Planning Commission
March 20, 2017
6:30 P.M.
Meeting Minutes

I. Invocation

II. Call to Order and Roll:

Chairman Russ Campbell called the meeting to order and advised that a quorum was established.

Present
Russ Campbell, Chairman
Oscar Brooks, Alderman
Don Hinkle
Glen Bascom, Secretary
Tommy White
Al Johnson

Others Present
Angela Reeder, Town Planner
Cathy Durant, Town Administrator
Jason Allen, Engineer
Gerald Lawson, Town Attorney

Absent
Mike Wissman, Mayor (excused)

III. Approval of Minutes from February 21, 2017 Meeting:

Chairman Campbell called for a motion on the February minutes.

Motion: Glen Bascom made a motion to approve the minutes of the February 21, 2017 meeting.
Don Hinkle seconded the motion.

Vote on Motion: The motion carried unanimously.

IV. Comments from Citizens

Chairman Campbell invited anyone wishing to address the Commission to please come forward and state his/her name and address for the record. There were no comments

V. Old Business:

A. Other as Properly Presented

There was no Old Business
VI. New Business:

A. Wilson’s Crossing PD, Phase 3 – North side of Forrest Street, West of Forrest Lake PD - Construction Plans

Chairman Campbell recognized Angela Reeder, the Town Planner, who provided an analysis (on-file) and stated that Mr. Keith Grant is requesting Planning Commission approval for construction plans for Phase 3 of the Wilson’s Crossing Planned Development. The subject property is 31.81 acres in size and is located on the east side of Milton Wilson Boulevard, north of Forrest Street and Phase 2 of Wilson’s Crossing, and west of the Forrest Lake Subdivision. The plans for this phase include 36 single-family residential lots and a 20.76-acre open space lot. The Wilson’s Crossing PD overlay was originally approved by the BMA on August 5, 2013.

Phase 3 will gain primary access through an existing stub street from Phase 2. This Phase will also include a connection to the east, across from Doolin Cove, into the Forrest Lake Subdivision.

Town Engineer Jason Allen came forward and stated that The Phase 3 grading and drainage plans consist of a series of curb inlets and underground drainage network. This underground system will discharge to a proposed detention basin located on the north end of the project site. As part of the Phase 2 construction, a drainage ditch was installed along the west line of Phase 3.

The Phase 3 sanitary sewer will be served by gravity sewer lines. Phase 3 construction will include a stub out to the west that will ultimately serve Wilson’s Crossing Phase 4.

A Land Disturbance Permit was previously approved for this site for the mass grading of the proposed detention pond which required the relocation of an existing 8" sanitary sewer force main. The Developer is currently weighing the pros and cons of beginning the work associated with the Land Disturbance Permit, or performing that work as part of Phase 3. If the developers decide to perform the work as part of Phase 3, the sanitary sewer force main relocation will be required as part of Phase 3.

Common Open Space within this phase of development includes two lakes at the north end of the site on an approximately 21-acre parcel. The developer will be installing a walking trail and landscaping around the lake so that it functions as an amenity for homeowners.

A landscape plan will be required to be presented to the Design Review Committee for review and approval.

Staff recommended approval of the applicants request subject to standard and project specific conditions.

Main Motion: Oscar Brooks made a motion to approve the construction plans for Wilson’s Crossing Phase 3. Don Hinkle seconded the motion.

Discussion:

Oscar Brooks asked if there was another entrance in the original concept. Ms. Reeder answered yes it was, but there were issues in phase 2 that required more fill to be put in. Oscar Brooks then asked if the overall lots were reduced. Ms. Reeder answered yes.

Chairman Campbell asked for any other discussion. Hearing none, he called for a vote on the motion.

Vote on Motion: The motion carried unanimously

Conditions of Approval

STANDARD CONDITIONS:
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S-1. It is found that the application as presented, with plans dated March 3, 2017, and with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance, Town of Arlington Subdivision Regulations, and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

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

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

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

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

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

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

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

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

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

PROJECT SPECIFIC CONDITIONS:

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

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

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

P-4. Decorative street sign posts, as required by BMA 2007-11 and 2008-10, are required to be installed prior to recording the plat.

P-5. The required street light fixture consistent with the remainder of this development’s residential streets, is the MLGW White Post Top Fixture. Street light design shall be designed by MLGW using this fixture, and paid for by the developer.

P-6. Relocate existing 8” sanitary sewer forcemain based on the previously approved relocation plans. This Condition shall be required if the previously approved Land Disturbance Permit work is rolled into Phase 3 of Wilson’s Crossing.

P-7. Record a sanitary sewer easement for the relocated 8” sanitary sewer forcemain across the future Wilson’s Crossing Phase 4. This easement was approved as part of the Land Disturbance Permit. This Condition shall be required if the previously approved Land Disturbance Permit work is rolled into Phase 3 of Wilson’s Crossing.

B. Wilson’s Crossing Phase 3 — North side of Forrest Street, West of Forrest Lake PD - Final Plat
Chairman Campbell recognized Angela Reeder, the Town Planner, who provided an analysis (on-file) and stated that Mr. Keith Grant is requesting Planning Commission approval of a Final Plat for Phase 3 of the Wilson's Crossing PD. The Phase 3 portion of the project is 31.81 acres in size, and is located on the east side of Milton Wilson Boulevard, north of Phase 2 of Wilson's Crossing, and west of the Forrest Lake Subdivision.

The subdivision will create 36 single-family residential homes, with lots ranging in size from 8,750 (the minimum allowed in the PD) to 19,282 square feet.

The proposed lot layout is consistent with the approved PD, although changes have been made to accommodate unforeseen soil conditions in the field during Phase 2 construction. The lots meet minimum lot size, dimension, and access requirements as set forth in the original PD. Any remaining minor corrections will be addressed to the Engineer's satisfaction prior to recording.

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.

Staff recommended approval of the applicant's request, subject to the following conditions.

Main Motion: Don Hinkle made a motion to approve the Final Plat for Wilson’s Crossing Phase 3.
   Tommy White seconded the motion.

Discussion:

Chairman Campbell asked if there was going to be one HOA that governed all of the phases or several different ones. Town Attorney Gerald Lawson answered that it will just be one HOA. Ms. Reeder added that homeowners in all of the phases will have access to all of the amenities.

Chairman Campbell asked for any other discussion. Hearing none, he called for a vote on the motion.

Vote on Motion: The motion carried unanimously

Conditions of Approval

STANDARD CONDITIONS:

S-1. It is found that the application as presented, dated March 3, 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 state plane coordinate system with NAD - 27 or NAD - 83 datum 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 the Final Plat will be contingent upon approval of the Construction Plans.

P-2. All relevant conditions of the Planned Development Overlay, Construction Plan approval and Final Plat approval shall be added to the plats prior to recording, including but not limited to, minimum home size requirements and a requirement for wrought iron fencing on lots which back up to COS (lots 134-142).
P-3. Provide a Lot Table which identifies each of the lot sizes and their minimum finish floor elevations, as referenced in Note 6.

P-4. Record a sanitary sewer easement for the relocated 8" sanitary sewer forcemain across the future Wilson’s Crossing Phase 4. This easement was approved as part of the Land Disturbance Permit. This Condition shall be required if the previously approved Land Disturbance Permit work is rolled into Phase 3 of Wilson’s Crossing.

P-5. All lots in Phase 3 must be incorporated into the HOA for the Wilson’s Crossing PD, to ensure shared access and maintenance of HOA amenities. Proof that the community HOA is in good standing and documentation on how Phase 4 will be incorporated will be required prior to recording of the Final Plat.

P-6. All common open space in Phase 3 must be deeded to the HOA at the time of recording of the Final Plat.

C. Wilson’s Crossing Phase 4 – North side of Forrest Street, West of Forrest Lake PD – Construction Plans

Chairman Campbell recognized Angela Reeder, the Town Planner, who provided an analysis (on-file) and stated that Mr. Keith Grant is requesting Planning Commission approval for construction plans for Phase 4 of the Wilson’s Crossing Planned Development. The subject property, 9.85 acres in size, is located on the east side of Milton Wilson Boulevard, north and east of Maple Grove Phase 2.

The plans for this phase include 34 single-family residential lots and one small common open space lot. The homes in Phase 4 will either front on Milton Wilson Blvd or on Rutherford Drive. Rutherford Drive will loop back to Milton Wilson Blvd creating a new drive opening north of the existing Rutherford Drive. The proposed drive will align with a median opening along Milton Wilson Blvd, allowing both left hand and right hand turning movements.

Pedestrian access will be provided by sidewalks throughout. In addition, access to open space trails in Phase 3 will be available through the north end of the Phase and through a 10-foot open space lot between lots 107 and 108.

Town Engineer Jason Allen Stated that the Phase 4 grading and drainage plans consist of a series of curb inlets and underground drainage network. A portion of the development will tie to the piped ditch on the east side of Phase 4, while the rest of the development will tie to the existing lake on the north side of Wilson’s Crossing Phase 3. The detention for this phase of Wilson’s Crossing will be served by the detention basin being installed as part of Phase 3.

The Phase 4 sanitary sewer will be served by gravity sewer lines. The gravity sewer will tie to the stub out on the east line that installed as a part of Wilson’s Crossing Phase 3.

One Common Open Space lots is proposed within this phase of development; however, it is only 1,275sf in size and serves as an access to a pedestrian trail. In addition, the developer will be installing a walking trail and landscaping around the lake.

Staff recommended approval of the applicant’s request, subject to the following conditions.

Main Motion: Glen Bascom made a motion to approve the Construction Plans for Wilson’s Crossing Phase 4. Don Hinkle seconded the motion.

Discussion:

Glen Bascom asked if all of the phases were supposed to have enough green space on their own. Ms. Reeder answered yes, they are, but as these were submitted together, it made sense to allow them as submitted. Oscar Brooks asked if overall, they met the requirement for green space. Ms. Reeder answered yes. Chairman Campbell asked if the open space proposed for Phase 4 was always going to serve as an interconnection. Ms. Reeder answered yes. Chairman Campbell then asked if there was going to be a sidewalk through there. Robert Reeves answered yes, it would be a five foot sidewalk.
Chairman Campbell asked for any other discussion. Hearing none, he called for a vote on the motion.

**Vote on Motion:** The motion carried unanimously

**Conditions of Approval**

**STANDARD CONDITIONS:**

**S-1.** It is found that the application as presented, with plans dated March 3, 2017, and with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance, Town of Arlington Subdivision Regulations, and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

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

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

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

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

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

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

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

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

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

**PROJECT SPECIFIC CONDITIONS:**

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

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

**P-3.** Any landscaping and common open space improvements in this Phase shall be installed and approved by the Town of Arlington prior to recording the plat.

**P-4.** Decorative street sign posts, as required by BMA 2007-11 and 2008-10, are required to be installed prior to recording the plat.

**P-5.** The required street light fixture consistent with the remainder of this development’s residential streets, is the MLGW White Post Top Fixture. Street light design shall be designed by MLGW using this fixture, and paid for by the developer.
D. Wilson’s Crossing Phase 4 – North side of Forrest Street, West of Forrest Lake PD - Final Plat

Chairman Campbell recognized Angela Reeder, the Town Planner, who provided an analysis (on-file) and stated that Mr. Keith Grant is requesting Planning Commission approval of a Final Plat for Phase 4 of the Wilson’s Crossing PD. The Phase 4 portion of the project is 9.85 acres in size, and is located on the east side of Milton Wilson Blvd, north and east of Maple Grove Phase 2.

The subdivision will create 34 single-family residential lots and the lots in these phases range in size from 8,780 to 17,867 square feet.

The proposed lot layout is consistent with the approved PD. The lots meet minimum lot size, dimension, and access requirements as set forth in the original PD. Any remaining minor corrections will be addressed to the Engineer’s satisfaction prior to recording.

Staff recommended approval of the applicant’s request, subject to the following conditions.

Main Motion: Russ Campbell made a motion to approve the Final Plat for Wilson’s Crossing Phase 4. Glen Bascom seconded the motion.

Discussion:

Chairman Campbell asked for discussion. Hearing none, he called for a vote on the motion.

Vote on Motion: The motion carried unanimously

Conditions of Approval
STANDARD CONDITIONS:
S-1. It is found that the application as presented, dated March 3, 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 state plane coordinate system with NAD – 27 or NAD – 83 datum 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 the Final Plat will be contingent upon approval of the Construction Plans.
P-2. All relevant conditions of the Planned Development Overlay, Construction Plan approval and Final Plat approval shall be added to the plats prior to recording, including but not limited to, minimum home size requirements and a requirement for wrought iron fencing on lots which back up to COS (lots 134-142).
P-3. Provide a Lot Table which identifies each of the lot sizes and their minimum finish floor elevations, as referenced in Note 6, including the COS.
P-4. Record a sanitary sewer easement for the relocated 8” sanitary sewer forcemain across the future Wilson’s Crossing Phase 4. This easement was approved as part of the Land Disturbance Permit. This
Condition shall be required if the previously approved Land Disturbance Permit work is rolled into Phase 3 of Wilson’s Crossing.

P-5. All lots in Phase 4 must be incorporated into the HOA for the Wilson’s Crossing PD, to ensure shared access and maintenance of HOA amenities. Proof that the community HOA is in good standing and documentation on how Phase 4 will be incorporated will be required prior to recordation of the Final Plat.

P-6. All common open space in Phase 4 must be deeded to the HOA at the time of recording of the Final Plat.

E. Arlington Climate Controlled Storage - 6001 Airline Rd - Site Plan

Chairman Campbell recognized Angela Reeder, the Town Planner, who provided an analysis (on-file) and stated the applicant is requesting Planning Commission recommendation for a site plan to convert an existing manufacturing site into an indoor, climate controlled storage use.

The subject property is the previous location of Grisham Bros. Corporation, on the west side of Airline Road and is located in the M-1 Industrial zoning district. Chem-Tainer Industries is adjacent to the north, and Exhibit A Inc. is adjacent to the south. The site includes approximately 5.33 acres, and is currently improved with an approximately 70,000 square foot industrial building.

The applicant proposes to convert the existing manufacturing building into two primary uses: climate controlled, indoor storage (54,363sf) and indoor athletic/fitness (18,125sf). Both uses will be completely enclosed within the existing building and a proposed 3,165 sf addition.

The existing building is somewhat oddly shaped, but all of the spaces are internally connected. It does meet the required front and rear setbacks. However, a portion of the building currently sits within the 25ft side setback on the south side, but no revisions or additional encroachment is proposed.

A new office and entrance for the climate-controlled storage is proposed on the east side of the building, facing the front parking area and Airline Road. Loading/unloading for customers using the primary climate controlled area will be provided within a fenced area. The fencing includes a large, rolling gate across from the site entrance and will utilize an existing ramp and dock. The fitness area will have at least access on the rear of the building across from the ADA parking spaces.

The applicant proposes to leave the northeast portion of the lot open to allow for future development. Access to the site will be through the existing driveway on Airline Road, with an ingress/egress easement at the main entrance and a right-in/right-out driveway on the northeast corner of the site, in anticipation of future development in that area of the site. Ms. Reeder noted that staff supports the shared access easement, but does not recommend approval of any additional cuts to Airline Road, as there are already five access points to Airline within 445 feet.

The site plan provides a total of 66 parking spaces, including 3 handicap stalls. This is within Zoning Ordinance requirements, which call for a minimum of 62 spaces. The spaces are distributed in a manner that would serve the uses as currently proposed, with the bulk at the rear of the site where the Fitness use would need them, and only minimal spaces up front for people visiting the Storage office.

For pedestrian access, a walkway is proposed from Airline Road to the front office of the building.

Town Engineer stated that no improvements to Airline Road are required. There may be a short portion of sanitary sewer installation required to serve a future development on the northeast corner of the site, pending a field investigation by Public Works.

The site generally consists of overland flow to an existing detention basin on the northwest corner of the property. Any future expansions or addition of impervious areas will require the detention pond to be reassessed at that time.

The applicant will retain the front landscape area, with the intent to upgrade the landscaping and will have to show additional on-site landscaping to meet the Code requirement of 106.6 tree density units.

Open space of 20% is required in Industrial zones, and the current proposal indicates 35.5% is retained on this site. Future development on the northeast corner will have to be cognizant of this requirement to
ensure the open space ratio is maintained. Staff recommended approval of the applicant’s request, subject to the following conditions.

**Main Motion:** Don Hinkle made a motion to approve the Site Plan for Arlington Climate Controlled Storage. Tommy White seconded the motion.

**Discussion:**

Glen Bascom stated that he was going to abstain from the discussion. Oscar Brooks asked if they would be required to sprinkle the building. Ms. Reeder answered yes, that the applicant is working with the fire department. Oscar Brooks asked why there was no turnaround proposed in the back of the property. Ms. Reeder answered that the drive aisle was big enough for vehicles to turnaround if necessary. Chairman Campbell asked what the proposed office space was for. The applicant Bill Powell answered that it was not for lease, but would be used for himself and for the self-storage business.

Chairman Campbell asked for any other discussion. Hearing none, he called for a vote on the motion.

**Vote on Motion:** The motion carried unanimously

**Conditions of Approval**

**STANDARD CONDITIONS:**

S-1. It is found that the application as presented, with plans dated March 13, 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 the Town of Arlington staff prior to commencing improvements.

**PROJECT SPECIFIC CONDITIONS:**

P-1. 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-2. Any sidewalk path, including those across a driveway, shall be ADA compliant.

P-3. 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-4. The project shall meet the Town adopted 2012 International Fire Code, including all referenced appendices.

P-5. Any future phases of construction or expansion on the site will require separate review and approval by the appropriate Town committees, including the Planning Commission and Design Review Committee.

P-6. Remove the approximately 300 square foot of pavement at the front driveway, so that the northern curb will follow the proposed ingress/egress easement and will maintain the front streetscape width.
P-7. The detention basin must be designed to meet current Town requirements for stormwater detention systems.

P-8. The detention basin shall be designed to accommodate future development of the proposed lot on the northeast corner when at full build out.

P-9. No additional curb cuts to Airline Road will be allowed for this lot or the proposed lot on the northeast corner.

F. **Ortho One – Southwest corner of Airline Road and Will Harris Drive – Site Plan**

Chairman Campbell recognized Angela Reeder, the Town Planner, who provided an analysis (on-file) and stated that the applicant is requesting Planning Commission approval of a site plan for a new medical building to be located at the southwest corner of Airline Road and Will Harris Drive. The subject property is currently undeveloped and is located in the SC: Shopping Center Zoning District.

The applicant proposes to construct a single-story, 5,200 square foot Ortho One office on the 1.26-acre lot. The building is proposed in the center of the lot facing the Airline and Will Harris intersection.

Access to the site will be through a single driveway from Will Harris Drive. The proposed drive meets town requirements. A drop off area is provided for patients at the front of the building, in the northeast corner of the site. For pedestrian access a walkway is proposed from the Will Harris sidewalk to the building.

Parking is provided on three sides of the building, with a total of 33 parking spaces, including 2 handicap stalls at the front entrance. One space at the corner of the site is within the front 25ft streetscape and will have to be removed, resulting in 32 spaces. This falls well within Zoning Ordinance requirements for medical office uses.

Town Engineer Jason Allen stated that roadway improvements will be required along both street frontages. Airline Road is proposed to ultimately have a 98’ right-of-way, consisting of 4 travel lanes, a center turn lane, bike lanes and sidewalks in this area. The developer will be required to dedicate right-of-way and construct those proposed improvements on the west half of Airline. The applicant will be required to install a dedicated left turn lane for northbound Airline Road traffic turning west onto Will Harris.

The site consists of overland flow to the proposed detention basin. The site’s storm water detention area is along the southwest side of the site and is adequately sized to meet the Town’s detention requirements. Other drainage improvements will include the installation of curb inlets and underground drainage along Airline Road. The drainage improvements along Airline Road will be used for the ultimate build out of Airline Road.

Sanitary sewer service is already available along Will Harris Drive. The developer is not required to make any additional public sanitary sewer improvements for this project.

Open space of 36%, exceeding the Town’s 30% requirement, will be provided along Airline and Will Harris, and along the west side of the site.

Staff recommended approval of the applicant’s request, subject to the following conditions.

**Main Motion:** Oscar Brooks made a motion to approve the Site Plan for Ortho-One. Tommy White seconded the motion.

**Discussion:**

Don Hinkle asked where the dumpster would be located. Ms. Reeder answered that it will be at the back southwest corner of the building. Don Hinkle asked if this building was located across the street from the approved Olympic Steak House. Ms. Reeder answered yes. Oscar Brooks made the comment that he likes how the building is turned toward the street. Ms. Reeder commented that staff is happy with the layout.

Chairman Campbell asked for any other discussion. Hearing none, he called for a vote on the motion.
Vote on Motion: The motion carried unanimously

Conditions of Approval
STANDARD CONDITIONS:

S-1. It is found that the application as presented, with plans dated March 7, 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. Revise the Site Plan to remove the parking space on the northwest corner of the site out of the required 25-foot front setback and streetscape.

P-6. Coordinate with MLGW regarding any adjustment and/or relocation of power poles on the site. Furnish documentation to the Town that this coordination has been done.

P-7. 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-8. Construct left turn lane on Airline Road for northbound traffic turning west onto Will Harris.

G. Other as properly presented

There was no new business to come before the Commission.

VI. Adjournment:

Motion: Don Hinkle made a motion to adjourn. Tommy White seconded the motion.