential (2.42 du/acre)

PROPOSAL: The applicant is requesting to rezone 12.84 acres located on the south side of Donelson Farms Parkway, opposite Donelson Elementary School. The property consists of one parcel zoned E: Estate Residential. The proposal is to rezone the site to RS-18: Low Density Residential (see attached map). The purpose of the request is to allow future single-family residential development of the property.

ANALYSIS: Review of a zone change request should take into consideration the 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 a large amount of residential development south of I-40, calling for suburban density between I-40 and Donelson Farms Pkwy, and larger lots with less density south of Donelson Farms.
This site is designated as Suburban Residential, which intends for moderately dense suburban neighborhoods (2.5 – 3.4 du/acre). The requested RS-18 zoning allows for a density of up to 2.42 du/acre, which is slightly less than the Future Land Use designation, but otherwise consistent. The existing E: Estate zoning allows 1.0 du/acre and is not consistent.

**Surrounding Uses:** This area is largely undeveloped, with only Donelson Elementary across Donelson Farms Pkwy, a future church site west of the schools, and the Dawson’s Landing subdivision to the southeast. A summary of the surrounding uses, their Zoning and Land Use designations is provided below.

<table>
<thead>
<tr>
<th></th>
<th>Current Use</th>
<th>Current ZONING</th>
<th>Future LAND USE</th>
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<tbody>
<tr>
<td>NORTH</td>
<td>Donelson Elementary</td>
<td>E- Estate Residential</td>
<td>Suburban Residential Institutional</td>
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<tr>
<td>SOUTH</td>
<td>Undeveloped</td>
<td>E- Estate Residential</td>
<td>Low Intensity suburban Residential</td>
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<td>Dawson Landing subdivision</td>
<td>RS-18 PD</td>
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<td>(PD Mixed Use beyond)</td>
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<tr>
<td>EAST</td>
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<td>SC - Shopping Center</td>
<td>Community Support Commercial</td>
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The proposed residential use of the property would be consistent with the surrounding uses that are existing and proposed for this area. In addition, through discussion with the school district, we have learned they support residential development on the project site, and noted residential uses are more compatible with schools. 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, including sewer, to serve a suburban residential development on the proposed site. It should be noted that this site is one of the last large residential properties south of I-40 that can currently be served by this municipal sewer line.

Along with extensive on-site improvements (grading, drainage, sewer), development of the site will require public improvement of Donelson Farms Parkway, including construction of travel lanes, a center landscaped median, and sidewalks.

**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 *(staff feels 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, and the all municipal services are accessible to the subject property*)

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 residential subdivision development, future development on this site will be required to come before the Town for some form of review and approval.

RECOMMENDATIONS: Staff recommends approval of the proposed amendment, finding it consistent with the Future Land Use Plan and Town required findings for a Zoning Map amendment.
Town of Arlington

PLANNING COMMISSION
Rezoning Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Location (Legal Description): 770' West of Airline Road on the south side of Donelson Farms Parkway
Location (Street Address): 0 Donelson Farms Parkway

Legal Owner(s): City Construction and Development LLC
Equitable Owner: ________________________________
Owner Mailing Address: P.O. Box 772808 Memphis Tn 38177
Daytime Phone: 901-607-8660 Fax Number: ___________ E-mail Address: Rdksct@gmail.com

Engineer/Designer: Contact: W. H. Porter Consultants PLLC
Company Name: W. H. Porter Consultants PLLC
Mailing Address: 6055 Primacy Parkway, suite 115 Memphis TN 38119
Daytime Phone: 901 363 9453 Fax Number: 901 363 9453
E-mail Address: Dporter@whporter.com

Agent or representative authorized to prepare this application and to provide further information as requested by the staff: David Porter

INSTRUCTIONS FOR SUBMITTING APPLICATION

☐ Fee Schedule: Less than five (5) acres: $600 + $30 per acre over 5 acres; Over five (5) acres: $700 + $30 per acre over 5 acres; Maximum Fee: $1,500

Make check payable to the Town of Arlington

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

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

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

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

Revised: 7/10/2012
PLANNING COMMISSION
REZONING APPLICATION

ACKNOWLEDGEMENTS

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

| APPLICANT: | OWNER* (If different from applicant. If same, note "same"):
| If an Entity: | If an Entity:
| Name of Entity: City Construction and Development LLC | Name of Entity:
| By (Signature): | By (Signature):
| Print Name: Rodger Kelly | Print Name:
| Title: | Title:
| If an Individual(s): | 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: 7/10/2012
February 1, 2017

To: The Commercial Appeal
From: Alex Barthol
Town of Arlington

Please publish on Friday, February 3, 2017 to read as follows:

PUBLIC NOTICE

The Town of Arlington Design Review Committee will move their regularly scheduled meeting from Tuesday February 14th to 6:30 PM Monday February 13, 2017 at Town Hall, 5854 Airline Rd, Arlington, TN.

The Town of Arlington Planning Commission will hold a public hearing at 6:30 PM on Monday, February 21, 2017 at Town Hall, 5854 Airline Rd, to consider a request to rezone the property located 770’ West of Airline Rd on the south side of Donelson Farms Pkwy to RS-18.

Please confirm receipt of notice.

Thank you.
Arlington Place Subdivision, Phase 2
CONSTRUCTION PLANS REVIEW

DATE: February 21, 2017

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

SUBJECT: Construction Plans Review for a commercial subdivision

APPLICANT: Richard Leike

DESIGN PROFESSIONAL: Renaissance Group; Representative: Wesley Woodridge

SITE LOCATION: West of Airline Road, north of Milton Wilson Boulevard, and east of Arlington High School

ZONING: SC – Shopping Center Commercial

SITE ACREAGE: 12.48 acres

LOTS PROPOSED: 5 total

PROPOSAL: Mr. Wesley Woodridge, representing Richard Leike, is requesting Planning Commission approval for construction plans for Phase 2 of the Arlington Place commercial subdivision. The original subdivision was a two-lot plat that was recorded in 2003. Phase 2 will create five lots: three (3) roughly 1.4-acre outlots fronting Airline Road, a 1.7-acre lot fronting Milton Wilson (Lot 1 of original Subdivision), and a 6.55-acre remainder lot on the west side of the site with access to both Milton Wilson and Airline Road.

The project is located between Arlington High School and Airline Road, north of Milton Wilson Boulevard. It is within the SC (Shopping Center) zoning district. A Preliminary Plat for Phase 2 was approved by the Planning Commission on September 19, 2016.

Access: The five (5) lots in the subdivision share three (3) access points, two on Airline Road and one on Milton Wilson. Airline Road access is gained through a 63ft-wide ingress/egress easement between Lots 1 and 2, and a 24ft-wide ingress/egress easement between Lots 2 and 3. The smaller easement is limited to right-in/right-out movements only and will be constructed
when development occurs on Lot 2 or 3, whichever occurs first. The 63ft easement is full access. Milton Wilson Access is gained through a 50ft-wide ingress/egress easement on the remainder lot, which also provides access for the adjacent dermatology building under construction on the corner (a condition of that project’ s approval).

The use of the proposed shared access easements supports access management to our public streets by limiting curb cuts and guiding their spacing.

**Road Improvements:** Roadway improvements will be required along the Airline Road frontage. Airline Road is proposed to ultimately have an 84’ right-of-way, consisting of 4 travel lanes, a center turn lane, and sidewalks in this area. As such, the developer will be required to construct those proposed improvements on the west half of Airline. In addition, because the design of Airline Road includes a change in the road profile in this area, the existing lanes along Airline will have to be re-built to the new profile for approximately 400’.

The Town has received funding through the MPO for the design of the widening of Airline Road. However, the final design has not been completed. This developer will be required to coordinate the design with the Town’s consultant, and include construction plans for the roadway work in the subdivision construction plans.

**Drainage / Grading:** The grading and drainage plans consist of primarily of an underground drainage network. There will be minimal grading of the individual lots. On-site detention will be the responsibility of the individual lots as they develop.

This property is not located within a special flood hazard area per the current FEMA Flood Insurance Rate Map.

**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 February 7, 2017, and with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance, Town of Arlington Subdivision Regulations, and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

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

S-3. Approval of these Construction Plans shall expire within one (1) year from the date of such approval unless a Final Plat based thereon is approved and/or an extension of time is requested by the applicant and approved by the Planning Commission.

S-4. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.
S-5. Prepare and submit to the State of Tennessee (with a copy to Arlington) a Notice of Intent and a Stormwater Pollution Prevention Plan for the site.

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

S-7. A Development Agreement, including all applicable development fees, shall be approved by the Board of Mayor and Aldermen prior to construction of any infrastructure within the development, per the Arlington Subdivision Regulations.

S-8. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

S-9. Prior to acceptance of any public improvement, the applicant will be required to provide as-built drawings for review and approval by Town Engineer. Upon approval, a copy of the Final Subdivision Plan documents including sewer, water and drainage as-built drawings must also be provided using Tennessee State Plane Coordinate System with NAD83, NAVD88 datum in DXF or DWG format (AutoCAD 2000 or earlier).

PROJECT SPECIFIC CONDITIONS:

P-1. Revise the Construction Plans to address all comments and “red-line” notes provided by the Town Engineer prior to final approval of Construction Plans. Resubmit corrected plans along with a response letter stating how each comment was addressed for Town review and approval.

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

P-3. Airline Road widening improvements shall be built in accordance with the most current TDOT Standard Specifications for Road and Bridge Construction, including any changes, modifications, or addenda.

P-4. Coordinate with MLGW regarding any adjustment and/or relocation of power poles on the site.

P-5. Sanitary sewer cleanouts shall be installed at the edge of the sewer easement, or within 5 feet of the edge of the sewer easement.
**Town of Arlington**

**Planning Commission**

**Construction Plans Application**

(Major Subdivisions Only)

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

<table>
<thead>
<tr>
<th>Subdivision Name:</th>
<th>ARLINGTON PLACE SUBDIVISION</th>
<th>Phase:</th>
<th>2</th>
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<tbody>
<tr>
<td>Location:</td>
<td>NORTHWEST CORNER OF MILTON WILSON AND AIRLINE ROAD</td>
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<tr>
<td>Owner of Record:</td>
<td>RICHARD H. LEIKE</td>
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<tr>
<td>Owner Address:</td>
<td>6525 QUAIL HOLLOW RD. MEMPHIS TN. 38120</td>
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<tr>
<td>Daytime Phone:</td>
<td>(901) 756-8900</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:dickleike@crye-leike.com">dickleike@crye-leike.com</a></td>
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**Developer Contact:**

- **Name:** RICHARD H. LEIKE
- **Mailing Address:** 6525 QUAIL HOLLOW RD. MEMPHIS TN. 38120
- **Daytime Phone:** (901) 756-8900
- **E-mail Address:** dickleike@crye-leike.com

**Engineer/Designer Contact:**

- **Name:** J. WESLEY WOOLDRIDGE
- **Company Name:** RENAISSANCE GROUP
- **Mailing Address:** 9700 VILLAGE CIRCLE, SUITE 100 LAKELAND TN. 38002
- **Daytime Phone:** (901) 332-5533
- **E-mail Address:** wwooldridge@rgroup.biz

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**Instructions for Submitting an Application:**

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

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

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

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

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**Office Use Only**

Date Received: 12/18/14  
Amount: 480.00  
Fee Receipt #: 029331

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507  
Telephone (901) 887-3449 • Fax (901) 887-2638

Revised: 1/8/2015
Arlington Place Subdivision, Phase 2
FINAL PLAT APPLICATION REVIEW

DATE: February 21, 2017

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

SUBJECT: Final Plat for the Arlington Place Subdivision, Phase 2

APPLICANT: Richard Leike

DESIGN PROFESSIONAL: Renaissance Group; Representative: Wesley Woodridge

SITE LOCATION: West of Airline Road, north of Milton Wilson Boulevard, and east of Arlington High School

ZONING: SC – Shopping Center Commercial

SITE ACREAGE: 12.48 acres

LOTS PROPOSED: 5 total

PROPOSAL: Mr. Wesley Wooldridge, representing Richard Leike, is requesting Planning Commission approval for a Final Plat for Phase 2 of the Arlington Place commercial subdivision. The project is located between Arlington High School and Airline Road, north of Milton Wilson Boulevard. It is within the SC (Shopping Center) zoning district.

The subdivision will create five lots: three (3) roughly 1.4-acre outlots that front Airline Road, a 1.7-acre lot fronting Milton Wilson (Lot 1 of original Subdivision), and a 6.55-acre remainder lot on the west side of the site with access to both Milton Wilson and Airline Road. The remainder lot includes 63’ of frontage on Airline Road and 50’ of frontage on Milton Wilson, each with an ingress/egress easement to serve adjacent lots, with the intent of limiting driveway cuts on the public roads.

A Preliminary Plat for Phase 2 was approved by the Planning Commission on September 19, 2016. Construction Plans for the subdivision are being considered on tonight’s agenda.
ANALYSIS: The proposed lot layout is consistent with the approved Preliminary Plat, with the lots meeting minimum lot size, dimension, and access requirements. Any remaining minor corrections will be addressed to the Engineer’s satisfaction prior to recording.

NEXT STEPS: If approved, the applicant is required to finalize plans that address all engineering comments, receive a Development Agreement from the BMA, and have a pre-construction meeting with staff prior to beginning any work.

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

STANDARD CONDITIONS:
S-1. It is found that the application as presented, with plans dated February 7, 2017, and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to record the Plat.

S-3. A completed Development Agreement shall be prepared and executed prior to construction of any infrastructure within the development.

S-4. Prior to recording the final plat, the developer shall furnish the Town of Arlington approved security, per the Subdivision Regulations, in order to ensure the work will be completed in accordance with approved drawings and applicable specifications.

S-5. The developer shall provide the Town with a copy of the Final Plat using Tennessee State Plane Coordinate System with NAD83 datum, and NAVD88, on disk or CD in a generally accepted format at the time the Final Plat is presented for recording.

S-6. The applicant’s design professional shall address all Final Plat mark-ups prior to recording the Final Plat.

PROJECT SPECIFIC CONDITIONS:
P-1. Approval of Final Plats will be contingent upon approval of the Construction Plans.

P-2. Revise plat to correctly note the front building setback and landscape easement along Airline Road and Milton Wilson Boulevard as 25 feet, on both plat and landscape plate.

P-3. Renumber the proposed lots, leaving the lot fronting Milton Wilson as Lot 1 and the remaining along Airline Road as Lots 2-4.

P-4. All access for lots with road frontage on Milton Wilson Boulevard and Airline Road shall be accessed by the ingress/egress easements as recorded here. No additional access points for Lots 1-4 shall be allowed on Milton Wilson Boulevard or Airline Road.

P-5. Add a note that all paved drives shall be perpetual ingress/egress easements across all internal lot lines for the benefit of the subdivision.
Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Subdivision Name: ARLINGTON PLACE SUBDIVISION  Phase: 2
Location: NORTH WEST CORNER OF MILTON WILSON RD AND AIRLINE RD
Owner of Record: RICHARD H. LEIKE
Owner Address: 6525 QUAIL HOLLOW RD, MEMPHIS TN 38120
Daytime Phone: (901) 756-8900  Fax Number:
E-mail Address: dickleike@crye-leike.com

Developer Contact: RICHARD H. LEIKE
Company Name:
Mailing Address: 6525 QUAIL HOLLOW RD, MEMPHIS TN 38120
Daytime Phone: (901) 756-8900  Fax Number:
E-mail Address: dickleike@crye-leike.com

Engineer/Designer Contact: J. WESLEY WOOLDRIDGE
Company Name: RENAISSANCE GROUP
Mailing Address: 9700 VILLAGE CIRCLE, SUITE 100, 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: $300.00
*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.

☐ If it becomes necessary to make changes to the subdivision, review the procedure in Article 2, Section E.5.
☒ Refer to the Town of Arlington Subdivision Regulations, available at www.town.ofarlington.org, for all
subdivision requirements.

Office Use Only
Date Received: 12/21/16
Amount: $300.00
Fee Receipt #: 024-520

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
Final Plat Application

It is understood that:

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

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

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

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

*Copy and use additional pages if necessary*

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RICHARD H. LEIKE

RICHARD H. LEIKE
O'Reilly Auto Parts
SITE PLAN APPLICATION REVIEW

DATE: February 21, 2017

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

SUBJECT: Site Plan Review

APPLICANT: The Hutton Company; Representative: Josh Ligon

DESIGN PROF./CONSULTANT: Wolverton & Associates, Inc.; Representative: Evan Bennett

SITE LOCATION: West side of Airline Road, north of Milton Wilson Boulevard in the Arlington Place Subdivision

SITE ACREAGE: 1.33 Acres

ZONING: SC: Shopping Center district

ANALYSIS: The applicant is requesting Planning Commission approval of a site plan for a new retail building to be located at the southwest corner of Airline Road and the primary drive into the Arlington Place Subdivision. The subject property is currently undeveloped and is located in the SC: Shopping Center Zoning District.

Proposal: The applicant proposes to construct a single-story, 7,569 square foot O'Reilly Auto Parts store on the 1.3-acre lot. The building is proposed in the center of the lot facing Airline Road, with parking along both street frontages, a detention basin on the south side of the lot, and open space and a dumpster enclosure along the west side of the lot.

As proposed, the building sits 100 feet back from Airline Rd., while the adjacent dermatology building is set at the front 25-foot setback (with their parking behind the building). Staff informed the applicant the Code encourages parking to the side or rear of buildings, and recommended the building be moved toward Airline Rd to be more consistent with the dermatology site and the previous goals expressed by the Board. The applicant stated it's their preference to maintain the building as proposed.
The intent of placing commercial buildings closer to the street is to create a vibrant pedestrian environment, to slow traffic, to provide a more storefront character to the street, and encourage walking. However, the Code allows one double-loaded aisle at the front of the building, which is what is proposed. By continuing the streetscape of the adjacent site, providing added landscaping bulk in the southeast corner of the site, and providing pedestrian connection from the front sidewalk to the building, staff feels this difference in setbacks can be mitigated.

**Access and Loading:** Access to the site will be through the Arlington Place Subdivision’s 63’ ingress/egress shared driveway from Airline Road, which provides access to most of the subdivision. The O’Reilly driveway connects to their parking lot along the building’s north and east sides. A loading area is provided at the northwest corner of the building and is designated for deliveries.

For pedestrian access, a walkway is proposed from the Airline Road sidewalk to the building.

**Road Improvements:** Roadway improvements along Airline Road and the subdivision’s shared driveway will include curb, gutter and sidewalk and will be required to be installed by the developer of the Arlington Place subdivision. As such, no road improvements are anticipated with this Site Plan submittal.

**Parking:** The site plan provides a total of 39 parking spaces, including 2 handicap stalls at the store entrance. This is within Zoning Ordinance requirements, which call for a minimum of 36 spaces (1:200sf) and a maximum of 40 spaces (1:180sf) for standard retail uses. The parking is provided on the front and north sides of the building.

**Drainage / Grading:** The site consists of overland flow to the proposed detention basin. The site’s storm water detention area is along the south side of the site and is adequately sized to meet the Town’s detention requirements.

**Landscaping and Tree Ordinance:** The site is currently undeveloped with few existing trees. Landscaping is proposed along both roadway frontages to match the Airline Road requirements, and the site will be required to meet the Code required 27 tree density units.

Open space of 55% is provided along the perimeter of the lot, exceeding the Town’s 30% requirement. 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 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 February 2, 2017, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

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

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

S-4. 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 Review Manual.

P-4. The project shall meet the Town adopted 2012 International Fire Code, including all referenced appendices.

P-5. All improvements associated with the Arlington Place Subdivision Phase 2 construction plans shall be installed and fully completed prior to O’Reilly Auto Parts being allowed to open for business. Improvements associated with Arlington Place Subdivision Phase 2 shall include, but not be limited to, the widening of Airline Road with associated drainage improvements, and the Arlington Place Subdivision drive that is proposed for the 63’ ingress/egress easement.

P-6. The Final Plat for Arlington Place Subdivision Phase 2 must be recorded before a building permit can be issued for this project. This will require either (a) completion and acceptance by the Town of all public improvements associated with the subdivision, or (b) posting of a full bond for the subdivision.
Refer to Meeting and Submittal Dates Calendar for Application Deadlines

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>O'Reilly Auto Parts</th>
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<tr>
<td>Location:</td>
<td>Outlet 1, Arlington Place Subdivision, Phase II (Airline Road)</td>
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<tr>
<td>Owner of Record:</td>
<td>Richard H. Leike, a Living Trust</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>8643 Poplar Pike, Germantown, TN 38138</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>(901) 486-2070</td>
<td>Fax Number:</td>
<td></td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:dickleike@crye-leike.com">dickleike@crye-leike.com</a></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Developer Contact: Josh Ligon

Company Name: Hutton

Mailing Address: 736 Cherry St., Chattanooga, TN 37402

Daytime Phone: (423) 756-9287 | Fax Number: (423) 641-1031

E-mail Address: jilion@hutton.build

Engineer/Designer Contact: Evan Bennett

Company Name: Wolverton & Associates, Inc.

Mailing Address: 7 E. Congress St., Suite 306, Savannah, GA 31401

Daytime Phone: (912) 721-6899 | Fax Number: (912) 721-6998

E-mail Address: 

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*

| APPLICANT: | OWNER:
| --- | --- |
| If an Entity: | (if different from applicant - if same, note “same”)
| Name of Entity: Hutton Team, LLC | Name of Entity: Trust of Richard H. Leike, a Living Trust
| By (Signature): | By (Signature):
| Print Name: Geoff Smith | Print Name: Richard H. Leike
| Title: President | Title: TRUSTEE
| If an Individual(s): | |
| Print Name: | Print Name:
| Signature: | Signature:
| Print Name: | Print Name:
| Signature: | Signature:
| Print Name: | Print Name:
| Signature: | Signature:
| Print Name: | Print Name:
| Signature: | Signature:

5
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

Arlington Depot Square Project
SITE PLAN APPLICATION REVIEW

DATE: February 21, 2017

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

SUBJECT: Site Plan Review

APPLICANT: Cotton Gin Joint Venture

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

SITE LOCATION: Northwest corner of Walker Street and Quintard, in the Depot Square area.

SITE ACREAGE: 1.04 Acres

ZONING: B-3: Downtown Business District, within Depot Square Overlay

Mr. Wesley Wooldridge, representing the property owner, is requesting Planning Commission approval of a site plan for a new retail building. The project property is a relatively square 1.04-acre lot located on the northwest corner of Walker and Quintard, extending from Walker Street to the CSX railroad. The site is improved with several concrete pads, the old metal Gin building and two smaller metal shed/offices. It is within the B-3: Downtown Business zone and Depot Square Overlay.

Proposal: The applicant proposes to construct a two-story, 12,823 square foot, retail/office building on the southeast corner of the parcel. The building will front on both Quintard and Walker Streets, and can include up to five (5) different retail suites with their primary entrances facing Quintard. Per the Depot Square Master Plan, the building is proposed just behind the sidewalk, with a setback ranging from 4 to 6 feet, similar to SY Wilson, Oliver’s Barbershop and Classic Trends.

A parking lot is proposed behind the building, in the northwest corner of the lot. In addition, the applicant has identified two areas for similar future buildings on the property, one to the west on Walker Street and one to the north on Quintard. These areas are proposed to be cleared and maintained as open space until future development is proposed.
The Cotton Gin: The Cotton Gin, which is located on the site and proposed for removal, was built in 1946 and represents the agriculture history of Arlington. While the building is not on a historical register or identified as contributing structure to our historic district, it is a building that strikes an emotional chord with many residents. As such, staff requested the applicant explain why the building is not salvageable and what, if any, efforts will be undertaken to document, reuse and/or memorialize the building.

The applicant stated they understood the significance of the building and had many concentrated discussions on how to save the structure. However, no matter what approach was taken, the costs have always been cost prohibitive. They noted that the structure of the building is about the lightest framing system that could be used in its day, and does not come anywhere close to the structural requirements of today and the minimum seismic codes. Also, the foundations would not meet any of these criteria and a complete building insulation system would also be required to meet new energy codes. The result is that a significant amount of engineering and materials would be needed with excessive cost to make those structural improvements. They also noted the building skin, steel single pane windows, corrugated sheet metal siding and roofing are all rusting or lose and badly in need of replacement. Therefore, a decision was made to deconstruct the building and replace it with turn-of-the-century historical looking structures that would fit the area and Master Plan. With regard to documenting the building, they do intend to save parts of the building such as siding, windows and pieces of the structure and repurpose them in the new building construction. The specifics of this are not fully vetted at this time but the developer and architect are committed to making that happen.

Access and Loading: Access to the site will be through a driveway from Walker Street. The driveway will connect to a parking lot at the rear of the lot. The parking lot could ultimately serve the proposed building and future buildings on the site. Parking lot improvements will include stub connections to the lot adjacent to the west.

For pedestrian access, sidewalks are proposed along the Walker Street frontage and Quintard Street in front of the building. Also, a 12-foot wide walkway is proposed to run along the north side of the building, connecting Quintard Street to the parking area at the back of the building.

Road Improvements: Road improvements are proposed along the full Walker Street frontage and on Quintard Street in front of the proposed building. Minor street improvements are also proposed along the east-west street between the Blacksmith Shop and SY Wilson building. A summary of all the improvements is provided below:

- Quintard Street
  - New curb and gutter along the west edge of pavement
  - Asphalt overlay
  - Pavement striping and signage
  - New corner radii at Walker to encourage lower speeds in Depot Square
- Walker Street
  - New curb and gutter along the north edge of pavement
  - On-street parking which requires street widening
- East-West (Unnamed) Street
  - Slight realignment of this street to remove a "kink" in the existing road
  - Asphalt overlay
  - Pavement striping
  - New curb and gutter along the north side to tie to the proposed curb and gutter along Quintard

Quintard currently terminates on the south edge of CSX right-of-way. Since this road no longer crosses CSX, the existing roadway will be demolished, and the right-of-way will be quit claimed back to the adjacent properties to the east and west of centerline. The applicant is proposing to abandon a sliver of right-of-way on the west side of Quintard. In order to maintain a 50' right-of-way along Quintard, a sliver of right-of-way on the east side is being dedicated to the Town.

No right-of-way dedication is required along Walker Street for the proposed improvements.

Parking: The site plan provides a total of 48 parking spaces, including 2 handicap spaces for the proposed building and the 2 future buildings. This is within Zoning Ordinance requirements for a use in the Depot Square Master Plan, which call for 26 spaces (1:500 sf) if public parking is within 300 feet of the site. As outlined in the Depot Square Master Plan, road improvements along Walker Street will also include on-street parking. A total of five (5) on-street parking spaces are being added on Walker. Due to the open concrete channel on the east side of Quintard, and the proposed sidewalk/building layout on the west side of Quintard, on-street parking along Quintard did not seem feasible or desirable.

Drainage / Grading: The project consists of a combination of overland flow, as well as an underground drainage network. With the roadway and parking improvements along Walker Street, there will be a handful of inlets placed to allow for adequate drainage.

Given historical flooding within the Depot Square area, it is recommended by the Town Engineer that the main drainage ways in Depot Square be designed to a 100-year storm event. In order to meet the recommended design criteria, the existing 48" storm pipe on the east side of Quintard, under the East-West (Unnamed) Street, will need to be removed and replaced with a 5' wide x 4' tall reinforced concrete box culvert.

The requirement for detention has been waived for this site. This decision was made based on the proximity of the site to the Loosahatchie River and being on the downstream end of the drainage basin. This detention waiver was approved by the Town Engineer.

Landscaping and Tree Ordinance: The site is primarily undeveloped, except for a few old buildings, and there are no existing trees. Landscaping will be required to meet the Code and Depot Square overlay requirements for this site. The Design Review Committee will review the final landscaping plans.

With this plan, open space of 41% is proposed on the site, located primarily in the two "future building" locations. While this exceeds the Town’s 30% requirement for commercial lots, the B-
3 zone provides flexibility for Depot Square properties and this percentage will not have to be maintained in the future.

Next Steps: If approved, the applicant will next be required to receive approval for site improvements from the Design Review Commission, receive a Development Agreement from the BMA for public improvements, and have a Pre-Construction meeting with staff prior to beginning work.

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

STANDARD CONDITIONS:
S-1. It is found that the application as presented, with plans dated February 3, 2017, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.
S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.
S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.
S-4. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s approved plans prior to any earth disturbance activity.
S-5. All signage design and location is subject to the review and approval of the Design Review Committee.
S-6. The project shall meet the Town adopted 2012 International Fire Code, including all referenced appendices.
S-7. The applicant is required to have a pre-construction meeting with the Town of Arlington staff prior to commencing improvements.

PROJECT SPECIFIC CONDITIONS:
P-1. Sidewalk paths, including those across any driveway shall be ADA compliant.
P-2. Revise Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.
P-3. Document the Cotton Gin in pictures prior to any demolition activities and identify to the Town what portions will be salvaged for repurposing through the DRC review of the current and future building phases on the property.
P-4. Remove and replace the existing 48" storm drain pipe east of Qunitard, under the East-West (Unnamed) Street, and replace it with a 5' wide x 4' tall reinforced concrete box culvert.

P-5. Provide Quit Claim deeds with descriptions for the right-of-way of Quintard north of the East-West (Unnamed) Street that will be turned over to the adjacent property owners, less and except the sanitary sewer easement that is noted to remain for future public sewer extension.
**Town of Arlington**

**Planning Commission**

**Site Plan Application**

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

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>Arlington Depot Square</th>
<th>Zoned:</th>
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<tbody>
<tr>
<td>Location:</td>
<td>6229 Quintard Street, Arlington</td>
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<tr>
<td>Owner of Record:</td>
<td>Cotton Gin Joint Venture</td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>6280 Chester Street, Arlington TN.</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>(901) 867-0232</td>
<td>Fax Number:</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:bobby@sywilson.com">bobby@sywilson.com</a></td>
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</tbody>
</table>

| Developer Contact: | Bobby Winstead |
| Company Name:      | Cotton Gin Joint Venture |
| Mailing Address:   | 6280 Chester Street, Arlington TN. |
| Daytime Phone:     | (901) 867-0232 | Fax Number: |
| E-mail Address:    | bobby@sywilson.com |

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

**Instructions for Submitting an Application:**

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

   *Make checks payable to the Town of Arlington*

2. 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.*

3. 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.

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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.  

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<table>
<thead>
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<th>APPLICANT:</th>
<th>OWNER: (if different from applicant - if same, note &quot;same&quot;)</th>
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</thead>
<tbody>
<tr>
<td>If an Entity: <strong>Cotton Gin J.V.</strong></td>
<td><em>Owner information is required</em></td>
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<tr>
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<td>Name of Entity:</td>
</tr>
<tr>
<td>By (Signature): __________</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: <strong>Jan Moncrief</strong></td>
<td>Print Name:</td>
</tr>
<tr>
<td>Title: <strong>Partner</strong></td>
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