MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The regular meeting of the Brentwood Planning Commission met on Monday, August 6, 2018 at 7:00 p.m. at Brentwood City Hall.

Present were Chairman Janet Donahue, Commissioner Ken Travis, John Church, Carole Crigger, John Magyar, Brandon Oliver, Stevan Pippin, Sonna Robinson and Sandi Wells. Chris Clark was absent. Staff present were Jeff Dobson, Kristen Corn, Steve Foster, Todd Petrowski, Katie Jardieu, Mike Harris, Darek Baskin and Holly Earls.

Ms. Wells moved for approval of the minutes from the July 2, 2018 meeting as written; seconded by Mr. Church. Motion passed 9-0.

The Planning Commission presented a service award to Jack Moriarty.

**CONSENT AGENDA**

Item 1: **BPC1807-010 Limited Duration Event – Fellowship Bible Church, 1210 Franklin Rd, Zoning SI-1**

Fellowship Bible Church requests approval of three temporary tents, one measuring 10’ x 40’ and two measuring 10’ x 10’ tents. The tents would be in place for a period of 21 days. The tent is intended to provide cover for the walkway between the Learning Center and the Worship Center.

The second tent will be used to help launch Fellowship’s new fall initiatives, and the third will provide shelter for church attendees to sign up for classes, events and other activities.

The tents will be set up on Friday afternoon August 10th and taken down Monday morning each week for five weeks, beginning the weekend of August 11/12, and continuing through the weekends of 18/19, and 25/26.

Staff recommended approval of the proposed temporary tent, for three weekends beginning August 11/12 through August 25/26, subject to the following conditions:

1. The tents shall be tied down in accordance with all applicable requirements. An inspection of the tent shall be conducted each time it is set up by staff before the tent is placed into service.
2. The tents shall comply with flame resistant standards detailed in the National Fire Protection Association (NFPA) 701.
3. Any proposed temporary electric service within the tent shall require applicable permits issued by the State Electrical inspector. All necessary permits shall be obtained before the commencement of any work.
4. No flammable or combustible materials can be stored within the temporary tents.
5. Approval of the limited duration 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.
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 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. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. The limited duration event shall comply with all applicable codes and ordinances of the City of Brentwood.
10. Any food trucks on the site shall comply with the requirements of Article VI of the Municipal Code.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on August 6, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC1807-005 Revised Final Plat – Iroquois Estates, Lot 69, 300 Seward Road, Zoning R-2

DMA Properties LLC requests approval of a revised final plat for lot 69, located at 300 Seward Road in the Iroquois Estates Subdivision. The request changes the north side setback, adjacent to Williamsburg Road from 75-feet to the standard 30-foot setback required by the R-2 technical standards. The front setback, facing Seward Road, maintains the required 75-foot front yard setback.

The house will be demolished and a new house built in its place.

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

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

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

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

1. The property owner/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
2. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
3. 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.
4. Deviations from the approved plan 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. 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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on August 6, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 3: BPC1807-008 Revised Site Plan – East Park Buildings Amenity Space, 1 Maryland Way, Zoning C-3

Kiser Vogrin Design, requests approval of a revised plan to renovate the existing amenity space between Buildings One and Two for the East Park buildings located at One Maryland Way. The existing brick open area and brick planters will be removed and replaced with the following:

1. Construction of a Bocce Ball court;
2. Construction timber retaining wall;
3. Construction timber edged granite gravel walking path;
4. Construction of concrete steps;
5. Installation of shade sails and posts;
6. Installation of ground mounted umbrellas;
7. Repair and painting of remaining existing brick planters. Color to be Iron Ore from Sherwin Williams;
8. Installation of drain piping along/under proposed hardscape;
9. Minimal regrading within and adjacent to proposed Amenity Space.

Staff recommended approval of the proposed revised site plan 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 of the request.
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 March 5, 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. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final plat within the three-year vesting period following approval of the preliminary plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. Approval of a final plat by the planning commission shall become effective upon the date of the last signature of approval required on the plat for recording. 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 subdivision, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary 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. 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.
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 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. 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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on August 6, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 4: BPC1807-012 Request to Extend Time Period For Previously Approved Limited Duration Event – CityPark Farmer’s Market, 7100 Executive Center Dr, Zoning C-2/C-4

Ms. Kasi Haire and Mooreland Investors request approval of a revised schedule for the previously approved limited duration event currently being held at CityPark Brentwood.

The event is a weekly Farmer’s Market held on the Green every Thursday from 4:00pm to 7:00pm.

The revised request would add a total of eight additional dates to the previously approved 13 and would run from September 6th through October 25th.

The approval granted in June 2018 included a total of thirteen events and runs from June 7th to August 30th. The event is managed by Kasi Haire who also runs the Nolensville and Berry Farms Farmer’s markets in Williamson County.

Vendors would be set up in the Green area and the drive in front of the Hilton Garden Inn Hotel. Cones would uses to direct traffic and restrict cars from driving through the area where vendors are located.

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

1. The event organizers shall coordinate the event with Planning and Codes, and Police Department personnel as necessary.
2. Any food trucks on the site shall comply with the requirements of Article VI of the Municipal Code.
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. All tents used must be flame resistant in accordance with NFPA 701, and have a label permanently attached indicating such compliance. Each tent shall have at least a “2A” rated fire extinguisher, unobstructed and easily accessible in the event of a fire emergency.
5. All ingress and egress points must remain clear and accessible for emergency services at all times during the event.
6. Deviations from the approved plan 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. 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 event.
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 4, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 5: BPC1807-003 Revised Preliminary Plan – Brentwood Country Club, Lot 97, 5122 Herschel Spears Circle, Zoning OSRD

Ragan Smith Associates requests approval of a revised Preliminary Plan for the Brentwood Country Club. The request abandons a 9 foot wide portion of the Golfer’s Easement at the rear of Lot 97. The area of the change is 738 square feet. The remainder of the Golfer’s Easement to rear of the lot would remain.

The Golfer’s Easement for the entire project includes 14.00 acres, which includes the proposed reduction (0.02). The subdivision provides a total of 16.77 acres of excess open space. The Golfers Easement is included as part of the open space for the project.

The excess open space for the project increased 0.02 acres. The reason for the increase related to the decrease in the area of the Golfers Easement, thereby increasing the area of the lot, resulting in a change in the area of the required open space for the project.

Because the proposal affects the open space for the project, approval of the revised OSRD Development Plan is required by the Board of Commissioners.

Staff recommended approval of the proposed revised preliminary plan and recommended approval of the corresponding changes to the OSRD Development Plan for the project, subject to the following conditions:

1. Verify all open space calculations.
2. Approval of the proposed preliminary plan shall be contingent upon approval by the Board of Commissioners of the corresponding changes to the OSRD Development Plan.
3. A preliminary 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 Preliminary Plan:

This preliminary plan 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 plan may be subject to standards other than those that were applicable during the vesting period.  The vesting period for this plan expires on June 6, 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. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final plat within the three-year vesting period following approval of the preliminary plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. Approval of a final plat by the planning commission shall become effective upon the date of the last signature of approval required on the plat for recording. 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 subdivision, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary 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. 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.
5. Deviations from the approved plan 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.
6. Development of this project 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 August 6, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 6: BPC1807-004 Revised Final Plat – Brentwood Country Club, Lot 97, 5122 Herschel Spears Circle, Zoning OSRD

Ragan Smith Associates requests approval of a revised final plat for lot 97, located at 5122 Hershel Spears Circle in the Brentwood Country Club. The request abandons a 9-foot wide portion of the Golfer’s Easement at the rear of the property and extends the building envelope. The total area for the request is 738 square feet (0.02 acres). The remainder of the Golfer’s Easement to rear of the lot would remain.

The lot presently includes a total of 6,798 sq. ft. of Golfers Easement area. With the proposed the proposed change the area would decrease to 6,060 sq. ft. Lot 97 includes a new area of 18,852 sq. ft. of 0.43 acres.

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

1. Approval of the proposed final plat shall be contingent upon the approval of the revised OSRD Development Plan by the Board of Commissioners.
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 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/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
2. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
3. 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.
4. Deviations from the approved plan 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 August 6, 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. Oliver. Approval was unanimous.

# REGULAR AGENDA

**Item 1:** **ORDINANCE 2018-12 - AN ORDINANCE REZONING PROPERTY LOCATED AT 900 FRANKLIN ROAD FROM AR (AGRICULTURAL RESIDENTIAL) AND R-2 (SUBURBAN RESIDENTIAL) TO OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT)**

Citizen Comments:

John Miles, 5113 Woodland Hills Drive

Anita Tilley, 5124 Woodland Hills Drive

Ryan Cochran, 5120 Fountainhead Drive

Mr. Magyar moved to recommend to the Board of Commissioners approval of Ordinance 2018-12; seconded by Commissioner Travis. Motion passed 8-1 with Mr. Church voting no.

**Item 2:** **BPC1805-005 Revised Hillside Protection Overlay Site Plan – Mockingbird Hill Subdivision, Lot 4, Section 1-B, 5014 Mountview Place, Zoning R-2**

Deer Creek Homes requests approval of a revised Hillside Protection Overlay site plan for Lot 4 located at 5014 Mountview Place. The revised plans include the addition of one large dormer and window as opposed to two smaller dormers on the front elevation. Additionally, a second dormer has been added on the west (rear) elevation of the house.

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| **5014 MOUNTVIEW PLACE – MOCKINGBIRD HILL** |
| Lot Area (sf) | 55,756 sf |
| Total Area of Home (sf) | 7,364 sf  |
| Heated Area (sf) | 6,553 sf  |
| Impervious Area (sf) | 5,951 sf  |
| Green Space Provided (%) | 79% |
| Green Space Required (%) | 41% |

The exterior materials include light colored brick and stone and a grey shingled roof. The lot includes an area of 1.28 acres.

A review of the submitted building plans show that the upper level is living space, loft.

In conversations with the Building Official the submitted plan is consistent with the staff interpretation of the Code.

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 Hillside 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 December 7, 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. 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.
5. Deviations from the approved plan 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.
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 August 6, 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 3:** **BPC1807-007 Revised Master Plan – Brentwood United Methodist Church, 309 Franklin Road, Zoning SI-1 & SI-1/SR**

Ragan Smith Associates requests approval of a revised Master Plan for Brentwood United Methodist Church. The master plan includes:

1. Removal of one entrance on the north side to accommodate 11 new parking spaces;

2. An Addition having an area of 26,339 square feet;

3. Relocate the 4,450 sf playground to the west side of the building and a second playground having an area of 3,060 sf to the north side;

4. An additional 282 parking spaces to the west of the building;

5. An additional 251 parking spaces, on the former Clement tract.

A total of 586 on-site parking spaces are provided currently. A total of 815 spaces are provided as part of the new plan. Offsite parking is also provided for a total of 1,333 spaces.

The former Clement tract located at the intersection of Meadowlake and Franklin Roads is zoned SI-1/SR pursuant to Ordinance 2002-02. The special restrictions attached to the ordinance permit the site to be used as a parking lot to meet the off-street parking requirements for the church.

Citizen Comments:

Bob Reeves, 307 Robinhood Road

Anita Hogin, 311 Robinhood Road

John Calton, 214 Williamsburg Circle

Betsy Davies, 5010 Country Club Court

Following citizen comments and discussion by the Commission, the applicant requested to defer the item to the September 4th Planning Commission meeting.

**Item 4:** **BPC1807-001 Revised Master Plan – Brentwood Academy, 219 Granny White Pike, Zoning SI-2**

Catalyst Design Group requests approval of an updated master plan for Brentwood Academy. The revised master plan includes:

1. Covered Bullpen & Batting Cage Area & Seating;
2. New Science, Dining Hall, & Student Center Building;
3. Additional Parking – 4 Locations – More locations than in 2013;
4. Maintenance Building;
5. New Middle School Entrance, and
6. New Granny White Pike Entrance.

Many of the proposed improvements were also shown on the Master Plan, approved by the Planning Commission in December 2013, as shown in the table above. The footprint of the future buildings has changed slightly. Additionally, more parking areas are proposed as compared to the 2013 plan.

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| --- | --- | --- |
| Student Enrollment | 2017-2018 | 775 |
| Student Enrollment | 2018-2019 | 740 |

The new entrance aligns with Virginia Way.

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

1. All subsequent site plan submittals must show compliance with the minimum parking requirements as identified in Section 78-454 of the Brentwood Municipal Code.
2. A preliminary master plan shall be vested for a period of three years from the date of the original approval.
3. Add the following note to the Preliminary Plan:

This preliminary plan 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 plan may be subject to standards other than those that were applicable during the vesting period.  The vesting period for this plan expires on August 6, 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. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final plat within the three-year vesting period following approval of the preliminary plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. Approval of a final plat by the planning commission shall become effective upon the date of the last signature of approval required on the plat for recording. 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 subdivision, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary 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. Indicate on the plan if filed lights are proposed at the practice field or the baseball field.
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 (BPC18707-001) 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. All mechanical equipment, ground and rooftop mounted, must be screened from public view, as per the Brentwood Municipal Code. Add a detail showing the proposed screening to the plans. The location of all HVAC equipment shall comply with Section 78-306(m) of the Municipal Code.
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) must be submitted to the Planning Department for review.
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.
9. All existing trees that are to remain must be protected through the length of the construction. Revise the landscaping plan to reflect the following requirements:
* A protection barrier or temporary fence shall be installed at a minimum of four feet in height around the tree that is identified as protected. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
* The tree protection barrier shall be constructed of a metal material securely fastened to a wood frame composed of two-by-four inch (minimum) structural members with cross braces, or another form of substantial barrier reviewed and approved by the City Engineer. (see Appendix A)
* The tree protection barrier shall be installed to the limits of the critical root zone or a minimum distance of one and one-half times the radius of the dripline, as measured from the trunk of the protected tree [i.e., if the radius of the drip line is 20 feet, the radius of the tree protection barrier shall be installed at a minimum distance of 30 feet.
* Any required excavation in or around the protection zone to accommodate underground services, footings, etc. shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
* The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
* Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree’s root system has been disturbed by excavation.) Fill shall not be placed upon the root system in such a manner as to endanger the health or life of the affected tree.
1. Deviations from the approved plan 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.
2. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
3. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
4. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on August 6, 2018. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Pippen seconded; approval was unanimous.

# OTHER BUSINESS

**Monthly Security Report**

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

# ADMINISTRATIVE INFORMATION

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

The August calendar was distributed.

Being no further business, the meeting adjourned at 9:06 pm.

APPROVED: SEPTEMBER 4, 2018 Holly Earls Holly Earls, City Recorder