Planning Commission
April 15, 2019
6:30 P.M.
Meeting Minutes

I. Invocation – Jeff McKee delivered the invocation.

II. Call to Order and Roll:

Present: Russ Campbell, Chairman Dwight Barker
Don Hinkle, Secretary Jeff McKee, Alderman Brian Thompson

Others Present: Cathy Durant, Town Administrator Angela Reeder, Town Planner Janet Lucci, Planning Administrative Assistant Steve Hill, Town Engineer Gerald Lawson, Attorney

Absent:
Nycole Alston, excused
Susan Payne, excused

III. Approval of Minutes from March 18, 2019 Meeting:

Chairman Campbell called for a motion.

Motion: Don Hinkle made a motion to approve the minutes of the March 18, 2019 meeting. Dwight Barker seconded the motion.

Vote on Motion: The motion carried unanimously.

IV. Comments from Citizens

Chairman Russ Campbell invited anyone wishing to address the Commission on any matter other than an item on the agenda to please come forward and state his/her name and address for the record.

No citizens came forward. Mr. Campbell closed the comment period.

V. Old Business:

A. Other as Properly Presented

There was no business presented.

VI. New Business:

A. Arlington Community Schools – Site Plan – to build a 25,680 sf Indoor Practice Facility at the High School, 5475 Airline Road.

Chairman Campbell recognized Angela Reeder, Town Planner. Ms. Reeder presented the staff report (on file) for Arlington High School Field House. Ms. Reeder stated Arlington Community Schools are proposing to add a new 25,680 indoor sports practice field at the southeast corner of Milton Wilson, 5475 Airline Road. Ms. Reeder noted this location is currently occupied by grass practice
fields. A parking lot addition is proposed on the north side of the building.

Ms. Reeder explained under Tennessee Code, ACS is required to submit plans to the Planning Commission. This project will not be going before the DRC so the PC will be reviewing architectural designs and landscape plans. Ms. Reeder noted the PC is charged with considering the “location and extent” of this new facility by reviewing the architectural plans.

Ms. Reeder said the building’s primary entrance is on the north side facing the parking lot. She noted additional entrances to the gym will be provided on the west side facing the practice field through 3 sets of double doors and a roll-up overhead door for larger items.

Ms. Reeder noted the field house is a single-story structure and will be roughly 26 feet tall. The roof line will include roof peaks added for aesthetics and roofline variation.

Ms. Reeder explained the site slopes down to Milton Wilson so the southern end of the building will appear taller at approximately 34 feet. This is within height limits permitted in the M-1 Zone.

Ms. Reeder said the building is proposed to have a brick veneer base in a beige color, with off-white siding above, and a gray standing seam metal roof. Ms. Reeder noted the siding is partially fiber cement and partially architectural metal panels that mimic wood siding. She said the design is intended to complement the existing sports facilities on-site. There are some dark “tiger” blue accents in the gutters/downspouts, metal doors, columns, and brick sill around the building.

Ms. Reeder noted the Design Guidelines identify brick and hardiplank as primary exterior materials in any zone. Other materials may be used on a case by case basis. Ms. Reeder said this is a large athletic facility in an Industrial Zone bordered by commercial properties. Other nearby structures include sports locker facilities, concession stands, and metal bleachers. The metal panels are in a color, and oriented in a way, to mimic the siding found on other athletic buildings on site. Ms. Reeder noted they provide the added benefit of insulation to reduce heating costs for the school. Ms. Reeder said taking everything into consideration staff feels comfortable supporting the school’s proposed use of this material on the building.

Ms. Reeder stated the proposal includes a small parking lot with 43 spaces, including 4 ADA spaces. Vehicular access will continue to be through the existing school driveways, including the closest from Milton Wilson.

Ms. Reeder noted this proposal includes a new sidewalk along the west side of the driveway which will extend from Milton Wilson to the existing parking area by the practice fields. She said no road improvements are required along Milton Wilson.

Mr. Hill explained due to historic flooding in the residential area south of Arlington High School, the school is providing stormwater detention for the proposed facility that controls peak discharge to pre-development conditions for storms up to the 100-year storm rather than the 25-year standard Town requirement. Mr. Hill noted a dry detention basin is being constructed at the south end of the facility adjacent to Milton Wilson to provide this detention.

Mr. Hill commented the facility will be served by the existing public sewer in Milton Wilson.

Ms. Reeder stated the proposed landscaping includes trees along the east side of the driveway to provide a buffer from the adjacent commercial property. In addition, trees and shrubs are proposed in the parking lot islands and around the perimeter of the building, including the taller southern end, to add screening from Milton Wilson. The variety of trees will include willow oaks to the east and crepe myrtles. Ms. Reeder noted the high school site easily meets the open space requirement.
Ms. Reeder concluded that staff recommends approval of the Arlington High School Field House, subject to the following conditions.

Chairman Campbell called for a motion.

**Main Motion:** Don Hinkle made the motion to approve the Site Plan for Arlington Community Schools Indoor Practice Facility. Jeff McKee seconded the motion.

**Discussion:** Mr. Thompson asked to clarify which landscaping plan applied. Ms. Reeder noted the landscape plan had been revised and the new revised plan reflects taller trees along the south side. Mr. Thompson noted taller trees are required along that portion of the building to help screen the height and elevation of the building. Ms. Reeder agreed.

The material board and sample brick for the building was presented to members.

Mr. Thompson asked if it was necessary to have the building positioned next to the sidewalk. Ms. Reeder replied there are sports fields to the west. In order to maximize space, the building was placed between the street and the sports fields. Mr. Campbell noted the placement of the building allowed for maximizing its size.

Mr. Thompson appreciated the redesign of the building to Town guidelines. He said the design is compatible with the adjacent commercial property.

Mr. McKee asked the setback from Milton Wilson. Ms. Reeder replied the setback was roughly 50 feet. Mr. McKee asked if the fence around the turf field would remain.

Ms. Mason, Superintendent of Arlington Community Schools, said only the fence along Milton Wilson would remain.

Mr. McKee asked what type of material was proposed around the logo on the building. Ms. Reeder said hardiplank.

Mr. McKee questioned if the garage doors would be painted. Ms. Mason said yes, to match the walls.

Mr. Hinkle inquired if Ms. Mason had any other comments she would like to add. Ms. Mason maintained the goal was to have the building’s design blend with other facilities on site. She noted the building uses optimal space. She explained the addition of the sidewalk is an added safety feature for students who walk and noted the facility includes locker rooms for the girls’ softball team and both soccer teams, an added benefit for students.

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

**STANDARD CONDITIONS:**

**S-1.** It is found that the application as presented, with plans dated March 29, 2019, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

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

**S-3.** This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.
S-4. Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site, if required.

S-5. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s filed Notice of Intent, and approved Notice of Coverage prior to any earth disturbance activity.

S-6. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

**PROJECT SPECIFIC CONDITIONS:**

P-1. All sidewalk paths, including those across driveways, shall be ADA compliant.

P-2. Revise the Construction Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.

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

B. **Wright Medical – Connector Road** – to connect the existing Wright Medical facility to the new facility under construction on Memphis Arlington Rd.

Chairman Campbell recognized Angela Reeder, Town Planner. Ms. Reeder presented the staff report (on file) for Wright Medical expansion and noted the applicant is requesting approval for a revision to their campus on the north side of Memphis Arlington Road.

Ms. Reeder stated the applicant proposes to construct a private, 24-foot wide connector roadway between the existing Wright manufacturing parking lot and the adjacent expansion site. Ms. Reeder explained the two lots are separated by a blue line stream, which will be crossed by the roadway.

Ms. Reeder noted the roughly 400-foot long new driveway is intended to create a campus atmosphere and will connect to the driveway that wraps around the new building at the rear/northeast corner to the main driveway that runs along the west side of the existing site.

Ms. Reeder stated the driveway will not include any additional access point to public roadways nor will there be any pedestrian access or walkways along the private connector. In addition, no parking is impacted by this proposal nor will there be any additional parking required triggered by this connection. Ms. Reeder noted the proposal will not trigger the need for additional public improvements.

Ms. Reeder explained the proposed connector roadway crosses a blue-line stream and a FEMA floodway. Permits from both FEMA and the Tennessee Department of Environment and Conservation will be required for this installation.

Ms. Reeder said staff recommends approval of the applicant’s site plan subject to the following conditions.

Chairman Campbell called for a motion.

**Main Motion:** Brian Thompson made the motion to approve the Site Plan for Wright Medical Connector Road. Jeff McKee seconded the motion.

**Discussion:** Mr. Campbell asked the applicant to come forward. Mr. Alan Brown, H&M Architects/Engineers, Inc. came forward to speak. Mr. Campbell noted the Wright Medical facility
parking lot experiences flooding in places and asked how H&M plans to address crossing the stream with the new road.

Mr. Brown noted the Town Engineer had requested a box culvert. Mr. Campbell inquired if a box culvert would be sufficient to allow trucks to cross safely. Mr. Brown said the drive would be constructed to TDOT standards.

Mr. Hill noted FEMA flow rates would determine the size of the culvert. The “No Rise Certification” would show it as adequate for a 100-year storm.

Mr. McKee asked if fencing around the perimeter was planned. Ms. Reeder responded no fencing is planned. She noted chain link fencing is no longer allowed under Town Codes. If additional fencing is planned, a fence permit would be needed for Town approval.

Mr. Hinkle noted there is no sidewalk connection on the drive. Mr. Brown said employees will use a car or golf cart to access the two facilities. There are no plans for pedestrian walkways.

Vote on Main Motion: The motion carried unanimously.

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 and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

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

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

S-4. Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site, as necessary.

S-5. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s filed Notice of Intent, and approved Notice of Coverage prior to any earth disturbance activity.

S-6. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

PROJECT SPECIFIC CONDITIONS:
P-1. Any sidewalk paths, including those across driveways, shall be ADA compliant.

P-2. Revise the Construction Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.

P-3. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town of Arlington Design Guidelines Manual.

P-4. Prepare and submit to the Town a “No-Rise Certification” package in accordance with FEMA guidance for the floodway affected by this project. No work within the floodway may be done until this has been reviewed and approved by the Town Engineer.

P-5. Obtain and provide copies of all required TDEC permits for work in and along the stream, including an ARAP permit, prior to construction within or adjacent to the stream.

C. Waffle House – Site Plan – new building located at 11636 US Hwy 70.
Chairman Campbell recognized Angela Reeder, Town Planner. Ms. Reeder presented the staff report (on file) for Waffle House, a site plan for a new restaurant on the north side of Hwy 70, just east of Airline Road.

Ms. Reeder noted the new Waffle House restaurant is proposed to be an 1,844 square foot building on the lot immediately east of First Tennessee Bank. The lot is 0.699 acres in size and located in the SC Zone.

Ms. Reeder said the building is proposed in the typical diner layout found in any Waffle House, long and skinny. It will be located on the west side of the lot with parking primarily along the east. A small loading and service area is provided at the rear of the building and a trash enclosure is provided off the rear access road.

The building will front Hwy 70 and will utilize the shared, right-in/right-out driveway with First Tennessee Bank. The driveway will be stubbed out to the east, to allow the option of shared access to the adjacent property when it develops.

Ms. Reeder said a second access point is available through the 24-foot access road at the rear of the site. She noted it will connect behind this site, and the adjacent bank, to the Airline Road extension north of Hwy 70. It will be stubbed out to the vacant property to the east.

Ms. Reeder stated a walkway is provided from the Hwy 70 sidewalk to the building entrance. The site plan provides a total of 30 parking spaces, which includes 2 ADA spaces. This falls within Zoning Ordinance requirements.

Ms. Reeder noted Hwy 70 is already at its ultimate width; however, sidewalk will be required along the front of the site.

The site will continue the storm drain system both in front and in the rear of the lot as was done on the First Tennessee lot. The master plan for drainage and detention for the Landvest property along Hwy 70 will entail the construction of a detention basin behind the First Tennessee lot when enough lots have developed to reach the capacity of the storm drain system along Hwy 70. All the lots east of Airline Road will be required to share in the cost for maintenance of the storm drain system along the rear of the lots and future detention basin.

Furthermore, public sanitary sewer currently stops at the east property line of the First Tennessee site. This development will be required to extend that sewer line across this lot to serve future lots to the east.

Ms. Reeder noted 30% open space is provided which meets the Town’s requirements. The site will be required to provide 14 tree density units. The DRC will review final landscape plans.

Staff recommends approval of the site plan for a new Waffle House restaurant, subject to the following condition.

Chairman Campbell called for a motion.

**Main Motion:** Don Hinkle made the motion to approve the Site Plan for Waffle House. Dwight Barker seconded the motion.

**Discussion:** Mr. Campbell invited the applicant to come forward and speak. Ken Williams, 5986 Finance Drive, Atlanta, GA and Mike Davie, Reaves Firm, came forward.

Mr. Campbell asked why the access road behind the site was stubbed and not a cul-de-sac. Mr. Hill responded typically the city does not require a cul-de-sac on a private drive. Waffle House has a
parking lot for cars to access and turn around. He said the easement is there for future development and to encourage joint access and limit need to go on to Hwy 70. Mr. Campbell asked if it was customary to have a stub road on a private drive. Mr. Hill responded yes.

Mr. Thompson asked about the 7 parking spots in front of the building. Ms. Reeder replied it is a narrow lot. Mr. Thompson noted that McDonalds also had parking in front of their building although First Tennessee’s parking was set back. Ms. Reeder said Waffle House only has parking proposed on one side of their building. Mr. Thompson asked the setback from the road to the parking spaces. Ms. Reeder replied 25 feet. Mr. Thompson asked if that provided sufficient room for landscaping. Ms. Reeder said yes.

Mr. Thompson noted the Waffle House elevations showed a proposed sign on the side of the building not facing a public street. He pointed out that is not allowed under current guidelines. However, signs will be reviewed by a different body.

Mr. McKee would like to see less parking fronting Hwy 70 and more open space. Mr. Williams stated 30 parking spaces is the corporate minimum for Waffle House. He would appreciate the PC not cutting any spaces.

Mr. McKee asked if the pedestrian walkway across the parking lot would be painted. Ms. Reeder said it would be ADA compliant and painted to match handicap striping.

Mr. Hinkle asked Mr. Hill to speak to the drainage plan on site. Mr. Hill explained the current drainage system is a pipe system. The master plan for the area will ultimately call for a detention to be built behind First Tennessee. This will be triggered when enough development occurs.

Mr. Campbell asked how many more lots need to develop to trigger the need for the detention. Mr. Hill said it was originally designed for 5 large lots before detention is required. However, if smaller lots continue to develop there may be room for 3 to 4 more lots before the need for a detention is triggered.

Mr. Campbell asked if the lots along Hwy 70 need to be developed in order. Mr. Hill said due to the unique situation the lots needed to be developed in order, adjacent to each other.

Mr. Barker liked the right-in/right-out and the flow of the parking.

Vote on Main Motion: The motion carried unanimously.

STANDARD CONDITIONS:

S-1. It is found that the application as presented, with plans dated March 29, 2019, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

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

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

S-4. Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site.
S-5. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s filed Notice of Intent, and approved Notice of Coverage prior to any earth disturbance activity.

S-6. All signage design and location is subject to the review and approval of the Design Review Committee.

S-7. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

PROJECT SPECIFIC CONDITIONS:

P-1. All sidewalk paths, including those across driveways, shall be ADA compliant, including the installation of truncated domes to provide tactile surfaces where ADA routes cross driveways. This requirement applies both in the public right-of-way and within the site.

P-2. Revise the Construction Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.

P-3. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town Design Guidelines.

P-4. A final plat must be recorded for the site to create a legal lot of record prior to the Pre-Construction meeting. The plat shall also dedicate any identified easements necessary, such as the access easement along the front driveway.

D. White Oak Ph 5 -Construction Plans – next phase in the Villages at White Oak Master Development Plan off Milton Wilson Rd.

Chairman Campbell recognized Angela Reeder, Town Planner. Ms. Reeder presented the staff report (on file) for Villages at White Oak 1st Addition Ph 5 and stated this phase of the PD includes 30 single-family residential lots and 1 common open space lot on 15.5 acres.

Ms. Reeder stated the proposed plan conforms to the approved White Oak 1st Addition PD, which was approved by the BMA on September 5, 2017. She said White Oak 1st Addition has several access points along Milton Wilson and will eventually connect to adjacent subdivisions. She explained access to Phase 5 will be through the existing Phase 1A and 2, which are completed and currently building homes and through a completed Sunny Springs Drive to Windsor Place PD Ph 2.

Ms. Reeder said new subdivision road improvements will be included as part of this project. New streets will consist of 26’ of paved surface, complete with curb, gutter, and sidewalk.

Mr. Hill stated the proposed development will have a series of underground storm pipes and curb inlets to convey stormwater throughout this phase of development. He noted most of this phase drains toward the northeast corner of the property and into a common open space in the Windsor PD. He said this phase will construct a new permanent wet detention basin in the common open space. Mr. Hill said this basin will control stormwater discharge into Windsor Place PD to pre-development levels. The 25-year storm will be the standard used for this development.

Mr. Hill said the sanitary sewer system will consist of a gravity sewer system that will be an extension of the Villages at White Oak Ph 2 sewer system. TDEC approval will be required.

Ms. Reeder stated a roughly 1.55-acre common open space area is proposed and will be the only COS called for in Phase 5. She noted the lot has some steep slopes, dropping roughly 20 feet in elevation from the street to the back side of the lot. She said the area will include an area reserved for stormwater detention and be landscaped. Final landscape improvements will be reviewed and
approved by the DRC.

Staff recommends approval of the applicant’s request subject to the following conditions being met.

Chairman Campbell called for a motion.

**Main Motion:** Don Hinkle made the motion to approve the Site Plan for Villages at White Oak 1st Addn Ph 5. Dwight Barker seconded the motion.

**Discussion:** Mr. Thompson asked about the slope change in lots 149, 150, and 151. Mr. Hill explained the rear yards in those lots slope down toward the natural ditch where there is an internal pipe designed to take the water to the detention basin. Mr. Hill noted there is a natural valley that is designed to carry the water to the Windsor Place COS so the water will not accumulate. Mr. Hill emphasized that the slopes of the detention basin must have sod.

Mr. McKee asked the difference of height from the street to the rear yard of the lots. Mr. Hill noted it was a 15-foot change. Mr. McKee asked if there was a plan to build the lots up or would they be left with a sloping rear yard. Mr. Grant, applicant, responded the rear yards would be left. He said some homeowners preferred the natural slope in their rear yards. Mr. Thompson noted the lots were some of the larger lots in the phase.

Mr. Thompson asked if there was a ditch running behind the lots in question. Mr. Reaves, applicant, noted there was a swell that ran behind the lots and an inlet at lot 152. Lots 151 – 149 had a swell that drained to Windsor. Mr. Hill noted the pipe that took the drainage to Windsor was located at the end of the street. He said it was designed to carry the storm water into Windsor. The rear yards of the other lots will drain to the natural swell and prevent their runoff from draining into Windsor, thus decreasing the amount of runoff into Windsor.

Mr. Hinkle asked if contractor traffic in and out of the development could be regulated to minimize disruption to current residents in Windsor Place. Mr. Grant said they would take measures to minimize disruption including installing barricades where necessary.

Mr. McKee asked about the detention in Phase 1 and the amount of water in the streets with all the recent rain. Mr. Grant said he is aware; they have taken steps to address the issue. He said they have removed the bags that had been in place to protect the inlet from sediment. With those bags removed the water is now draining properly. In addition, they have treated the detention pond and it is performing as it should.

Mr. Hill concurred that as subdivisions are under construction the inlets are protected. The water will naturally collect at the lowest point. He noted it is a temporary condition that soon clears up when the construction process is complete, or the bags are removed.

Mr. Grant added when phase 2 is complete they will create a permanent detention. Ms. Durant noted the Town inspected the site on Saturday during inclement weather and noted the improvement of the site. Mr. Grant has been responsive, and the situation is improved.

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

**STANDARD CONDITIONS:**

**S-1.** It is found that the application as presented, with plans dated March 29, 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.

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

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

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

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

S-10. Prior to acceptance of any public improvement, the applicant will be required to provide as-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.
E. **Myer’s Park – Land Disturbance** – Master Development Plan at the northeast corner of Memphis Arlington Road and Gerber Road.

Chairman Campbell recognized Angela Reeder, Town Planner. Ms. Reeder presented the staff report (on file) for Myer’s Park Land Disturbance. Ms. Reeder noted the Planned Development for this site was approved by the BMA in October, 2018 and includes a primarily residential project with several open space areas and a small commercial/office component.

Mr. Hill said the applicant intends to establish a rough grade across the entire site prior to seeking approval for a final plat and construction plans. Mr. Hill noted this application includes excavating a 5-acre detention basin in COS 1 at the north end of the site to a depth of approximately 26’ and placing that dirt across the site. He said an estimated 160,000 cubic yards of dirt will be excavated and spread across the approximately 35 acres proposed for residential development.

Mr. Hill said temporary drainage ditches will be installed across the site to direct the majority of the site drainage to the detention basins and as the project develops in phases, these ditches will be filled as the storm drain system is installed for each phase.

Mr. Hill noted the developer will install a new storm drain pipe along Gulfstream Road form the northeast corner of the development approximately 500’ to a cross drain pipe under Gulfstream. He noted this will serve as the drain outlet for the detention basin.

Staff recommends approval of the Land Disturbance permit, subject to the following conditions.

Chairman Campbell called for a motion.

**Main Motion:** Brian Thompson made the motion to approve the Land Disturbance application for Myers Park. Don Hinkle seconded the motion.

**Discussion:** Mr. Thompson asked how long this process will take. Mr. Keith Grant, applicant, said they should be done by the end of August.

Mr. Hinkle asked how they planned to handle the construction traffic in conjunction with school traffic which can be particularly problematic on Memphis Arlington Road. Ms. Durant said those issues are covered at the PreConstruction meeting. Town ensures contractors understand they are not allowed to interrupt school drop off/pick up times. She noted school will be closing for summer holidays soon so hopefully most construction will occur while school is not in session.

Mr. Thompson remarked that most of the dirt will be remaining on site. The increased traffic will be due to the equipment going to and from the work site.

Mr. Campbell asked if we had a time frame for the signal at Jetway and Hwy 70. Mr. Hill said the contract was awarded. The Town is waiting for MLGW to move poles on the south side of Hwy 70. Mr. Hill expects it to happen in about six months. Mr. Campbell asked if the light would be in before the completion of this subdivision and Mr. Hill replied yes.

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

**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.

**F. Airline Property Rezoning Application** – a request to rezone 4.35 acres south of I-40, west side of Airline Road across from Brooks Village, from E: Estate to SC: Shopping Center.

Chairman Campbell recognized Angela Reeder, Town Planner. Ms. Reeder presented the staff report (on file) for the Airline Property Rezoning application, a 4.35-acre site on the west side of Airline Road, across from Brooks Village. Ms. Reeder noted the applicant is requesting to rezone the property from E: Estate Residential to SC: Shopping Center. She said the purpose of the request is to allow future office/commercial development of the property.

Ms. Reeder noted review of any 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.

Ms. Reeder explained the Town’s Future Land Use Plan identifies this corridor along Airline Road as non-residential and referred to a copy of the Future Land Use map. She said the site’s designation as Community Support Commercial is intended for community-service commercial development and the requested Shopping Center zoning allows for these types of uses and would be consistent with the Land Use Plan.

Ms. Reeder noted General Commercial (B-2) zone could also be consistent; however, she said SC is slightly more restrictive on some auto-related uses. She said the existing E: Estate designation allows primarily single-family residential use and is not consistent.

Ms. Reeder stated construction has recently begun on the Arlington Trails Commercial PD, which is adjacent to the north. Ms. Reeder provided a summary of the surrounding uses and their Zoning and Land Designation, detailed in the staff report.

Ms. Reeder said all municipal services are accessible to serve a community commercial/office development on the proposed site except for sewer. She noted Arlington Trails PD will be installing a public sewer line along the west side of Airline Road to serve this property. She noted any development on this property will need to extend public sewer through the property to any upstream properties that could be served.

Ms. Reeder noted there is an existing cemetery on the site that will have to be preserved and would be considered with any future Site Plan application submittal. This requirement will place some
limitations and challenges on the development potential of this site.

Ms. Reeder said development of the site will require extensive on-site improvements to create commercial or office use. She noted review of a Site Plan application would confirm the need for any public improvements. Widening of Airline Road along the frontage of this property will be required.

Ms. Reeder explained the Planning Commission is tasked with making specific findings to support an amendment and reviewed the four findings, including staff comments, detailed in the staff report. Staff supports a recommendation of approval of the proposed request.

Chairman Campbell called for a motion.

Main Motion: Jeff McKee made the motion to approve the request to rezone Airline Road property. Dwight Barker seconded the motion.

Chairman Campbell called for a motion.

Motion: Don Hinkle made a motion to suspend the Planning Commission Meeting and open the Public Hearing. Russ Campbell seconded the motion.

Vote on Motion: The motion carried unanimously.

Chairman Campbell declared the Public Hearing open and stated that a notice of a Public Hearing was published in the Commercial Appeal on Monday, April 1, 2019. Anyone wishing to speak for or against this request, please stand to be recognized. State your name and address for the record.

Citizen Comments: Michael Davis, 4830 Brooks Branch Road. Mr. Davis explained he owns the property off Brooks Branch road that sits behind the proposed site. Mr. Davis asked if the property lines were accurate on our Future Land Use map. Mr. Davis would like to know how his property will be affected by the proposed zoning change.

Seeing no additional citizens coming forward, Chairman Campbell called for a motion.

Motion: Russ Campbell made a motion to close the Public Hearing and resume the Planning Commission Meeting. Jeff McKee seconded it.

Vote on Motion: The motion carried unanimously.

Discussion: Ms. Reeder said she was unaware of any changes to the property lines. The zoning change would not affect adjacent properties and they would remain zoned as E: Estate. Mr. Thompson noted any development to a site will include a survey of the site and the property lines will be confirmed at that time.

Mr. Campbell explained that the E: Estate Zoning category has been used by the Town as a placeholder until such time as the Future Land Use Map is enforced. Mr. Campbell noted the applicant has selected the more restrictive zone of SC than the B-2 zone which under the FLU would also be allowed.

Ms. Reeder agreed that either SC or B-2 meets the FLU. SC has more restrictions for auto repair type business and thus offers an extra layer of review for the Town and will minimize the impact on the area.

Mr. Thompson noted SC is a better option. He said the FLU was developed to create less intense commercial development proceeding south on Airline. The prospect of a future small commercial development in this spot meets the Town’s expectations as the area develops. He said this is a suitable request based on our FLU plan. Mr. Campbell agreed.
Vote on Main Motion: The motion carried unanimously.

Chairman Campbell responded to a question from a citizen who asked the next step in this process of rezoning. Mr. Campbell explained the Planning Commission recommendation will be forwarded to the Board of Mayor and Alderman who will hold two hearings on the issue. Ms. Reeder confirmed the Town will send out a Public Hearing Notice prior to the second BMA meeting. The BMA ultimately votes on final approval of this application.

G. Other as Properly Presented

There was no business presented.

VII. Adjournment:

Chairman Campbell asked if there is any training planned for Planning Commission members. Ms. Reeder stated a course covering legal obligations of Planning Commission members is planned. Further information will be forthcoming. Hearing no new business Chairman Campbell called for a motion to adjourn.

Motion: Don Hinkle made the motion. Brian Thompson seconded it.

The meeting was adjourned.

Russ Campbell, Chairman

Don Hinkle, Secretary

Submitted By: Janet Lucci, Planning Administrative Assistant