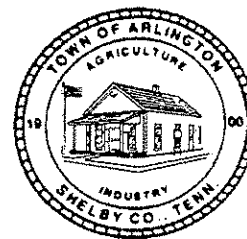


Town of Arlington

5854 Airline Road, Arlington, TN 38002



**Planning Commission
June 15, 2015
6:30 P.M.
Meeting Minutes**

I. Invocation

The opening prayer was led by Harry McKee.

II. Call to Order and Roll Call

Planning Commission Secretary, Tommy White, called the meeting to order and noted that a quorum was present.

Present

Glen Bascom, Alderman
Harry McKee, Vice Mayor
Tommy White, Secretary
Larry Harmon
Angela Reeder

Others Present

Heather Sparkes, Town Planner
Steve Hill, Town Engineer
Gerald Lawson, Town Attorney
See list

Absent

Russ Campbell, Chairman - excused
Don Hinkle - excused

III. Approval of Minutes from the May 18, 2015 Meeting

Motion: Glen Bascom made a motion to approve the minutes of the May 18, 2015 meeting.
Larry Harmon seconded the motion.

Vote on Motion: The motion carried unanimously.

IV. Comments from Citizens

Tommy White invited anyone wishing to address the Commission to please come forward, state his /her name, and address for the record. There were no comments.

V. Old Business

A. Other as Properly Presented

There was no old business to come before the Commission.

VI. New Business

A. First Tennessee Bank, Landvest Highway 70 Commercial SD, Phase 2, Lot 3 - North side of Highway 70, East of Airline Road - Site Plan

Tommy White recognized Heather Sparkes, Town Planner, who provided an analysis (on file) and advised that this is a request for the site plan for First Tennessee Bank in the LandVest Highway 70 Commercial

Subdivision, Phase 2, Lot 3. The 2,562 square foot (ft²) building will stand on 1.55 acres, and will include four drive-through lanes and associated parking. The plan proposes thirteen (13) parking spaces and an additional seven (7) future spaces if needed. The site will have shared access to Highway 70 with Lot 4 at the southeast corner, and a shared ingress/egress easement from Airline Road at the rear. Ms. Sparkes also added that the Fire Department has requested including an additional condition regarding the coordination of the fire hydrant location and water flows with Lot 4.

Steve Hill, Town Engineer, explained that the grading and drainage plan was similar to what was presented with the Zaxby's, Lot 4, site plan. A shared detention basin will be built at the rear of the subdivision after Lot 5 is developed. First Tennessee has proposed installing a temporary pipe that will accommodate the drainage from Lots 3, 4, and 5 until the detention basin is installed.

Main Motion: Larry Harmon made a motion to approve the site plan as presented and subject to compliance with Staff conditions for First Tennessee Bank. Angela Reeder seconded the motion.

Harry McKee asked Steve Hill, Town Engineer, to remind the committee the regulations regarding the shared access drive. According to Mr. Hill, the Town is asking the developments to coordinate the alignment of the right-in/right-out entrance drive from Highway 70. Larry Harmon asked if the design is going to cause any issues for the Fire Department; both Ms. Sparkes and Mr. Hill confirmed that the curb would be mountable.

Mr. Hill also explained the reasoning behind the Fire Department's added condition. Apparently, the Fire Department is requiring Zaxby's (Lot 4) to install a fire hydrant at the southeast corner of their lot, but, currently, they are unsure of the route Memphis Light Gas and Water (MLGW) will take (via Airline Road or Highway 70) to run the water line. The condition is just to make sure Lot 3 will cooperate with Lot 4 regarding the issue, if need be.

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

Vote on Motion as Amended: 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
- 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. A minimum of 31 tree density units are required to be planned and maintained on this site.
- P-2. Coordinate the alignment of the site drive and entrance from Highway 70 with the proposed Lot 4 (Zaxby's) entrance drive so that both drives align properly.

- P-3. Coordinate with Lot 4 (Zaxby's) to obtain a driveway permit for the State of Tennessee Department of Transportation for the driveway connection to Highway 70.
- P-4. Revise the Construction Plans to address comments as noted on the mark-up plan sheets provided by the Town Engineer.
- P-5. Coordinate fire hydrant location and water flows with Lot 4 (Zaxby's).**

B. Amendment to the Town of Arlington Zoning Ordinance and Zoning Map – Rezoning a Portion of Parcel AO141 00382 from M-1: Light Industrial to SC: Shopping Center – South side of Memphis-Arlington Road, West of Airline Road

Tommy White recognized Heather Sparkes, Town Planner, who provided an analysis (on file) and advised that this is a town-initiated request for an approval for an amendment to the Town of Arlington Zoning Map to rezone a portion of property owned by the Town of Arlington. The property was formerly home to the Town of Arlington Public Works Department, but is currently being used by the Fire Department until the addition to their building is complete. After the Fire Department has vacated the property, the Town intends to demolish the buildings and market the property. The Town of Arlington Land Development Plan designates the future land use of the property to be Community Support Commercial, so the current request is to rezone approximately 1.5 acres of the 11.46 acre site from M-1: Light Industrial to SC: Shopping Center. Ms. Sparkes then read into the record the following grounds for amendment that all Planning Commission members should review and consider:

1. The amendment is in agreement with the general plan for the area;
2. It has been determined that the legal purposes for which zoning exists are not contravened;
3. It has been determined that there will not be an adverse effect upon adjoining property owners unless such adverse effect(s) can be justified by the overwhelming public good or welfare;
4. It has been determined that no property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

Mr. White called for a motion.

Main Motion: Glen Bascom made a motion to approve the request for amendment to the Town of Arlington Zoning Map as presented. Harry McKee seconded the motion.

Harry McKee confirmed with Staff that this request goes hand in hand with the Future Land Use Map and other plans to eventually market the property after Public Works moved into its current building on Memphis-Arlington Road.

Mr. White called for further discussion and hearing no reply, he called for a motion to suspend the Planning Commission Meeting and open the Public Hearing.

Motion: Glen Bascom made a motion to suspend the Planning Commission Meeting and open the Public Hearing. Larry Harmon seconded the motion.

Vote on Motion: The motion carried unanimously.

Mr. White noted that the public hearing was published in the Commercial Appeal on May 29, 2015. He asked anyone wishing to speak for or against the request to stand and be recognized by stating his/her name and address.

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

Motion: Glen Bascom made a motion to close the Public Hearing and resume the Planning Commission Meeting. Angela Reeder seconded the motion.

Vote on Motion: The motion carried unanimously.

Mr. White called for further discussion and hearing no reply, he called for a vote on the motion as amended.

Vote on Motion: The motion carried unanimously.

C. Other as Properly Presented

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

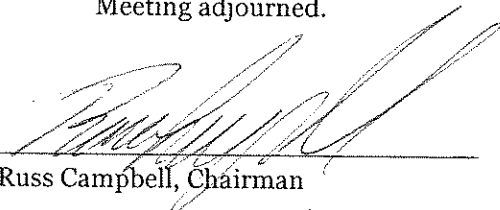
VII. Adjourn

Mr. White called for a motion to adjourn.

Motion: Glen Bascom made a motion to adjourn. Angela Reeder seconded the motion.

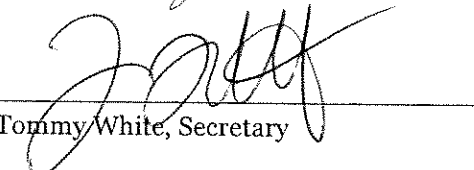
The motion carried unanimously.

Meeting adjourned.



Russ Campbell, Chairman

8-17-2015
Date



Tommy White, Secretary

10/19/15
Date

Submitted By: Hannah Taylor