Planning Commission
May 20, 2019
6:30 P.M.
Meeting Minutes

I. Invocation – Brian Thompson delivered the invocation.

II. Call to Order and Roll:

Present:
Russ Campbell, Chairman
Nycole Alston
Dwight Barker
Don Hinkle, Secretary
Jeff McKee, Alderman
Susan Payne
Brian Thompson
Absent

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

III. Approval of Minutes from April 15, 2019 Meeting:

Chairman Campbell called for a motion.

Motion: Don Hinkle made a motion to approve the minutes of the April 15, 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:


Chairman Campbell recognized Angela Reeder, Town Planner. Ms. Reeder presented the staff report (on file) for the Amendment to the Master Development Plan for Village at Donelson Farms PD. Ms. Reeder stated this request is to amend the previously approved Donelson Farms PD located on the south side of Donelson Farms Parkway, opposite Donelson Elementary School. This PD was
approved by the BMA in October 2017. Ms. Reeder said the original project included 27 single-family homes on 12.21 acres and required a large amount of public improvements.

Ms. Reeder noted the applicant has since gained another acre of property and is requesting to amend their PD to incorporate that land and a slightly different layout.

Ms. Reeder explained the uses for the site have not changed and still include single family homes and open space. She said 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 noting RS-18 allows up to 2.42 du/ac, so the proposal is at the Code allowance.

Ms. Reeder noted there is 3.02 acres of common open space proposed which includes a 25-foot landscaped streetscape along Donelson Farms Parkway with hardwood trees, crape myrtles and shrubs. She said a 6-foot tall wood fence with brick/stone columns at 50 foot centers is proposed behind the landscaping at the rear of the individual lots. Brick entry features with neighborhood signage are proposed at each entrance.

Ms. Reeder said a 2.33-acre lot extends around the perimeter of the site and includes a 6-foot wide walking path for residents which will circle around a detention pond. She noted the path will include a pergola on one end and an open field on another with benches proposed along the path.

Ms. Reeder explained all common areas will be landscaped and maintained by the HOA. The DRC will provide a final review on all landscaping and common open space amenities.

Ms. Reeder stated the site is currently subject to the underlying RS-18 zoning regulations. She summarized the bulk regulations proposed, approved and the underlying RS-18 district for comparisons. Details may be found in the staff report on file. She noted the proposed plan requests a reduced minimum lot size of 11,100 sf to accommodate three lots that fall below the currently approved lot size of 11,250 sf. Ms. Reeder pointed out that homes will still provide a minimum of 2,800 sf of heated space.

Ms. Reeder said the PD includes a section with architectural details for homes and includes five styles: Craftsman, American Farmhouse, English Bungalow, Greek Revival, and Colonial Revival. She noted the homes will have architectural shingles, 75% brick or stone, porches (if included) a minimum 6-8 feet deep, oversized double or 3-car garages or courtyard style, and style appropriate windows, roofs, and colors. Ms. Reeder displayed sample lots layouts to show each lot will accommodate at least 2 tandem vehicles in the driveway.

Ms. Reeder noted the access for the development will be from two entrances on Donelson Farms Pkwy. She said the developer shall be required to improve Donelson Farms Pkwy adjacent to the property limits and 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.

Ms. Reeder explained the western roughly 200’ of the subject property’s north property line is adjacent to the future Faith Baptist Arlington site. She noted Faith Baptist has not yet dedicated Right-of-Way for the Donelson Farms Pkwy 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 on their “half” of the road improvements. Ms. Reeder said this payment in lieu of improvements is recommended only for the western portion of the property that falls outside the existing Right-of-Way.

Ms. Reeder stated the developer shall still be required to extend the existing gravity sanitary sewer system west along Donelson Farms Pkwy in order to serve the proposed development. She noted this
property is one of the last properties within the serviceable sewer basin.

Ms. Reeder reviewed surrounding properties and uses including a mostly vacant property and a school with scattered single-family homes and Dawson’s Landing subdivision beyond. The proposed PD is consistent with these uses.

Ms. Reeder stated the PD proposes no change to the approved minimum 2,800 sf heated home sizes. The proposed lot sizes in the development include almost a third over 13,000 sf. This is consistent with Dawson’s Landing PD which has minimum lots of 11,700 sf.

Ms. Reeder summarized the objectives of a Planned Development and noted the Donelson Farms PD accomplished several of these objectives by providing some amenities such as the walking trail and open space for residents, preserving natural features around the perimeter of the site, providing homes across from an elementary school to allow easy access and walkability for future students, and allowing the developer to build on a rather challenging lot.

Ms. Reeder said the site is on very tight numbers and should site revisions be necessary once more detailed engineering plans are drafted, it is possible at least one lot may be lost.

Ms. Reeder handed out a revised lot plan to PC members. She noted the applicant had shifted the design to allow for added detention based on Staff comments and brought the new layout to the meeting.

Ms. Reeder said staff recommends consideration of the Master Plan be subject to the recommended conditions.

Chairman Campbell called for a motion.

**Main Motion:** Brian Thompson made the motion to approve the amendment to the Master Development Plan for Village at Donelson Farms PD. Jeff McKee seconded the motion.

Chairman Campbell called for a motion.

**Motion:** Brian Thompson made a motion to suspend the Planning Commission Meeting and open the Public Hearing. Don Hinkle 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 May 2, 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:** None.

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

**Motion:** Brian Thompson made a motion to close the Public Hearing and resume the Planning Commission Meeting. Don Hinkle seconded it.

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

**Discussion:** Mr. Thompson noted the applicant is adding lots and decreasing the size of the lots. He said the approved PD had 12.2 acres with 27 lots; the applicant is proposing 32 lots on 13.21 acres. Mr. Thompson said this increase is moving in the wrong direction.

Mr. Thompson stated he is not in favor of the decreased lot width. He supported the original PD and liked the open space visible from the entrance. The amended PD has the COS behind all the lots. Mr.
Thompson objected to this change. Mr. Thompson preferred the PD have one wider entrance, perhaps with a median.

Mr. Thompson concluded adding an additional five lots was too may; increasing the lot total to 30 would be the maximum he would be comfortable approving, with an average lot width of 80 feet. He prefers the COS be moved to the front of the development.

Mr. Thompson asked about the street design noting it was a hammerhead, not a cul-de-sac. Ms. Reeder said the street was designed to allow cars to turn around.

Ms. Payne confirmed the original PD was approved with 27 lots; Ms. Reeder replied yes, and as approved had one entrance with COS on Donelson Farms Pkwy. Ms. Payne agreed 30 lots with an increase in lot width would be more acceptable.

Ms. Cindy Reaves, applicant, SR Consulting Engineers LLC, came forward. She confirmed this has been a difficult site. Ms. Reaves explained there was the potential to purchase an additional ½ acre. She proposed to come back with a revised plan with the additional ½ acre and a wider entrance to the development.

Mr. Thompson agreed the wider entrance is preferable and provides a distinguished entrance. Ms. Reaves explained the revised plan presented at the meeting tonight was put together at the last minute. She noted if they have additional acreage, they will be able to incorporate some of the suggestions made including a wider entrance and increase lot width.

Ms. Payne liked the design and asked if they added another ½ acre would they stay at 32 lots. Mr. Thompson noted with the additional ½ acre and 32 lots the density would be 2.3 du/acre. This would be an improvement.

Mr. McKee said he liked the approved design. He is interested to see the redesign with an additional ½ acre. Mr. McKee agrees a wider entrance and the COS at the front of the development is preferred. He said he would prefer the applicant redesign and bring present the redesign to the Planning Commission instead of voting on it tonight.

Ms. Reaves noted they had shifted the entrance to line up with the median breaks and the school entry. Mr. Hill agreed the Town would like the entry to be in line with the school entry and the median breaks. Mr. McKee agreed an entrance across from the school is a cleaner look.

Ms. Payne asked what size homes were planned for the lots. Ms. Reaves replied the home size was a minimum of 2,800 sf up to 3,200 sf.

Mr. Campbell asked the lot dimensions of the proposed ½ acre. Ms. Reaves replied the addition would be 440 ft deep with 100 ft road frontage. Mr. Campbell asked if the applicant had an idea of what the redesign would be. Ms. Reaves responded everything would be looked at, including the COS. Mr. Campbell asked how many lots are planned if they include an extra ½ acre. Ms. Reaves said 32 lots, no change.

Mr. Hinkle asked if the rear yard setback could be increased to 25 feet and side setbacks to 10 ft minimums. Mr. Thompson would like the lot width to be addressed when they redesign and increase the proposed 68 ft width. He would like to see it closer to the original, approved design, with more sideload garages.

Ms. Reaves said a majority of the lots already meet the 80 ft lot width requirement; 22 lots are 80 ft, 6 are 75 ft wide with two lots below due to their odd shape.
Mr. Thompson likes the deeper lots. Mr. Hinkle maintains a larger rear yard provides space for a pool and landscaping.

Mr. David McLemore, with the applicant, clarified side setbacks intent. To accommodate side load garages, there will be a 20-foot total minimum with a 7-foot minimum on one side. This will allow for more side load garages. Mr. Thompson said that was reasonable.

Mr. Campbell noted he would like to see a redesign before voting. Ms. Payne asked if the applicant felt comfortable with what the PC would like to see in a redesigned plan. Ms. Reaves said yes, they are comfortable with the guidance that was provided. Mr. Barker asked if they intended to add more lots after acquiring the additional acreage. Ms. Reaves said no, they only plan for 32 lots.

Ms. Reaves said they would like to withdraw their application from this meeting to redesign and bring back before the PC. Mr. Campbell granted their request to redesign.

Applicant withdrew the application to redesign and incorporate the suggestions made by the Planning Commission. Applicant asked to be considered at a later Planning Commission meeting.

Ms. Reeder noted staff would provide a due date for the redesigned plans.

B. **Myer's Park – Construction Plans- 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 PD Ph 1 Construction Plans. Ms. Reeder noted plans for this phase of the PD include 44 single-family residential lots and common open space lot on 12.06 acres. She said the plans are consistent with the approved PD for this project.

Mr. Hill said this project includes public streets that will be dedicated to the Town, as well as private alleys that will be maintained by the Homeowner’s Association. He explained public rights-of-way will vary, with some areas having on-street parking. Mr. Hill stated the Town plans to widen Memphis-Arlington Road to include a bike trail. That project is currently under design. The developer of Myer’s Park will be responsible for reimbursing the Town for their share which shall be 20% of the cost of the project.

Mr. Hill noted a land disturbance permit has been granted by the Town and the developer is excavating a large detention basin at the north end of the property. He said Phase 1 also includes a second, smaller dry stormwater detention basin located within COS A to detain runoff onto the R&L Investments property to the east to pre-developed conditions. Mr. Hill explained Arlington Station to the west was designed to take 11 acres of drainage from this development and their stormwater system is adequate to handle this increase in drainage.

Mr. Hill noted the development will be served by an existing 8” sewer line in Gulfstream. He said 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.

Ms. Reeder said one 2-acre open space lot is included in this Phase, as well as a portion of a second common area. The large common area is proposed in the center portion of the phase and will ultimately include the pool and pool house as well as guest parking, landscaping and walkways. She noted final landscape details will be reviewed and approved by the DRC.

Ms. Reeder said staff recommends approval of the applicant’s Construction Plans, subject to the following conditions.

Chairman Campbell called for a motion.
Main Motion: Don Hinkle made the motion to approve the Construction Plans for Myer’s Park PD. Nycole Alston seconded the motion.

Discussion: Ms. Payne asked Mr. Hill when the Town expected the road improvements on Memphis Arlington Rd. to begin. Mr. Hill replied the design process is almost complete. TDOT is providing funding and we may not receive those funds until the next fiscal year, October 2019. Myer’s Park will be further along in their constructions and may have lots ready to build before the Town is able to start the Memphis Arlington Road project.

Mr. Thompson asked about the drainage flow across some of the lots. Mr. Hill said the water was designed to flow across the lots and out into a detention or a storm drain system. There would be drainage easements on some of the lots in the development.

Mr. Hinkle asked if the drainage was designed for a 25-year storm. Mr. Hill said yes. Mr. Reaves, applicant, said the detention pond was designed to hold a 100-year storm. Mr. Hinkle asked the time frame of the development. Mr. Keith Grant, applicant, replied the Land Disturbance work will begin in about two weeks.

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, 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-buils 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.

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

Chairman Campbell recognized Steve Hill, Town Engineer. Mr. Hill presented the staff report (on file) for the Land Disturbance permit for Villages at White Oak 1st Addition PD. Mr. Hill said the applicant is requesting a land disturbance permit to clear a large portion of the remaining Villages at White Oak 1st Addition PD site. He noted the applicant intends to clear approximately 85 acres of the site. No grading is proposed.

Mr. Hill explained the area is divided by a ridgeline and consequently approximately 45 acres drains west towards Milton Wilson Blvd., and approximately 40 acres drains east into Fayette County. He said for the west basin, a 2.2-acre sediment basin is proposed adjacent to Milton Wilson Blvd. and for the east basin, a 3.4-acre sediment basin is proposed near the east property line.

Mr. Hill said staff recommends approval of the land disturbance permit, subject to the following conditions.

Chairman Campbell called for a motion.

**Main Motion:** Don Hinkle made the motion to approve the Land Disturbance permit for Villages at White Oak 1st Addition. Nycole Alston seconded the motion.

**Discussion:** Mr. Thompson asked Mr. Grant if the 85 acres included all the lots. Mr. Grant said 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.

D. **Villages at White Oak 1st Addition Ph 5 – Final Plat** – next phase in the Villages at White Oak Master Development Plan east side of 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 Final Plat. Ms. Reeder said the construction plans for this plat were approved last month. She stated this phase will create 30 single-family residential lots and 1 common open space lot for the development. Lots in this phase will include Manor Lots, Medium Lots and Neighborhood Lots from the approved Planned Development.

Ms. Reeder said this phase is an extension of Phase 2 and will connect through to the Windsor Place subdivision. She noted the proposed lot layout and phasing is consistent with the approved PD. Any minor corrections will be addressed to the Engineer’s satisfaction prior to recording.

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

Chairman Campbell called for a motion.

**Main Motion:** Brian Thompson made the motion to approve the Final Plat for Villages at White Oak 1st Addn Ph 5. Don Hinkle seconded the motion.

**Discussion:** Mr. Thompson asked about the rear property line for lots 149 and 150. Mr. Hill noted those lots have a steep slope with drainage behind them and the lot lines are drawn accordingly.

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

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.

E. Villages at White Oak 1st Addition Ph 14—Construction Plans—next phase of the Villages at White Oak Master Development Plan, east side of Milton Wilson.

Chairman Campbell recognized Steve Hill, Town Engineer. Mr. Hill presented the staff report (on file) for Villages at White Oak 1st Addition Ph 14 Construction Plans. Mr. Hill said the applicant is seeking approval of construction plans for Phase 14 of the Villages at White Oak 1st Addition PD. He noted this phase includes 19 single-family residential lots and a common open space lot on 12.27 acres and is consistent with the PD approved September 2017.

Mr. Hill said access to Phase 14 will be through the existing Phase 3, which is near completion. He noted new subdivision road improvements will be included as part of this project. He explained the phase of this development falls east of the drainage ridgeline bisecting the development from north to south. He noted this phase includes an existing pond that provides storm water detention for Phase 3. The majority of the storm water from Phase 14 discharges undetained. He said the increased discharge is offset by the detention basin in Phase 19 resulting in no increase in total peak discharge from the development.

Mr. Hill noted this phase cannot be served by existing sewer lines due to the drainage ridgeline. He said sanitary sewer service will require an extension of a existing gravity sewer line from the
southeast corner of Windsor PD Phase 3 through Phase 19 and into Phase 14. Mr. Hill stated TDEC approval of the sewer extension will be required.

Mr. Hill said staff recommends approval of the Construction Plans for White Oak Ph 14, subject to the following conditions.

Chairman Campbell called for a motion.

**Main Motion:** Don Hinkle made the motion to approve the Construction Plans for the Villages at White Oak 1st Addition Ph 14. Dwight Barker seconded the motion.

**Discussion:** Mr. Hinkle asked if this phase was part of the 85 acres Land Disturbance. Mr. Hill replied yes. Mr. Thompson remarked there is an existing pond in that phase. Mr. Hill noted the existing pond provides detention for Phase 3. Mr. Robert Reaves, applicant, stated the water is not piped to the pond but flows there naturally.

Mr. Thompson asked if they planned to clear all the existing trees around the pond. Mr. Keith Grant, applicant, said they planned to preserve as many trees as possible.

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

**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-buils 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.

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

Chairman Campbell recognized Steve Hill, Town Engineer. Mr. Hill presented the staff report (on file) for Villages at White Oak 1st Addition Ph 19, Construction Plans. Mr. Hill said the applicant is seeking approval of construction plans for Phase 19 of the Villages at White Oak 1st Addition PD. He noted this phase includes 26 single-family residential lots and 3 common open space lot on 10.6 acres. He said the home types include all age restricted lots and is consistent with the PD approved September 2017.

Mr. Hill said access to Phase 19 will be through the proposed Phase 14. He noted new subdivision road improvements will be included as part of this project. He explained the phase of this development falls east of the drainage ridgeline bisecting the development from north to south. Mr. Hill said runoff from this phase drains into Fayette County via open ditches.

Mr. Hill stated this development will have a series of underground storm drains and curb inlets to collect stormwater and discharge it into a proposed 3-acre wet detention basin. He said this basin is large enough to over-detain storm water from Phase 19 to offset the increased discharge from Phase 14.

Mr. Hill noted this phase cannot be served by existing sewer lines due to the drainage ridgeline. He said sanitary sewer service will require an extension of an existing gravity sewer line from the southeast corner of Windsor PD Phase to serve Phase 19, Phase 14 and future phases of White Oak. Mr. Hill stated TDEC approval of the sewer extension will be required.

Mr. Hill said staff recommends approval of the Construction Plans for White Oak Ph 19, subject to
the following conditions.

Chairman Campbell called for a motion.

**Main Motion:** Don Hinkle made the motion to approve the Construction Plans for the Villages at White Oak 1st Addition Ph 19. Nycole Alston seconded the motion.

**Discussion:** Mr. Campbell asked if the plan was to accomplish the land disturbance and construction simultaneously. Mr. Grant said the first goal was to complete the land disturbance. Phase 14 and Phase 19 are two different products and the homes will be marketed to two different segments of the population so they may work on them simultaneously. Mr. Grant noted they proposed them at the same time because it made sense with the sewer.

Ms. Payne asked how the age restricted home worked. Mr. Grant explained that one member of the household, not necessarily the owner, must be 55 years or older. Mr. McKee is in favor of this type of community.

Mr. Hinkle asked if the detention pond would be installed during the Land Disturbance or during the work on Phase 19. Mr. Grant said the detention should be installed during the Land Disturbance.

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

**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.

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

Chairman Campbell recognized Angela Reeder, Town Planner. Ms. Reeder presented the staff report (on file) for a Land Disturbance permit at 12580 Bragg Road. Ms. Reeder noted the property is 10 acres in size zoned E: Estate.

Ms. Reeder said the applicant intends to disturb approximately 3 acres of the site to create a ½ acre pond to control current drainage issues on the lot. Ms. Reeder noted operations had commenced prior to obtaining a permit. The Town issued a stop work order which the applicant complied with.

Ms. Reeder stated any all soil removed will be hauled away and disposed of outside of the Town limits of Arlington.

Staff recommends approval of the proposed request.

Chairman Campbell called for a motion.

Main Motion: Nycole Alston made the motion to approve the request for a Land Disturbance permit. Jeff McKee seconded the motion.

Discussion: Mr. Campbell noted the mention of illegal manufacturing in the staff report and wanted to know what and where. Ms. Reeder said the property was originally being used by the owner as a site to produce TN Tiny Homes. She stated Town explained the property was not zoned for a business
and they stopped the production of homes. Mr. Campbell clarified that there was no hazardous material on the property and Ms. Reeder agreed.

Ms. Payne asked why the excavated dirt had to be taken outside of Arlington. Mr. Hill explained if the dirt removed from the site was then dumped in Arlington, a permit would be required to place that much dirt in another spot in Town.

**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.

**H. Other as Properly Presented**

There was no business presented.

**VII. Adjournment:**

**Motion:** Don Hinkle made the motion. Russ Campbell seconded it.

The meeting was adjourned.

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Russ Campbell, Chairman

Don Hinkle, Secretary

6-17-19

Date

6 17 19

Date

Submitted By: Janet Lucci, Planning Administrative Assistant