MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The regular meeting of the Brentwood Planning Commission met on Tuesday, April 3, 2018 at 7:00 p.m. at Brentwood City Hall.

Present were Chairman Janet Donahue, Stevan Pippin, Commissioner Ken Travis, John Church, Chris Clark, Carole Crigger, John Magyar, Jack Moriarty, Brandon Oliver, and Sandi Wells. Staff present were Jeff Dobson, Kirk Bednar, Jay Evans, Kristen Corn, Steve Foster, Todd Petrowski, Mike Harris, Darek Baskin, and Holly Earls.

Mr. Magyar moved for approval of the minutes from the March 5, 2018 meeting as written; seconded by Mr. Pippin. Motion passed 9-0-1 with Mr. Clark abstaining.

**CONSENT AGENDA**

Item 1: **BPC1803-005 Hillside Protection Site Plan Overlay Review – Morgan Farms Subdivision, Section Seven, Lot 211, 1885 Barnstaple Lane, Zoning OSRD**

Turnberry Homes LLC requested approval of a Hillside Protection Overlay site plan for Lot 211 located at 1885 Barnstaple Lane in the Morgan Farms Subdivision.

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| **1885 BARNSTAPLE LANE – MORGAN FARMS** | |
| Lot Area (sf) | 27,104 |
| Total Area of Home (sf) | 5,155 |
| Heated Area (sf) | 4,303 |
| Impervious Area (sf) | 6,728 |
| Green Space Provided (%) | 75.2 |
| Green Space Required (%) | 40 |

The builder of the future home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

The exterior of the home will, be faced in a tan colored brick, stone, dark bronze metal roof accents and weathered wood shingles.

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

1. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.
2. Add the following note to the Hillside Protection Overlay 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 April 3, 2021, 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. 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. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
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 April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC1803-006 Hillside Protection Overlay Site Plan Overlay Review – Taramore Subdivision, Phase 15, Lot 126, 9495 Stillbrook Trace, Zoning OSRD

Pulte Homes requested approval of a Hillside Protection Overlay for Lot 126, located at 9495 Stillbrook Trace in Phase 15 of the Taramore Subdivision.

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| 9495 STILLBROOK TRACE -- TARAMORE | |
| Lot Area (sf) | 33,284 |
| Total Area of Home (sf) | 6,985 |
| Heated Area (sf) | 4,821 |
| Impervious Area (sf) | 5,757 |
| Green Space Provided (%) | 83 |
| Green Space Required (%) | 40 |

The builder of the future home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

The exterior of the home will be faced with multi-color brown/tan brick, stone, cementous siding, gray shingles and tan trim.

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

1. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.
2. Add the following note to the Hillside Protection Overlay 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 April 3, 2021, 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. 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. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
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 April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 3: BPC1803-009 Final Plat – Wilson Property, 6018 Murray Lane, Zoning R-1 & R-2

Mr. David Wilson requested approval of a final plat that subdivides the property located at 6018 Murray Lane into two lots.  Additional right-of-way along Murray Lane is not required.  

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| **LOT #** | **AREA** |
| ONE | 3.589 ACRES |
| TWO | 2.014 ACRES |
| **TOTAL** | **5.603 ACRES** |

There is an existing home located on Lot One that includes an area of 6,264 sq. ft., constructed in 1994.

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

1. Provide a current property title reference for the lot.
2. Revise the plat to show both lots to be served by a joint user access easement. The plat shall meet the requirements of Sections 78-165 and 78-486(8) of the Municipal Code regarding shared access easements.
3. Add the following note to the plat The future structure to be located on Lot Two shall comply with Section 26-68 of the Municipal Code regarding the installation of an automatic residential fire sprinkler system in structures located 500 feet or more from a public roadway or authorized private roadway.”
4. Water and sewer service shall be installed prior to signing the plat.
5. Add the following note to the final plat:

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

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

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. All new electrical service must be underground.
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.
6. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. Add the standard [GP] for a grinder pump lot for both lots and add the following note: Grinder Pumps and associated sewer lines shall be installed in accordance with plans approved by the Brentwood Water Services Department. Force mains or grinder pumps shall not be located under structures, driveways, or concrete slabs unless specifically approved by the Water Services Department. The developer shall furnish the City, for all designated lots with pressurized grinder pump sewer the cash equivalent of $1900 per pump for each lot subject to the determination of the Water Services Director. The cash equivalent is required to minimize the 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.
8. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
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 April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 4: BPC1803-014 Minor Site Plan Alteration – Ravenwood High School, 1724 Wilson Pike, Zoning SI-2

The Red Zone Football Booster Club requested approval to place a 192 square foot storage shed beside the football practice field. The exterior of the shed will be a natural wood color with a black metal roof. The shed will be approximately 11 feet tall.

Staff recommended approval of the proposed minor site plan alteration subject to the following conditions:

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

This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on April 3, 2021, 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. 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. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
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 April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 5: BPC1803-015 Limited Duration Event – Food Truck Rally – Brentwood High School, 5304 Murray Lane, Zoning SI-2

Brentwood High School requested approval of a limited Duration event to conduct a food truck rally on the school grounds on Thursday, May 3rd.

The event will be from 10:00 am to 12:30 pm and will provide approximately 20 food trucks, be located in the “senior” parking lot. The event will be for students only and not open to the public.

Brentwood High School requested approval of a limited Duration event to conduct a food truck rally on the school grounds on Thursday, May 3rd.

Section 18-187(a)1 of the Code requires that Food Truck Rallies in which more than ten food trucks participate, obtain approval for the limited duration event from the Planning Commission.

Student vehicles will park in the lot while the food trucks are on-site. The trucks will park on the west side of the lot in the traffic lane nearest the cars. The most western lane (nearest the sidewalk/school) will remain open as a fire lane.

Staff recommended approval of the proposed limited duration event, to be conducted on the BHS campus on May 3rd from 10:00 am to 12:30 pm subject to the following conditions:

1. The event shall comply with all applicable requirements for Mobile Food Vendors as contained in Ordinances 2017-01 & 02.
2. All participating food trucks shall be registered with and permitted by the City.
3. 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.
4. All ingress and egress points must remain clear and accessible at all times during the event. Emergency responders shall have access to the site at all times.
5. Install temporary barriers at key locations to separate pedestrians from vehicle traffic.
6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance.
7. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
8. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 6: BPC1803-003 Revised Site Plan – East Park, Building 2, 2 Maryland Way, Zoning C-1

Kiser Vogrin Design, LLC requested approval of a revised site plan that adds hardscape improvements to the north and south building entrances.  The proposal also included some parking lot modifications to remove and add some parking spaces.  The total number of parking spaces remains unchanged at 187.

Other changes to the plan included:

1. Removal of the four existing planters at the south entrance;
2. Removal of the brick pavers at the north and south entrances;
3. Replacement of the pavers with colored concrete and linear paver accent strips at both entrances;
4. Installation of a canopy above the south entrance;
5. Installation of a new metal clad planter at the south entrance;
6. Replacement of two tables and other street furniture at the north entry plaza, and
7. Installation of a concrete walk around the entire building.

The three-story building includes an area of 87,000 sq. ft. on a 3.44-acre site.

Staff recommended approval of the proposed minor site plan revision subject to the following conditions:

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

This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan.  If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period.  The Initial vesting period for this plan expires on April 3, 2021, 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. 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 wall improvements before the plat for 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.
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.
6. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 7: BPC1803-001 Revised Site Plan -- Cool Springs Allergy, 1623 Galleria Boulevard, Zoning C-3

Dr. Joe Belleau requested approval of a revised site plan that adds three windows to the front of the building located at 1623 Galleria Boulevard. The proposal also included enlarging the front parking area so that it complies with the current code requirements.

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

1. Revise all site data calculations to also include percentages.
2. Revise the location of the proposed monument sign to comply with Article V of the Brentwood Municipal Code. Approval of the revised 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.
3. Landscaping security must be submitted to the City before any permits will be issued.
4. A 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 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 April 3, 2021, 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. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
5. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
6. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 3, 2017. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 8: BPC1803-007 Limited Duration Event – Nashville Golf Open, 1703 Crockett Springs Trail, Zoning OSRD

NGO Snedeker Foundation, LLC requested approval of the third in a series of the Nashville Golf Open to be played at the Nashville Golf and Athletic Club (NGAC). This event is scheduled from May 21 through May 27,2018. Tour Vision Promotions previously negotiated a five-year agreement with the Club, running through 2020.

The event operates under a 501c3 non-profit organization, with the Snedeker Foundation acting as the title sponsor for the event.

Net proceeds from the tournament will benefit The First Tee of Middle Tennessee, a regional youth life skills program operated by the Tennessee Golf Foundation, a charitable organization. It will also benefit the Snedeker Foundation.

A professional practice day is scheduled on May 22nd and the Pro-Am on May 23rd. The tournament begins on May 24th and continues through May 27nd. On all days’ transportation to the events from the off-site parking lots begins at around 6:00 a.m.

An off-site parking area will be provided via an agreement with WCS at Ravenwood HS, which includes 1,251 spaces.

Each resident living on Andrew Crockett Court will receive a packet offering a schedule of activities and times, passes to the event, and a car lanyard for their vehicles to make sure they are afforded quick and easy access to their homes.

A number of temporary structures including tents, equipment and vender trucks, will be set up around the course to support the event. Most of the temporary structures will be located in the area around the existing clubhouse.

The last day of school for Williamson County students is Friday May 18th.

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

1. Appropriate off-site directional signage, on behalf of the City, per Sec. 78-419(e), to be funded by the tournament, may be permitted to assist spectators in locating the off-site parking lots. The wording used on the signs shall be approved in advance by City staff.
2. A representative from the event shall coordinate with the residents who live within the subdivision.
3. The applicant shall submit plans for the event to staff from review and approval by the Planning Commission annually.
4. The event organizers shall coordinate the event with Planning and Codes, Police and Fire Department personnel.
5. Provide a schedule of the setup of the temporary structures. Planning and Codes Department staff must inspect all temporary structures, especially those that will be provided electricity before the event begins. Staff shall also be provided access to the site before and during the event.
6. All ingress and egress points must remain clear and accessible for emergency services at all times during the event.
7. Generators and lights shall be placed so as to lessen their impact on adjacent neighbors.
8. Provide specifications for the generators that are to be used. Include operating noise levels. Indicate if they are gas or diesel fueled. Also include the noise levels for the refrigeration units that may be mounted on vender trailers.
9. Crockett Springs Trail and Andrew Crockett Court are publically maintained streets. There shall be no temporary improvements located with the right-of-way of these streets.
10. If access/use of Rue de Grande, a private street is proposed, permission must be granted in advance by the Crockett Springs, Phase I Homeowners Association.
11. 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.
12. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
13. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
14. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 9: BPC1803-012 Revised Site Plan – HillCenter Brentwood, Phase 2, Building H1, Zoning C-2

TMPartners, PLLC requested approval of a revised site plan for Phase Two of the HillCenter Brentwood project.

The principal change related to the addition of under building parking for Building H1 of the project, which is intended to be an office building. The parking addition under Building H1 will provide an additional 74 spaces.  Building H1 is a three-story building having a gross area of 84,375 sq. ft.

The lowest floor meets the coverage requirements as detailed in the zoning ordinance.    
  
The previously approved building areas in Phase Two are shown in the following table.  

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| --- | --- | --- |
| **BUILDING NAME** | **PROPOSED USE** | **AREA** |
| Building D1 | Retail Liner | 9,606 |
| Building E | Parking Garage – Two Levels -- 315 spaces |  |
| Building E1 | Retail Liner | 10,000 |
| Building H1 | Hotel – 141 Rooms | 92,952 |
| Building H2 | Office | 84,375 |
| **TOTAL** | | **196,933** |

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

1. Any work on City Property (Maryland Way Park) must be approved in advance by the Board of Commissioners.
2. On sheet C200, provide pipe 5-6 in the drainage schedule.
3. Review the top of casting elevation for structure 12. The elevation shown is 742.2’. This elevation should be 741.7’.
4. Review the top of casting for structure 13. The elevation shown is 741.5’. There appears to be a 742’ contour missing in the parking lot.
5. Review the invert elevation of structure number 4.
6. A site plan shall be vested for a period of three years from the date of the original approval.
7. 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 April 3, 2021, 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. 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. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
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 April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Commissioner Travis moved for approval of the items on the Consent Agenda; seconded by Mr. Magyar. Approval was unanimous.

# REGULAR AGENDA

**Item 1:** **ORDINANCE 2018-05 - AN ORDINANCE REZONING PROPERTY LOCATED AT 9714 SPLIT LOG ROAD FROM SI-2 (SERVICE INSTITUTION - EDUCATIONAL) TO R-2 (SUBURBAN RESIDENTIAL)**

Mr. Oliver moved to recommend to the Board of Commissioners approval of Ordinance 2018-05; seconded by Mr. Church. Approval was unanimous.

**Item 2:** **BPC1803-008 Revised Building Elevations – Lexus of Cool Springs, 1636 Westgate Circle, Zoning C-2/SR**

H. Michael Hindman Architects requested approval of a revised site plan for the Lexus of Cool Springs dealership located at 1636 Westgate Circle.

The proposal included:

1. Building out two spaces on the south side of the building, totaling approximately 1,113 square feet to be used as office and sales space. The areas are located under the existing canopy of the building. The new total area of the building will be 27,555 square feet.
2. Modifications to the exterior elevations to include Aluminum Composite panels in a clear anodic and grey finish, Stone Veneer panels, clear anodized storefront and new signage.

Mr. Pippin moved for approval of the proposed revised building elevations subject to the following conditions being met to the satisfaction of staff:

1. 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.
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 April 3, 2021, 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. 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. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
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 April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Ms. Crigger seconded; approval was unanimous.

**Item 3:** **BPC1803-002 Revised Preliminary Plan – The Heights Subdivision, 9744 Concord Road, Zoning R-2**

T-Square Engineering, Inc. requested approval of a revised preliminary plan that modified the previously approved plan as follows:

1. The project area has been reduced from 7.36 acres to 7.0 acres;
2. ROW area is reduced from 0.55 acres to 0.51 acres;
3. Increase the area of the open space from 0.84 acres to 1.24 acres;
4. Addition of a sign easement on either side of the internal street;
5. Modifications to some of the lot lines;
6. Revision of the drainage patterns, and
7. Realignment of the sewer line extending under Concord Road and connecting to a manhole in Owl Creek Park.

The number of lots remained unchanged at seven.

|  |  |  |
| --- | --- | --- |
| LOT # | AREA  12-7-2017 | AREA  3-20-2017 |
| 1 | 1.04 | 1.00 |
| 2 | 1.23 | 1.00 |
| 3 | 1.10 | 1.00 |
| 4 | 1.00 | 1.00 |
| 5 | 1.00 | 1.00 |
| 6 | 1.00 | 1.00 |
| 7 | 1.01 | 1.00 |

Mr. Church moved for approval of the proposed revised preliminary plan subject to the following conditions being met to the satisfaction of staff:

1. The developer shall compensate the City for the sewer easement into the Owl Creek Park.  The compensation is to be $4,500 plus the cost of the two replacement trees.
2. Any unexpected removal of existing mature trees during construction shall be replaced by the developer in kind.  The compensation for the easement would be provided within ten days of closing on the property.
3. The buffer landscaping plan for the 50-foot wide buffer along Concord Road must be prepared by a TN licensed landscape architect. The plantings shall comply with the requirements of Section 78-512 of the Code.
4. The landscaping buffer along Concord Road must be secured via letter of credit and installed before the plat will be signed for recording.
5. A preliminary site plan shall be vested for a period of three years from the date of the original approval.
6. 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 December 4, 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. 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. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
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 April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Ms. Wells seconded; approval was unanimous.

**Item 4:** **BPC1803-004 Revised Site Plan – Chick-Fil-A, 330 Franklin Road, Zoning C-2**

Interplan, LLC requested approval of a revised site plan that proposed the following modifications to the plan, approved by the Planning Commission in September 2017.

1. Increasing the size of the previously approved metal canopy on the south side of the building from 36 feet to 44 feet in length.

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| --- | --- | --- |
| **APPROVAL DATE** | **SOUTH CANOPY** | **NORTH CANOPY** |
| September 2017 | 25’10” x 36’ (930 sf) | . |
| April 2018 | 25’10” x 44’ (1,137 sf) | 10’ 10” x 58’ (628 sf) |

1. Addition of a second metal “delivery” canopy, measuring 58’ x 10’10” (628 sf) on the north side of the building; and
2. Updated light fixtures and painting those existing a dark bronze color.

The bottom of the canopy’s will be 9’6” above the pavement. They will be painted a matte black color.

The south canopy will be equipped with fans and gas heaters.

The existing canopies above the doors and windows on all elevations will remain.

The additional improvements included as part of the September 2017 approval remain part of the revised proposal. Including the improvements to the adjacent access into the shopping center.

Mr. Magyar moved for approval of the proposed revised site plan subject to the conditions being met to the satisfaction of staff. Ms. Crigger seconded.

Comments from Citizens

Jason Grant, 1626 Oakhall Drive

Following citizen comments and discussion by the Commission, the applicant requested to defer the item to the May 15th Planning Commission meeting.

**Item 5:** **BPC1708-008 Revised Hillside Protection Overlay Site Plan Review, Brentwood Hills, Section Three, Lot 95, 1118 Longstreet Circle, Zoning R-2**

Mr. Saeed Sasson with 101 Construction Management requested approval of a revised Hillside Protection Overlay site plan for Lot 95 of the Brentwood Hills Subdivision. The lot is currently vacant; the new home will include an area of approximately 6,900 sq. ft. Its exterior finishes included be a combination of Dryvit, stone, and glass.

The current submittal is a concrete and steel and pier footings foundation design. The pier footings provide the means to cantilever a portion of the house further over the ground line without the construction of retaining wall as was proposed as part of previous submittals.

There are some retaining walls proposed along the basement walls to provide the required 50% coverage requirement. The maximum height of the structure is 52 feet. This height is measured from the highest point on the roof to the lowest ground elevation of the foundation.

The maximum height of the retaining walls along the perimeter of the basement floor are less than 14 feet tall. All of the retaining walls will be poured in-place concrete.

The main level contains 3,785 of living and garage area. The main level includes four open-air terraces located at the rear of the house. The driveway is connected to the house by a bridge that is 17’-4” long and 49’-4” wide.

The lower area contains 2,786 sf. of living space including four terraces along the rear and the side.

The basement level contains 318 S.F. of enclosed space and the remaining area includes a swimming pool and open space terraces. The total area of the terrace has not been provided.

The revised final plat was recorded in March 2015. That plat voided the previous plat that was recorded in July 2005. The original plat was recorded in March 1965.

The original proposal, approved in July 2015 included the construction of a new home, retaining walls, and the creation of a joint user access easement between lots 93, 94, and 95. The previously approved home on Lot 95 included an area of approximately 5,500 square feet on a 1.39-acre lot.

A residential sprinkler system will be required as part of the construction of the new home.

The submitted proposed plan did not propose construction on Lots 93 and 94 as previously presented.

Mr. Oliver moved for approval of the revised hillside overlay site plan subject to the following conditions being met to the satisfaction of staff:

1. A residential fire sprinkler system is required for the future home.
2. Section 78-343(8) of the Code requires that new homes in the Hillside Protection Overlay district be built of materials and colors that blend into the natural tree line. Select a different earth tone color for the home that addresses this requirement. The revised exterior colors shall be provided for staff review before a permit will be issued for the project.
3. All existing trees on the lot shall be preserved to the greatest extent possible. A tree survey prepared by a landscape architect, licensed to practice in Tennessee shall be required as part of the plans submitted for permit review. The survey shall identify existing tree masses, protected trees and all existing trees over four caliper inches in size that are proposed to be destroyed during the course of development. Additional evergreen trees and shrubs may be required to help screen the structure from view from lower elevations.
4. A Hillside Protection Overlay 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 Hillside Protection Overlay 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 July 6, 2018, unless extended by the City of Brentwood.  Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

1. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
2. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
3. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
4. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
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. Add the standard [GP] for a grinder pump lot for both lots and add the following note: Grinder Pumps and associated sewer lines shall be installed in accordance with plans approved by the Brentwood Water Services Department. Force mains or grinder pumps shall not be located under structures, driveways, or concrete slabs unless specifically approved by the Water Services Department. The developer shall furnish the City, for all designated lots with pressurized grinder pump sewer the cash equivalent of $1900 per pump for each lot subject to the determination of the Water Services Director. The cash equivalent is required to minimize the 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.
7. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 3, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Comments from Citizens

Randy Perry, 1202 Longstreet Drive

Robert Michaels, 1201 Longstreet Drive

Margaret Perry, 1202 Longstreet Drive

Mr. Church seconded; approval was unanimous.

# OTHER BUSINESS

**Monthly Security Report**

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

# ADMINISTRATIVE INFORMATION

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

The April calendar was distributed.

Mr. Pippin moved to reschedule the May meeting to Tuesday, May 15, 2018 at 7:00 pm; seconded by Ms. Crigger. Approval was unanimous.

Being no further business, the meeting adjourned at 8:51 pm.

APPROVED: MAY 15, 2018 Holly Earls Holly Earls, City Recorder