MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The regular meeting of the Brentwood Planning Commission met on Tuesday, June 6, 2017 at 7:00 p.m. at Brentwood City Hall.

Present were Chairman Janet Donahue, Commissioner Ken Travis, Carole Crigger, Jack Fletcher, Chris Clark, Sandi Wells, John Magyar and John Church. Stevan Pippin and Jack Moriarty were absent.

The Pledge of Allegiance was led by Mrs. Wells.

Commissioner Travis moved for approval of the minutes from the May 1, 2017 meeting as written; seconded by Mr. Magyar. Approval was unanimous.

**CONSENT AGENDA**

Item 1: BPC1705-015 - Hillside Protection Overlay Site Plan Review – Taramore Subdivision, Phase 14, Lot 136, 2003 Ivy Crest Drive, Zoning OSRD

ESP Associates requested approval of a Hillside Protection site plan for Lot 136 located at 2003 Ivy Crest Drive within Phase 14 of the Taramore subdivision.

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| 2003 IVY CREST DRIVE -- TARAMORE |
| Lot Area (sf) | 26,030 |
| Total Area of Home (sf) | 5,765 |
| Heated Area (sf) | 4,734 |
| Impervious Area (sf) | 5,646 |
| Green Space Provided (%) | 78 |
| Green Space Required (%) | 40% |

The proposed building elevations included beige & brown brick, brown stone veneer, horizontal siding, beige trim and brown shingled roof.

The future home on the site would require a residential sprinkler system per the requirements of the Hillside Protection Overlay.

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

1. Add a note to the plan stating that a residential fire sprinkler system is required for the future home that will be constructed on the lot.
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 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.*

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 June 6, 2017. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC1705-005 - Hillside Protection Overlay Site Plan Review – Morgan Farms Subdivision, Lot 202, 1872 Barnstaple Lane, Zoning OSRD

Turnberry Homes, LLC requested approval of a Hillside Protection site plan for Lot 202 located at 1872 Barnstaple Lane within Section 6 of the Morgan Farms subdivision.

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| 1872 BARNSTAPLE LANE – MORGAN FARMS |
| Lot Area (sf) | 27,449 |
| Total Area of Home (sf) | 6,220 |
| Heated Area (sf) | 4,688 |
| Impervious Area (sf) | 6,335 |
| Green Space Provided (%) | 76.9% |
| Green Space Required (%) | 40% |

The proposed building elevations included gray brick, beige stone, beige trim and dark shingled roof.

The future home construction on the site would require a residential sprinkler system per the requirements of the Code.

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

1. Under “General Information” above, complete the table and add the table to the site plans.
2. In general note number 13, provide the house area and the building coverage percentage.
3. Add a note to the plan stating that a residential fire sprinkler system is required for this lot.
4. A Hillside Protection site plan shall be vested for a period of three years from the date of the original approval.
5. Add the following note to the HP site plan;

*This Hillside Protection 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.*

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 June 6, 2017. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 3: BPC1705-001 - Final Plat – Split Log Elementary School, 9714 Split Log Road, Zoning SI-2

Huddleston Steele Engineering requested consideration of a final plat for future elementary school site located at 9714 Split Log Road. The submittal of the proposed plat addressed a previous condition of approval placed on the project by the Planning Commission. The proposed plat showed one having an area of 83.5 acres.

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

1. Show the locations of the existing power poles.
2. 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.
3. 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 plan 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. 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.
3. 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.
4. 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.
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 June 6, 2017. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 4: BPC1705-009 - Revised Preliminary Plan – The Preserve at Arden Woods, 6391 & 6395 Fischer Court, Zoning R-2

Ragan Smith Associates requested approval of a revised preliminary plan for the Preserve at Arden Woods subdivision located off of Fischer Court.

A plan was approved in May 2016 by the Planning Commission that showed 5 lots.

A comparison of the site calculations is included in the following table:

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| --- | --- | --- |
|  | Original Plan 4-2016 | Proposed Plan 6-2017 |
| Area of project (ac) | 11.22 | 10.17 |
| Number of Lots  | 5 | 4 |
| Area of Lot 1 | 1.02 | 1.03 |
| Area of Lot 2 | 1.14 | 1.40 |
| Area of Lot 3 | 1.31 | 1.15 |
| Area of Lot 4 | 1.13 | 5.82 |
| Area of Lot 5 | 5.84 |  |

The project was reconfigured removing the original Lot 1 from the project. The existing residence on Lot 4 would remain.

Staff recommended approval of the revised preliminary plan subject to the following conditions:

1. A preliminary plan shall be vested for a period of three years from the original date of approval.
2. 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 2, 2019****, 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. 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.
5. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
6. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
7. All previous conditions placed on the project by the Planning Commission shall remain applicable to the development.
8. 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.

Item 5: BPC1705-010 - Revised Site Plan – The Ramparts Building, 120 East Park Drive, Zoning C-2

Ragan Smith Associates requested approval of a revised site plan for the Ramparts Building, located in the northwest quadrant of the intersection of Maryland Way and Franklin Road.

The plan proposed new hardscape features at each entrance into the building. A new sitting area was proposed on the southwest corner of the building. Landscaping improvements and new pedestrian lighting would also be installed around each entrance. Additional landscaping was proposed around the entrance feature/signage at the Franklin Road entrance. No other modifications were proposed to the building’s exterior.

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

1. Proper sight distance shall be maintained at the franklin Road entrance into the property.
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 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.*

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.
5. 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 (BPC1705-010) 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. 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.
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. 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.

Item 6: BPC1705-003 - Limited Duration Event, Music in the Grove - East Brentwood Presbyterian Church, 9000 Concord Road, Zoning SI-1

The East Brentwood Presbyterian Church requested approval of a limited duration event to be conducted from 2:00 pm to 6:00 pm on Monday, September 4th. The event would be free to all attendees and would offer family friendly music, including jazz, bluegrass and Christian music. A portable stage would be erected. It is possible that a flatbed trailer could be used instead of a stage.

Food and non-alcoholic beverages would be available from two to four food trucks. Plans included an area for kid’s activities. The existing parking lot contains 172 spaces. The church will communicate information about the event to the neighbors.

Staff recommended approval of the limited duration event subject to the following conditions:

1. The proposed food trucks must be permitted by the City before they can participate in the event. Contact the Planning and Codes Department.
2. The event shall comply with applicable sections of the Municipal Code. The levels of music amplification and public address activity will be governed by the requirements of the noise ordinance. Every effort will be made to mitigate the noise generated by the site.
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) must be submitted to the Planning Department for review.
4. 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.
5. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
6. The event shall comply with all applicable codes and ordinances of the City of Brentwood.
7. 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.

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

# REGULAR AGENDA

**Item 1: ORDINANCE 2017-10 - AN ORDINANCE REZONING PROPERTY LOCATED ON THE EAST SIDE OF GRANNY WHITE PIKE ADJACENT TO THE NORTHERN BOUNDARY OF PROPERTY OWNED BY WILLIAMSON COUNTY SCHOOLS FROM SI-3 (SERVICE INSTITUTION - CULTURAL, RECREATIONAL AND GOVERNMENTAL) TO SI-2 (SERVICE INSTITUTION - EDUCATIONAL) ZONING DISTRICT**

Mr. Clark moved to recommend to the Board of Commissioners approval of Ordinance 2017-10; seconded by Mr. Magyar. Approval was unanimous.

**Item 2: ORDINANCE 2017-13 - AN ORDINANCE AMENDING SECTION 78-284(8) REGARDING THE MAXIMUM PERMITTED STRUCTURE HEIGHT IN SI-2 ZONING DISTRICTS**

Mr. Clark moved to recommend to the Board of Commissioners approval of Ordinance 2017-13; seconded by Mr. Church. Approval was unanimous.

Item 3: BPC1705-002 - Revised Site Plan – Brentwood High School, Phase III, 5304 Murray Lane, Zoning SI-2

Perry Engineering, LLC requested approval of a revised site plan for Phase III of the expansion of the Brentwood High School Campus. The plan proposed the construction of a Science, Technology, Engineering and Mathematics (S.T.E.M.) building along the Murray Lane frontage of the school. The building included three-stories and an area of 64,167 square feet. The improvements would help to increase the capacity of the campus to approximately 2,000 students. The building would include 35 additional teaching stations for a total of 106 classrooms.

A summary of the phases of the project follows.

**Phase I,** includes the resurfacing of the existing football field, replacing the natural grass with artificial turf.  This improvement will also allow the field to be used for a variety of sports programs and other activities.  The site plan was approved by the Planning Commission at its April 3, 2017 meeting.

**Phase II,** includes the construction of a 292-space parking lot in the area of the football practice field located at the rear of the school, west of the baseball diamond.  The plan also proposes the construction of an access drive, mentioned above, to the rear parking lots from Granny White Pike.  As part of these improvements the plan includes a new signalized intersection at Granny White Pike and Foxland Drive.  The alignment of the new drive takes it through the SW corner of Granny White Park.

**Phase III,** includes the construction of a new Science, Technology, Engineering and Mathematics (STEM) building between the Middle and High schools.  The STEM building as proposed included three-stories having an area of 40,000 square feet. The building will provide 24 classrooms, six mixed-use laboratories administrative offices and commons areas. The building will increase the enrollment/capacity of the high school from 1,628 to 2,000.  The number of staff will also increase by 16.  Brentwood High, as of March 13, 2017, has an enrollment of 1,764 students.



The County Commission approved funding for the project at their May 8, 2017 meeting. The Brentwood Board of Commissioners at their May 8, 2017 meeting authorized a contribution from the Adequate Facilities Tax funds to WCS for the improvements at Brentwood High.

Staff recommended approval of the revised site plan 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 site plan shall be contingent upon approval of Ordinance 2017-10 and Ordinance 2017-13.
2. 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.
3. Any changes to the STEM building elevations will need to be brought back before the Planning Commission for approval.
4. 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* ***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.*

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. 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.
6. 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 (BPC1705-002) 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.
7. 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.
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 **June 6, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mrs. Wells seconded; approval was unanimous.

Item 4: BPC1703-002 - Revised Site Plan – Brentwood Place Shopping Center, 330 Franklin Road, Zoning C-2

H. Michael Hindman Architects, PC requested approval of a revised site plan for the Brentwood Place Shopping Center. The plan proposed the restriping of the angled parking spaces in front of the Stein Mart tenant space and new curbed landscape islands. A total of 3,442 additional square feet of green space and 48 additional parking spaces were proposed.

|  |
| --- |
| OVERALL SITE |
| Parking Required  | 1,516 spaces |
| Parking Provided  | 1,563 spaces |
| Green Space Required | 20% |
| Green Space Provided  | 20.01% |

The applicant submitted a revised plan that modified the drive aisle access across from the Chick-Fil-A driveway. The City Engineer reviewed that plan and agreed that it would accomplish the intent of the staff in helping to address the traffic situation along the main drive to the shopping center.

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

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

1. If approved, a revised plan for the project, showing the drive aisle revisions and complete updated site calculations shall be submitted for staff review within 30 days (July 6, 2017) of action by the Planning Commission.
2. All manholes in the proposed parking lot and landscaped areas shall be elevated to finished grade.
3. 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.
4. 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* ***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.*

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. All applicable security, that meets the requirements of Article Eight of the Brentwood Subdivision Regulations must be received by staff for all required landscaping improvements before any permits can be issued. 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. 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. 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.
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 **June 6, 2017**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Magyar seconded. Motion failed 4 – 4.

Mr. Clark moved to reconsider the request; seconded by Mrs. Wells. Motion was approved.

Mr. Hindman requested deferral until the July 5, 2017 meeting.

Item 5: BPC1703-007 - Site Plan – 1537 Franklin Road, West side of Franklin Road, Zoning C-2

Kiser Vogrin Design requested consideration of a plan for the redevelopment of the property located at 1537 Franklin Road. There is a vacant home located on the lot having an area of 1,923 square feet which would be demolished as part of the development plan.

A 3-story 17,700 square foot office building on 1.29 acres with 72 parking spaces was proposed. The building would be a painted brick veneer with composite metal panels. The front entrance of the building would face the adjoining property to the south. The developer would be required to extend city sewer service to serve the future structure.

Staff recommended approval of the 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. Offsite sewer design shall coordinate with the Franklin Road widening project. Resolve any conflicts with future relocated utilities.
2. A revised final plat that establishes the applicable setbacks and required easements must be approved by the Planning Commission before a building permit will be issued for the project.
3. A site plan shall be vested for a period of three years from the date of the original approval.
4. 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 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.*

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 (BPC1703-007) 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.
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 extension, 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. 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.
11. 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.
12. 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.
13. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
14. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
15. 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.

Mr. Magyar seconded; approval was unanimous.

Item 6: BPC1703-021 - Revised Final Plat – Costco Wholesale, 98 Seaboard Lane, Zoning C-3

Barghausen Consulting Engineers, Inc. requested consideration of a revised final plat for the tract located at 98 Seaboard Lane. The request involved a reduction in the side yard setback from the 50 foot which is currently shown on the plan to 30 foot which meets Code requirements for sites adjacent to a local street. Seaboard Lane is classified as a local street per Sec. 78-483 of the zoning ordinance and does not require the additional setback distances. The changes were proposed to accommodate a car wash building.

Staff recommended approval of the revised final plat 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 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. 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. 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.
3. 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.
4. 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.
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 June 6, 2017. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mrs. Wells seconded; approval was unanimous.

Item 7: BPC1703-020 - Revised Site Plan – Costco Wholesale, 98 Seaboard Lane, Zoning C- 3

Barghausen Consulting Engineers, Inc. requested approval to construct a 3,200 square foot detached car wash on the north side of the site adjacent to Seaboard Lane. A 1,500 square foot metal canopy to cover the pay stations was proposed. A total of 18 parking spaces would be eliminated to accommodate the new car wash. The site would still exceed the minimum number of parking spaces and green space required.

|  |  |
| --- | --- |
| Parking required | 586 spaces |
| Parking provided | 734 spaces |
| Green Space required | 20% |
| Green Space provided | 23% |

The Costco car wash would be a members-only facility requiring a Costco Wholesale membership card to initiate the purchase of a vehicle wash. The hours of operation would be consistent with the gas station. A plan was included to show the traffic circulation in the parking lot adjacent to the proposed new car wash.

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

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

1. Approval of the proposed site plan shall be contingent upon approval of the proposed revised final plat.
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 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.*

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 (BPC1703-020) 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. 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. 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.
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. 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. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
11. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
12. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
13. 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.

Mr. Clark seconded; approval was unanimous.

Item 8: BPC1508-008 - Revised Preliminary Plan – Reserve at Raintree, 251 Montgomery Road, Zoning OSRD

Dewaal & Associates requested approval of a preliminary plan for the remaining sections of the Reserve at Raintree Forest subdivision. The plan showed 113 OSRD lots on approximately 282 acres. The number of lots did not include the previously proposed 19 hillside lots. Three sections, which include a total of 100 lots had 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 would 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 had expired. The current OSRD Development plan which was approved by the Board of Commissioners in May 2006 remained in effect. That plan showed a total of 103 lots, not including the previously developed lots (100), in nine sections (203 total). 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 OSRD district with respect to minimizing the disturbance of steep hillside areas.

The proposed plan for the lower portions of the project showed 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.

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 requirements of the staff report.

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

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. Add a 75-foot wide buffer along the southern edge of the subdivision that shall remain undisturbed to protect the subdivision to the south.
17. A preliminary site plan shall be vested for a period of three years from the date of the original approval.
18. 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.*

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. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The future homes constructed on the hilltop side are required to install residential sprinkler systems consistent with the requirements of the Hillside Protection Overlay.
11. 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.

1. 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.
2. 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.
3. 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.
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. 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. 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.

Mrs. Crigger seconded; approval was unanimous.

Commissioner Travis moved to recommend to the Board of Commissioners approval of the changes to the OSRD Development Plan; seconded by Mrs. Wells. Approval was unanimous.

Item 9: BPC1705-004 - Revised Preliminary Plan – Ragsdale Subdivision, West Side of Ragsdale Road, Zoning OSRD

Dewey Engineering requested approval of a revised preliminary plan for the Ragsdale property located on the west side of Ragsdale Road. The proposed revised plan showed a total of 71 lots. The submitted R-2 concept plan showed 70 lots. The OSRD Development Plan, which remains valid, showed 76 lots.

A comparison of the site calculations follows:

|  |  |  |
| --- | --- | --- |
|  | APPROVED PLAN (AC) 1/26/2015 | PROPOSED PLAN (AC)5-2017 |
| Site Area  | 115.29 | 115.29 |
| Internal ROW | 8.78 | 7.24 |
| Ragsdale Rd ROW  |  | 0.62 |
| Total Area  | 106.51 | 107.43 |
| Areas in 25% Slope | 25.16 | 33.92 |
| Plus 25% of Areas in 25% Slopes | 6.29 | 8.48 |
| Less Areas in Electrical & Gas Easements  | 11.50 | 11.50 |
| Total Usable Area | 79.02 | 73.37 |
| Less Area in Lots >1 ac.  | 2.02 | 0.00 |
| Total Land Area Available  | 77.00 | 73.37 |
| Total Land Area Required @ 1 DUPA | 76 | 71 |
| Land Area in Lots  | 39.26 | 34.94 |
| OS Required | 38.76 | 36.06 |
| OS Provided  | 67.25 | 72.48 |
| Excess OS | 28.49 | 36.42 |

The revised plan showed six less lots that shown on the approved OSRD development plan.

The developer attempted to come to an agreement with the owner of the historic Fly log house for over 18 months in an effort to bring the house back on to the property but has had no success. The house was removed in May 2015. The developer’s representative, Mr. Tom White, provided a summary of his efforts to the Board of Commissioners at their April 6th briefing.

The developer was obligated to sell the owner of the house approximately 3.02 acres within the project to the original owner. The negotiations continued for 15 months and each time the agreement was discussed between the parties, the terms changed. The developer has been unable to compel the previous owner of the property to move the house back. The intent of the briefing was for the Board to hear from the developer as to the status of the project.

The original owner had intended to rebuild the cabin to serve as a family retreat, adding bathrooms, bedrooms and a kitchen. The cabin was to be an accessory structure subordinate to a primary structure.

It has become apparent that the previous owner will not be moving the log structure back onto the property.

The City Commission has been briefed. Additionally, staff also briefed the Historic Commission of the proposal at their meeting of May 19th.

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

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

1. The original boundary of the cemetery shall be surveyed and the corners staked. It shall be protected using a solid fence throughout the length of the construction. The fencing shall be installed and inspected by staff before any permits will be issued for the project.
2. The cemetery shall be located and labeled on the final plat for Phase 2. It shall be protected by a perpetual scenic easement that shall be recorded along with the plat for Phase Two.
3. Show all areas within the open space that are to be designated as scenic easements.
4. Alignment of 12” water line along Ragsdale shall be coordinated with the Public Works Department as part of the future widening of Ragsdale Road.
5. The Columbia Gulf Gas Transmission Company must approve the proposed street crossings of the gas lines. This approval must occur before any permits will be issued for the project.  Provide copies of review/approval from Columbia Gulf as part of the submittal for a grading permit.
6. The water tap fee for the entire subdivision ($355,000.00) must be paid before the first section of the project can be recorded. This fee is based on $5,000.00 per lot (71 \* $5,000). The required fee shall be submitted to the Planning and Codes Department with the submittal of the final plat mylar.
7. The recommendations included as part of the traffic impact study, dated June 10, 2016 shall be incorporated into the development of the project.
8. A preliminary site plan shall be vested for a period of three years from the date of the original approval.
9. 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.*

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. 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.
5. 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.
6. 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.
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 developer shall be responsible for placing signs at the stubbed streets indicating that they may be extended at some future date.
10. 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.
11. 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.
12. 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.
13. 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.
14. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
15. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
16. 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.

Mrs. Crigger seconded; approval was unanimous.

Mrs. Crigger moved to recommend to the Board of Commissioners approval of the changes to the OSRD Development Plan; seconded by Mr. Church. Approval was unanimous.

Item 10: BPC1705-017 - Revised Building Elevations – Hill Center Brentwood, 225-261 Franklin Road, Zoning C-2

Street Dickson Rick Orcutt Winslow requested approval of revised building elevations for the original Hill Center Brentwood building. The proposed changes included:

* Adding composite metal panels to the front facade;
* Adding translucent canopies;
* New tenant signage;
* Enlarging landscaping planters in front of the tenant spaces.

Staff recommended approval of the revised building elevations, with the exception of the strip LED lights mounted behind the parapet to light the tower;subject to the requirements of the staff report.

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

1. Remove the “color changing LED lights” from the plan that wash of the towers with light effectively outlining them. The outlining of the building features does not comply with the requirements of the Sign Ordinance.
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 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.*

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 (BPC1705-017) 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 June 6, 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 11: BPC1705-012 - Revised Site Plan – Twice Daily, 7112 Moores Lane, Zoning C-3

Perry Engineering, LLC, requested approval of a revised site plan for the property located at 7112 Moores Lane. The proposed changes included:

* Demolition of the existing store, car wash, gas canopy and removal of all 8 gas dispensing units (16 nozzles);
* A new 4,000 square foot store;
* A new gas canopy with 4 gas dispensing units (8 nozzles).

The new store would be a combination of brick veneer, EIFS, metal panels and glass. It would be similar to other recently renovated Twice Daily locations.

The existing trees and landscaping located at the corner of Moores and Mallory Lanes would remain.

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. Replace the Brentwood water & sewer details with the appropriate details.
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 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.*

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.
5. 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 (BPC1705-012) 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.
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. 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.
8. 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.
9. 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.
10. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
11. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
12. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
13. 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.

Mrs. Wells seconded; approval was unanimous.

Item 12: BPC1705-006 - Revised Master Plan – The Heritage at Brentwood, 900 Heritage Way, Zoning SI-4

HFR Design, Inc. requested approval of a revised master plan for the Heritage at Brentwood. The plan added Phase IV to the layout.

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| The Heritage at Brentwood – Phase IV |
| Assisted Living | 10,970 sq. ft. | 11 Beds |
| Independent Living | 168,233 sq. ft.  | 97 units |
| Commons  | 6,130 sq. ft. |  |
| Wellness  | 13,360 sq. ft.  |  |
| Maintenance  | 5,600 sq. ft.  |  |
| Auditorium | 7,668 sq. ft.  |  |
| Underground Parking  | 47,926 sq. ft.  | 107 spaces |

Staff recommended approval of the revised master plan 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. A preliminary master plan shall be vested for a period of three years from the date of approval.
2. Add the following note to the Master Plan;

*This Master 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.*

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. 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.
5. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
6. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
7. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
8. 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.

Mr. Church seconded; approval was unanimous.

Item 13: BPC1705-007 - Revised Site Plan – The Heritage at Brentwood, Phase IV, 900 Heritage Way, Zoning SI-4

HFR Design, Inc. requested approval of a revised site plan for the Heritage at Brentwood. The proposal represents the final phase of the development. Phase IV included the following:

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| **The Heritage at Brentwood – Phase IV** |
| Assisted Living | 10,970 sq. ft. | 11 Beds |
| Independent Living | 168,233 sq. ft.  | 97 units |
| Commons  | 6,130 sq. ft. |  |
| Wellness  | 13,360 sq. ft.  |  |
| Maintenance  | 5,600 sq. ft.  |  |
| Auditorium | 7,668 sq. ft.  |  |
| Underground Parking  | 47,926 sq. ft.  | 107 spaces |

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| **Previously Approved & Proposed – Phase Totals** |
| Phase I | 451,874 sq. ft. | 182 units | 30 beds |
| Phase II  | 97,370 sq. ft.  | 37 units |  |
| Phase III | 20,547 sq. ft. |  | 36 beds |
| Phase IV (proposed) | 259,887 sq. ft. | 97 units | 11 beds |
| **Phase Totals I-IV** | **832,863 sq. ft**. | **316 Units** | **77 Beds** |

The Independent Living facility includes three floors. The proposed building materials would be a combination of painted fiber cement siding (Hardiplank), brick and cast stone.

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

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

1. A site plan shall be vested for a period of three years from the date of 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* ***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.*

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 (BPC1705-007) 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.
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. All applicable security, that meets the requirements of Article Eight of the Brentwood Subdivision Regulations must be received by staff for all required landscaping improvements before any permits can be issued. 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. 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. 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.
9. 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.
10. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
11. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
12. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
13. 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.

Mrs. Wells seconded; approval was unanimous.

**Item 14: BPC1701-013 - Revised Hillside Overlay Review, Wall Construction Plan, Brentwood Hills Subdivision, Lots 93 Through 95,** 1122 Through 1118 Longstreet Drive**,** Zoning R-2

By request of the applicant, this item was deferred from the agenda.

Item 15: BPC1701-008 - Revised Hillside Protection Overlay Site Plan Review – Brentwood Hills Subdivision, Lot 94, 1120 Longstreet, Zoning R-2

By request of the applicant, this item was deferred from the agenda.

# OTHER BUSINESS

**Monthly Security Report**

Mr. Fletcher moved for approval of the monthly security report; seconded by Mrs. Wells. Approval was unanimous.

# ADMINISTRATIVE INFORMATION

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

The June calendar was distributed.

Being no further business, the meeting was adjourned.

APPROVED July 5, 2017 Deborah Hedgepath Deborah Hedgepath, City Recorder