

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
TUESDAY, JUNE 6, 2017 -- 7:00 P.M.
FINAL

REGULAR AGENDA -- ITEM 8:

REQUEST: **REVISED PRELIMINARY PLAN - RESERVE AT RAINTREE FOREST, EASTWOOD DRIVE**

PROJECT NUMBER: **BPC1508-008**

CURRENT ZONING: **OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT**

GENERAL INFORMATION:

Dewaal & Associates requests approval of a preliminary plan for the remaining sections of the Reserve at Raintree Forest Subdivision. The plan shows 113 OSRD lots on approximately 282 acres. The number of lots does not include the previously proposed 19 hillside lots. Three sections, which include a total of 100 lots have been platted and developed. Including the first three sections, the project encompasses a total of 213 lots on approximately 382 acres.

The developer has created a draft Conservation Easement for the hilltop, which shows a total of four "Homestead Areas". The conservation easement allows a maximum of two homestead areas. The four areas are shown to allow the future owner a choice of areas to construct a home. Once the final areas are chosen, a revised plan must be submitted showing the final configuration of the homestead areas. Each future habitable structure on the homestead areas will require a residential sprinkler system and return for Planning Commission review of the individual site plans, and elevations per the requirements of the Code.

The preliminary plan was last approved in 2006 and has expired. The current OSRD Development plan, which was approved by the Board of Commissioners in May 2006 remains in effect. That plan shows a total of 103 lots, not including the previously developed lots (100), in nine sections (203 total). Note that the area atop the hill, lying within the HP Overlay was not included on the last approval and was designated on the plan as "Future Development." The Planning Commission required the designation because it was felt that the proposed development in the area of 83 lots, failed to meet the intent of the SRD district with respect to minimizing the disturbance of steep hillside areas.

The proposed plan for the lower portions of the project shows an amenity area including a 30' x 40' foot pool (1,200 sf), a pool house and a 28 space parking area

If the proposed preliminary plan is approved by the Planning Commission, the corresponding changes to the OSRD Development must also be approved by the Board of Commissioners.

PROJECT LOCATION:

The subject property is undeveloped and is located at the end of Eastwood Drive.

APPROVAL HISTORY:

Sat the request of the applicant, consideration of the project was deferred at the Planning Commission meeting of January 4, 2016.

At its April 4, 2006 meeting, the Brentwood Planning Commission approved a preliminary plan for Sections 4 through 9, including a total of 103 lots, as shown on the plan dated March 15, 2006 and recommend approval of the revised proposed OSRD Development Plan to the Board of Commissioners. The approval specifically omits the remaining portion of the proposal (Sections 10 through 18) as those sections fail to meet the intent of the OSRD zoning district with respect to minimizing the disturbance of steep hillside areas. Sections 10 through 18 shall be removed from the proposal, and all conditions of approval shall be addressed, before the plan may be presented to the Board of Commissioners for approval of the revised OSRD Development Plan. The OSRD calculations shall also be revised to reflect the approval and shall be included as part of the plan. Ten copies of the revised plan are required in order for your request to be placed on the Board of Commissioners agenda for consideration. The next available agenda is May 8, 2006. All revised plans and other necessary supporting materials shall be submitted for Planning staff review no later than April 24, 2006. Upon City Commission endorsement, any submission for subdivision plat approval will also be expected to comply with the following conditions of approval.

CONDITIONS OF APPROVAL:

*Staff recommends that the following **16** conditions be attached to the approval of the request.*

1. Provide the locations of water and sewer service lines to service the two buildable areas on the hilltop.
2. Review and verify the accuracy of the legal description for the conservation easement.
3. Show all proposed scenic easements for the entire project.
4. The proposed development of the buildable areas in the hillside area shall comply with Division 14 of the zoning ordinance.
5. Provide a current property title reference for the property.
6. Provide the area that will be fenced for the cemetery in open space 12.
7. A final plat must be recorded before any building permits will be issued for the project.

8. Remove the references to logging and energy producing facilities, specifically the use of wind turbines from the draft conservation easement.
9. The conservation easement must be approved and recorded before any permits will be issued for the remainder of the project.
10. All access to the hilltop will be provided by driveway easements. Construction of the driveways shall comply with Section 78-486(14) of the Code.
11. Development of the hillside will be dependent upon the developer of the Ragsdale property extending the 10" water line to the end of Wisdom Drive. The Reserve develop will install a pressure reduction valve and extend the 8: line from there.
12. Once the final homestead areas are chosen, a revised plan must be submitted for staff review.
13. Speed humps shall be added at appropriate locations along Eastwood Drive. Installation of the traffic calming measures shall comply with the requirements of Resolution 97-14.
14. The recommendations included as part of the traffic impact study, dated August 31, 2016 shall be incorporated into the development of the project.
15. Approval of the proposed preliminary plan is contingent upon the Board of Commissioners approving the corresponding changes to the OSRD Development Plan.
16. A preliminary site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

*Staff recommends that the following **20** standard requirements be attached to the approval of the request.*

1. 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 **June 6, 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.*

2. 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.
3. 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.
4. 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.
5. Transfer of any open space to the Homeowners Association for maintenance responsibilities shall not be completed until City staff has inspected the affected property and reviewed and approved the legal description for the tract.
6. The developer of the Reserve at Raintree forest is responsible for constructing the previously required emergency access easement, which traverses a portion of the open space in the Governors Club and ends at Governors Way. The surface shall be grass pavers and shall be 14 feet wide. Refer to PB P56, PG 70 for the new alignment. Make provisions for the easement to run along the common lot lines of lots 151 & 152. The emergency access shall be constructed as part of the infrastructure for Section 9.
7. The existing stone wall shall be preserved in its present state. The developer shall be responsible for the condition of this wall, insuring that it remains undisturbed until the open space is turned over for maintenance to the homeowner's association. The wall shall be secured as part of the infrastructure for the next recorded section of the project.
8. Homeowners' documents/restrictive covenants shall be submitted for review by City staff to determine compliance with the requirements of the OSRD zoning district. The documents must be recorded with the initial final plat mylar and updated with each subsequent section or phase. A recorded copy must be received by staff along with a copy of the recorded mylar for City files. This document shall be submitted for staff review and approval before the final plat may be recorded.
9. All legal instruments pertaining to the establishment of the property owner's association and responsibility for the maintenance of the private streets, including but not limited to master deeds, bylaws and declarations of covenants shall be approved as to legal form

by the City Attorney and subject to review and approval by the city's director of planning. The documents must be recorded with the first phase and updated to include each phase.

10. 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.
11. The future homes constructed on the hilltop side are required to install residential sprinkler systems consistent with the requirements of the Hillside Protection Overlay.
12. Grinder pumps are required for the future structures constructed in the hilltop area.

Add the following note REVISED to the plan: In accordance with Section 70-132(d) of the Municipal Code -- Grinder pumps and associated sewer lines shall be installed in accordance with plans approved by the Brentwood Water and Sewer Department. Force mains for grinder pumps shall not be located under structures, driveways, or concrete slabs unless specifically approved by the water and sewer department. The developer shall furnish the City, for all designated lots with pressurized grinder pump sewer, the cash equivalent of \$1,900 per pump for each lot subject to the determination of the water/sewer director. The cash is intended to serve as replacement expenses in the future (7-10 years). Payment for replacement of the grinder pumps must be made at the time of the signing of the final mylar.

13. A Letter of Credit, having a term of at least two years, and meeting the City's security requirements is required to ensure the construction of the roadway, drainage, street lighting, water, sewer, amenity and landscaping improvements. The security must be submitted to the Planning Department before the Planning Commission Secretary can sign a final plat for recording.
14. Approval of the preliminary 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) must be submitted to the Planning Department for review.
15. 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.
16. 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.
17. 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.

18. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
19. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
20. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **June 6, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission conduct two votes regarding the proposal.

- 1. Approval of the proposed preliminary plan, and***
- 2. Forward a recommendation of approval of the corresponding changes to the OSRD Development Plan for the project.***

Both votes shall be subject to the requirements of the staff report.

Sec. 78-486. Design criteria.

- (14) *Residential driveway standards.* In addition to the design criteria in the previous subsections, any new residential driveway that is constructed shall meet or exceed the following minimum standards where applicable:
- a. When the length of the driveway from the street to the front of the dwelling exceeds 500 feet, the minimum required width for the driveway shall be increased to 12 feet and provisions shall be made for turnouts on the driveway every 500 feet in length to facilitate access by fire engines and two-way vehicle circulation.
 - b. Driveways shall be located a minimum of five feet away from any adjoining side lot line.
 - c. The maximum grade of any portion of a driveway shall not exceed 20 percent for paved surfaces and ten percent for unpaved surfaces, with a maximum cross slope of five percent.
 - d. The minimum inside turning radius for any curve section of a driveway shall be 20 feet, and the minimum overhead clearance for vehicles shall be 14 feet.
 - e. Any incorporated bridges or above grade spans for a driveway shall be designed to accept vehicles weighing up to 50,000 pounds (gross vehicle weight).
 - f. A paved turnaround pad shall extend at least 30 feet from the rear of any garage or carport enclosure. This distance may be reduced to 24 feet if a paved extension of the driveway is provided beyond the last garage entrance to permit adequate turning movement in exiting the garage on a paved surface. The length and radius of the driveway turnaround section shall be subject to approval by the engineering department.
 - g. In addition to any necessary crossing of a public utility and/or drainage easement to access the abutting road, a driveway may be located within other recorded public utility and/or drainage easement areas subject to determination and approval by the engineering department that the easement is not needed for public purposes.

7. CONCLUSIONS AND RECOMMENDATIONS

As previously mentioned, the purpose of this study is to analyze the traffic impacts associated with the proposed development of Sections 4-10 and a Hilltop Section of the Reserve at Raintree Forest subdivision in Brentwood, Tennessee. Sections 1-3 of the Reserve at Raintree Forest have already been constructed.

Due to the significant growth expected in Brentwood and Nolensville, traffic operations in the vicinity of the project site are expected to generally deteriorate even if the Reserve at Raintree Forest development is not constructed. The analyses presented in this study indicate that the impacts of the proposed Reserve at Raintree Forest project on the existing roadway network will be small compared to the overall impacts of other developments in the area. Based on this analysis, the recommendations are as follows and can be seen in Figures 8a, 8b, and Appendix E:

- The proposed design of the Bluebell Lane site access in the preliminary plans (June 16, 2015) will allow for good levels of service at the intersection of Ragsdale Road and Bluebell Lane. In the preliminary plan, Bluebell Lane is designed to include sufficient width for one entering travel lane and two exiting travel lanes with 50 feet of storage for left and right turn lanes. Additionally, the preliminary plan for the Ragsdale Subdivision includes a southbound right-turn lane with approximately 100 feet of storage and a northbound left-turn lane with approximately 130 feet of storage.
- The Sunnybell Lane site access on Waterfall Road should be designed to include sufficient width for one entering travel lane and one exiting travel lane.
- Reconstruction of the intersection of Crockett Road and Raintree Parkway as a single-lane modern roundabout is recommended. This improvement is needed based on existing, background, and projected traffic and the City of Brentwood has a roundabout improvement project under design. While the Reserve at Raintree will only add a modest amount of traffic to this intersection, it will increase the need for the roundabout improvement. For this reason, the developer for the Reserve at Raintree has agreed to contribute toward this improvement based on the project's share of the entering traffic volumes at this intersection.

The recommended improvements for the intersection of Waterfall Road and the Sunnybell Lane site access (Scenario 2) are presented conceptually in Figure 8a. The recommended improvements for the intersection of Crockett Road and Raintree

Parkway are presented conceptually in Figure 8b. The recommended improvements for the intersection of Ragsdale Road and Bluebell Lane are shown in the Ragsdale Subdivision preliminary plan, which is included in Appendix E.

In summary, based on the analyses conducted and a review of the proposed site plan, no further recommendations are presented for the proposed Reserve at Raintree Forest residential development.