MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The regular meeting of the Brentwood Planning Commission met on Monday, May 1, 2017 at 7:00 p.m. at the Brentwood Municipal Center.

Present were Chairman Janet Donahue, Stevan Pippin, Commissioner Ken Travis, Carole Crigger, Jack Moriarty, Jack Fletcher, Chris Clark, Sandi Wells and John Church. John Magyar was absent. Staff members present were Jeff Dobson, Kirk Bednar, Steve Foster, Mike Harris, Matt White, Jay Evans, Katie Jardieu, Todd Petrowski and Debbie Hedgepath.

The Pledge of Allegiance was led by Chairman Donahue.

Commissioner Travis moved for approval of the minutes from the April 4, 2017 meeting as written; seconded by Mr. Moriarty. Approval was unanimous.

**CONSENT AGENDA**

Item 1: BPC1609-013 - Revised Building Elevations – Noire The Nail Bar, Hill Center Brentwood, 219 Franklin Road, Zoning C-2

Noire The Nail Bar requested approval of revised building elevations for their future tenant space. They would be located in Building B, Suite 190.

The plan proposed:

* Installation of a black stone veneer below the existing black storefront on the building;
* Installation of a canvas awning above the entrance into the space;
* Clear anodized aluminum storefront.

Staff recommended approval of the revised building elevations subject to the following conditions:

1. Provide water and sewer availability request form. Form can be found on City website under water and sewer services department or contact Drew Muirhead at 615-371-0080.
2. A site plan shall be vested for a period of three years from the date of the original approval.
3. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1, 2020***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
2. Add the following note to the plans that are to be submitted for building permit review: “This document certifies that the building materials specified in the Planning Commission approval of this project (BPC1609-013) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.
3. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
4. Provide the Planning staff with a digital copy of the proposed subdivision section and the entire project. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
5. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun. The required inspections must also be completed before a certificate of completion is issued for the project.
6. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017.**  Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC1704-009 - Revised Building Elevations – Nashville Dentistry Company, Hill Center Brentwood, 219 Franklin Road, Zoning C-2

B3 Studio, Inc. requested approval of revised building elevations for the tenant space located at 211 Franklin Road, Building A, Suite 180. The tenant space is located on the west side of Building A.

The proposal included:

* Installation of New EIFS above the Storefront;
* New Storefront Glazing.

Staff recommended approval of the revised building elevations subject to the following conditions:

1. A site plan shall be vested for a period of three years from the date of the original approval.
2. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1, 2020***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. Add the following note to the plans that are to be submitted for building permit review: “This document certifies that the building materials specified in the Planning Commission approval of this project (BPC1704-009) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
7. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 3: BPC1704-015 - Revised Building Elevations – Alumni Hall – Hill Center Brentwood, 219 Franklin Road, Zoning C-2

B3 Studio, Inc. requested approval of revised building elevations for the tenant space located at 211 Franklin Road, Building A, Suite 160.

The proposal included:

* Aluminum & Glass Storefront in a Clear Anodized Finish;
* Brick Veneer in a Cocoa Brown Color;
* Stucco Finish in a Beige color;
* Black Awnings;
* Non-illuminated Blade Sign.

The tenant space is located on the south side of building A adjacent to the existing Hill Center.

Staff recommended approval of the revised building elevations subject to the following conditions:

1. A site plan shall be vested for a period of three years from the date of the original approval.
2. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1, 2020***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. Add the following note to the plans that are to be submitted for building permit review: “This document certifies that the building materials specified in the Planning Commission approval of this project (BPC1704-009) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
7. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 4: BPC1702-004 - Revised Preliminary Plan – Sonoma Subdivision, South side of Split Log Road, Zoning OSRD

Turnberry Homes requested approval of a revised preliminary plan for the Sonoma subdivision. The plan proposed the elimination of the previously approved mulch surfaced walking trail in the open space.

Due to the slope in the area and future maintenance considerations, Turnberry negotiated an agreement with the HOA to exclude the construction of the walking trail as part of the development of the subdivision. The HOA agreed to the change.

Because the proposal affects the previously approved improvements in the open space, approval of the corresponding changes to the OSRD Development Plan by the Board of Commissioners was required.

Staff recommended approval of the proposed preliminary plan and to forward a recommendation of approval of the corresponding changes to the OSRD Development Plan to the Board of Commissioners; subject to the following conditions:

1. Because the request proposes changes to the improvements within the open space for the project approval of the corresponding changes to the OSRD Development Plan must be approved by the Board of Commissioners.
2. A preliminary plan shall be vested for a period of three years from the date of approval. Approval of a preliminary plan shall become effective upon the date the planning commission votes to approve the plan.
3. Add the following note to the Preliminary Plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***MAY 1, 2020*,** *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
2. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
3. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
4. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
5. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 5: BPC1703-004 - Revised Preliminary Plan, Entrance Features & Signage – Chestnut Springs Subdivision, South side of Concord Road, Zoning OSRD

Crane Builders requested approval of a revised preliminary plan which included the proposed changes to the entrance features for the Chestnut Springs subdivision. The subdivision HOA was compensated for the removal of the former entrance features as part of the Concord Road widening project.

The entrance features and signage are located in the arterial road buffer for the subdivision. The new design was different from the one previously approved.

Because the proposal affects the previously approved improvements in the open space, approval of the corresponding changes to the OSRD Development Plan by the Board of Commissioners was required.

Staff recommended approval of the proposed preliminary plan and to forward a recommendation of approval of the corresponding changes to the OSRD Development Plan to the Board of Commissioners; subject to the following conditions:

1. Because the request proposes changes to the improvements within the open space for the project approval of the corresponding changes to the OSRD Development Plan must be approved by the Board of Commissioners.
2. A site plan shall be vested for a period of three years from the date of the original approval.
3. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1, 2020***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. Add the following note to the plans that are to be submitted for building permit review: “This document certifies that the building materials specified in the Planning Commission approval of this project (BPC1703-004) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun.
7. All applicable security, that meets the requirements of Article Eight of the Brentwood Subdivision Regulations must be received by staff for all required roadway, drainage, street lighting, water, sewer, buffer landscaping, signage and amenity improvements before the plat for the first phase of the project can be signed by the Planning Commission Secretary for recording. The landscaping security shall be posted in an amount equal to one hundred ten percent (110%) of the total cost of the materials and installation of the improvements.
8. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
11. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
12. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 6: BPC1703-003 - Revised Hillside Protection Overlay Site Plan Review – Morgan Farms Subdivision, Section 4, Lot 156 – 9481 Helston Court, Zoning OSRD

Kevin Sparks Signature Pools requested consideration of a revised Hillside Protection site plan for Lot 156 located at 9451 Helston Court within Section Four of the Morgan Farms subdivision.

The proposed modifications included the construction of a pool, the deck and a retaining wall.

All improvements would be located in the rear yard per the requirements of the Code.

Staff recommended approval of the revised hillside protection site plan subject to the following conditions:

1. A survey will be required before issuance of a final certificate of completion verifying that the pool and all associated improvements are located within the rear buildable yard.
2. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.
3. Add the following note to the HP site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***August 3, 2018***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
5. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
6. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 7: BPC1703-014 - Hillside Protection Overlay Site Plan Review – Morgan Farms Subdivision, Section Six, Lot 203 – 1874 Barnstaple Lane, Zoning OSRD

Turnberry Homes, LLC requested consideration of a Hillside Protection site plan for Lot 137 located at 2003 Ivy Crest Drive within Section Six of the Morgan Farms subdivision.

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| 1874 BARNSTAPLE LANE – MORGAN FARMS | |
| Lot Area (sf) | 27,088 |
| Total Area of Home (sf) | 4,668 |
| Heated Area (sf) | 4,551 |
| Impervious Area (sf) | 7,049 |
| Green Space Provided (%) | 74% |
| Green Space Required (%) | 40% |

The proposed building elevations included:

* Light colored brick on all elevations;
* Bronze colored trim, gutters metal roof & shutters, and;
* Charcoal colored shingled roof.

A residential sprinkler system for the home was required.

Staff recommended approval of the hillside protection site plan subject to the following conditions:

1. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.
2. Add the following note to the HP site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1,***  **2020,** *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. A residential fire sprinkler system is required for the future structure that will be constructed on the lot. Plans submitted for a building permit shall include the appropriate details of the required residential sprinkler system.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 8: BPC1704-002 - Hillside Protection Overlay Site Plan Review – Taramore Subdivision, Phase 14, Lot 135 – 2005 Ivy Crest Drive, Zoning OSRD

Pulte Homes requested consideration of a Hillside Protection site plan for Lot 135 located at 2005 Ivy Crest Drive within Section 14 of the Morgan Farms subdivision.

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| 2005 IVY CREST DRIVE – TARAMORE | |
| Lot Area (sf) | 28,852 |
| Total Area of Home (sf) | 5,505 |
| Heated Area (sf) | 4,732 |
| Impervious Area (sf) | 5,827 |
| Green Space Provided (%) | 80% |
| Green Space Required (%) | 40% |

 The proposed building elevations included:

* Light colored brick on all elevations:
* shake siding;
* Brown stone, and;
* Brown shingled roof.

A residential sprinkler system for the home was required.

Staff recommended approval of the hillside protection site plan subject to the following conditions:

1. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.
2. Add the following note to the HP site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1,***  ***2020,*** *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. A residential fire sprinkler system is required for the future structure that will be constructed on the lot. Plans submitted for a building permit shall include the appropriate details of the required residential sprinkler system.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 9: BPC1704-006 - Final Plat – Taramore Subdivision, Phase 15, Zoning OSRD

Ragan Smith Associates requested approval of a final plat for Phase 15 of the Taramore subdivision. The proposed plat showed 19 lots on approximately 13.5 acres.

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| --- | --- | --- | --- | --- | --- |
| **PHASE** | **LOTS** | **RECORDED** | **PHASE** | **LOTS** | **RECORDED** |
| Phase 1 | 33 | PB P46, PG 84 | Phase 8 | 11 | PB P59, PG 28 |
| Phase 2A | 7 | PB P48, PG 43 | Phase 9 | 23 | PB P60, PG 98 |
| Phase 2B | 17 | PB P50, PG 38 | Phase 10 | 10 | PB P62, PG 67 |
| Phase 3A | 14 | PB P52, PG 146 | Phase 11 | 40 | PB P62, PG 135 |
| Phase 4 | 16 | PB P55, PG 36 | Phase 12 | 21 |  |
| Phase 5 | 16 | PB P54, PG 8 | Phase 13 | 11 | PB P64, PG 47 |
| Phase 6 | 10 | PB P54, PG 8 | Phase 14 | 10 | PB P65, PG 128 |
| Phase 7A | 17 | PB P53, PG 84 | Phase 15 | 19 |  |

Staff recommended approval of the final plat subject to the following conditions:

1. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
2. Add the following note to the final plat:

*This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period.  The vesting period for this plat expires on* *, unless extended by the City of Brentwood.  Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

1. As agreed, the developer shall pay $1,250 per unit as a onetime contribution toward the purchase of a 20-acre school site to accommodate resident impacts on the system. The funds would be collected at the time the lots are platted and maintained by the City in an escrow account. The funds would be distributed to the county school system at the time they are needed to purchase a new school site inside the city limits of Brentwood (or within our designated Urban Growth Area).
2. Temporary street signs having a sign face width of 6", a letter height of 4", and that meet the height standards of TDOT, must be installed before a building permit can be issued.
3. The property owner/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
4. Provide the Planning staff with a digital copy of the proposed subdivision section and the entire project. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
5. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
6. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
7. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
8. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 10: BPC1704-012 - Personal Wireless Service Facility (PWSF) – Verizon Wireless – 100 Winners Circle, Zoning C-1

Baker Donalson requested approval of a Small Cell PWSF for the building located at 100 Winners Circle. The proposal included:

* Installation of three panel antennas mounted on the existing mechanical screen wall atop the building and painted to match the screen color.
* The antennas would be oriented away from Maryland Way and measure approximately 29" x 12 " x 7", and
* Installation of a "cube cabinet" behind the mechanical screen, measuring 7' x 7' in a lease area having an area of 49 square feet.
* The improvements were intended to improve Internet and cell phone access/reception inside the building.  The installation may provide some service in the immediate area.

Staff recommended approval of the personal wireless service facility subject to the following conditions:

1. A site plan shall be vested for a period of three years from the date of the original approval.
2. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1, 2020***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. Add the following note to the plans that are to be submitted for building permit review: “This document certifies that the building materials specified in the Planning Commission approval of this project (BPC1704-012) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
7. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 11: BPC1704-013 - Personal Wireless Service Facility (PWSF) – Verizon Wireless – 210 Westwood Place, Zoning C-1

Baker Donalson requested approval of a Small Cell PWSF for the building located at 210 Westwood Place.  The proposal included:

* Installation of three panel antennas mounted to the mechanical screen wall atop the building and painted to match the screen color.
* The antennas would be oriented away from Virginia Way. The antennas measure approximately 29" x 12 " x 7";
* Installation of a "cube cabinet" behind the mechanical screen, measuring 7' x 7' in a lease area having an area of 49 square feet.

The improvements were intended to improve Internet and cell phone access/reception inside the building.  The installation may provide some service in the immediate area.

Staff recommended approval of the personal wireless service facility subject to the following conditions:

1. A site plan shall be vested for a period of three years from the date of the original approval.
2. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1, 2020***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. Add the following note to the plans that are to be submitted for building permit review: “This document certifies that the building materials specified in the Planning Commission approval of this project (BPC1704-013) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
7. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 12: BPC1704-014 - Revised Final Plat – Cawthon Property Subdivision – 9535 Split Log Road, Zoning R-2

Natalie Winn requested approval of a revised final plat for the property located at 9535 Split Log Road. The proposal adjusted the common line between the existing lots adding approximately 1 acre to Lot 2. The site data is as follows.

|  |  |  |
| --- | --- | --- |
| LOT # | EXISTING AREA (AC) | PROPOSED AREA (AC) |
| 1 | 4.98 | 3.89 |
| 2 | 6.52 | 7.59 |

Both lots were considered lots of record; no previous final plat had been recorded for the lots.

Staff recommended approval of the revised final plat subject to the following conditions:

1. Any future redevelopment of the lots, including further subdivision will require that the revised plans/plats meet the requirements of Section 78-165 and Division 14 of the Brentwood Zoning Ordinance.
2. Revise note plat number 2 to reference that the lots are served by sewer systems, not septic.
3. Provide a lot area table to the plat showing lot areas, right-of-way dedication, and total lot areas.
4. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
5. Add the following note to the final plat:

*This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period.  The vesting period for this plat expires on* *, unless extended by the City of Brentwood.  Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

1. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
2. Provide the Planning staff with a digital copy of the proposed subdivision section and the entire project. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
3. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
4. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
5. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
6. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
7. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 13: BPC1704-008 - Revised Building Elevations – Comdata Building, 5301 Maryland Way, Zoning C-1

Lines Interiors & Architecture requested approval of a modification to the Comdata Building located at 5301 Maryland Way.  The proposed modifications were located on the first floor and involve the construction of a new canopy at the entrance to the rear of the building.  The existing arched canopy would be removed and replaced with an angled glass canopy.  Portions of the decorative brick wall on either side of the entrance would also be removed.

Staff recommended approval of the revised building elevations subject to the following conditions:

1. A site plan shall be vested for a period of three years from the date of approval. Approval of a preliminary plan shall become effective upon the date the planning commission votes to approve the plan.
2. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1,***  ***2020***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
5. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
6. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
7. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 14: BPC1703-012 - Final Plat – Owl Creek Subdivision, Section 3 – Concord and Waller Roads, Zoning OSRD-IP

Land Solutions Company requested approval of a final plat for Phase three of the Owl Creek subdivision. The plat proposed 26 lots on 16.01 acres. Phase Three is the final phase of the project.

The design of the phase matched that shown on the preliminary plan approved by the Planning Commission on August 1, 2016.

By Code, the future structures on Lots 42 through 47 must not exceed 2,500 sf of heated floor space.

Staff recommended approval of the final plat subject to the following conditions:

1. Verify all OSRD-IP calculations for the project. The table showing the phase 3 OSRD-IP calculations does not total correctly.
2. In the Lot Table the area for lot 26 is incorrect. The area should be 0.23 acres.
3. Correct the zoning of the property shown in Plat Note 2. The property is zoned OSRD-IP.
4. Verify the length of curve number 8. The table shows the length is 247.84 feet. The length should be 257.64 feet.
5. Show the extension of the sewer line along Jupiter Forest Drive the sewer should extend to the common boundary with the Roop property.
6. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
7. Add the following note to the final plat:

*This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period.  The vesting period for this plat expires on*  *, unless extended by the City of Brentwood.  Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

1. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
2. All applicable security, that meets the requirements of Article Eight of the Brentwood Subdivision Regulations must be received by staff for all required roadway, drainage, street lighting, water, sewer, buffer landscaping, signage and amenity improvements before the plat for the first phase of the project can be signed by the Planning Commission Secretary for recording. The landscaping security shall be posted in an amount equal to one hundred ten percent (110%) of the total cost of the materials and installation of the improvements.
3. A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted and approved per Section 56-43 of the Brentwood Code.
4. The minimum fire flow requirements for Brentwood are 1,000 gpm @ 20 psi. This requirement can be reduced if every structure within the subdivision is required to have an automatic fire sprinkler system installed in accordance with NFPA standards and requirements.
5. Provide the Planning staff with a digital copy of the entire project. This request is consistent with Section 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
6. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Pippin moved for approval of the items on the Consent Agenda; seconded by Mrs. Crigger. Approval was unanimous.

# REGULAR AGENDA

Item 1: BPC1704-004 - Site Plan - Split Log Road Elementary School, 9714 Split Log Road, Zoning SI-2

Huddleston Steele Engineering requested approval of a site plan for the new elementary school located at 9714 Split Log Road. The overall area of the site is 83.55 acres. The area to be occupied by the elementary school is 23 acres. The capacity of the new school is 800. Eventually, all existing structures on the property would be removed.

Since review of the zoning plan, several revisions were made to the plan:

* Addition of a second driveway to Split Log Road intended to separate bus and car traffic.
* Reconfigured the parking lots, reducing the 213 spaces shown on the rezoning plan to 165 spaces. The parking provided still met the requirements of the Code – required parking = 111 (46 classrooms, 65 staff – 1 parking space for each).
* The area of the school building increased from 118,000 square feet to 118,992 square feet due to refinements in the plans and Code compliance, and
* A new traffic signal would be installed at the intersection of the school driveway at Split Log Road and Pleasant Hill Road. The new four-legged intersection would be signalized to City standards.

Williamson County Schools will present revisions to the attendance zones including the new school at a later date.

The site design included a stacking area for approximately 250 cars in addition to the parking provided. The bus parking area could serve for car parking providing an additional 50 spaces.

Staff recommended approval of the site plan subject to the requirements of the staff report.

Comments from Citizens

Jason Grant, 1626 Oakhall Drive

Mr. Clark moved for approval of the request subject to the following conditions being met to the satisfaction of staff:

1. On sheet C0.0, label the 50-foot wide buffer yard to the east along Split Log Road on all applicable sheets of the plan.
2. Provide an access easement for the proposed sidewalk. Include complete dimensions for the sidewalk. The minimum width of the sidewalk shall be six feet.
3. As part of the construction plans, provide a plan for the traffic signal at the intersection of Split Log Road and Pleasant Hill. The plan should include all appropriate details.
4. All traffic signal equipment including poles, controllers, etc. shall conform with current city standards and requirements. Consult as needed with the City’s Traffic Operations Coordinator.
5. WCS shall coordinate with City staff and the City’s traffic consultant regarding the final design of the intersection, location and alignment of all improvements including crosswalks and curb ramps. All improvements should follow State Guidelines.
6. Also as part of the construction plans, provide a plan showing the location of the school zone and the signals to be installed.
7. The pedestrian crossing display shall comply with the latest ADA standards and shall include audio capabilities.
8. On all applicable sheets, provide an easement for the water line.
9. The existing portables currently located at the Kenrose Elementary School shall be removed within 60-days of the opening of the new Split Log Road Elementary School.
10. A final plat establishing the buffers, setbacks and all easements shall be submitted for review and approval by the Planning Commission before a building permit will be issued for the project.
11. A site plan shall be vested for a period of three years from the date of approval. Approval of a preliminary plan shall become effective upon the date the planning commission votes to approve the plan.
12. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1,***  ***2020***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. The dimensions of all parking spaces, included accessible spaces shall meet the size requirements of Article VI of the zoning ordinance.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. All applicable security, that meets the requirements of Article Eight of the Brentwood Subdivision Regulations must be received by staff for all required roadway, drainage, street lighting, water, sewer, buffer landscaping, signage and amenity improvements before the plat for the first phase of the project can be signed by the Planning Commission Secretary for recording. The landscaping security shall be posted in an amount equal to one hundred ten percent (110%) of the total cost of the materials and installation of the improvements.
8. A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted and approved per Section 56-43 of the Brentwood Code.
9. The minimum fire flow requirements for Brentwood are 1,000 gpm @ 20 psi. This requirement can be reduced if every structure within the subdivision is required to have an automatic fire sprinkler system installed in accordance with NFPA standards and requirements.
10. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
11. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
12. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
13. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
14. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
15. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Pippin seconded; approval was unanimous.

Item 2: BPC1704-010 - Revised Site Plan – Brentwood High School – Access Road through a Portion of Granny White Park, Addition of Parking Lot, 5304 Murray Lane, Zoning SI-2

Perry Engineering LLC requested approval of Phase II of the redevelopment plans for Brentwood High School. The proposal included the construction of a new parking lot on the existing football practice field located in the rear of the school which would include 292 spaces. The lots would connect to the drive that would provide access to Granny White Pike. The connection crosses into Granny White Park at its southwest corner and terminates across from the intersection with Foxland Drive. The new four-legged intersection would be signalized to City standards.

A copy of the Traffic Impact Study was forwarded to the City’s traffic consultant for review.

The area where the proposed new access road crosses the corner of the park would be transferred to Williamson County Schools for construction of the road.

The third phase, which would include additional buildings on the campus, would be presented for Planning Commission review in the future.

The remaining park property would be secured using a black vinyl coated chain link fence along the northern boundary of the access drive.

The proposed land transfer plan was presented to the Park Board for their endorsement on May 1st. The Board of Commissioners will consider an ordinance to transfer the approximately 0.85 acres to accommodate the new access drive to WCS at their May 8th regular meeting. An ordinance rezoning the property from SI-3 to SI-2 will be presented to the Board of Commissioners at their May 8th meeting.

The Williamson County Commission will consider funding for this and other projects around the County at their May 8 meeting.

Staff recommended approval of the revised site plan subject to the requirements of the staff report.

Mr. Church moved for approval of the request subject to the following conditions being met to the satisfaction of staff:

1. Approval of the plan is contingent upon approval by the Board of Commissioners of the ordinance transferring the 0.85 acres to WCS.
2. All new handicap ramps shall be ADA compliant.
3. In the areas where the existing trail will be realigned, provide replacement trail lights as required.
4. The existing trails in the park cannot be closed for extended periods. All work associated with the realigned trail must be completed before any existing trail sections are removed.
5. Provide a schedule for the construction of the access and installation of the signal improvements at the new intersection.
6. Field locate the 16” diameter water line along the eastern side of Granny White Pike. A portion of the water line will need to be lowered where the future drive crosses the pipe to maintain proper cover on the line.
7. Additional comments will be forthcoming from the City’s traffic consultant regarding the design of the new intersection at Granny White Pike and Foxland Drive.
8. All traffic signal equipment including poles, controllers, etc. shall conform with current city standards and requirements. Consult as needed with the City’s Traffic Operations Coordinator.
9. The pedestrian crossing display shall comply with the latest ADA standards and shall include audio capabilities.
10. WCS shall coordinate with City staff and our traffic consultant regarding the final design of the intersection, location and alignment of all improvements including crosswalks and curb ramps. All improvements should follow State Guidelines.
11. A site plan shall be vested for a period of three years from the date of approval. Approval of a preliminary plan shall become effective upon the date the planning commission votes to approve the plan.
12. Add the following note to the site plan;

*This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1,***  ***2020***, *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
5. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
6. Provide the Planning staff with a digital copy of the entire project. This request is consistent with Section 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
7. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
11. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
12. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Commissioner Travis seconded; approval was unanimous.

Item 3: BPC1704-007 - Revised Site Plan – Brentwood Middle School – Addition of Portable Classrooms – 5324 Murray Lane, Zoning SI-2

Ragan Smith Associates requested approval to add two additional portable classrooms on the north side of the site. Two of the portables would be single classrooms and would measure 24’ x 42’, (1,008 square feet). A third double classroom was proposed at the southwest corner of the site which would measure 28’ x 66’, (1,848 square feet). There are two other existing portables on the property located on the north side of the school.

Williamson County Schools proposed to set-up two portables on the north side of the school this summer. The third classroom would be set-up at a later date.

The structures would not be connected to water or sewer. Students would use the existing fixtures in the main building. The structures would be connected to the fire alarm system in the main building.

The current enrollment is 1,222 students. The school has a capacity of 1,105 students and is at 110.6% of its capacity. The projected enrollment for the 2016/2017 school year is 1,235 students.

There was an existing fence and sidewalk in the area of Units 1 through 4. A four-foot tall black vinyl coated chain link fence would also be installed along the adjacent drive to separate students from Unit 5 and the traffic on the drive.

A prefabricated aluminum ramp would provide handicap access to each unit.

Staff recommended approval of the revised site plan for two-years expiring on May 1, 2019 and subject to the requirements of the staff report.

Commissioner Travis moved for approval of the request subject to the following conditions being met to the satisfaction of staff:

1. Approval of the revised site plan shall remain valid for a period of two-years and shall expire on May 1, 2019. WCS shall request extensions to the approval, if necessary before the current approvals expire.
2. All units shall be anchored in accordance with the applicable requirements of the building code.
3. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
4. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
5. Add the following note to the plans that are to be submitted for building permit review: “This document certifies that the materials specified in the Planning Commission approval of this project (BPC1704-007) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.
6. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **May 1, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mrs. Crigger seconded; approval was unanimous.

Item 4: BPC1703-017 - Preliminary Plan – Brentwood Farms Subdivision, 1296 Red Oak Drive, Zoning R-2

CK Residential requested consideration of a preliminary plan that showed 13 lots on 16.52 acres.

The developer requested consideration by the Planning Commission of the proposed additional cul-de-sac length. The street does extend for the southern property boundary and is intended to be extended in the future when the adjacent property develops.

There was an existing home on the property to remain. The tract was not included as part of the subdivision. The plan did propose the relocation of the driveway serving the lot.

All future lots are designated as transitional lots having slopes of 15% or greater. No residence shall be built on a transitional lot without a detailed site plan prepared by a professional engineer or landscape architect licensed by the State of Tennessee. Engineering staff reviews all transitional lot plans.

Sewer service would be provided by Metro Water Services. Water service would be provided by Nolensville College Grove Utilities.

Staff recommended approval of the preliminary plan including the requested extended cul-de-sac length; subject to the requirements of the staff report.

Comments from Citizens

Jason Grand, 1626 Oakhall Drive

Mr. Clark moved for approval of the request subject to the following conditions being met to the satisfaction of staff:

1. The distance from Cherry Court to the west boundary line of the project is approximately 335 feet. Provide the length of the proposed cul-de-sac extension as part of the request for consideration to extend the road beyond 1,000 feet.
2. Add a note to the plan that the extension of Red Oak Drive will require removal of pavement at the existing temporary turnaround in Walnut Ridge, Sec. 2. Areas disturbed will be re-graded and stabilized.
3. Identify tree masses on the site and along the boundary of the site to be preserved.
4. Show the City limits line on the plan and label appropriately.
5. Remove the area on the westerly side of the creek on Lot 7. Review all of the setbacks/building envelopes shown.
6. Remove the area on the easterly side of the creek on Lot 4.
7. A site plan shall be vested for a period of three years from the date of approval. Approval of a preliminary plan shall become effective upon the date the planning commission votes to approve the plan.
8. Add the following note to the site plan;

*This preliminary plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on* ***May 1,***  ***2020*,** *unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
5. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
6. All applicable security, that meets the requirements of Article Eight of the Brentwood Subdivision Regulations must be received by staff for all required roadway, drainage, street lighting, water, sewer, buffer landscaping, signage and amenity improvements before the plat for the first phase of the project can be signed by the Planning Commission Secretary for recording. The landscaping security shall be posted in an amount equal to one hundred ten percent (110%) of the total cost of the materials and installation of the improvements.
7. A Maintenance Agreement and Storm Water System Long-Term Operation and Maintenance Plan for all storm water structures and facilities must be prepared, submitted and approved per Section 56-43 of the Brentwood Code.
8. The minimum fire flow requirements for Brentwood are 1,000 gpm @ 20 psi. This requirement can be reduced if every structure within the subdivision is required to have an automatic fire sprinkler system installed in accordance with NFPA standards and requirements.
9. Provide the Planning staff with a digital copy of the entire project. This request is consistent with Section 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
10. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
11. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
12. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
13. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
14. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 4, 2017. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Moriarty seconded; approval was unanimous.

# OTHER BUSINESS

**Monthly Security Report**

Mr. Church moved for approval of the monthly security report; seconded by Mr. Pippin. Approval was unanimous.

# ADMINISTRATIVE INFORMATION

The Planning and Codes monthly report was distributed to the Commissioners.

The May calendar was distributed.

Being no further business, the meeting adjourned at 8:10 pm.

APPROVED June 6, 2017 Deborah Hedgepath Deborah Hedgepath, City Recorder