

Town of Arlington

5854 Airline Road, Arlington, TN 38002



**Planning Commission
December 21, 2015
6:30 P.M.
Meeting Minutes**

I. Invocation

The opening prayer was led by Glen Bascom.

II. Call to Order and Roll Call

Chairman Russ Campbell called the meeting to order and noted that a quorum was present.

Present

Russ Campbell, Chairman
Tommy White, Secretary
Oscar Brooks, Alderman
Glen Bascom
Don Hinkle
Lee Mills
Russell Wiseman

Others Present

Angela Reeder, Town Planner
Hannah Taylor, Planning Clerk
Steve Hill, Town Engineer
Cathy Durant, Town Administrator
Gerald Lawson, Town Attorney
See list

III. Election of Officers

Chairman Russ Campbell recognized Oscar Brooks, member of the Nominating Committee, who stated that the committee recommends re-electing Russ Campbell for the position of Chairman and electing Glen Bascom for the position of Secretary.

Motion: Oscar Brooks nominated Russ Campbell for the position of Chairman of the Planning Commission and Glen Bascom for the position of Secretary of the Planning Commission. Lee Mills seconded the motion.

Chairman Campbell called for any other nominations. Hearing no reply, he called for a vote.

Vote on Motion: The motion carried unanimously.

IV. Approval of Minutes from the November 16, 2015 Meeting

Motion: Oscar Brooks made a motion to approve the minutes of the November 16, 2015 meeting. Lee Mills seconded the motion.

Vote on Motion: The motion carried unanimously.

V. Comments from Citizens

Chairman Campbell invited anyone wishing to address the Commission to please come forward and state his/her name and address for the record.

There were no comments.

VI. Old Business

A. The Villages at White Oak PD, 1st Addition – East and West sides of Milton Wilson Boulevard, South of the Kensington PD, North of Harrell Road – General Development Plan

Gerald Lawson, Town Attorney, explained to the committee that, before they could make a motion to discuss the new plan for the Villages of White Oak PD, 1st Addition, they must first vote on the motion still on the table regarding the original application.

Main Motion as Amended from November 19, 2015 Meeting: Glen Bascom made a motion to recommend approval of the general development plan for The Villages of White Oak PD, 1st Addition, subject to Staff conditions and added Planning Commission conditions. Tommy White seconded the motion.

Vote on Main Motion as Amended from November 19, 2015 Meeting: Motion failed unanimously.

Chairman Campbell recognized Angela Reeder, Town Planner, who provided an analysis (on file) and stated that this was a request for a 273.57-acre general development plan for the Villages of White Oak PD, 1st Addition. The original development included 316 acres on the east and west sides of Milton Wilson Boulevard, but only Phase 1 of the PD was constructed. Mr. Keith Grant, representative for the Arlington Investors Group, LLC, is now asking for a recommendation of approval for the Villages of White Oak, 1st Addition, which would include the undeveloped portion of the original Villages at White Oak PD. A plan was submitted and discussed at the November 16, 2015, Planning Commission meeting, but after hearing from the Commission, Mr. Grant asked to defer the plan to address comments heard. A revision has since be submitted and is being presented for consideration at this meeting.

As previously discussed, the existing Phase 1 of the Villages at White Oak would remain as its own development, separate from the newly created PD, and approval of the 1st Addition PD would nullify all remaining phases of the PD currently in place. In a change from the previous proposal, the applicant is proposing to dedicate a two (2) acre parcel on the east side of Milton Wilson Boulevard adjacent to Phase 1 for use as greenspace. If accepted by Phase 1, it would result in 20% common open space for that Phase and meet the minimum amount required by the Town. The uses in the proposed plan are divided among 19 different areas and include detached single-family residential, retail, office, and common open space. The proposed density for this development is 2.11 dwelling units per acre, which is slightly lower than the current PD's total development density of 2.19 dwelling units per acre. The west side of Milton Wilson Boulevard includes approximately 6-acres of retail and office uses as well as open space with no amenities. Plans for the east side of Milton Wilson include only single-family detached residential, no retail or office, uses with varying densities and lot sizes. The current proposal reduces the total number of residential lots, yet increases the size of the homes, from the previously approved plan. The applicant has also proposed adding an area to the driveway of the homes that front Milton Wilson to allow for additional parking and to turnaround in order to pull onto the street forward. The four (4) common open space areas, ranging in size from 1.45 acres to 31-acres, result in the 20.9% open space, and the urban greenway, with 6-foot sidewalks, will connect to a proposed greenway trail system in COS area 3. The residential, commercial, and open space uses proposed are consistent with the Future Land Use map, which identifies the property as mixed-use with a special area plan. Ms. Reeder explained that several of the 'Objectives of a Planned Development' found in the Town's Zoning Ordinance are met with the Villages of White Oak PD, 1st Addition plan. Staff recommends that any approval be subject to Staff conditions, in addition to any other conditions levied by the Planning Commission.

Main Motion: Don Hinkle made a motion to recommend approval of the General Development Plan for the Villages of White Oak PD, 1st Addition, subject to Staff conditions and added conditions levied by the Planning Commission, to the Board of Mayor and Alderman. Oscar Brooks seconded the motion.

Chairman Campbell asked Ms. Reeder whether the applicant would be required to add amenities, not only in open space areas 1, 3, and 4, but also in Area 16, the two-acres that is being offered to

the residents of Phase 1. Ms. Reeder and Mr. Grant explained that, since it was being deeded to Phase 1, Area 16 would be theirs to improve. Mr. Grant's intent was to dedicate the property to Phase 1, and there has been no discussion beyond that point. Cathy Durant, Town Administrator, indicated that ultimately it would be up to the HOA to decide what will be feasible within that area; they would need to estimate the costs to maintain the property and determine what would be the most beneficial to homeowners in the area. She did not feel the committee should require Mr. Grant to develop the property without first determining what the HOA was willing to do. Mr. Grant explained that the two (2) acres is not part of the PD that is being considered, although it was being reviewed along with the PD; Tommy White felt that the committee should add a condition that required Mr. Grant to improve the land for Phase 1, contingent upon acceptance by Phase 1's HOA. Bob Dalhoff, design professional to the developer, explained that the land would be dedicated to Phase 1 and would be transferred to them at the recording of the first phase of 1st Addition. Gerald Lawson, Town Attorney, was unsure if the committee was legally allowed to condition certain improvements to the property because of Mr. Grant's intention to give it to Phase 1. He explained that as long as it was a part of the application Mr. Grant filed then it could be conditioned. Mr. White mentioned that Phase 1 is currently using a piece of property adjacent to their development as a temporary park with benches, a playground, and lights; Mr. Grant interjected and explained that the property Phase 1 is using is owned by the Canale's, not Phase 1. Many of the committee members felt that Mr. Grant should improve the lot and give the residents of Phase 1 something to be proud of. Mr. Grant suggested grading and seeding the lot so the residents have a cleared, green lot by summer. Chairman Campbell asked the applicant if he could also move the amenities (benches, playground, etc.) to the new property, but Mr. Grant was adamant he not be required because there were still so many unknowns as to the quality and state of the items.

Chairman Campbell called for further discussion, but hearing none, he called for a motion to suspend the Planning Commission Meeting and open the Public Hearing.

Motion: Chairman Campbell made a motion to suspend the Planning Commission Meeting and open the Public Hearing. Oscar Brooks seconded the motion.

Vote on Motion: The motion carried unanimously.

Chairman Campbell noted that the public hearing was published in the Commercial Appeal on December 4, 2015. He asked anyone wishing to speak for or against the request to stand and be recognized by stating his/her name and address for the record.

Van Watkins of 12557 Magnolia Bend Drive currently lives in Phase 1 of the White Oak development and is concerned about who is going to repair and complete the temporary turnaround at the end of Magnolia Bend Drive.

Hearing no further response, Chairman Campbell called for a motion to close the Public Hearing and resume the Planning Commission Meeting.

Motion: Chairman Campbell made a motion to close the Public Hearing and resume the Planning Commission Meeting. Tommy White seconded the motion.

Vote on Motion: The motion carried unanimously.

Glen Bascom asked for clarification on what would happen to the temporary turnaround and who would pay for the improvements. Mr. Grant suggested putting in a permanent cul-de-sac, which is acceptable to the Fire Department, so access is available where needed. Steve Hill stated that the best option would be a permanent cul-de-sac with right-of-way dedicated to the Town, giving the Town responsibility to maintain the remainder of the street. Mr. Grant said that he would do whatever he needs to in order to close the street. Chairman Campbell suggested adding condition 20, to grade and seed the 2-acre lot, and condition 21, to add a permanent turnaround to the end of Magnolia Bend Drive.

Russell Wiseman brought up the fact that the number of large lots went from 102 in the already approved plan to 23 in the proposed plan. Ms. Reeder and Mr. Brooks stated that even though that number decreased, overall both lot sizes and house sizes increased.

Chairman Campbell called for further discussion; hearing none, he called for a vote on the primary amendment to the motion.

Primary Amendment: Russ Campbell made a motion to amend the main motion by adding conditions 20 & 21. Don Hinkle seconded the motion.

Vote on Primary Amendment: The motion passed with a vote of 6 – yes, 1 – no.

Chairman Campbell called for further discussion; hearing none, he called for a vote on the main motion as amended.

Vote on Motion as Amended: Roll Call Vote: Bascom – Yes; Brooks – Yes; Hinkle – Yes; Mills – Yes; White – No; Wiseman – No; Campbell – Yes

The motion passed with a vote of 5 – Yes and 2 – No.

Conditions of Approval:

1. The Planned Development shall conform to all requirements of the Town of Arlington Zoning Ordinance and Subdivision Regulations, or as modified herein within the General Development Plan.
2. A Development Agreement representing a binding agreement between the Owner and the Town of Arlington pertaining to all conditions of approval, including the submitted Outline Plan (as amended), shall be part of any approved General Development Plan.
3. All open space proposed as part of the General Development Plan shall be privately owned and maintained by a homeowners association.
4. The General Development Plan, if approved by the Board of Mayor and Aldermen, may be subject to revisions as a result of engineering, design, and Town technical specification considerations. The Town's Zoning Ordinance, Subdivision Regulations, Stormwater Regulations and Technical Specifications Manual shall govern development of the Subject Property unless specifically modified as part of the approved General and Master Development Plans.
5. The applicant must file a Master Development Plan within one (1) year of the Board of Mayor and Aldermen's approval of the General Development Plan.
6. The Outline Plan shall include permitted uses for COS 1, 3, and 4, requiring neighborhood amenities including landscaping and seating and a pavilion, gazebo, play equipment or other gathering place architectural feature in each. In addition, notes shall state that all green spaces within Residential Areas 1-2 and 4-14 shall provide elements such as benches, gazebos, bike racks, etc. where appropriate. Each of these uses shall be approved by the Town of Arlington DRC at the time of development.
7. The bulk regulations should be revised to include a statement that states, "Garages that are front facing shall be placed a minimum of 7' behind the front façade of the home." The intent is to avoid conflicts between the requirements that all front facing garages be setback a minimum of 20 feet from the sidewalk and other bulk requirements, specifically where the minimum building setback is greater than 20 feet.
8. The street stub on the west side of Milton Wilson Boulevard shall be continued to the west property line with the construction of the sixth phase of development.
9. The sidewalk section in the urban greenway will be required to be 6-feet in width.
10. Section IV. J. shall be revised to state that all public streets shall conform to the Town of Arlington sub grade construction and asphalt standards; the Town of Arlington will apply the development standards in compliance with T.C.A. § 13-4-310.
11. Section IV. M. states that Harrell Road shall be dedicated and improved to a cross section matching the adjacent development. This shall be revised to read, "Harrell Road shall be

- dedicated and improved to a cross section matching that in the Villages at White Oak, Phase 1 adjacent to lot 36 within Phase 1.
12. Section VII. A. shall be revised to state the stormwater drainage system shall be designed and constructed to the design standards required by the Town of Arlington, in compliance with T.C.A. § 13-4-310.
 13. A statement shall be added that the landscaping in the median in Milton Wilson Boulevard will be installed in four phases as shown on the plan presented by the applicant with the first phase being installed with the initial phases of construction. The landscape materials shall be consistent with those planted with Villages at White Oak PD, Phase 1.
 14. The developer needs to be cognizant of the size of the detention basin shown near Milton Wilson Boulevard considering the size of the drainage area. The detention basin may need to be increased in size. This will be evaluated at the time the construction plans are submitted.
 15. Rear porches may encroach the rear yard setback up to eight (8) feet in all areas.
 16. Remove convenience stores and gas stations from the permitted uses in the commercial area.
 17. Prior to consideration by the Board of Mayor and Aldermen, the applicant shall update the Outline Plan document to reflect only those conditions that apply to the approved plan labeled "Revised Outline Plan," dated December 21, 2015.
 18. A decorative, high-visibility crosswalk with proper signage and a flashing signal or other pedestrian indicator, and acceptable to the Town of Arlington, shall be installed by the applicant concurrent with the construction of Area 3 to provide pedestrian access across Milton Wilson Boulevard.
 19. The subdivision regulations and zoning ordinances that are required to be followed for a multi-phase development plan are those subdivision regulations and zoning ordinances that are enacted and applicable at the time the preliminary development plan for the first phase is approved, provided that the total period for all phases shall not exceed the vesting period established in T.C.A. § 13-4-310. At any time, either in the vesting period established by T.C.A § 13-4-310 or after, if the state or federal law, rule, regulation, policy, corrective action, permit, order or other type of governance is enacted that the Town of Arlington is required to follow and enforce, then the developer will be subject to and required to comply with such state or federal law, rule, regulation, policy, corrective action, permit, order, or other type of governance as of the date it is enacted. The Town of Arlington shall not require the developer to conform to any changes made by the Town of Arlington to the Subdivision Regulations or Zoning Laws that is not required by the Town of Arlington by state or federal law, rules, or regulations during any vesting period established in T.C.A. § 13-4-310. Nor will the Town of Arlington have the authority to relieve the developer of, or refrain from enforcing any state or federal law, rule, regulation, policy, corrective action, permit, order, or other type of state or federal governance.
 20. **Developer shall grade and seed Area 16 prior to offering dedication to Villages of White Oak, Phase 1.**
 21. **Plans shall include a paved, permanent turnaround at the end of Magnolia Bend Drive that is acceptable to the Town of Arlington Fire Department and the Town Engineer.**
- B. Wilson's Crossing PD, Phase 2 – South side of Highway 70, East of Airline Road – Construction Plans

Chairman Campbell recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that this was a request for construction plans for Phase 2 of the Wilson's Crossing PD. This 17.52-acre phase consists of 40 single-family lots and common open space areas. Access to the site will be from two (2) existing stub streets from Phase 1 of Wilson's Crossing, and an additional stub street will be added to access future phases of the development. The property is not located within a special flood hazard area, but a large centrally located detention basin will be built to collect stormwater runoff for the entire development of Phase 2. The developer will also be installing a pool, parking spaces, and a walking trail and landscaping around the lake.

Main Motion: Glen Bascom made a motion to approve the construction plans for Wilson's Crossing PD, Phase 2, subject to Staff conditions and added conditions levied by the Planning Commission. Don Hinkle seconded the motion.

Chairman Campbell called for discussion; hearing none, he called for a vote on the main motion.

Vote on Motion: The motion carried unanimously.

Conditions of Approval:

Standard Conditions:

- S-1. It is found that the application as presented 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. Engineering and Construction Plans shall conform to all requirements of the Town of Arlington Subdivision Regulations.
- S-3. Any approval of this Engineering Plat shall expire within one (1) year from the date of such approval unless a Final Plan based thereon is submitted and/or an extension of time is requested by the applicant and approved by the Planning Commission.
- S-4. All construction and improvements within the development shall be in compliance with the Town of Arlington Subdivision Regulations and Technical Specifications, and as directed and approved by the Town Engineer.
- S-5. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.
- S-6. 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-7. 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 permitted earth disturbance activity.
- S-8. Standard Development Contract, including all applicable development fees, shall be required per the Town of Arlington Subdivision Regulations.
- S-9. The Design Review Commission shall review and approve all proposed improvements (i.e. common landscape areas, streetscapes/screening, site lighting, signage, etc.) for which it is authorized to review.

Project Specific Conditions:

- P-1. Decorative street sign posts, as required by BMA 2007-11 and 2008-10, are required to be installed prior to recording the plat.
- P-2. Signage shall be provided by the developer at 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-3. The required street light fixture for residential streets, as required by the Subdivision Regulations, is the MLGW White Post Top Fixture. Street light design shall be designed by MLGW using this fixture, and paid for by the developer.
- 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. Revise the Construction Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer.
- P-6. A Final Stamped Set of Construction Plans will be required.

C. Wilson's Crossing PD, Phase 2 – North of Forrest Street, West of the Fayette County Line – Final Plat

Chairman Campbell recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that this was a request for the final plat for Phase 2 of the Wilson's Crossing PD. All materials were submitted as required, and almost everything is consistent with the approved PD. Two parcels reflect a smaller lot size than what was approved, so a condition has been added that requires the applicant to increase the size of those lots to meet the minimum required.

Main Motion: Glen Bascom made a motion to approve the final plat for Wilson's Crossing PD, Phase 2 subject to Staff conditions and added conditions levied by the Planning Commission. Don Hinkle seconded the motion.

Chairman Campbell called for discussion; hearing none, he called for a vote on the main motion.

Vote on Motion: The motion carried unanimously.

Conditions of Approval:

Standard Conditions:

- S-1. It is found that the application as presented 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. The Final Plat shall conform to all requirements of the Town of Arlington Subdivision Regulations.
- S-3. 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-4. 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 is contingent upon approval of the Construction Plans.
- P-2. All conditions of the Planned Development Overlay, Construction Plan approval and Final Plat approval shall be added to the plat.
- P-3. Update the plat to reflect the street names.
- P-4. The lot sizes of Lots 47 and 79 do not meet the minimum lot size requirements of 8,750 square feet. Increase the sizes of these lots to meet the minimum required size, while also keeping the other lots in compliance with the approved development.
- P-5. A single Drainage Easement will need to be shown to encompass drainage structures 16 to 20 and from 16A to 20.
- P-6. Revise the Plat to address comments as noted on the marked-up plat sheets provided by the Town Engineer.

D. Other as Properly Presented

There was no other old business to come before the Commission.

VII. New Business

A. Airline Road PD - South of Milton Wilson Boulevard, East of Airline Road - Amendment to the Planned Development

Chairman Campbell recognized Angela Reeder, Town Planner, who provided an analysis (on file) and stated that this was a request to amend the Airline Road PD, a 158-acre development originally approved by the Board of Mayor and Aldermen in 2005. The amendment would rezone approximately 24 acres on the northwest corner of the development from B-2: General Commercial and M-1: Light Industrial to SC: Shopping Center zoning. The applicant is asking for a deviation that all internal lots have a 0-foot side yard setback. All other setbacks, uses, and bulk regulations will remain the same. The Town's Future Land Use Plan anticipates commercial uses for this area

and for the subject property; therefore, the proposed rezoning would be more consistent than the current zoning.

Main Motion: Oscar Brooks made a motion to recommend approval of the amendment to the Airline Road PD, subject to Staff conditions and added conditions levied by the Planning Commission, to the Board of Mayor and Alderman. Don Hinkle seconded the motion.

Chairman Campbell called for discussion, but hearing none, he called for a motion to suspend the Planning Commission Meeting and open the Public Hearing.

Motion: Oscar Brooks made a motion to suspend the Planning Commission Meeting and open the Public Hearing. Tommy White seconded the motion.

Vote on Motion: The motion carried unanimously.

Chairman Campbell noted that the public hearing was published in the Commercial Appeal on December 4, 2015. He asked anyone wishing to speak for or against the request to stand and be recognized by stating his/her name and address for the record.

Don Heightner of 11600 Belvin Cove was mainly concerned with the traffic on the west side of Milton Wilson. He feels that it is unable to carry such a large load of traffic, especially with the school zone at Milton Wilson and Airline.

Andrea Reynolds of 5420 Scarlet Ridge Drive asked whether or not the Kroger would be installing a fuel center on the site at Milton Wilson and Airline. She lives on Milton Wilson near the Villages at White Oak development and is concerned about the traffic the site would generate. She felt that Kroger should stay where it is currently located, on Highway 70.

Hearing no further response, Chairman Campbell called for a motion to close the Public Hearing and resume the Planning Commission Meeting.

Motion: Russ Campbell made a motion to close the Public Hearing and resume the Planning Commission Meeting. Oscar Brooks seconded the motion.

Vote on Motion: The motion carried unanimously.

Glen Bascom asked Steve Hill, Town Engineer, to elaborate on the traffic issues with Milton Wilson and Airline Road. Mr. Hill explained that both roads have been designed to handle a large amount of traffic. Although Airline Road has not been widened yet, it is currently under design, and this development, if approved, would be required to widen their half of Airline Road. Although there will be delays, both roads will be adequate enough to handle the projected amount of traffic at full development. Signals can be installed if traffic on side streets is excessive and if the addition of a signal can be justified. Russell Wiseman pointed out that citizens that currently live on the west side of Milton Wilson are more than likely to go to Airline Road to get to Kroger now; Don Hinkle stated that there are many other ways, e.g. going through Summer Meadows to Commander Drive, to get to the existing Kroger at Highway 70. Mr. Hill stated that when the traffic volume increases things like signal timing will be taken into consideration to accommodate for traffic movement.

Chairman Campbell called for further discussion; hearing none, he called for a vote on the main motion.

Vote on Motion: The motion carried unanimously.

Conditions of Approval:

1. Approval of the Board of Mayor and Aldermen is required.

B. Airline Road PD – South side of Milton Wilson Boulevard, East of Airline Road – Final Plat

Chairman Campbell recognized Angela Reeder, Town Planner, who provided an analysis (on file) and informed the committee that this plat was in regards to the 24-acres previously rezoned to SC: Shopping Center. The plat will divide the land into six (6) lots, including a 15.78-acre parcel for commercial development and detention, a 3.86 acre parcel for commercial development, and four (4) parcels, each approximately one (1) acre in size, also for commercial development. In addition, easements are provided for a section of the greenway trail system along the site's east boundary near Hall Creek, as well as sewer, utility, and ingress/egress easements throughout.

Main Motion: Russell Wiseman made a motion to approve the final plat for the Airline Road PD, subject to Staff conditions. Oscar Brooks seconded the motion.

Chairman Campbell called for discussion; hearing none, he called for a vote on the main motion.

Vote on Motion: The motion carried unanimously.

Conditions of Approval:

Standard Conditions:

- S-1. It is found that the application as presented 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. The Final Plat shall conform to all requirements of the Town of Arlington Subdivision Regulations.
- S-3. 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-4. 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 is contingent upon approval of the Construction Plans.
- P-2. All conditions of the Planned Development Overlay, Construction Plan approval and Final Plat approval shall be added to the plat.
- P-3. A five-foot utility easement shall be provided along the boundary of each parcel.
- P-4. A development agreement approved by the Board of Mayor and Aldermen is required, including posting of all development fees for the subdivision.
- P-5. The owner/developer shall execute a revised Certificate of Ownership and Dedication for the Final Plat to address specific issues raised by the sewer lines shown on the plat being within a public easement.

C. The Shops at Arlington – Southeast corner of Milton Wilson Boulevard and Airline Road – Site Plan

Chairman Campbell recognized Angela Reeder, Town Planner, who provided an analysis (on file) and advised that this is a request for the approval of the site plan and construction plans for The Shops of Arlington, Phase 1, Lots 1 and 2. The developer will be required to not only improve Airline Road, which was previously discussed, but will also have extend public sewer lines to all lots and construct a public pedestrian/bicycle trail along the adjacent creek. The construction plans are substantially complete but are to be adjusted to reflect last minute revisions to the site layout. Lot 1 will include 123,000 square foot Kroger Marketplace, associated parking, a Kroger fuel center, and a detention basin. The store will face Airline Road and will have a drive-through pharmacy and pick-up area for online orders on the north side of the building. Lot 2 will include a 31,220 square foot building for multi-tenant retail uses. Access to the site will be provided from two (2) points on Airline Road and two (2) points on Milton Wilson Boulevard. The fuel center includes eighteen (18) fueling stations divided among nine (9) fuel islands, and the pharmacy drive-through includes two (2) pick-up lanes and one pass-by lane. The "Click List" pick-up area is adjacent to the pharmacy

and has room for fifteen (15) vehicles to stack for service. The layout includes four (4) stalls, where customers park to have their purchases loaded, and room for eleven (11) cars to que behind them. Greenspace between lots 1 and 2 totals 6.22 acres or 31.7% open space and incorporates a wet detention basin and pedestrian/bike trail. The public pedestrian/bicycle trail will extend from Milton Wilson Boulevard to the south end of the site on lot 2. The 10-foot wide asphalt trail will be part of the Town's overall trail system and is consistent with the approved Loosahatchie Greenway Trail Master Plan. Ms. Reeder informed the committee that Staff recommends approval of the application with the conditions presented in the staff report, in addition to any other conditions levied by the Planning Commission.

Main Motion: Russell Wiseman made a motion to approve the Site Plan for the Shops at Arlington, Phase 1 in the Airline Road PD, subject to Staff conditions and any added conditions levied by the Planning Commission. Chairman Campbell seconded the motion.

Russell Wiseman asked Staff how deep the streetscape was along both Milton Wilson and Airline. Ms. Reeder was confident that the buffer was 30 feet instead of the standard 25 feet. Oscar Brooks was concerned about the flow of gas and oils from the fuel station area into the detention basin, which will drain directly into Hall Creek. He asked whether or not the developer would be putting in any stormwater quality measures to keep runoff from reaching the detention area. Steve Hill, Town Engineer, assumed there were regulations regarding those type issues, but would have to research to find the most accurate information. Cara Martin, engineer with Pickering Firm and representative for the developer, clarified that, currently, there were no regulations in place from TDEC regarding the quality of stormwater runoff from sites. Mr. Brooks asked that Staff and the applicant consider looking at options to ensure the water quality of runoff from the site.

Chairman Campbell and Mr. Wiseman were concerned with the amount of greenspace and landscaping shown. Ms. Martin confirmed that there was a 30-foot buffer on both Airline and Milton Wilson, and discussed an enhanced buffer along the site to help soften it from both streets with the applicant.

Chairman Campbell called for further discussion and hearing no reply, he called for a vote on the main motion.

Vote on Motion: The motion carried unanimously.

Conditions of Approval:

Standard Conditions:

- S-1. It is found that the application as presented 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, and also the International Fire Code, International Building Code, and/or local ordinances which establish fire and building code compliance, as directed and approved by the Town Fire Marshall.
- 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 the Town of Arlington staff prior to commencing improvements.
- S-8. The applicant's design professional shall address all conditions and staff markups and shall be approved by Staff.

Project Specific Conditions:

- P-1. Approval is contingent upon approval of the amendment to the Airline Road PD, and the subdivision plat for Phase 1 of the Airline Road PD.
- P-2. A minimum of 390.40 tree density units are required for the site. The trees will be reviewed by the Design Review Committee.
- P-3. Detailed construction plans for the widening and improvements to Airline Road shall be included in the final construction drawings for the development.
- P-4. All public sewer construction plans must be submitted to the Tennessee Department of Environment and Conservation (TDEC) for review and approval. TDEC's approval letter and stamped plans must be delivered to the Town prior to construction.
- P-5. Revise the construction plans to address comments as noted on the marked-up review set of plans provided by the Town Engineer. Resubmit corrected plans along with the marked-up set for review and approval.
- P-6. The turning radiuses as submitted are acceptable if the documents presented by the project consultant (Pickering) are accurate representations of the most stringent turning radius of the fire apparatus specifications provided by the Town.
- P-7. The Fire Department Connections and Post Indicator Valve locations will be discussed as the project goes forward with primary emphasis on unobstructed access at all times per code. This concern comes from such a large store and the number and size of delivery vehicles anticipated during morning hours that can obstruct and/or block access for emergency vehicles, and are many times left unattended.
- P-8. Fire lanes will be designated as required and proper identification for all fire lanes will be per the International Fire Code and the Ordinances of the Town.

D. Other as Properly Presented

- 1. There was no new business to come before the Commission.

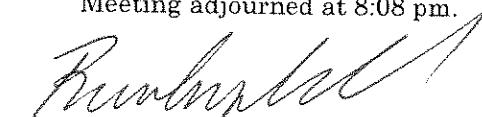
VIII. Adjourn

Chairman Campbell called for a motion to adjourn.

Motion: Oscar Brooks made a motion to adjourn. Don Hinkle seconded the motion.

The motion carried unanimously.

Meeting adjourned at 8:08 pm.



Russ Campbell, Chairman

2-16-16
Date



Glen Bascom, Secretary

2/16/16
Date