Town of Arlington
5854 Airline Road, Arlington TN 38002

Board of Mayor and Aldermen
August 20, 2019
6:00 P.M.

SPECIAL CALLED MEETING MINUTES

I. Call to Order and Roll Call.

Present
Mike Wissman, Mayor
Larry Harmon, Alderman
Jeff McKee, Alderman
Oscar Brooks, Alderman
Harry McKee, Vice Mayor
Jeremy Biggs, Alderman
Cheryl Pardue, Alderman

Others Present
Catherine Durant, Town Administrator
Angela Reeder, Town Planner
See List

Mayor Wissman called the meeting to order and advised that a quorum was established.

II. New Business

A. First Reading of Ordinance 2019-08 to amend and readopt the Town of Arlington Future Land Development Plan, including all maps and pages therein.

David Baker with Fisher & Arnold, contractual planner hired to assist with the revised plans, and Angela Reeder, Town Planner, gave the presentation explaining updates and changes (see presentation attached). Ms. Reeder explained that Fisher & Arnold was hired in January 2019 to begin the process of revising the plan, a committee was appointed by the Mayor in May 2019 and bi-weekly meetings were held. She noted the committee was a good mix of members the Design Review Committee, Planning Commission, Board of Mayor and Aldermen and Chamber of Commerce. A Public Meeting was held on Monday, August 19th at 5:30 prior to presentation to the Planning Commission at 6:30. It is the Committee’s desire to hear comments and questions from the public, Planning Commission, and the BMA and make any necessary changes prior to second reading to the Board of Mayor and Aldermen on Tuesday, September 3rd at 6:30 PM.

Main Motion: Alderman Brooks made a motion to approve Ordinance 2019-08. Alderman Jeff McKee seconded the motion.
Mayor Wissman thanked the committee and staff for the hard work. He went around the room for each board member to have input and ask questions of staff and Mr. Baker.

Aldermen Harmon asked for clarification of the zoning of the old junk yard property on both sides of Highway 70. Ms. Reeder clarified both side of Highway 70 in that area are listed as Commercial and no changes were made there.

Alderman Pardue inquired about the area south of I-40 at Chester Street being reflected as Low Density Residential instead of Estate. She stated the Town does not want to stop developer momentum to build larger lots along Chester Street in that area. She went on to say she is not ready to make that change with many residents purchasing property in the area for estates size lots. Ms. Reeder explained the area in question is the only area south of I-40 where we have sewer capacity as a result of an existing interceptor that the Town installed and so it would be the next area to logically develop. She went on to say public utility availability is usually where you would want a little higher density, to capitalize on money already expensed to extend that service. Mr. Baker noted the Low Density designation did not mean that larger size lots could not be developed. Ms. Pardue was also concerned with the area of mixed use on the Land Use Map on the west side of Milton Wilson in the Villages at White Oak. She noted if it made since to show the mixed use changed to Low Density Residential on the east it, it would seem to make since to change the mixed use on the west to commercial. Ms. Reeder agreed with the suggested change, stating it was unlikely mixed use could be developed in this small area. Ms. Pardue noted everything else looked really good.

Alderman McKee stated he challenged staff to look at the maximum capacity of the schools and the sewer system to make sure we did not plan in a way that would overreach our capabilities. He noted it appeared the revision took those things into consideration. He went back to Ms. Pardue’s point south of I-40 on the Low Density Residential to clarify we were talking about lots between 22,000 SF and 18,000 SF or 2.4 units per acre according to the plan, and asked where that density had come from. Ms. Reeder explained that part of the process for the revisions was to make sure the future land use densities called out in the plan lined up more clearly with current zoning classifications. Alderman McKee also inquired about the reduction in Industrial on Highway 64 at the Fayette County Line. Ms. Durant noted there were challenges to obtain a septic permit along the creek, which is a major tributary to the Hall Creek and Loosahatchie Basins, due to floodplains and soils. Mayor Wissman noted the increase around the I-269/I-40 corridor could make up for the loss. Aldermen McKee asked staff to look into widening the Light Industrial on Highway 64. Discussion continued.

Mayor Wissman asked if any changes were being made tonight. Gerald Lawson, Town Attorney, explained that tonight was a first reading and input was helpful in guiding staff to make changes prior to second and final reading. Mayor Wissman asked for current capacity at the Waste Water Treatment Plant. Ms. Durant explained the plant was designed to handle 2.5 million gallon per day and we are currently running 1.2 million gallons per day. She noted that major components are already in place that allow the plant to expand to 5 million gallons. The current capacity is serving just over 4,000 households and 14,000 residents. Mayor Wissman noted his understanding of the long-range plans for the schools was to look for another
elementary school site or perhaps convert the current middle school to an elementary school and purchase land to build a larger middle school in the next 7-10 years.

Aldermen Brooks noted he served on the subcommittee and he felt a lot more thought was put into the areas south of I-40 that in the previous plan. He went on to say the committee was a good mix of people representing a mixture of interests with good conversation and input on the future of Arlington. He noted he agrees with the suggestion on the mixed use in White Oak.

Vice Mayor McKee expressed concern about some existing residential on Airline proposed as possible commercial moving forward. His concern was whether someone converting an existing residential structure into commercial could truly meet all our requirements for a commercial property. He asked staff to research how guidelines could be put in place to guide property owners in the future. Gerald Lawson, Town Attorney, noted Zoning regulation and DRC guidelines are in place and any proposal of commercial use would be required to meet those guidelines. Ms. Reeder acknowledged it is difficult to retrofit an existing residential structure into commercial due to setbacks, parking, design, etc., and then explained why commercial on Airline was intended. Vice Mayor McKee also express his concern to protect the existing neighborhood. He went onto address his desire not to make the B3 Downtown district more restrictive, and that he did not see any more overall density than what was already in place for the revisions to the plan. Ms. Reeder noted there was more Residential Estate Zoning now proposed than on the previous plan. Vice Mayor McKee asked for a comparison on any changes in percentage from the old map to the proposed map at the next meeting.

Alderman Biggs thanked the committee for the hard work and noted a lot of his questions had already been addressed between the public meeting, Planning Commission and tonight’s meeting. He noted there still seemed to be a gap in the Suburban Residential Zoning densities and the Higher Intensity Residential units per acre. He expressed his concern there could be unintentional consequences and asked for clarification on apartments in this zoning classification. Ms. Reeder explained multi family was allowed in the High Intensity Residential and the current Zoning Ordinance allows for 4.35 to 12 units per acre, which was mimicked in the Plan. She went on to say that there are no areas zoned currently for Multi Family and the only place it is otherwise allowed is in a Mixed Use Planned Development which caps residential density at 6 units per acre. Alderman Biggs noted the change in Mixed Use density from 8 residential units per acre to 6 unit per acre and that he was in favor of this change.

Mayor Wissman asked Ms. Reeder and Mr. Baker to point out changes on the maps and explain the rational. Discussion continued on the Estate Zoning versus the Low Density Residential, protecting current property owners, areas of High Intensity Residential, Light Industrial on Highway 64, and Mixed Use.

The following items were decided to be addressed between first and second reading:

- Add Light Industrial to Highway 64
- Change Mixed Use in White Oak to Commercial
• Better definition of converting Office and Commercial Use as it relates to proposed commercial zoning of existing residential on Airline Road.
• Show existing Rolling Hills Farms neighborhood as Estate on Future Land Use Map.
• Give them a breakdown of areas and units from the old Land Use versus New Future Land Use.

Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

**Vote on Main Motion:**

The motion carried unanimously.

The Mayor noted the second and final reading will be on Tuesday, September 3rd due to the Holiday on Monday.

### III. Adjournment:

**Main Motion:** Vice Mayor McKee motioned to adjourn. Alderman Brooks seconded the motion.

**Meeting Adjourned.**

\[Signature\]

Mike Wissman, Mayor

\[Signature\]

Brittney Owens, Recorder