Town of Arlington Planning Commission Meeting

August 19, 2019
6:30 P.M.
Planning Commission Meeting
Monday, August 19, 2019
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the July 15, 2019 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Hayes Road/Airline Road – Rezoning – 2.875 acres on two lots on the east side of Airline Road, south of Hayes Road.

   **PUBLIC HEARING** - a request to rezone 2.8-acres on the east side of Arline Road, south of Hayes Road from E: Estate to SC: Shopping Center.

   B. Wilson Lake PD – Land Disturbance – located on the north side of Forrest Road between Forrest Street Park and Maple Grove PD.

   C. Future Land Development Plan Update – an amendment and update to the Town’s Future Land Development Plan.

   **PUBLIC HEARING** – an amendment and update of the Town of Arlington Land Development Plan, including all maps and pages therein.

   D. Zoning Code Amendment – consideration of an amendment to the Arlington Zoning Ordinance, Chapter 5.4, guidelines regarding mixed use planned developments.

   **PUBLIC HEARING** – to consider an amendment to the Arlington Zoning Ordinance, Chapter 5.4, guidelines regarding mixed planned developments.

   E. Other as Properly Presented

VII. Adjourn
DATE: August 19, 2019

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

SUBJECT: Zoning Map Amendment to Rezone two parcels

OWNER: Stephanie Fletcher and Sue Gaines

DESIGN PROFESSIONAL: Ledford Engineering, Planning, and Architecture, LLC; Representative: Kevin Ledford

SITE LOCATION: 5510 Airline Road and 5420 Hayes Road; Two lots on east side of Airline, south side of Hayes Road

ACREAGE: 2.875 acres

CURRENT ZONING: E: Estate Residential

FUTURE LAND USE: Community Support Commercial

PROPOSED ZONING: SC: Shopping Center Commercial

PROPOSAL: The applicant is requesting to rezone 2.875 acres on the east side of Airline Road, south of Hayes Road. The property consists of two parcels zoned E: Estate Residential. The proposal is to rezone the site to SC: Shopping Center Commercial. The sites are currently developed with a single-family home on each. The applicant states they have no immediate plans for development but would most likely sell it for an office use. They state their plan is for the existing homes to remain until any future development is approved which would dictate their removal.

ANALYSIS: Review of a Zone Change request should take into consideration the intended Future Land Use of the site, existing nearby uses, and whether infrastructure can accommodate the proposal. Each is addressed below.
**Future Land Use Consistency:** The Town’s Future Land Use Plan identifies the future goals of the Town regarding land use. It notes the corridor along Airline Road as ultimately converting to non-residential.

The proposed site is designated **Community Support Commercial** (bright pink). It extends another several lots to the east along Hayes Road, south almost to Milton Wilson, and is identified on the west side of Airline as well. To the north is an area designated **Office Employment Node** (light blue).

The site’s designation as Community Support Commercial is intended for community-service commercial development, providing daily goods and services, special stores, offices, and anchors. The requested Shopping Center (SC) zoning allows for these types of uses and would be consistent with the Land Use Plan and the Town’s long-range goals for this area. SC zone would also be consistent with existing zoning to the north and south on Airline Road, which would maintain consistent setbacks and use allowances.

The site is challenging due to its linear shape, but any future applicant would still have to meet requirements of the new zoning designation. Additionally, the Town would look for any future development to take access to property to the east into consideration, as that area is also intended to develop as commercial one day.

**Surrounding Uses:** This area of Airline Road is primarily vacant or developed with single-family homes on large lots. To the north, across Hayes Road is the Center at Hayes Crossing PD, which was intended for office and low intensity commercial uses; however, most of the lots have not been developed yet. Single-family homes are built to the east along Hayes Road and to the south along Airline. To the west lies Arlington High School and three (3) other single-family homes on the other side of Airline Road. A summary of the surrounding uses, their Zoning and Land Use designations is provided below.

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<thead>
<tr>
<th>SURROUNDING USES AND TOWN DESIGNATIONS</th>
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<tr>
<td>Current Use</td>
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<td>WEST</td>
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<tr>
<td>EAST</td>
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</table>
The proposed commercial use of the property would be consistent with the uses approved and intended to the north. However, immediately adjacent uses to the east and south are still residential, so the Town would need to take care in reviewing any future site plan proposals to ensure proper design consideration is given to those existing homes and residents.

**Utilities and Public Improvements:** All municipal services are accessible to serve a community commercial/office development on the proposed site.

Development of the site will require on-site improvements (grading, drainage, sewer) to create a commercial or office use. Review of a Site Plan application would confirm the need for any public improvements; however, widening of Airline Rd along the frontage of this property has already been completed.

**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, as it would continue the intended development pattern planned in the Town’s Long Range plan for this area*)

**NEXT STEPS:** The Planning Commission’s 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, any future construction on this site will be required to come before the Town for Site Plan review and approval by the PC and DRC.

**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.
Location Map

Hayes Rd/Airline Rd
Town of Arlington
Planning Commission
Rezoning Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<tr>
<th>Location (Legal Description):</th>
<th>South Side of Hayes Road Approx. 100ft East of Airline Road</th>
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<tr>
<td>Location (Street Address) :</td>
<td>5420 &amp; 0 Hayes Road Arlington Tennessee 38002</td>
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<table>
<thead>
<tr>
<th>Legal Owner(s):</th>
<th>Ms. Stephanie Fletcher</th>
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<tr>
<td>Equitable Owner:</td>
<td>Same</td>
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<table>
<thead>
<tr>
<th>Owner Mailing Address:</th>
<th>5420 Hayes Road Arlington Tennessee</th>
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<tr>
<td>Daytime Phone:</td>
<td>901-848-8256</td>
</tr>
<tr>
<td>Fax Number:</td>
<td>901-653-2012</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:Barbara.fletcher@crye-Leike.com">Barbara.fletcher@crye-Leike.com</a></td>
</tr>
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<table>
<thead>
<tr>
<th>Engineer/Designer Contact:</th>
<th>Mr. Kevin Ledford, P.E.</th>
</tr>
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<tbody>
<tr>
<td>Company Name:</td>
<td>Ledford Engineering, Planning, and Architecture, LLC</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>5567 Commander Drive Suite 105 Arlington Tennessee 38002</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-867-5220</td>
</tr>
<tr>
<td>Fax Number:</td>
<td>901-867-5331</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:kdledford@ledforddep.com">kdledford@ledforddep.com</a></td>
</tr>
</tbody>
</table>

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

Instructions for Submitting an Application:

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

*Make checks payable to the Town of Arlington*

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

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

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

Office Use Only

<table>
<thead>
<tr>
<th>Date Received:</th>
<th>Amount:</th>
<th>Fee Receipt #:</th>
</tr>
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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
Note: Any decision that is appealed from the Planning Commission to the Board of Mayor and Aldermen will result in a $300.00 fee. Also, any request to defer where public notice has already been provided or to defer within seven (7) days prior to a meeting will result in a $200.00 fee.

Planning Commission
Rezoning Application Checklist

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

- Area (in acres) of each parcel: 1.347 Acres
- Present zoning (by parcel): E-Residential Estate
- Requested zoning (by parcel): SC- Shopping Center Commercial

Submittal for Presentation to Commission:

- Application Fee
- The following information shall be provided on 8-1/2” x 11” paper and be submitted in fourteen (14) sets with each set containing one of each document.
  - A cover letter with a statement of purpose and justification of the request, addressing each of the Grounds for Amendment, as outlined in Section 10.10.5 of the Zoning Ordinance
  - Any development plans for the site (if available)
  - A recorded copy of the deed for property proving ownership, or the deed and a letter authorizing the applicant to act on the owner’s behalf
  - Rezoning application and checklist with all applicable questions completed
  - Plot plan and legal description for each parcel (several parcels may be included on one sheet). Provide prints—drawn to scale—showing subject property as reference to public streets and rights-of-way
  - Vicinity map of all property owners whose property is within five hundred (500) feet of the land, which is subject of request or the property owners of a minimum of 25 properties, whichever is greater. Vicinity map shall show streets, roads, or alleys and indicate the owner’s name and dimensions of each parcel of property shown.
  - Three (3) sets of self-adhesive mailing labels and one (1) 8-1/2” x 11” bond copy of labels for owners whose property is within five hundred (500) feet of land proposed for rezoning or a minimum of twenty five (25) property owners, whichever results in the greatest number of notices.
- Any other information requested by Staff to adequately review the request.
- The party requesting the Rezoning must place a sign on the subject property that must meet the following specifications:
  - **Duration:** The sign shall be placed on the property at least fifteen (15) days prior to the public hearing.
  - **Size:** The sign shall be at least 4’x4’ in size and single-sided. The maximum height of the sign, including posts, should not exceed six (6’) feet.
  - **Location:** One (1) sign shall be placed on each side of the parcel facing a public right-of-way and shall be placed ten (10’) feet from the public right-of-way. The sign must be completely visible to the public, not obscured by shrubbery, weeds, buildings, or other objects.
  - **Content:** The sign shall state, at a minimum, the purpose of the request and the date, time, and place of the public hearing. The specific wording shall be approved by the Town Planner prior to installation.
Planning Commission
Preliminary Plat Application

It is understood that:

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

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

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

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

*Copy and use additional pages if necessary*

<table>
<thead>
<tr>
<th><strong>APPLICANT:</strong></th>
<th><strong>OWNER:</strong></th>
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<tr>
<td>If an Entity:</td>
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<tr>
<td>Name of Entity: Leford Engineering, Planning, and Architecture</td>
<td>Name of Entity:</td>
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<td>By (Signature):</td>
<td>By (Signature):</td>
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<tr>
<td>Print Name: Kevin Ledford, P.E.</td>
<td>Print Name:</td>
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<tr>
<td>Title: Vice-President</td>
<td>Title:</td>
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<td>If an Individual(s):</td>
<td>If an Individual(s):</td>
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<td>Print Name:</td>
<td>Print Name: Stephanie Fletcher</td>
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<td>Signature:</td>
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Town of Arlington
Planning Commission
Rezoning Application

JUN 13 2019

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Location (Legal Description): East side of Airline Rd., South side of Hayes
Location (Street Address): 5510 Airline Road Arlington Tennessee 38002

Legal Owner(s): Ms. Sue Gaines
Equitable Owner: Same
Owner Mailing Address: 6143 Chester Street Arlington Tennessee
Daytime Phone: 901-849-8388 Fax Number: N/A
E-mail Address: lisabrown1678@comcast.net

Engineer/Designer Contact: Mr. Kevin Ledford, P.E.
Company Name: Ledford Engineering, Planning, and Architecture, LLC
Mailing Address: 5567 Commander Drive, Suite 105 Arlington Tennessee 38002
Daytime Phone: 901-867-5220 Fax Number: 901-867-5113
E-mail Address: kdledford@ledfordep.com

Agent or representative authorized to prepare this application and to provide further information as requested by the Staff: Kevin Ledford, P.E.

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Planning Commission  
Preliminary Plat Application

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<td>Print Name: Kevin Ledford</td>
<td>Print Name:</td>
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<tr>
<td>Title: Vice President</td>
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<td>Print Name:</td>
<td>Print Name: Sue Gaines</td>
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PUBLIC NOTICE

TOWN HALL
535 AIRLINE ROAD
ARLINGTON, TN 38002

PUBLIC HEARING

AUGUST 19TH, 2019 / 6:30 pm

REQUEST: REZONING APPLICATION FROM ESTATE TO S-1-C FOR 1.347 ACRES.

APPLICANT: MS. STEPHANIE FLETCHER

CASE INFORMATION AT TOWN OF ARLINGTON
901.867.3449
CITY OF ARLINGTON
P O BOX 507
ARLINGTON TN 38002-

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Order Taker: aarbeilman  
Order Created 08/02/2019

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* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 08/02/2019

AD #3717519 04/2019

PUBLIC HEARING NOTICE

The Arlington Planning Commission will hold a public hearing at 6:30 pm on Monday, August 19, 2019 at Town Hall, 3654 Airline Rd., to consider the following two items: A request to rezone 219 acres of land from Farm and Ranch to Light Industrial use along Airline Road, south of Hayes Road, from 101 Estates to 124 Estates, Cemex, and an amendment and update of the Town of Arlington Land Development Plan, including all maps and sections therein.
Wilson Lake Planned Development
LAND DISTURBANCE PERMIT

DATE: August 19, 2019

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

SUBJECT: Land Disturbance for Wilson Lake PD

APPLICANT: Creekside Homes, LLC; Representative: Barry Duke

DESIGN PROFESSIONAL: The Bray Firm; Representative: David Bray

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

ZONING: RS-15: Medium Density Residential

ACREAGE: 38.39 acres

PROPOSAL: The applicant is requesting a land disturbance permit for rough grading of the Wilson Lake PD site. The Wilson Lake PD was approved by the BMA on May 6, 2019 (Resolution 2019-24). It includes residential lots around a central pond area with open space areas around the perimeter of the site.

The applicant states their intention is to excavate the 6.5-acre pond ranging from 15 – 19 feet deep in the center of the site and use the excavated fill to grade the site for the proposed residential lots and amenities. The grading will raise the future home sites above the 100-year flood elevations for the site.

Throughout and after the work, the developer will be required to control erosion, and all disturbed areas will be stabilized by seeding & mulching upon completion.

RECOMMENDATION: Staff recommends approval of the Land Disturbance permit, subject to the following conditions, in addition to any other conditions imposed by the Planning Commission.
STANDARD CONDITIONS:
S-1. All construction and improvements within the site shall be in compliance with the Town of Arlington Subdivision Regulations and Technical Specifications, and as directed and approved by the Town Engineer.

S-2. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-3. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s Notice of Intent and approved Notice of Coverage prior to any permitted earth disturbance activity.

S-4. A Letter of Credit shall be provided to the Town of Arlington in an amount to be determined by the Town Engineer to insure the completion of the work.

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

P-2. A preconstruction conference with Town Staff and with the Tennessee Department of Environment & Conservation (TDEC) staff shall be held prior to commencement of work.

P-3. The applicant shall provide a final, revised copy of the Master Plan document to the Town for review and approval, which shall be recorded with the Shelby County Register of Deeds prior to any preconstruction meeting.
Town of Arlington
Planning Commission
Land Disturbance Permit Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Name of Subdivision/Site Plan: WILSON LAKE P.D. Zoned: SIZ
Location: NORTH SIDE OF FORREST ROAD BLD ARLINGTON SANGER LEY MAINE P.D.
Owner of Record: CREEKSIDE HOMES LLC
Owner Address: 7950 US HWY 6 
Daytime Phone: 901.301.3950 Fax Number:
E-mail Address: terry@creeksidehomes.com

Engineer/Designer Contact: David Bray
Company Name: The Bray Firm
Mailing Address: 2950 SADDLE PLAIN N.
Daytime Phone: 901.383.8668 Fax Number:
E-mail Address: dbray@brayfirm.net

Instructions for Submitting an Application:

☐ Fee Schedule: $500.00 + $20.00 per acre  $1280
   *Make checks payable to the Town of Arlington*

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

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

Office Use Only
Date Received: 7/1/19
Amount: 1280
Fee Receipt #: __________________

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

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

It is understood that:

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

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

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

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

*Owner information is required

Copy and use additional pages if necessary

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RESOLUTION 2019-01
TO AMEND AND RE-ADOPT THE TOWN OF ARLINGTON FUTURE LAND DEVELOPMENT PLAN, INCLUDING ALL MAPS AND PAGES THEREIN.

DATE: August 19, 2019
STAFF: Angela Reeder, AICP, Town Planner
SUBJECT: An amendment to the Town’s Future Land Development Plan, including the document and all maps
NOTICE: Published in the Commercial Appeal on August 4, 2019

The State of Tennessee requires cities to have a Land Development Plan, which is intended to serve as a long-range guide for thoughtful development and redevelopment. The Plan should consider a range of issues such as health, safety, and welfare of residents. The goal is to provide guidance to Town leaders and a rational basis for decisions regarding zoning, subdivision control, redevelopment and related issues.

BACKGROUND: Our current Land Development Plan was adopted 1996 and later revised in 2001 and 2010. A typical Land Development Plan looks 20 years into the future and is often revisited 10 years after adoption to ensure it is still relevant. As such, staff recognized it was almost 10 years since the last adoption and the Town has seen unprecedented growth, residential and commercial, that it was time to undertake an update. An update to the plan was put in the FY18/19 budget.

In January 2019, the Town entered into a Professional Services Agreement with Fisher Arnold to assist in the update to our Plan. A Subcommittee was later designated in May 2019 which included members of the Board, Planning Commission, Design Review Committee, and Chamber of Commerce.

Through hours of work with the consultant, staff, and subcommittee meetings, the attached update proposal of the Arlington Future Land Development Plan was prepared. The following is a summary of primary changes and updates.

PROPOSAL SUMMARY: While not a full re-write, the proposed amendment and re-adoption of the Plan includes changes to both the maps and the text of the document. The following summarizes the main revisions to the document.

- Updates to all the Land Development Plan maps to reflect current conditions (current land use, floodways, open space, and future land use maps)
The bulk of the Future Land Use Map amendments were located south of I-40, to better reflect the existing and anticipated situation within the next 10 years in this area. Specific consideration was given to public sewer service and other Town services, with the goal to continue to develop the Town in a smart manner and not overreach our capabilities to serve our residents.

Updates to reflect this process, the subcommittee members, and timeline.

Updates to text and graphs/tables to reflect more current permit trends and more current Census data, including 2018 Special Census.

Additional language to reflect plans for second Fire Station south of I-40.

Update goals to remove those that have been completed or reflect in the text what has been done in the first 10 years since adoption of the plan.

Update goals to reflect the desire to continue improvements in Depot Square, including updating our Depot Square Design Guidelines and acknowledging uniqueness of the historic development pattern when considering infill development.

Densities within the various residential Land Use Classifications were adjusted to better reflect current zoning designation densities, to reduce confusion when considering rezoning requests.

Reduced the residential density of the Mixed Use Classification to a max of 6 dwelling units per acre, as opposed to the previous 8 dwelling units per acre.

Updated Special Area plan sections to reflect any development or changes that have occurred, such as reflecting companies that have moved into our Industrial Park area and construction within the White Oak development.

Updated the Future Land Use graphs for the Town limits and Town’s Growth Boundary to reflect changes to the map.

PUBLIC INVOLVEMENT: As mentioned previously, a subcommittee of residents from our various boards and committees, as well as representation from our Chamber, has been meeting since June in their review and revisions to the document and future land use map. In addition, a public meeting was advertised just prior to this meeting to allow residents and business owners to review the map and plan and ask questions of both staff and the committee members.

RECOMMENDATION: Staff recommends approval of the amendment and re-adoption of the plan as presented by the Land Development Plan Subcommittee through approval of Resolution 2019-01. This will certify the Future Land Development Plan update and provide a recommendation to the Board of Mayor and Aldermen to approve the plan and its updates.
A RESOLUTION TO AMEND AND RE-ADOPT THE TOWN OF ARLINGTON LAND DEVELOPMENT PLAN, INCLUDING ALL MAPS AND PAGES THEREIN.

WHEREAS, Tennessee Code Annotated Section 13-4-201 through 13-4-203 provides for the adoption and certification by the Planning Commission to the chief legislative body of a general plan for the physical development of the municipality, including any area outside the municipality which bears relation to the planning of the municipality; and

WHEREAS, the Town of Arlington adopted the Arlington Land Development Plan on November 18, 1996, Resolution PCR 1996-13, with subsequent amendments approved by the Planning Commission in 2001 and also 2010; and

WHEREAS, the Land Development Plan Subcommittee, consisting of members representing various Boards and Commissions of the Town of Arlington, and appointed by the Mayor of Arlington, thoroughly studied and discussed the plan beginning in June 2019; and

WHEREAS, it is found that the plan will serve as a guide for accomplishing coordinated, adjusted and harmonious development and redevelopment of the Town which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, a plan for amendment and re-adoption has been presented by the Land Development Plan Subcommittee for consideration by the Arlington Municipal Planning Commission for the purpose of guiding future growth and development of the Town and identified growth areas.

NOW, THEREFORE, BE IT RESOLVED, that the Arlington Municipal Planning Commission hereby certifies the Arlington Land Development Plan, including all maps and pages in the attached Exhibit A, to the Town of Arlington, and recommends to the Board of Mayor and Aldermen approval of the Plan, with the full understanding that additional amendments shall be recommended as future economics, physical or social changes indicate the need thereof.

ADOPTED THIS THE 19TH DAY OF AUGUST 2019

Russell Campbell, Planning Commission Chairman

Don Hinkle, Planning Commission Secretary

Public Hearing - Planning Commission       Publication Date
CITY OF ARLINGTON
P O BOX 507
ARLINGTON TN 38002-

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* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 08/02/2019

AD #3717519 6/4/2019
PUBLIC HEARING NOTICE
The Arlington Planning Commission will hold a public hearing at 6:30 pm on Monday, August 19, 2019 at Town Hall, 5864 Airline Rd, to consider the following two items: 1. An request to rezone 2.8-ACR on the east side of Airline Road, south of Hayes Road, from E-32 to E-1. 2. A request to rezone 2.8-ACR on the east side of Airline Road, south of the property line, from E-32 to E-1. An amendment and update of the Town of Arlington Land Develop- ment Plan, including all maps and pages therein.
Amendment to Arlington Zoning Ordinance, Chapter 5, Section 5.4, to Amend Guidelines regarding Mixed Use Planned Developments

DATE: August 19, 2019

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: An amendment to the Town’s Zoning Ordinance to add clarification on Mixed Use Planned Developments

NOTICE: Published in the Commercial Appeal on August 4, 2019

ANALYSIS: This request is a Town-initiated proposal to amend the Arlington Zoning Ordinance, Chapter 5, Section 5.4, to expand the guidelines for Mixed Use Planned Developments. It was revealed over the last couple years that the Town’s existing language to guide mixed-use developments was deficient. In coordination with the Town’s Future Land Use Plan update, this amendment was prepared to clarify the Town’s intent for these PDs and better guide landowners if they are considering mixed use proposals.

The specific proposed amendments are attached in Exhibit A, with all changes in red, deletions in strikethrough and additions in underline format.

RECOMMENDATION: The Planning Commission shall make a recommendation to the Board of Mayor and Aldermen to approve, approve with changes, or deny the proposal.

An Ordinance will then be presented to the BMA for consideration on two readings and a public hearing.
Amendment to Arlington Zoning Ordinance, Chapter 5, Section 5.4, to Amend Guidelines regarding Mixed Use Planned Developments

Exhibit A:

5.4 DEVELOPMENT STANDARDS – MIXED-USE PLANNED DEVELOPMENTS (PD/M)

5.4.1 Mixed-Use Planned Developments (PD/M)

Planned Developments which do not qualify as a planned residential development and which are not exclusively for commercial or industrial uses may be considered as a mixed-use development and shall be subject to all of the applicable standards contained in this chapter. Such developments shall be designated Mixed-Use Developments (PD/M).

The purpose of a Mixed-Use Planned Development (PD/M) is to permit a variety of uses located on the same site and/or within the same building, and to enable these uses to function as a community or neighborhood without the separation typically required by traditional zoning standards. Uses should be integrated in such a manner that they are compatible in form and function.

A PD/M development shall be designed to promote interaction among residents and users through the use of pedestrian walkways, by connecting uses on site through building placement and appearance, through preservation of open space, and the provision of public places or spaces for individuals to gather or rest. The PD/M development is intended to encourage a high-quality built environment which includes distinctive architecture and public gathering spaces, and which reflects innovation in the placement and orientation of buildings and other structures. Non-residential uses must be developed concurrently with residential uses in order to ensure a project with a variety of land uses.

In addition to the applicable standards and criteria and the general provisions for planned developments, Mixed Use Planned Developments shall comply with the following:

1. **Mix of Uses:** Developments shall include at least three (3) different uses, with each use comprising no less than 10% of the overall area. Appropriate uses include single-family residential, multi-family residential, office, commercial, institutional, recreational, accessory uses, and other principal uses determined by the Town to be similar in character and operation to the permitted uses, and/or complementary and compatible to permitted uses.

2. **Residential:** Residential uses shall not constitute more than 30% of the overall area. In determining the overall residential density, the Town shall be guided by the stated intent of mixed use developments and the impacts of the proposed project on existing development and densities in the area. In no case shall the overall density exceed six (6) dwelling units per acre. Density shall be computed by multiplying the maximum permitted density by the total acreage of the PD/M property, excluding land within public or private rights-of-ways and areas permanently inundated by water.

3. **Utilities:** Public utilities shall be available to serve a PD/M development.
4. **Size:** A PD/M development shall include an area of at least 10 acres; however, the Town may waive this requirement if the site under consideration is shown to meet the intent and purpose of this section.

The Planning Commission may require such development to be developed as a Traditional Neighborhood Development (PD/TND) depending on the overall size of the Planned Development and location.
CITY OF ARlington
P O Box 507
ARLINGTON TN 38002-

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Text of Ad: 08/09/2019

PUBLIC NOTICE
The Town of Arlington Planning Commission will hold a public hearing on Monday, August 19, 2019, at Town Hall, 5854 Airline Road, Arlington, TN at 6:30 P.M. to consider an amendment to the Arlington Zoning Ordinance, Chapter 5.4, guidelines regarding mixed planned developments.