Town of Arlington
Planning Commission Meeting

May 20, 2019
6:30 P.M.
Planning Commission Meeting
Monday, May 20, 2019 at 6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the April 15, 2019 Meeting Minutes

IV. Comments from Citizens

V. Old Business

A. Other as Properly Presented

VI. New Business


PUBLIC NOTICE: A request to amend the Master Development Plan for Donelson Farms PD, a residential development on a 13.2-acre site on the south side of Donelson Farms Parkway, across from Donelson Elementary School.

B. Myers Park –Construction Plans– Master Development Plan at the northeast corner of Memphis Arlington Rd. and Gerber Rd.

C. Villages at White Oak 1st Addition - Land Disturbance – Master Development Plan on the east side of Milton Wilson south of Forrest Street.

D. Villages at White Oak 1st Addition Ph 5 – Final Plat – next phase of the Villages at White Oak Master Development Plan, east side of Milton Wilson.

E. Villages at White Oak 1st Addition Ph 14– Construction Plans– next phase of the Villages at White Oak MDP, east side of Milton Wilson.

F. Villages at White Oak 1st Addition Ph 19 – Construction Plans - next phase of the Villages at White Oak MDP, east side of Milton Wilson.

G. Bragg Road – Land Disturbance – to construct a 1.6-acre pond to address drainage issues at 12580 Bragg Road.

H. Other as Properly Presented

VII. Adjourn
TOWN OF ARLINGTON, TENNESSEE
Planning Commission
DEVELOPMENT STAFF REPORT

MASTER DEVELOPMENT PLAN
Village at Donelson Farms PD

DATE: May 20, 2019

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

SUBJECT: Master Development Plan Amendment for Village at Donelson Farms Planned Development

APPLICANT: City Construction & Development, LLC; Representative: Bart Thomas

DESIGN PROFESSIONAL: SR Consulting, LLC; Representative: Kay Maynard

SITE LOCATION: South side of Donelson Farms Pkwy across from Donelson Elementary, approximately 785 feet west of the intersection of Donelson Farms Pkwy and Airline Rd

ZONING CLASSIFICATION: RS-18: Low Density Residential

ACREAGE: 13.23 acres

BACKGROUND: The project on the south side of Donelson Farms Parkway, opposite Donelson Elementary. The Village at Donelson Farms PD was approved by the BMA in October 2017 (Reso. 2017-52). The project included 27 single-family homes on the 12.21 acres and required a large amount of public improvements (road and sewer).

The applicant has since gained another acre of property from a landowner to the west and is requesting their PD be amended to incorporate that land and a slightly different layout. They feel the new Village at Donelson Farms PD is “true to the nature of the currently approved Master Plan” and would better support their required investment to develop this challenging site.

PROPOSAL AND ANALYSIS:

Proposed Uses
The uses have not changed and still include single family homes and open space. The revised PD proposes five additional lots, for a total of 32 single-family homes on 13.21 acres, and a total density of 2.42 dwelling units per acre (du/ac). RS-18 allows up to 2.42 du/ac, so the proposal is at the Code allowance. In addition to the homes, 3.02 acres of common open space is proposed (22.8%).
Common Open Space / Landscaping: A 25-foot landscaped streetscape is proposed along Donelson Farms Parkway. It will have a berm with hardwood trees at 40-foot centers on top, and Crape Myrtles and shrubs in between. A 6-foot tall wood fence with brick/stone columns is proposed behind the landscaping at the rear of the individual lots. Brick entry features are proposed at each entrance, with the neighborhood signage (example provided).

A 2.33-acre lot extends around the perimeter of the site and includes a 6-foot wide walking path for residents. The path circles around a detention pond and pergola on one end and around an open play field in another area. Loops are proposed on each end of the path for walkers/joggers to continue on. Benches are proposed along the path.

All common areas will be landscaped and maintained by the HOA. The Design Review Committee will provide a final review all landscaping and common open space amenities.

Bulk Regulations
The site is currently subject to the underlying RS-18 zoning regulations. The PD application requests exceptions with regard to lot size and building setbacks. In exchange, the project still proposes common open space, walking trails and amenities, minimum home sizes, and a 25-ft landscape buffer along the full frontage on Donelson Farms Parkway.

The chart below summarizes the bulk regulations now proposed, the currently approved regulations, and the bulk regulations of the underlying RS-18 district for comparison.

<table>
<thead>
<tr>
<th></th>
<th>RS-18 Zoning (existing)</th>
<th>Village at Donelson Farms PD (approved)</th>
<th>Village at Donelson Farms PD (proposed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>18,000 sf</td>
<td>11,250 sf</td>
<td>11,100 sf</td>
</tr>
<tr>
<td>Density</td>
<td>2.42 du/acre</td>
<td>2.21 du/acre</td>
<td>2.42 du/acre</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>110 ft</td>
<td>90 ft</td>
<td>68 ft</td>
</tr>
<tr>
<td>Front Yard Setback (min)</td>
<td>40 ft</td>
<td>25 ft</td>
<td>25 ft</td>
</tr>
<tr>
<td>Side Yard Setback (min)</td>
<td>17 ft or 12 ft (with 34 ft total if side load garage)</td>
<td>10 ft</td>
<td>7 ft min (with 20 ft total on Lots 6-16)</td>
</tr>
<tr>
<td>Rear Yard Setback (min)</td>
<td>25 ft</td>
<td>25 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Minimum Home Size</td>
<td>None</td>
<td>2,800 sf (heated)</td>
<td>2,800 sf (heated)</td>
</tr>
<tr>
<td>Open Space</td>
<td>(20% in a PD)</td>
<td>26.8% (3.28 acres)</td>
<td>22.8% (3.02 acres)</td>
</tr>
</tbody>
</table>

Lots range from 11,100 to 15,264 square feet in size. The plan requests a reduced minimum lot size to accommodate three (3) lots that fall below the currently approved lot size; however, staff would note each one is located next to a landscaped open space. Homes will still provide a minimum of 2,800 square feet of heated space, which does not include any garages or patios.
**Architecture:** The PD includes a section with typical architecture and requirement for homes. It notes homes will be one of five styles: Craftsman, American Farmhouse, English Bungalow, Greek Revival, and Colonial Revival (pics of four styles are included). Homes will have architectural shingles, 75% brick or stone, porches a minimum 6-8 feet deep (if there is a porch), oversized double or 3-car garages or courtyard style, and style appropriate windows, roofs, and colors. Sample lot layouts are included to show that each lot will accommodate at least 2 tandem vehicles in the driveway, in addition to garage spaces, without blocking sidewalk access.

**Vehicular Access:**
The primary access for the development will be from two entrances on Donelson Farms Pkwy. A previous stubbed connection on the southeast corner to property to the south is no longer proposed with this layout. Residents spoke against the connection at the last public hearings, fearing it would prompt school traffic to use their neighborhood streets.

**Roadway Improvements:** Along with internal road improvements, the developer shall be required to improve Donelson Farms Parkway adjacent to the property limits. These improvements shall consist of the installation of essentially two lanes of east bound traffic, the completion of the median islands, complete with curb, gutter, and sidewalk. Any drainage improvements required for the installation of the Donelson Farms Parkway shall be installed at that time. Ultimately, Donelson Farms Parkway will be a 4-lane divided roadway, with bike lanes, curb, gutter, and sidewalk.

The western roughly 200’ of the subject property’s north property line is adjacent to the future Faith Baptist Arlington site. Faith Baptist Arlington has not yet dedicated Right-of-Way for the Donelson Farms Parkway road improvements. Because the subject property cannot dedicate and improve someone’s property, it is recommended by staff that a payment in lieu of improvements be paid for future improvements of their “half” of the road improvements. This payment in lieu of improvements is recommended only for the western portion of property that falls outside of the existing Right-of-Way.

The other roadway related situation with this site is the east end of the subject property. Care and consideration of the safe movement of vehicle traffic shall be closely coordinated with Town Staff and Donelson Farms Elementary School. At this stage of the plan development, a sound engineering solution has not been determined. This shall be addressed in further detail during construction plan development.

**Sanitary Sewer:** The developer shall still be required to extend the existing gravity sanitary sewer system west along Donelson Farms Parkway in order to serve the proposed development. This property is one of the last properties within the serviceable sewer basin. The sanitary sewer extension shall be built to the west property line to a depth that will allow the last serviceable property to the west to be served by gravity sewer. An internal gravity sanitary sewer system shall be installed to serve the individual lots of the proposed development.

**Surrounding Properties**

**Uses:** Surrounding properties include a mostly vacant property and a school (see table below), with scattered single-family homes and Dawson Landing subdivision beyond. The proposed single-family use of this PD is consistent with all of these uses.
**Homes:** The PD proposes no change to the approved minimum 2,800 square foot heated home sizes. It was previously noted that neighborhoods in the area vary, with homes in Dawson’s Landing averaging 4,000 sf in size, Brooks Manor averaging 2,800 sf, and Trails of Arlington averaging around 1,800 sf. Of course, with a minimum of 2,400 sf, you would anticipate a larger average home size. For example, minimum home size in Dawson’s Landing was set at 2,800 sf, and those homes average out much larger.

**Lot Sizes:** Lot sizes in the proposed development are a minimum of 11,100 square feet in size, with a almost a third over 13,000 sf in size. This is consistent with the Dawson’s Landing PD, which has minimum 11,700 sf lots.

**Objectives of a Planned Development**

Pursuant to our Zoning Code, the Town may grant a PD that results in specific tangible benefits to the community. Specific objectives for the Town, residents, and developer are noted below:

1. exceptional architectural and environmental innovation in design of the development;
2. exceptional preservation of rural character, open space, natural vegetation, natural geologic and topographic features, historic buildings and landmarks;
3. more efficient use of land resulting in networks of utilities, streets, and other infrastructure features that maximize allocation of fiscal and natural resources;
4. alternatives to private automobile travel and to prevent discontinuity on travel movements that would increase the length of trips;
5. to allow small businesses serving neighborhoods to provide convenient shopping that is accessible to pedestrians;
6. amenities not typically found in other developments such as greenbelts, pedestrian circulation, recreational facilities, etc.; and
7. developer benefits including conservation of lot density, lower cost of infrastructure, and increased design flexibility.

The proposed Donelson Farms PD accomplishes several of these objectives by 1) providing some amenities such as the walking trail and open space for residents, and calling for quality materials and design in their homes, 2) preserving natural features around the perimeter of the site, 3) providing homes across from an elementary school to allow easy access and walkability for future students, and 4) allowing the developer to build on a rather challenging lot through flexibility in design.

Staff would note that the site is very tight on numbers, as it sits at the maximum density allowed in RS-18. Should site revisions be necessary once more detailed engineering plans are drafted, it is possible at least one lot may be lost. Any change like this would be considered by the PC when Construction Plans are brought forward.

**Next Steps:**

The Planning Commission’s recommendation will go to the Board of Mayor and Aldermen, who will consider the request at a future public hearing.

If approved, a preliminary and final plat, construction plans, and common open space plans will also have to be submitted for PC and/or DRC review and approval.
RECOMMENDATION: Staff recommends any consideration of the revised Master Plan be subject to the following conditions, in addition to any other conditions levied by the Commission:

1. The Arlington Trails Commercial PD dated May 8, 2019, if approved by the Board of Mayor and Aldermen, may be subject to revisions as a result of engineering design and Town technical specification considerations. The Town’s Zoning Ordinance, Subdivision Regulations, Stormwater Regulations and Technical Specifications Manual shall govern development of the Subject Property unless specifically modified as part of the approved Master Development Plan.

2. Upon approval of the Board of Mayor and Aldermen, the Planned Development shall be recorded with the Shelby County Register of Deeds.

3. After approval of the Master Development Plan, the applicant will be required to submit and receive standard approvals from the Planning Commission, the Design Review Committee, and/or Board of Mayor and Aldermen for each phase or lot therein.

4. The Master Development Plan will expire within one (1) year of approval by the Board of Mayor and Aldermen should the applicant fail to submit an application to the Planning Commission for construction plans or a Site Plan within that time. The owner may request the BMA grant extensions of an approval in one (1) year increments, per Town Code for Planned Developments.

5. A Development Agreement, representing a binding agreement between the Developer and the Town of Arlington pertaining to all conditions of approval, including the submitted Master Development Plan (as amended), shall be required prior to beginning work on any and all phases of this development.

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

7. Common Open Space plans shall be reviewed and approved by the Design Review Committee, and shall identify the extent of clearing and maintenance in common areas that will be the standard and obligation for the HOA.

8. A Development Agreement, representing a binding agreement between the Developer and the Town of Arlington pertaining to all conditions of approval, including the submitted Master Development Plan (as amended), shall be required prior to beginning work on any phase of this development.

9. Approval of the Final Plat will be contingent upon approval of the Construction Plans.

10. Landscaping and irrigation of any islands on Donelson Farms Parkway adjacent to the project shall be the responsibility of the development HOA.

11. Sanitary sewer shall be extended west along Donelson Farms Parkway to the subject property’s western property line to serve the next upstream lot.

12. Donelson Farms Parkway improvements shall be built to TDOT Standard Specifications for Road and Bridge Construction, latest edition including any changes, modifications, revisions, or addenda.
13. Provide payment in lieu of improvements for the western portion of Donelson Farms Parkway that falls outside of existing Right-of-Way.

14. Coordinate during construction plan development with Town Staff and Donelson Elementary School on safe movement of traffic along the east end of the Donelson Farms Parkway road improvements.

15. Revise the Master Development Plan document to address:

   a. Revise the plan to address all staff comments and “red-line” notes provided by the Town Engineer prior to final approval of Construction Plans.

   b. Clarify who will be responsible for maintaining the fence along Donelson Farms Pkwy and note that it will be included in CCRs for the neighborhood.

   c. Incorporate the Architectural Style detail pages into the PD document.
### Planned Development Plan Application

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

*Note: A pre-application conference is required at least one (1) month prior to filing an application for a Master Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.*

<table>
<thead>
<tr>
<th>Planned Development Name:</th>
<th>Donelson Farms Planned Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>south side of Donelson Farms Pkwy., 785 feet west of New Airline Road</td>
</tr>
<tr>
<td>Owner of Record:</td>
<td>City Construction and Development, LLC</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>5851 Ridge Bend Road Memphis, TN 38120</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-682-2500</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:bthomas@cityllc.com">bthomas@cityllc.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer Contact:</td>
<td>Bart Thomas</td>
</tr>
<tr>
<td>Company Name:</td>
<td>City Enterprises</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>5851 Ridge Bend Road Memphis, TN 38120</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-229-2543</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:bthomas@cityllc.com">bthomas@cityllc.com</a></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Engineer/Designer Contact:</td>
<td>Kay Maynard</td>
</tr>
<tr>
<td>Company Name:</td>
<td>SR Consulting Engineers, LLC</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>5909 Shelby Oaks Drive, Suite 200  Memphis, TN 38134</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>373-0380</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:kay@srce-memphis.com">kay@srce-memphis.com</a></td>
</tr>
</tbody>
</table>

### Instructions for Submitting an Application:

- Fee Schedule:
  - Residential PD – $500.00 + $10.00 per lot
  - Commercial/Industrial PD – $2,500.00
  - Mixed-Use/Traditional Neighborhood Design PD – $2,500.00
  - PD Amendment – $250.00

  *Make checks payable to the Town of Arlington*

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

- Refer to the Town of Arlington Zoning Ordinance, available at [www.townofarlington.org](http://www.townofarlington.org), for all requirements.

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

Revised: 1/8/2015
Planning Commission  
Master Development Plan Application

It is understood that:

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

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

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

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

*Owner information is required

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>If an Entity:</strong></td>
<td><strong>If an Entity:</strong></td>
</tr>
<tr>
<td>Name of Entity: City Construction and Development, LLC</td>
<td>Name of Entity: same</td>
</tr>
<tr>
<td>By (Signature): [Signature]</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: Bart Thomas</td>
<td>Print Name:</td>
</tr>
<tr>
<td>Title: General Manager</td>
<td>Title:</td>
</tr>
</tbody>
</table>

**If an Individual(s):**

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

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

Revised: 1/8/2015
I agree this ad is accurate and as ordered.

**PUBLIC HEARING NOTICE**
THE ARLINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT 6:30 PM ON MONDAY MAY 20, 2019 AT TOWN HALL, SRS4 AIRLINE RD, TO CONSIDER A REQUEST TO AMEND THE MASTER DEVELOPMENT PLAN FOR DONELSON FARMS PD, A 13.2-ACRE RESIDENTIAL DEVELOPMENT ON THE SOUTH SIDE OF DONELSON FARMS PKWY, ACROSS FROM DONELSON ELEMENTARY.
Myer’s Park PD – Phase 1
CONSTRUCTION PLANS REVIEW

DATE: May 20, 2019

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

SUBJECT: Construction Plans for Phase 1 of the Myer’s Park PD

APPLICANT: Blue Sky Communities, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: Parker Estes & Associates; Representative: Will Sawtelle, P.E.

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

ZONING CLASSIFICATION: M-1: Light Industrial

ACREAGE: 12.06 acres

PROPOSAL: The applicant is requesting Planning Commission approval of construction plans for Phase 1 of the Myer’s Park Planned Development. Plans for this phase of the PD include 44 single-family residential lots and common open space lot on 12.06 acres.

The proposed plan conforms to the approved Myer’s Park PD, which was approved by the Board of Mayor and Aldermen on October 1, 2018 as Resolution 2018-60.

Access: The Myer’s Park subdivision has one access point on Memphis-Arlington and several access points along Gerber Road. The access point for Phase 1 will be through the Memphis-Arlington entrance. Some roads will have temporary stub streets until the next phase is completed and a condition requires them to be signed as such.

Road Improvements: New subdivision road improvements will be included as part of this project. The project includes public streets that will be dedicated to the Town, as well as private alleyways that will be maintained by the Homeowner’s Association. In accordance with the approved PD, public rights-of-way will vary, with some areas having on-street parking. Sidewalks will either be in the public ROW, or within a pedestrian easement outside the public ROW. All private alleys will be constructed to Town paving standards.
The road improvements along Memphis-Arlington are being built as part of the Town’s extension of the Bike/Pedestrian project that currently stops at Milton Wilson. The Bike/Pedestrian project will widen Memphis-Arlington on the north side and provide a sidewalk for pedestrians and a bike lane within the roadway. The Myers Park developer will reimburse the Town for its share of the cost of this project.

**Drainage / Grading:** Under a land disturbance permit approved by the Town, the developer is excavating a large detention basin at the north end of the property to serve most of the development. Phase 1 also includes a second, smaller dry stormwater detention basin located within Common Open Space A to detain runoff onto the RLR Investments property to the east to pre-developed conditions. In addition, approximately 4 acres of the development at the southwest corner of the development drains into the Arlington Station drainage system.

**Sanitary Sewer:** The development will be served by an existing 8” sewer line in Gulfstream. Phase 1 will install an 8” sewer line from Gulfstream to the Phase 1 area, routing this line to accommodate future phases of Myers Park.

**Open Space:** One 2-acre open space lot is included in this Phase, as well as a portion of a second common area (between lots 38-39). The large common area is proposed in the center portion of the phase and will ultimately include the pool and pool house for Myer’s Park, as well as guest parking, landscaping and walkways. This is consistent with what is called for in Phase 1 on the approved Master Development Plan. Final landscape improvements and details will be reviewed and approved by the DRC.

**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 April 1, 2019, 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. 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-6. Proof of TDEC approval of public sewer extensions is required prior to starting construction of sewer improvements in this Phase.

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-builds 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.

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

P-3. All stub streets shall have adequate slopes and drainage infrastructure to prevent future erosion and undermining of roadway infrastructure.

P-4. All landscaping and common open space improvements shall be installed and approved by the Town of Arlington prior to recording the plat.

P-5. Decorative street sign posts, consistent with the remainder of the development and as required by BMA 2007-11 and 2008-10, are required to be installed prior to recording the plat. For every five posts required in the development, the developer shall provide one replacement post to the Town of Arlington.

P-6. Signage shall be provided by the developer at all stub streets, in accordance with the subdivision regulations, which states “Street to be extended by the authority of the Town of Arlington.” This signage shall be installed prior to recording the plat. The sign shall be of high-intensity reflectivity, measuring 3’x2’.

P-7. The required street light fixture consistent with Town Subdivision Regulations for residential streets, is the MLGW 30’ Concrete Cobra Head Fixture. Street light design shall be designed by MLGW using this fixture, and paid for by the developer.
**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>Myers Park PD</th>
<th>Phase:</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>northeast corner of Memphis-Arlington Rd and Gerber Rd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner of Record:</td>
<td>Blue Sky Communities, LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>177 Crescent Drive, Collierville, TN 38017</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-854-0525</td>
<td>Fax Number:</td>
<td>901-854-0526</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:rreaves@grantnewhomes.com">rreaves@grantnewhomes.com</a></td>
<td></td>
<td></td>
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</tbody>
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Developer Contact: Robert Reaves

Company Name: Blue Sky Communities, Inc.

Mailing Address: 177 Crescent Drive, Collierville, TN 38017

Daytime Phone: 901-854-0525 | Fax Number: 901-854-0526

E-mail Address: rreaves@grantnewhomes.com

Engineer/Designer Contact: Will Sawtelle, P.E.

Company Name: Parker, Estes & Associates, Inc.

Mailing Address: 3460 Ridge Meadow Pky., Memphis, TN 38115-4000

Daytime Phone: 901-360-9805 | Fax Number: |

E-mail Address: sawtelle@bellsouth.net

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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.town.ofarlington.org, for all subdivision requirements.

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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
Planning Commission  
Construction Plans 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.

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*Copy and use additional pages if necessary*

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<th>APPLICANT:</th>
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<td><strong>If an Entity:</strong></td>
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<tr>
<td>Name of Entity: <strong>Blue Sky Communities, Inc.</strong></td>
<td>Name of Entity:</td>
</tr>
<tr>
<td>By (Signature): [Signature]</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: <strong>Keith Grant</strong></td>
<td>Print Name:</td>
</tr>
<tr>
<td>Title: <strong>President</strong></td>
<td>Title:</td>
</tr>
</tbody>
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Disclosure Of Ownership Interests

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. For Profit Entities: If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Applicant: Blue Sky Communities, Inc.

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Keith Grant</td>
<td>177 Crescent Drive, Collierville, TN 38017</td>
</tr>
<tr>
<td>David Grant</td>
<td></td>
</tr>
<tr>
<td>Kim Brown</td>
<td></td>
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<tr>
<td>Richard Grant</td>
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2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

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DATE: May 20, 2019

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

SUBJECT: Land Disturbance application for multiple phases of the Villages of White Oak 1st Addition Planned Development

APPLICANT: Arlington Investors Group, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: McGuire Engineering; Representative Mark McGuire

SITE LOCATION: East side of Milton Wilson Boulevard in the Villages of White Oak 1st Addition PD, between Phases 1A and 1B

ZONING CLASSIFICATION: RS-18 and PD Overlay (Villages at White Oak 1st Addition PD)

PROPOSAL: The applicant is requesting a land disturbance permit for clearing of a large portion of the remaining Villages at White Oak 1st Addition PD site. This large PD was approved by the BMA on September 5, 2017 (Resolution 2017-44). It includes residential lots with several open space areas on the east side of Milton Wilson.

The applicant states their intention is to clear approximately 85 acres of the site (all remaining area except Phases 15-17) in conjunction with the development of Phases 5, 14, and 19. No grading is proposed in association with this activity.

The areas to be cleared consist of approximately 45 acres that drains west toward Milton Wilson Blvd., and approximately 40 acres that drains east into Fayette County. For the west basin, a 2.2-acre sediment basin is proposed adjacent to Milton Wilson Blvd. For the east basin, a 3.4-acre sediment basin is proposed near the east property line. These basins will remain throughout future phases of development and will ultimately be converted to permanent storm water detention basins once development is complete.

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. Revise the land disturbance plans to address comments as noted on the marked-up review set of plans provided by the Town Engineer. Resubmit corrected plans for review and approval prior to the commencement of work.
P-3. A preconstruction conference with Town Staff and with the Tennessee Department of Environment & Conservation (TDEC) staff shall be held prior to commencement of work.
Town of Arlington
Planning Commission
Land Disturbance Permit Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Name of Subdivision/Site Plan: Villages at White Oak 1st Addition  LD 2019  Zoned: RS-18 PD Overlay
Location: east side of Milton Wilson Blvd. south of Forrest Street
Owner of Record: Canale Properties, LLC
Owner Address: 79 S. Second Street, Memphis, TN 38125
Daytime Phone: __________________ Fax Number: __________________
E-mail Address: __________________

Engineer/Designer Contact: Mark McGuire, P.E.
Company Name: McGuire Engineering
Mailing Address: 289 Miss Camryn Lane, Collierville, TN 38017
Daytime Phone: 901-494-3201 Fax Number: __________________
E-mail Address: mark@mcguirecompanies.biz

Instructions for Submitting an Application:

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

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

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

Office Use Only
Date Received: __________
Amount: __________
Fee Receipt #: __________
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.

*Copy and use additional pages if necessary*

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<td>Name of Entity: Arlington Investment Group, LLC</td>
<td>Name of Entity: Canale Properties, LLC</td>
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<td>By (Signature): [Signature]</td>
<td>By (Signature): [Signature]</td>
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<tr>
<td>Print Name: Keith Grant</td>
<td>Print Name: Jay Flk</td>
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<td>Title: President</td>
<td>Title: Chief Manager</td>
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Applicant: Arlington Investment Group, LLC

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

Name                      Business or Home Address

Wilson's Crossing Partners, LLC  177 Crecent Drive, Collierville, TN 38017

Canale Properties, LLC  79 S. Second Street, Memphis, TN 38125

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner and Lessee: __________________________________________

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

Name                      Business or Home Address

Canale Properties, LLC  79 S. Second Street, Memphis, TN 38125
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Villages at White Oak 1st Addition – Phase 5
FINAL PLAT REVIEW

DATE: May 20, 2019

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

SUBJECT: Final Plat for Phase 5 of Village of White Oak 1st Addition PD

APPLICANT: Arlington Investors Group, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: McGuire Engineering; Representative Mark McGuire

SITE LOCATION: East side of Milton Wilson Blvd, between Phase 2 and Windsor Place

ZONING CLASSIFICATION: RS-18 and PD Overlay (Villages at White Oak 1st Addition PD)

ACREAGE: 15.51 acres

LOTS PROPOSED: 30 Residential lots and 1 open space lot

PROPOSAL: The applicant is requesting Planning Commission approval of a Final Plat for Phase 5 of the Villages at White Oak 1st Addition Planned Development.

In summary, this phase will create 30 single-family residential lots and 1 common open space (COS) lot for the development. Residential lots in Phase 5 range in size from 11,700 (the minimum allowed in this phase) to over an acre. The Phase includes lots and homes identified as Manor Lots (Area 13), Medium Lots (Area 8) and as Neighborhood Lots (Area 6) from the approved Planned Development.

The proposed Plat conforms to the approved White Oak 1st Addition PD, which was approved by the Board of Mayor and Aldermen on September 5, 2017 as Resolution 2017-44.

ANALYSIS: The proposed lot layout and phasing is consistent with the approved PD (partial exhibit is attached). 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.
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, dated March 29, 2019, 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 lots in Phase 5 must be incorporated into the HOA for the Villages at White Oak 1st Addition PD, to ensure shared access and maintenance of HOA amenities. Proof that the community HOA is in good standing with the State and documentation on how these Phases will be incorporated shall be provided to Town Staff for review and approval, and subsequently recorded, where necessary, prior to recordation of the Final Plat.

P-3. The Plat should reference the Town-approved Planned Development, approved by the Board of Mayor and Aldermen on September 5, 2017 as Resolution 2017-44, as the guiding document for this Master Planned community.

P-4. All landscaping and common open space improvements shall be installed and approved by the Town of Arlington prior to recording the plat.

P-5. All common open space in Phases 5 must be deeded to the HOA at the time of recording of the Final Plat.
# Town of Arlington

## Planning Commission
Final Plat Application
(Major and Minor Subdivisions)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<th>Villages at White 1st Addition</th>
<th>Phase:</th>
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<tr>
<td>Location:</td>
<td>east side of Milton Wilson Blvd, south of Forrest Street</td>
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<tr>
<td>Owner of Record:</td>
<td>Canale Properties, LLC</td>
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<tr>
<td>Owner Address:</td>
<td>79 S. Second Street, Memphis, TN 38125</td>
<td></td>
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<tr>
<td>Daytime Phone:</td>
<td>901-854-0525</td>
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<tr>
<th>Developer Contact:</th>
<th>Robert Reaves</th>
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<tbody>
<tr>
<td>Company Name:</td>
<td>Arlington Investment Group, LLC</td>
</tr>
<tr>
<td>Mailing Address:</td>
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<tr>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:rreaves@grantnewhomes.com">rreaves@grantnewhomes.com</a></td>
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<tr>
<th>Engineer/Designer Contact:</th>
<th>Mark McGuire, P.E.</th>
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<tr>
<td>Company Name:</td>
<td>McGuire Engineering</td>
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<tr>
<td>Mailing Address:</td>
<td>289 Miss Camryn Lane, Collierville, TN 38017</td>
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<tr>
<td>Daytime Phone:</td>
<td>901-494-3201</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:mark@mcguirecompanies.biz">mark@mcguirecompanies.biz</a></td>
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## 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.townofarlington.org, for all subdivision requirements.

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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
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.

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*Owner information is required

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<td>Name of Entity: Canale Properties</td>
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<td>By (Signature): Keith Grant</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name:</td>
<td>Print Name: Jay Fik</td>
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<tr>
<td>Title: President</td>
<td>Title: Chief Manager</td>
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   Applicant: Arlington Investment Group, LLC

   Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

   Name                  Business or Home Address
   ______________________ ______________________
   Wilsons Crossing Partners, LLC  177 Crescent Drive, Collierville, TN 38017
   Canale Properties, LLC     79 S. Second Street, Memphis, TN 38125

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

   Owner and Lessee: Canale Properties, LLC

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

   Name                  Business or Home Address
   ______________________ ______________________
   Canale Properties, LLC  79 S. Second Street, Memphis, TN 38125
Villages at White Oak 1st Addition – Phase 14
CONSTRUCTION PLANS REVIEW

DATE: May 20, 2019

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

SUBJECT: Construction Plans for Phase 14 of Village of White Oak 1st Addition PD

APPLICANT: Arlington Investors Group, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: McGuire Engineering; Representative Mark McGuire

SITE LOCATION: East side of Milton Wilson Boulevard in the Villages of White Oak 1st Addition PD, east of Phase 3

ZONING CLASSIFICATION: RS-18 and PD Overlay (Villages at White Oak 1st Addition PD)

ACREAGE: 12.27 acres

LOTS PROPOSED: 19 Residential lots, 1 COS lot

PROPOSAL: The applicant is requesting Planning Commission approval of construction plans for Phase 14 of the Villages at White Oak 1st Addition Planned Development. Plans for this phase of the PD include 19 single-family residential lots and a common open space lot on 12.27 acres. The home types include urban greenway, standard, and neighborhood lots (Areas 1, 6, and 16).

The proposed plan conforms to the approved White Oak 1st Addition PD, which was approved by the Board of Mayor and Aldermen on September 5, 2017 as Resolution 2017-44.

Access: The White Oak 1st Addition subdivision has several access points along Milton Wilson Blvd, and will eventually connect to adjacent subdivisions. Access to Phase 14 will be through the existing Phase 3, which is nearing completion. Some roads will have temporary stub streets until the next phase is completed and a condition requires them to be signed as such.

Road Improvements: New subdivision road improvements will be included as part of this project. There are no public improvements required to Milton Wilson Boulevard or other existing streets. New streets will consist of 26’ of paved surface, complete with curb, gutter, and sidewalk. The
Urban Greenway, which includes wider sidewalks set further back from the street, will extend through Phase 14 on the north side of Noble Oak Drive.

**Drainage / Grading:** This phase of the development falls east of the drainage ridgeline bisecting the White Oak development from north to south. Runoff from this phase drains into Fayette County via open ditches. The proposed development will have a series of underground storm drains and curb inlets to collect stormwater throughout this phase and discharge it into existing ditches. This phase includes an existing pond that provides storm water detention for Phase 3 of the development (currently under construction), and it will ultimately serve future phases of White Oak. However, the majority of the storm water from Phase 14 discharges undetained. This increased discharge is offset by the detention basin in Phase 19 (companion item on the agenda), resulting in no increase in total peak discharge from the development.

**Sanitary Sewer:** Because this phase crosses the drainage ridgeline, it cannot be served by existing sewer lines within previous phases of White Oak. Sanitary sewer service will require an extension of an existing gravity sewer line from the southeast corner of Windsor PD Phase 3 through Phase 19 and into Phase 14. TDEC approval of the sewer extension will be required.

**Open Space:** A roughly 6.48-acre common open space area is proposed on the east side of Noble Oak Drive. It includes an existing pond that will serve as detention. This is the only COS called for in Phase 14 on the approved Master Development Plan. Final landscape improvements will be reviewed and approved by the DRC.

**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 May 2, 2019, 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. 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-6. Proof of TDEC approval of public sewer extensions is required prior to starting construction of sewer improvements in this Phase.

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.

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

P-3. All stub streets shall have adequate slopes and drainage infrastructure to prevent future erosion and undermining of roadway infrastructure.

P-4. All landscaping and common open space improvements shall be installed and approved by the Town of Arlington prior to recording the plat.

P-5. Decorative street sign posts, consistent with the remainder of the development and as required by BMA 2007-11 and 2008-10, are required to be installed prior to recording the plat. For every five posts required in the development, the developer shall provide one replacement post to the Town of Arlington.

P-6. Signage shall be provided by the developer at all stub streets, in accordance with the subdivision regulations, which states “Street to be extended by the authority of the Town of Arlington.” This signage shall be installed prior to recording the plat. The sign shall be of high-intensity reflectivity, measuring 3’x2’.

P-7. The required street light fixture consistent with Town Subdivision Regulations for residential streets, is the MLGW 30’ Concrete Cobra Head Fixture. Street light design shall be designed by MLGW using this fixture, and paid for by the developer.
Location Map
Villages at White Oak 1st Addition PD Phase 14
**Town of Arlington**

Planning Commission
Construction Plans Application
(Major Subdivisions Only)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<thead>
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<th>Phase: 14</th>
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<tbody>
<tr>
<td>Location:</td>
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<td></td>
</tr>
<tr>
<td>Owner of Record:</td>
<td>Canale Properties, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>79 S. Second Street, Memphis, TN 38125</td>
<td></td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td></td>
<td></td>
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<td></td>
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<tr>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

Developer Contact: Robert Reaves

Company Name: Arlington Investment Group, LLC

Mailing Address: 177 Crescent Drive, Collierville, TN 38017

Daytime Phone: 901-854-0525
Fax Number: 901-854-0526

E-mail Address: reaves@grantnewhomes.com

Engineer/Designer Contact: Mark McGuire, P.E.

Company Name: McGuire Engineering

Mailing Address: 289 Miss Camryn Lane, Collierville, TN 38017

Daytime Phone: 901-494-3201
Fax Number:    

E-mail Address: mark@mcguirecompanies.biz

**Instructions for Submitting an Application:**

- 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.town.ofarlington.org, for all subdivision requirements.

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

Revised: 1/8/2015
Planning Commission  
Construction Plans 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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<td>Name of Entity: Canale Properties, LLC</td>
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<td>By (Signature): [Signature]</td>
<td>By (Signature): [Signature]</td>
</tr>
<tr>
<td>Print Name: Keith Grant</td>
<td>Print Name: Jay Fik</td>
</tr>
<tr>
<td>Title: President</td>
<td>Title: Chief Manager</td>
</tr>
</tbody>
</table>

**Owner information is required**

If an Individual(s):

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

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

| Print Name: | Print Name: |
| Signature: | Signature: |
**Disclosure Of Ownership Interests**

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. **For Profit Entities:** If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

   **Applicant:** Arlington Investment Group, LLC

   **Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:**

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2. **For Profit Entities:** If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

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Villages at White Oak 1st Addition – Phase 19
CONSTRUCTION PLANS REVIEW

DATE: May 20, 2019

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

SUBJECT: Construction Plans for Phase 19 of Village of White Oak 1st Addition PD

APPLICANT: Arlington Investors Group, LLC; Representative: Keith Grant

DESIGN PROFESSIONAL: McGuire Engineering; Representative Mark McGuire

SITE LOCATION: East side of Milton Wilson Boulevard in the Villages of White Oak 1st Addition PD, east of Phase 14

ZONING CLASSIFICATION: RS-18 and PD Overlay (Villages at White Oak 1st Addition PD)

ACREAGE: 10.61 acres

LOTS PROPOSED: 26 Residential lots, 3 COS lots

PROPOSAL: The applicant is requesting Planning Commission approval of construction plans for Phase 19 of the Villages at White Oak 1st Addition Planned Development. Plans for this phase of the PD include 26 single-family residential lots and 3 common open space lot on 10.6 acres. The homes types include all age restricted lots (Areas 15).

The proposed plan conforms to the approved White Oak 1st Addition PD, which was approved by the Board of Mayor and Aldermen on September 5, 2017 as Resolution 2017-44.

Access: The White Oak 1st Addition subdivision has several access points along Milton Wilson Blvd, and will eventually connect to adjacent subdivisions. Access to Phase 19 will be through the proposed Phase 14, also considered tonight. Some roads will have temporary stub streets until the next phase is completed and a condition requires them to be signed as such.

Road Improvements: New subdivision road improvements will be included as part of this project. There are no public improvements required to Milton Wilson Boulevard or other existing streets. New streets will consist of 26’ of paved surface, complete with curb, gutter, and sidewalk.
Drainage / Grading: This phase of the development falls east of the drainage ridgeline bisecting the White Oak development from north to south. Runoff from this area drains into Fayette County via open ditches. The proposed development will have a series of underground storm drains and curb inlets to collect stormwater throughout this phase and discharge it into a proposed 3-acre wet detention basin. This basin is large enough to over-detain storm water from Phase 19 to offset the increased discharge from Phase 14. It will also provide storm water detention for future phases of White Oak.

Sanitary Sewer: Because this phase crosses the drainage ridgeline, it cannot be served by existing sewer lines within previous phases of White Oak. Sanitary sewer service will require an extension of an existing gravity sewer line from the southeast corner of Windsor PD Phase 3 to serve Phase 19, Phase 14 and future phases of White Oak. TDEC approval of the sewer extension will be required.

Open Space: Three open space areas are included in this Phase: one is almost 5 acres in size and the other two are roughly 0.16 acres each. The 4.9-acre common open space area is proposed on the east side of the phase, behind the homes. It includes a portion of a larger proposed pond that will serve as detention. A walkway is proposed around the open space, running behind lots 183-199 and then crossing Hollow Oak Drive just west of Lot 174 and heading north. This is consistent with what is called for in Phase 19 on the approved Master Development Plan. Final landscape improvements and details will be reviewed and approved by the DRC.

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 May 2, 2019, 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.

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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. 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.
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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.

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**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.

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

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P-7. The required street light fixture consistent with Town Subdivision Regulations for residential streets, is the MLGW 30’ Concrete Cobra Head Fixture. Street light design shall be designed by MLGW using this fixture, and paid for by the developer.
# 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

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Developer Contact: Robert Reaves  
Company Name: Arlington Investment Group, LLC  
Mailing Address: 177 Crescent Drive, Collierville, TN 38017  
Daytime Phone: 901-854-0525  
Fax Number: 901-854-0526  
E-mail Address: rreaves@grantnewhomes.com

Engineer/Designer Contact: Mark McGuire, P.E.  
Company Name: McGuire Engineering  
Mailing Address: 289 Miss Camryn Lane, Collierville, TN 38017  
Daytime Phone: 901-494-3201  
Fax Number:      
E-mail Address: mark@mcguirecompanies.biz

---

**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.

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Office Use Only  
Date Received: 
Amount: 
Fee Receipt #: 

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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
Planning Commission
Construction Plans Application

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

*Owner information is required

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

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

| Print Name: | Print Name: |
| Signature: | Signature: |
Disclosure Of Ownership Interests

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   Applicant: Arlington Investment Group, LLC

   Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

   Name                         Business or Home Address

   Wilsons Crossing Partners, LLC, 177 Crescent Drive, Collierville, TN 38017

   Canale Properties, LLC, 79 S. Second Street, Memphis, TN 38125

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

   Owner and Lessee:

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

   Name                         Business or Home Address

   Canale Properties, LLC       79 S. Second Street, Memphis, TN 38125
DATE: May 20, 2019

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

SUBJECT: Land Disturbance application

OWNER: Joe Everson, dba Tennessee Tiny Homes LLC

DESIGN PROFESSIONAL: The Bray Firm; Representative: David Bray, P.E.

SITE LOCATION: 12580 Bragg Road, north side of Bragg Road, east of Airline Rd

ZONING CLASSIFICATION: E: Estate

PROPOSAL: The applicant is requesting a land disturbance permit for grading and earthmoving operations on a residential-zoned property on Bragg Road. The property is roughly 10 acres in size and improved with only a horse barn.

The site was previously used for illegal manufacturing activities, which has since ceased. The applicant states they are working to sell the property and they wish to construct an approximately 1.6-acre pond on the site to help alleviate drainage issues. Operations had already commenced but were stopped by Town inspectors until this process could be completed.

The applicant states their intention is to disturb approximately 3 acres of the site in their work to create the pond. The work will consist of excavating the pond below existing grade, and all of the soil to be removed will be hauled away and disposed of outside of the Town limits of Arlington.

Throughout the excavation and earth-moving operations, the developer will be required to control erosion, and all disturbed areas will be stabilized by seeding & mulching upon completion of work.

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. Revise the land disturbance plans to address comments as noted on the marked-up review set of plans provided by the Town Engineer. Resubmit corrected plans for review and approval prior to the commencement of work.

P-3. A preconstruction conference with Town Staff and with the Tennessee Department of Environment & Conservation (TDEC) staff shall be held prior to commencement of work.
Town of Arlington
Planning Commission
Land Disturbance Permit Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Name / Phase of Subdivision/Site Plan:
Zoned:

Location: 12580 Bragg Road Arlington, TN.

Owner of Record: Joe Everson DBA Tennessee Tiny Homes LLC

Owner Address: 12251 Macon Road Collierville, TN 38017

Daytime Phone: (901) 860-3160 Fax Number: N/A

E-mail Address: jevers21d@gmail.com

Engineer/Designer Contact:

Company Name:

Mailing Address:

Daytime Phone: Fax Number:

E-mail Address:

Instructions for Submitting an Application:

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

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

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

OFFICE USE ONLY
Date Received:
Amount:
Fee Receipt #:
Planning Commission
Land Disturbance Permit Application

It is understood that:

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

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

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

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

*Owner information is required

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   **Applicant:** Joe Emerson (2251 Morgan Road Collierville TN 38017)

   Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

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2. **For Profit Entities:** If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

   **Owner and Lessee:**

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

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