

**CITY OF BRENTWOOD**  
**MUNICIPAL PLANNING COMMISSION**  
**PLANNING DEPARTMENT STAFF REPORT**  
**MONDAY, JULY 1, 2019 -- 7:00 P.M.**  
**FINAL**

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**CONSENT AGENDA -- ITEM 2:**

**REQUEST:** **REVISED BUILDING ELEVATIONS – DRYBAR, HILL CENTER BRENTWOOD, 213 FRANKLIN ROAD, SUITE 100**

**PROJECT NUMBER:** **BPC1906-003**

**CURRENT ZONING:** **C-2 -- COMMERCIAL RETAIL**

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**GENERAL INFORMATION:**

*B3 Studio, Inc., requests approval of revised building elevations for Building E1 which is the retail liner located on the south side of the access road in the Hill Center Brentwood.*

*The elevations will be red brick to match the rest of the center with a white sign panel above the white storefront.*

*Drybar is a hair salon specializing in “blowouts”. A blowout is a service designed to maintain healthy and styled hair in between haircuts and colors. There is currently one other location in Nashville.*

**PROJECT LOCATION:**

*The subject property is located in the Hill Center Brentwood at 213 Franklin Road, Suite 100.*

**APPROVAL HISTORY:**

*At its April 1, 2019 meeting the Planning Commission voted to approval revised building elevations for the Cycle Bar located in suite 100.*

*At its March 4, 2019 meeting the Planning Commission voted to approve a revised site plan for the AC Marriott Hotel at the Hill Center Brentwood. The proposed changes include:*

- 1) The addition of seven rooms for a total of 148;*
- 2) Slight reduction in the building footprint;*
- 3) Sight modification to the exterior façade.*

The additional seven rooms are being proposed due to the elimination of a ground floor meeting room.

At its January 2, 2018 regular meeting the Planning Commission approved a revised preliminary plan for the Hill Center Brentwood project. The revisions add a Phase 2 to the project.

The building areas are as follows.

<b>BUILDING NAME</b>	<b>PROPOSED USE</b>	<b>AREA</b>
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
<b>TOTAL</b>		<b>196,933</b>

Ordinance 2014-11 permitted the substitution of one of the office buildings with a hotel that would not exceed 150 rooms.

The total area of the development is not to exceed 600,000 square feet.

As part of the review the applicant is requesting a reduction in the distance between Building D1 and the adjacent access. Section 78-226(f) allows the Planning Commission to reduce this distance for buildings having no more than 10,000 square feet in area.

Also at its January 2, 2018 regular meeting, the Planning Commission approved a site plan for Phase Two of the project, that reflected the building areas as shown on the preliminary plan.

### **CONDITIONS OF APPROVAL**

Staff recommends that the following condition be attached to the approval of the request.

1. Approval of a site plan by the planning commission shall remain valid for a period of three years for the original date of approval.

### **STANDARD REQUIREMENTS:**

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

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/applicant is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
5. 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 **July 1, 2019**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

**RECOMMENDATION:**

***Planning staff requests that the Planning Commission approve the proposed revised site plan/building elevations, subject to the requirements of the staff report.***

The Planning Commission has approved revised storefront elevations for the following tenant spaces.

<b>HILL CENTER TENANT APPROVALS</b>				
<b>TENANT NAME</b>	<b>ADDRESS</b>	<b>SUITE #</b>	<b>BUILDING ID</b>	<b>APPROVED</b>
ALUMNI HALL	201 FRANKLIN RD.	160	B	5/1/2017
CHOPT	211 FRANKLIN RD.	160	A	9/5/2017
CLEAN JUICE	205 FRANKLIN RD.	101	D1	5/6/2019
COREPOWER YOGA	211 FRANKLIN RD.	135	A	12/5/2016
COSMETIC MARKET	211 FRANKLIN RD.	115	A	11/7/2016
CYCLE BAR	205 FRANKLIN RD.	100	D1	4/1/2019
DEL FRISCO'S	207 FRANKLIN RD.		C1	8/1/2016
DRESS UP BOUTIQUE	201 FRANKLIN RD.	120	B	12/5/2016
ELEMENT SALON	201 FRANKLIN RD.	110	B	7/5/2017
FAB'RIK	211 FRANKLIN RD.	105	A	2/6/2017
FRANCHESCAS	211 FRANKLIN RD.	140	A	3/6/2017
HAND & STONE	201 FRANKLIN RD.	170	B	8/1/2016
HEMLINE	211 FRANKLIN RD.	150	A	11/7/2016
HOLLER & DASH	203 FRANKLIN RD.	120	B	8/1/2016
JENI'S ICE CREAM	211 FRANKLIN RD.	100	A	3/6/2017
MANADUU	211 FRANKLIN RD.	125	A	9/5/2017
NAMA SUSHI	203 FRANKLIN RD.	100	B	8/1/2016
NASHVILLE DENTISTRY COMPANY	211 FRANKLIN RD.	180	A	5/1/2017
NOIR THE NAIL BAR	201 FRANKLIN RD.	190	B	5/1/2017
PAPER SOURCE	211 FRANKLIN RD.	145	A	2/6/2017
PETER MILLAR	201 FRANKLIN RD.	150	B	1/3/2017
SUNTRUST BANK	201 FRANKLIN RD.	100	B	11/7/2016
SUR LA TABLE	211 FRANKLIN RD.	155	A	2/6/2017
UNCLE JULIOS	209 FRANKLIN RD.		C2	5/2/2016