

AGENDA FOR THE REGULAR MEETING OF THE BRENTWOOD MUNICIPAL PLANNING COMMISSION MONDAY, JANUARY 6, 2020 -- 7:00 P.M. BRENTWOOD CITY HALL

Agenda Item Location Map

Call to Order Roll Call Pledge of Allegiance to the Flag Approval or correction of the minutes from the December 2, 2019 regular meeting

DRAFT -- Regular Meeting Minutes -- December 2, 2019

Comments from Citizens: Public comments will be allowed on all regular agenda items and items removed from the Consent Agenda. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address and shall limit comments to the agenda item being discussed.

CONSENT AGENDA

- 1. **BPC1912-001 Revised Final Plat 1537 Franklin Road, Zoning C-2** *Applicant: Mr. Roger Harrah, Harrah and Associates, 504 Autumn Springs Court, Suite B15, Franklin, TN 37067*
- 2. BPC1912-003 Revised Final Plat Iroquois Estates, Lot 30, 5111 Williamsburg Road, Zoning R-2 – Applicant: Mr. & Mrs. Brandon Van Pernis, 5111 Williamsburg Road, Brentwood, TN 37027
- 3. BPC1912-004 Revised Final Plat Maryland Farms Lot One, Section One, Jaguar Land Rover of Nashville, 1 Cadillac Drive, Zoning C-2 – Applicant: Mr. Michael Hindman, H. Michael Hindman Architects, 1607 Westgate Circle, Brentwood, TN 37027

- 4. BPC1912-005 Mooyah Burgers, Fries and Shakes Hill Center Brentwood, 213 Franklin Road, Suite 160 – Applicant: Mr. Douglas Cox Blu Arc Design, 33 Music Square West, Suite 106A, Nashville, TN 37203
- 5. BPC1912-008 Revised Final Plat Princeton Hills Subdivision, Lot 82 832 Princeton Hills Drive, Zoning OSRD – Applicant: Mr. Dino Elefante, 902 Dorset Drive, Brentwood, TN 37027
- 6. BPC1911-004 Revised Preliminary Plan Brentwood Country Club, Zoning OSRD – Applicant: Mr. Chris Mabery, Ragan Smith and Associates, 100 East Vine Street, Suite 402, Murfreesboro, TN 37130
- 7. BPC1911-001 Revised Final Plat Brentwood Country Club, Lot 96, 5120 Herschel Spears Circle, Zoning OSRD – Applicant: Mr. Chris Mabery, Ragan Smith and Associates, 100 East Vine Street, Suite 402, Murfreesboro, TN 37130

NOTE: All matters listed under the consent agenda are considered to be routine, and will be enacted upon one motion. There will be no separate discussion of these items unless a Planning Commission member so requests, in which case it will be removed from the Consent Agenda and considered separately. Additionally, any citizen or agenda applicant present may request that consideration be given by the Planning Commission to remove an item from the Consent Agenda so that discussion may be held on that item.

OTHER BUSINESS

1. Planning and Codes Monthly Security Report -- December 2019

ADMINISTRATIVE INFORMATION

- 1. Planning and Codes Department Monthly Report -- November 2019
- 2. City Calendar -- January 2020

Donald J. Do

Anyone requesting accommodations due to disabilities, please contact Mr. Mike Worsham, ADA Coordinator, before the meeting at 615.371.0060.

BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Draft Minutes

MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The regular meeting of the Brentwood Planning Commission met on Monday, December 2, 2019 at 7:00 p.m. at Brentwood City Hall.

Present at roll call were Chairman Janet Donahue, Commissioner Ken Travis, Preston Bain, Chris Clark, Carol Crigger, Michael Kaplan, John Magyar, Stevan Pippin and Sonna Robinson. Brandon Oliver was absent. Staff present were Jeff Dobson, Kirk Bednar, Jay Evans, Kristen Corn, Mike Harris, Darek Baskin, Lori Lange, Todd Petrowski and Allison Henry.

Commissioner Travis moved for approval of the minutes from the November 4, 2019 meeting as written; seconded by Mr. Pippin. Approval was unanimous.

CONSENT AGENDA

Item 1: BPC1911-008 Revised Site Plan – Brentwood High School, Soccer Bleachers, 5304 Murray Lane, Zoning SI-2

Johnson & Bailey Architects requested approval to replace the existing bleachers on the soccer field at Brentwood High. The bleachers are being replaced because they are not accessible and do not provide handicap cut-outs, access aisles, intermediate handrails and the required safety netting around the perimeter. The center section will be replaced, while the two smaller side bleachers will be eliminated.

The new bleachers are ten rows high, constructed of anodized aluminum and will seat 294 spectators.

The bleachers will be placed on a new concrete pad.

Staff recommended approval of the minor revisions to the 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.
- 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 July 1, 2022,

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.

- 3. 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.
- 4. 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.
- 5. 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.
- 6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 7. 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. 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 December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC1910-002 Revised PWSF – Sprint, 1533A Lipscomb Drive, Zoning R-2

Faulk and Foster requested approval of modifications to the existing PWSF installation located at 1533A Lipscomb Drive. The site is located on a TVA transmission tower, north of Westgate Commons at an elevation of 80 feet. A 14' x 14' equipment compound is located at the base of the tower. The proposed modifications included:

- 1. Remove the existing panel antennas (3);
- 2. Remove existing coax cables and upgrade with Hybrid cable;
- 3. Remove 3 existing Remote Radio Units (RRU's) and relocate 3 others;
- 4. Install 3 new MIMO antennas;
- 5. Install 3 new panel antennas;
- 6. Install 6 new RRU's, and
- 7. Increase the height of the fence used to screen the compound.

All new wiring will follow the same route as existing, along the tower leg and will be gray in color.

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

- 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.
- 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 December 2, 2022, 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.

- 3. Revise the date in the vesting note to show December 2, 2022.
- 4. The installation shall comply with all TVA requirements regarding the mounting of wireless equipment on their towers.

- 5. The replacement equipment shall be mounted using the same configuration and proximity to the tower as the existing equipment.
- 6. The installation shall comply with all requirements as defined in Section 78-536 of the zoning ordinance.
- 7. All mechanical equipment on the ground must be screened from public view.
- 8. The City's adopted Codes are not correct in the Code Compliance table. Refer to the City's website for the latest versions of the adopted building related Codes. https://www.brentwoodtn.gov/departments/planning-codes/codes-enforcement-section
- 9. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun. The required inspections must also be completed before a certificate of completion is issued for the project.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. Applicable security, if necessary for all required landscaping improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be recorded.
- 14. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

The required fees shall be used for future infrastructure related improvements required by the proposed development.

- 15. 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.
- 16. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 17. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 18. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 3: BPC1903-013 Revised PWSF – Sprint, TVA Transmission Tower, 1532 High Oaks Court, Zoning OSRD

Faulk and Foster requested approval of modifications to the existing PWSF located on an existing TVA transmission tower at 1532 High Oaks Court in the Willowick Subdivision. The installation is located at an elevation of 79' 5". The modifications included:

- 1. Remove 3 existing panel antennas;
- 2. Remove existing coax cables and upgrade with Hybrid cable;
- 3. Relocate 3 existing Remote Radio Units (RRU's) and install 9 more;
- 4. Install 6 new panel antennas on the tower, and
- 5. Install 6 new pipe mounts, 3 dual antenna mounts and 4 hybrid cables.

The existing equipment compound is located at the base of the tower.

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

- 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.
- 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 December 2, 2022, 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.

- 3. Revise the date in the vesting note to show December 2, 2022.
- 4. The installation shall comply with all TVA requirements regarding the mounting of wireless equipment on their towers.
- 5. The replacement equipment shall be mounted using the same configuration and proximity to the tower as the existing equipment.
- 6. The installation shall comply with all requirements as defined in Section 78-536 of the zoning ordinance.
- 7. All mechanical equipment on the ground must be screened from public view.
- The City's adopted Codes are not correct in the Code Compliance table. Refer to the City's website for the latest versions of the adopted building related Codes. https://www.brentwoodtn.gov/departments/planning-codes/codes-enforcementsection
- 9. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun. The required inspections must also be completed before a certificate of completion is issued for the project.
- 10. 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.

- 11. 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.
- 12. 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.
- 13. Applicable security, if necessary for all required landscaping improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be recorded.
- 14. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 15. 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.
- 16. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 17. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 18. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 4: BPC1911-003 Final Plat – Traditions Subdivision, Section Four, Zoning OSRD

Ragan Smith Associates requested approval of a final plat that shows 22 lots on approximately 15.7 acres.

The following table detailed the development/recording history of the project to date.

SECTION #	# LOTS	AREA	RECORDED
1	27	54.43	PB P66 PG 99
2	27	37.52	PB P69 PG 97
3	27	28.00	PB P72 PG 39
4	22	15.69	
5	24	14.19	
TOTALS	126	149.83	

A total of 81 lots have been recorded to date.

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

- 1. Remove the blocks on lot numbers lots 61 & 62.
- 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 all pages of 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.)

- 4. The homes in each section shall use U.S. Postal Service approved Cluster Box Units for Mail Delivery. Each home builder shall install permanent address posts, in lieu of mailboxes at the end of each driveway to facilitate emergency response. The address posts must be installed before a certificate of occupancy will be issued for the home.
- 5. 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.
- 6. 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.

- 7. Add the following note to the plat: Middle Tennessee Electric Membership Corporation (MTEMC) shall have access to install, construct, reconstruct, rephase, operate and maintain its electric facilities located within the subject property. MTEMC has the right to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 20 feet of the center line (a total of 40') of its facilities, or any vegetation that may interfere with or threaten to endanger the operation and maintenance of its facilities.
- 8. Add the following note to the plat: MTEMC will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in its Rules and Regulations, Bylaws, and policies, and in accordance with the plat approval checklist, tree planting guidelines and other requirements contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.
- Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
- 10. 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.
- 11. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
- 12. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 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 December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 5: BPC1911-002 Final Plat – Traditions Subdivision, Section Five, Zoning OSRD

Ragan Smith Associates requested approval of a final plat that shows 24 lots on approximately 14 acres.

SECTION #	# LOTS	AREA	RECORDED
1	27	54.43	PB P66 PG 99
2	27	37.52	PB P69 PG 97
3	27	28.00	PB P72 PG 39
4	22	15.69	
5	24	14.19	
TOTALS	126	149.83	

The following table detailed the development/recording history of the project to date.

A total of 81 lots have been recorded to date.

Staff recommended approval of the 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 all pages of 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.)

3. The homes in each section shall use U.S. Postal Service approved Cluster Box Units for Mail Delivery. Each home builder shall install permanent address posts, in lieu of mailboxes at the end of each driveway to facilitate emergency response. The address posts must be installed before a certificate of occupancy will be issued for the home.

- 4. 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.
- 5. Add the following note to the plat: Middle Tennessee Electric Membership Corporation (MTEMC) shall have access to install, construct, reconstruct, rephase, operate and maintain its electric facilities located within the subject property. MTEMC has the right to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 20 feet of the center line (a total of 40') of its facilities, or any vegetation that may interfere with or threaten to endanger the operation and maintenance of its facilities.
- 6. Add the following note to the plat: MTEMC will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in its Rules and Regulations, Bylaws, and policies, and in accordance with the plat approval checklist, tree planting guidelines and other requirements contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.
- 7. 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.
- 8. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
- 9. 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.

- 10. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
- 11. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 12. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 6: BPC1911-005 Revised Building Elevations – Peace Love & Little Donuts, Hill Center Brentwood, 213 Franklin Road, Suite 120, Zoning C-2

Ferguson Architecture requested approval of a revised storefront that proposed:

- 1. A pre-finished black aluminum storefront with clear glass;
- 2. A fiber cement panel ash color;
- 3. A blade sign and wall signage.

Staff recommended approval of the revised building elevations subject to the following conditions:

- 1. Permanent window signs that shall not exceed ten percent of the area of the window or glass door to which they are attached. All window signs shall be in conformance with all applicable safety and electrical codes. Provide dimensions of the window graphics and the windows/doors to which they will be affixed.
- 2. Approval of a site plan by the planning commission shall remain valid for a period of three years for the original date of 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 December 2, 2022, 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.

- 4. 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.
- 5. 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.
- 6. 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.
- 7. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
- 8. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 9. 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.
- 10. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 11. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

12. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 7: BPC1911-004 Revised Preliminary Plan – Brentwood Country Club, Zoning OSRD

Ragan Smith Associates requested approval of a revised preliminary plan that proposed the abandonment of approximately 2,908 sq. ft. or 0.07 acres of the golfer's easement located behind the existing house at 5120 Hershel Spears Circle. The proposal also adjusted the rear building setback line to correspond with the adjustment in the Golfer's Easement. The existing house also encroached into the golfer's easement. This encroachment was permitted by the Club and the Association in 1988.

The proposed change was to accommodate a house addition.

The excess open space for the project increased by 0.07 acres. The reason for the increase is related to the decrease in the area of the Golfer's Easement, resulting in a change in the area of the required open space for the project.

Because the proposal affected 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 minor revisions to the preliminary plan and to forward a recommendation of approval of the corresponding minor revisions to the OSRD Development Plan to the Board of Commissioners; subject to the following conditions:

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

- 4. 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.
- 5. 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.
- 6. 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.
- 7. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 8. The currently approved preliminary plan shows that with the recording of Phase Seven the terms of the purchase agreement, requiring that the agreed upon additional price of \$35,000 per lot, above 127 shall be made to the Brentwood United Methodist Church and the City of Brentwood.
- 9. 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.
- 10. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

- 11. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 12. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
- 13. 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.
- 14. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 8: BPC1911-001 Revised Final Plat – Brentwood Country Club, Lot 96, 5120 Herschel Spears Circle, Zoning OSRD

Ragan Smith Associates requested approval of a revised final plat that abandoned approximately 2,908 sq. ft. (0.07 ac.) of the golfer's easement located to the rear of 5120 Hershel Spears Circle. The proposal also adjusted the rear building setback line to correspond with the adjustment in the Golfer's Easement.

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

- 1. Approval of the proposed revisions to the preliminary plan for the project are contingent upon approval of the corresponding revisions to the 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 all pages of 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.)

- 4. 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.
- 5. 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.
- 6. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
- 7. 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. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
- 9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 9: BPC1911-007 Revised Final Plat – Roberts Property & Brentwood Estates, Lot 58, 310 Wilson Pike & 9008 Meadowlawn Drive, Zoning R-2

Walter Davidson and Associates requested approval of a revised final plat that conveyed 0.39 acres of Lot 58 of the Brentwood Estates Inc. Unit 1 Subdivision to Lot 4 of the Roberts property Subdivision, located at 310 Wilson Pike. The new lot area for Lot 58 will be 1.22 acres, while the Lot 4 will have a new lot area of 6.04 acres.

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

- 1. That portion of the existing gravel driveway on lot 4 that encroaches onto lot 58 must be removed before the final plat will be signed for recording.
- 2. The minimum building setback for both lots along Wilson Pike is 150 feet. Revise the plat as required.
- 3. Provide a lighter line weight for the north and east property lines of lot 58. The bolder line should outline the areas included for both lots.
- 4. 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.
- 5. Add the following note to all pages of 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.)

- 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.
- 7. 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.

- 8. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
- 9. 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.
- 10. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
- 11. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 12. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 10: BPC1911-009 Revised Building Elevations – 1710 General George Patton Drive, Zoning C-3

Cushman & Wakefield, Inc. requested approval of revised building elevations for the existing structure located at 1710 General George Patton Drive. The proposed changes included:

- 1. Paint the red brick on the front and sides a pure white;
- 2. Paint the rear metal elevation an urbane bronze.

Work on the front of the building was begun by the owner and delayed until Planning Commission approval of the revised building elevations could be obtained. Staff recommended approval of the revised building elevations subject to the following conditions:

- 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.
- 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 December 2, 2022, 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.

- 3. 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.
- 4. 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.
- 5. 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.
- 6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
- 7. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.

The required fees shall be used for future infrastructure related improvements required by the proposed development.

- 8. 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.
- 9. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Pippin moved for approval of the items on the Consent Agenda. Seconded by Mr. Kaplan; motion was approved unanimously.

REGULAR AGENDA

Item 1: BPC1911-006 Revised Site Plan – Andrews Cadillac, Jaguar/Land Rover, 1 Cadillac Drive, Zoning C-2

Morelock Engineering, LLC requested approval of modifications to the Andrews Cadillac/Jaguar Land Rover dealership.

BUILDING DESCRIPTION	AREA
Existing Cadillac Dealership	42,144
Existing Jaguar Land Rover Dealership	17,273
Proposed Jaguar/Land Rover Addition	8,362
Proposed Car Wash Addition	3,225
Proposed Building area – Jaguar Land Rover	28,860
Existing parking provided – Cadillac – Lot 1	301
Existing Parking provided – Jaguar Land Rover – Lot 2	197

While the site plan showed improvements on the lots in Brentwood and in Metro Nashville, the Planning Commission was asked to approve the following, all located within Brentwood.

Modifications to the Cadillac lot included:

- 1. Addition of roof screen to screen the HVAC equipment;
- 2. Modifications to the parking lots and driveways to improve circulation, and
- 3. Replacement all light poles and fixtures.

On the Jaguar/Land Rover side the plan proposed:

- 1. Total Proposed Building area 28,860 sq. ft.;
- 2. An addition to the dealership to add service bays 8,362 sf;
- 3. Extend the roof screens to screen the HVAC equipment;
- 4. Extend the service canopy on the west side of the building;
- 5. Partial demolition of the existing car wash building, and addition of a new car wash building, providing an area of 3,225 sf;
- 6. Modifications to the parking lots to improve circulation;
- 7. Replace all light poles and fixtures, and
- 8. Addition of 32 parking spaces (197 to 229).

The Planning Commission was not asked to approve the proposed garage in Metro as part of the review. The garage was shown to provide a complete picture of the future development of the tract.

A 28,800 sq. ft. two-level garage, located in Metro Nashville was also shown in the plans on the lot adjacent in Metro to lot 1. The deck will provide for parking of inventory and employee vehicles.

It will be necessary for the property owner to coordinate with the Metro Codes Department in the review and permitting of the garage. According to information received from the applicant, it is not necessary that Metro Planning review the garage proposal. The Metro Codes Department will complete a building review and issue the necessary permits.

Mr. Bain moved for approval of the revised site plan and building elevations subject to the following conditions being met to the satisfaction of staff:

- 1. In the site data table, the maximum surface land ratio for Davidson County is shown to be 0.80 and the minimum landscape surface ratio is 0.30. Should the maximum surface land ratio be 0.70 instead of 0.80?
- 2. In order to direct the light downward, staff recommends that parking lot light shades be installed on all new parking lot lighting.
- 3. Verify the minimum building setbacks in the Davidson County portion of the property are correct.

- 4. Locate existing oil/water separator on plans and include any proposed oil/water separator locations on plans.
- 5. Because new easements are being created, a revised final plat will be required. The plat shall be provided for staff review before a permit will be issued for the project.
- 6. Approval from the Maryland Farms Property Owner's Association of the proposed elevation changes is required before a permit will be issued for the project.
- 7. Provide review comments from Metro regarding the proposed garage. Specifically, staff is requesting input / comments on the scenic highway designation of Old Hickory Boulevard and the required setbacks.
- 8. Approval of the plan by the Planning Commission does not constitute approval of the proposed garage located in Metro Nashville. The applicant shall coordinate the plan review and issuance of the necessary permits with staff from the Metro Codes Department.
- 9. Approval of a site plan by the planning commission shall remain valid for a period of three years for the original date of approval.
- 10. 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 2, 2022, 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.

11. 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.

- 12. 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.
- 13. 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.
- 14. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 15. Applicable security for the required landscaping improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before a permit will be issued for the project.
- 16. 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.
- 17. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 18. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 19. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on December 2, 2019. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.
- Ms. Robinson seconded; motion was approved unanimously.

OTHER BUSINESS

Monthly Security Report

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

ADMINISTRATIVE INFORMATION

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

Being no further business, the meeting adjourned at 7:18 pm.

APPROVED: _____

<u>Holly Earls</u>

Holly Earls, City Recorder

BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER BPC1912-001

PROJECT DESCRIPTION Revised Final Plat – 1537 Franklin Road

Harrah and Associates requests approval of a revised final plat that adds a required 20 foot wide sanitary sewer easement and other PUDE's to the lot located at 1537 Franklin Road.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Mr. Roger Harrah, Harrah and Associates, 504 Autumn Springs Court, Suite B15, Franklin, TN 37067

Attachments

Final Staff Report Vicinity Map Proposed Revised Final Plat

CITY OF BRENTWOOD MUNICIPAL PLANNING COMMISSION

PLANNING DEPARTMENT STAFF REPORT

MONDAY, JANUARY 6, 2020 -- 7:00 P.M.

FINAL

CONSENT AGENDA -- ITEM 1:

REQUEST:	FINAL PLAT – 1537 FRANKLIN ROAD
PROJECT NUMBER:	BPC1912-001
CURRENT ZONING:	C-2 COMMERCIAL RETAIL

GENERAL INFORMATION:

Harrah and Associates requests approval of a revised final plat that adds a required 20 foot wide sanitary sewer easement and other PUDE's to the lot located at 1537 Franklin Road.

PROJECT LOCATION:

The subject property is located at 1537 Franklin Road.

APPROVAL HISTORY:

At its July 2, 2018 meeting, the Brentwood Planning Commission voted to approve a revised site plan that proposes a three-story office building having a total area of 18,485 square feet on a 1.26-acre site. The exterior of the building will be light colored painted brick veneer with composite metal panels. The front entrance of the building will face in a southerly direction.

At its June 6, 2017, regular meeting, the Brentwood Planning Commission voted to approve a site plan for the redevelopment of the property located at 1537 Franklin Road. Currently, there is a vacant home located on the 1.29-acre tract, having an area of 1,923 square feet, which will be demolished as part of the development plan. A three-story 17,700 square foot office building with 72 parking spaces is proposed. The exterior of the building will be painted brick veneer with composite metal panels. The front entrance of the building will face the adjoining property to the South.

CONDITIONS OF APPROVAL:

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

- 1. The status of the proposed sewer easement on the adjacent parcels shall be verified before approval.
- 2. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.).

3. 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.

STANDARD REQUIREMENTS:

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

1. Add the following note to all pages of 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.)

- 2. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 3. 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, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
- 4. Add the following note to the plat: *Middle Tennessee Electric Membership Corporation* (*MTEMC*) shall have access to install, construct, reconstruct, rephase, operate and maintain its electric facilities located within the subject property. *MTEMC* has the right to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 20 feet of the center line (a total of 40') of its facilities, or any vegetation that may interfere with or threaten to endanger the operation and maintenance of its facilities.
- 5. Add the following note to the plat: *MTEMC* will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in its Rules and Regulations, Bylaws, and policies, and in accordance with the plat approval checklist, tree planting guidelines and other requirements contained on the MTEMC website at

<u>www.mtemc.com</u> (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

- 6. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
- 7. 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 plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on *January 6, 2022*. Any changes to Planning Commission approved plans and specifications will require staff review and reapproval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed final plat, subject to the requirements of the staff report.

City of Brentwood Web Map



March 27, 2017

City Limits Street Centerlines

Arterial

0	1:3,200 0.025 0.05				0.1 mi	
0	0.03	0.06		0.1	l2 km	

Parcels

TO: City of Brentwood P.O. Box 788 Brentwood, TN 37027-0788 (615) 371-2204 Fax: (615) 371-2233

To:Review StaffDate:December 18, 2019Email:rogerh@harrahgroup.comPages:From:Roger Harrah

Subject: BPC1912-001

Revised Final Plat – 1537 Franklin Road, Comments response

CONDITIONS OF APPROVAL with Response:

4. As part of your resubmittal package provide a complete, accurate written description of the proposed project. Provide a comparison as to the revisions that have occurred since the approval of the previous plan. Failure to include this description could result in delays in processing the request. *HA>>The proposed project consists of a three-story office building having a total area of 18,485 square feet on a 1.29 acre site. The exterior of the building will be light colored painted brick veneer with composite metal panels. The front entrance of the building will face in a southernly direction. The sewer line access has changed from the front of the property to the rear of the property in accordance with Brentwood Water and Sewer guidance.*

6. The status of the proposed sewer easement on the adjacent parcels should be verified prior to approval.

HA>> Easements are currently being processed for recording.

7. Certificate dates should be revised to 2020. *HA>> Revised*

8. Certificate of Approval of Water and Sewer Systems should be revised to reference the 1537 Franklin Road plat. *HA>> Revised*

9. The year yard buffer line should not be shown encroaching onto the utility easement. HA>> Revised

10. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.). *HA>> Added info on existing and proposed structures and utilities.*

11. Existing utilities within the identified easements should be shown. *HA>> Added utility line work in easements*.

12. Identify easements as existing and reference the sewer easement as proposed with bolded line weight. *HA>> Revised*

13. Add bearing and distance information to existing and proposed permanent easements. *HA>> added information with Line Tables*

14. Revise NES to MTEMC. HA>> Revised

15. Reference City of Brentwood/Williamson County boundary. Add zoning designation to parcels in Williamson County. *HA>> Revised*

16. Sewer easement shall be a 20' Sanitary Sewer Easement. HA>> Revised

17. Show the low pressure force main per the latest construction plans with a 20' sanitary sewer easement. *HA>> Added location from construction plans*

18. Add the following note to all pages of the final plat: HA>> Added

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.)

19. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.

20. Add the following note to the plat: Middle Tennessee Electric Membership Corporation (MTEMC) shall have access to install, construct, reconstruct, rephase, operate and maintain its electric facilities located within the subject property. MTEMC has the right to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 20 feet of the center line (a total of 40') of its facilities, or any vegetation that may interfere with or threaten to endanger the operation and maintenance of its facilities. HA >> Added

21. Add the following note to the plat: MTEMC will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in its Rules and Regulations, Bylaws, and policies, and in accordance with the plat approval checklist, tree planting guidelines and other requirements contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements. *HA>> Added*

22. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun. *HA>> Noted*

23. 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.

24. Any changes to plans approved by the Planning Commission will require staff review and reapproval by the Planning Commission.

25. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.

26. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on January 6,2022. Any changes to Planning Commission approved plans and specifications will require staff review

BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER BPC1912-003

PROJECT DESCRIPTION

Revised Final Plat – Iroquois Estates, Lot 30, 5111 Williamsburg Road

Mr. & *Mrs.* Brandon Van Pernis requests approval of a revised final plat that modifies the setback distances along both adjacent streets. The setback along Williamsburg Road will be reduced from 75 feet to 50 feet, while the setback along Mosley Drive will be increased from 50 feet to 75 feet. The new house will face Mosley Drive.

ZONING OF PROPERTY

Zoning R-2

APPLICANT NAME/ADDRESS

Mr. & Mrs. Brandoi Van Pernis, 5111 Williamsburg Road, Brentwood, TN 37027

Attachments

Final Staff Report Vicinity Map Proposed Revised Final Plat Current Residence

CITY OF BRENTWOOD MUNICIPAL PLANNING COMMISSION

PLANNING DEPARTMENT STAFF REPORT MONDAY, JANUARY 6, 2020 -- 7:00 P.M.

FINAL

CONSENT_AGENDA -- ITEM 2:

REQUEST:	REVISED FINAL PLAT – IROQUOIS ESTATES, LOT 30, 5111 WILLIAMSBURG ROAD
PROJECT NUMBER:	BPC1912-003
CURRENT ZONING:	R-2 SUBURBAN RESIDENTIAL

GENERAL INFORMATION:

Mr. & *Mrs.* Brandon Van Pernis requests approval of a revised final plat that modifies the setback distances along both adjacent streets. The setback along Williamsburg Road will be reduced from 75 feet to 50 feet, while the setback along Mosley Drive will be increased from 50 feet to 75 feet. The new house will face Mosley Drive.

PROJECT LOCATION:

The subject property is located at 5111 Williamsburg Road.

APPROVAL HISTORY:

There has been no recent action by the Planning Commission related to the subject property

CONDITIONS OF APPROVAL:

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

- 1. Show the location of existing water meter/service line and sewer service.
- 2. Water and sewer services shall not be located within the driveway and shall be minimum of 5' off edge of driveway/patio.
- 3. The new home shall be served by a grinder pump and low pressure force main system. A new low pressure force main tap with a sewer service connection box shall be installed along Mosley Drive before the plat may be signed for recording.
- 4. Add a "GP" label to the lot and add to the legend that GP represents a Grinder Pump lot.

- 5. Add an address block to the lot. A new address to Mosley Drive shall be issued before the plat may be recorded.
- 6. 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.

STANDARD REQUIREMENTS:

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

1. Add the following note to all pages of 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.)

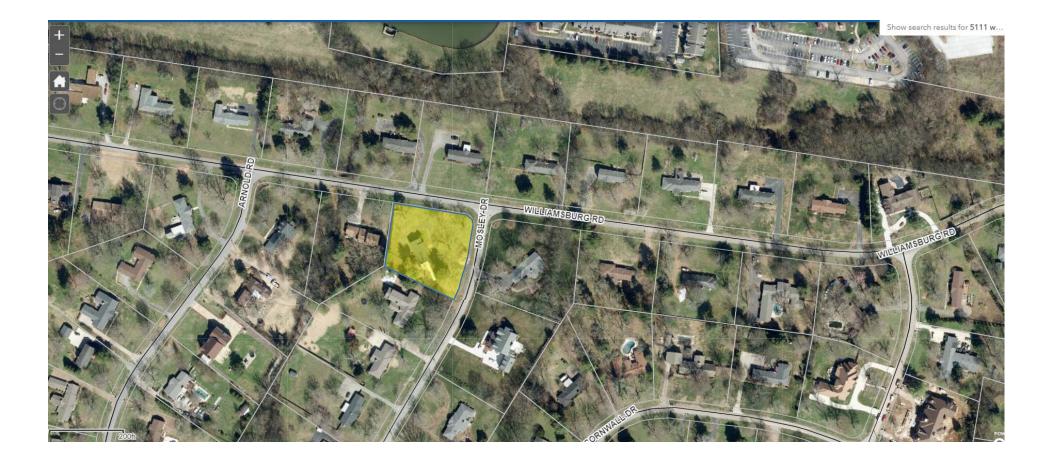
- 2. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 3. The developer/owner shall furnish the City, for all designated lots with pressurized grinder pump sewer the cash equivalent of \$1,900 per pump for each lot subject to the determination of the Water 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. This requirement is consistent with Section 70-132 of the Municipal Code.
- 4. 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, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
- 5. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun.

Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

- 6. 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 plats 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 *January 6,2022*. Any changes to Planning Commission approved plans and specifications will require staff review and reapproval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the proposed revised final plat, subject to the requirements of the staff report.



SURVEYOR'S NOTES

- The purpose of this Amendment is to reduce the Minimum Building 1. Setback Line along Williamsburg Road from 75' to 50' and increase the Minimum Building Setback Line along Moseley Drive from 50' to 75'. Setback begins at boundary line.
- 2. Owner: Brandon Van Pernis

Address: 5111 Williamsburg Road, Brentwood, Tennessee 37027

Contact: Brandon Van Pernis

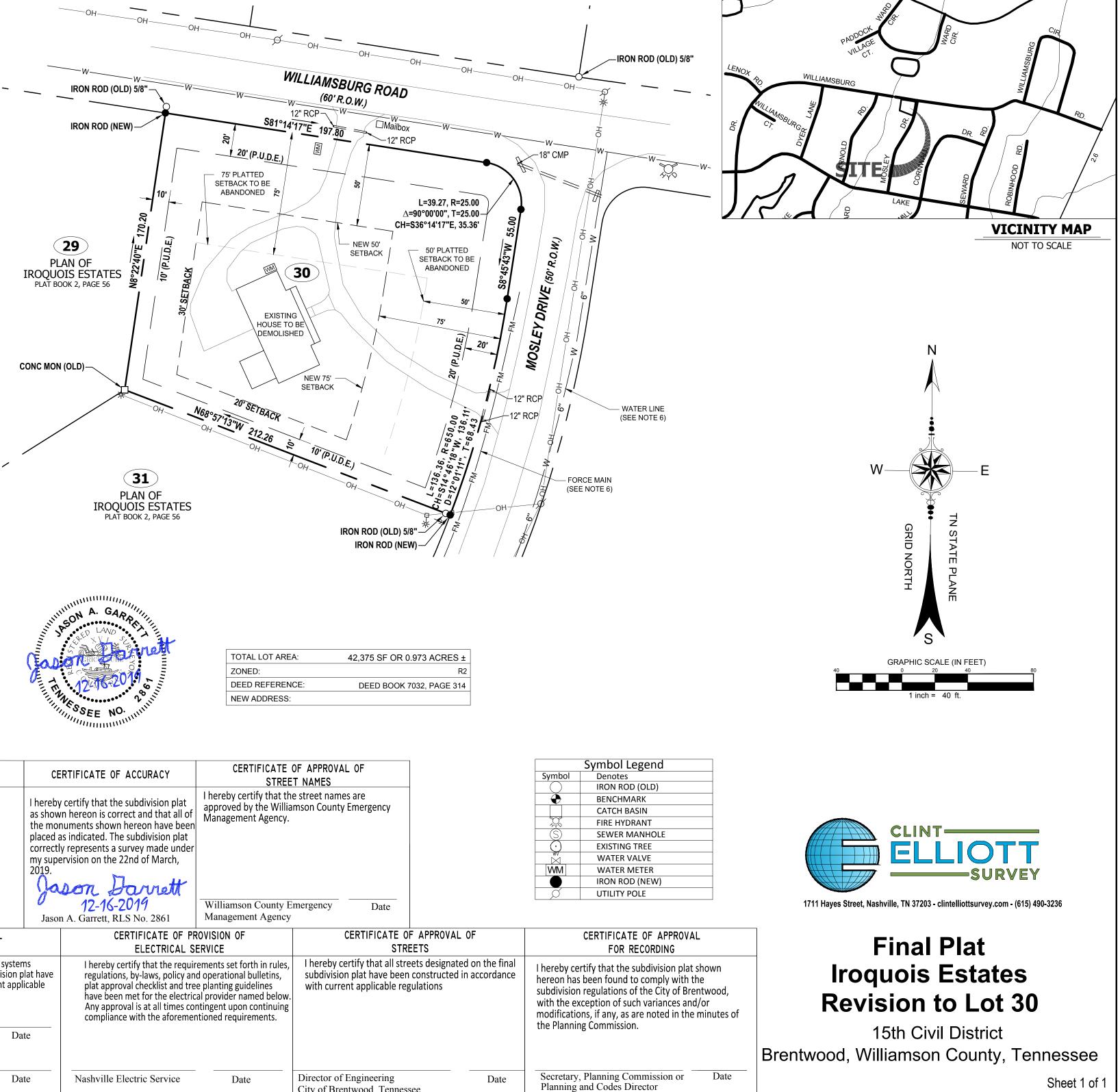
Email: brandon.van.pernis@gmail.com

3. Surveyor: Jason A. Garrett, RLS

Address: 1711 Hayes Street, Nashville, Tennessee 37203

Contact: Adam Elliott Telephone: (615) 490-3236

- Email: adam@clintelliottsurvey.com
- This property is located in areas designated as "Zone X" (areas 4. determined to be outside the 0.2% annual chance floodplain) as noted on the current FEMA FIRM Community panel # 47187C0093G, effective on 12-22-2016.
- This survey does not address the owner of any fence nor address any 5. adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- 6. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence. size. location and depth should be confirmed with the appropriate utility sources.
- 7. Lots shall conform to all requirements of the City of Brentwood zoning ordinance.
- A Title Report was not provided for the preparation of this survey, 8. therefore this survey is subject to the findings of an accurate title search.
- Bearings and Coordinates & Elevations shown are based on Tennessee 9. State Plane, NAD83 (NAVD88).
- 10. The recording of this plat voids, vacates and supercedes the recording of Lot # 30 on the Plan of Iroquois Estates, as of record in Book 2, Page 56, Register's Office for Williamson County Tn.
- 11. 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.
- 12. The developer shall furnish the City, for all designated lots with pressurized grinder pump sewer, the cash equivalent of \$1,900 per pump for each lot subject to the determination of the water/sewer director. The cash is intended to serve as replacement expenses in the future (7-10 years). Payment for replacement of the grinder pumps must be made at the time of the signing of the final mylar.





TOTAL LOT AREA:	42,375 SF OF
ZONED:	
DEED REFERENCE:	DEED BOO
NEW ADDRESS:	

CERTIFICATE OF OWNERSHIP		CE	RTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF STREET NAMES	
I (we) do hereby certify that I am (we are) the owne described hereon and that I (we) hereby adopt this free consent, establish the minimum building restric alleys, walks, parks and other open spaces to public	plan of subdivision with my (our) tion lines, and dedicate all streets ,	as show the mor placed a correctl my supe 2019.	v certify that the subdivision plat on hereon is correct and that all of numents shown hereon have been as indicated. The subdivision plat y represents a survey made under ervision on the 22nd of March, Dom Daviettic 12-16-2019	I hereby certify that th approved by the Willia Management Agency. Williamson County E	imson County Emergency
Owner: Brandon Van Pernis	Date:	Jason A. Garrett, RLS No. 2861		Management Agency	
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME	CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS		CERTIFICATE OF PR ELECTRICAL SE		CERTIFICATE OF
I hereby certify that the City of Brentwood has approved the subdivision name.	I hereby certify that the following utility sys outlined or indicated on the final subdivisic been installed in accordance with current a regulations.	n plat have	I hereby certify that the requirements set forth in rul		I hereby certify that all stre subdivision plat have been with current applicable reg
	Authorized Approving Agent Sewer System (City of Brentwood)	Date			
City of BrentwoodDateSecretary, Planning Commission	Authorized Approving Agent Water System (City of Brentwood)	Date	Nashville Electric Service	Date	Director of Engineering City of Brentwood, Tenness



BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER BPC1912-004

PROJECT DESCRIPTION

Revised Final Plat – Maryland Farms Lot One, Section One, Jaguar Land Rover of Nashville, 1 Cadillac Drive

H. Michael Hindman Architects requests approval of a revised final plat that proposes the following:

- 1. Abandonment of a 10 foot wide drainage easement on the north side of the property;
- 2. Dedication of a 10 foot wide drainage easement along the County boundary;
- 3. Dedication of a 10 foot wide drainage easement through the middle of the property, and
- 4. Relocation of a 10 foot wide drainage easement in the SE corner of the property.

The changes are necessary due to the additional building area that that was approved by the Planning Commission on December 6, 2019.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Mr. Michael Hindman, H. Michael Hindman Architects, 1607 Westgate Circle, Brentwood, TN 37027

Attachments

Final Staff Report Vicinity Map Proposed Revised Final Plat

CITY OF BRENTWOOD MUNICIPAL PLANNING COMMISSION

PLANNING DEPARTMENT STAFF REPORT MONDAY, JANUARY 6, 2020 -- 7:00 P.M.

FINAL

CONSENT_AGENDA -- ITEM 3:

REQUEST:	REVISED FINAL PLAT – MARYLAND FARMS, LOT ONE, SECTION ONE, JAGUAR LAND ROVER OF NASHVILLE, 1 CADILLAC DRIVE
PROJECT NUMBER:	BPC1912-004
CURRENT ZONING:	C-2 COMMERCIAL RETAIL

GENERAL INFORMATION:

H. Michael Hindman Architects requests approval of a revised final plat that proposes the following:

- 1. Abandonment of a 10 foot wide drainage easement on the north side of the property;
- 2. Dedication of a 10 foot wide drainage easement along the County boundary;
- 3. Dedication of a 10 foot wide drainage easement through the middle of the property, and
- 4. Relocation of a 10 foot wide drainage easement in the SE corner of the property.

The changes are necessary due to the additional building area that that was approved by the Planning Commission on December 6, 2019.

PROJECT LOCATION:

The subject property is located at 1 Cadillac Drive.

APPROVAL HISTORY:

On December 6, 2019 the Planning Commission voted to approve a revised site plan showing modification rot he existing buildings on Lots One and Two, the Andrews Cadillac and the Jaguar land Rover of Nashville sites.

BUILDING DESCRIPTION	AREA
Existing Cadillac Dealership	42,144
Existing Jaguar Land Rover Dealership	17,273
Proposed Jaguar/Land Rover Addition	8,362
Proposed Car Wash Addition	3,225
Proposed Building area – Jaguar Land Rover	28,860

Existing parking provided – Cadillac – Lot 1	301
Existing Parking provided – Jaguar Land Rover – Lot 2	197

While the site plan shows improvements on the lots in Brentwood and in Metro Nashville. **The Planning Commission is being asked to approve the following, all located within Brentwood**.

Modifications to the Cadillac lot include:

- 1. Addition of roof screen to screen the HVAC equipment;
- 2. Modifications to the parking lots and driveways to improve circulation, and
- 3. Replacement all light poles and fixtures.

On the Jaguar/Land Rover side the plan proposes:

- 1. Total Proposed Building area 28,860 sq. ft.;
- 2. An addition to the dealership to add service bays 8,362 sf;
- 3. Extend the roof screens to screen the HVAC equipment;
- 4. Extend the service canopy on the west side of the building;
- 5. Partial demolition of the existing car wash building, and addition of a new car wash building, providing an area of 3,225 sf;
- 6. Modifications to the parking lots to improve circulation;
- 7. Replace all light poles and fixtures, and
- 8. Addition of 32 parking spaces (197 to 229).

<u>The Planning Commission is not being asked to approve the proposed garage in Metro</u> <u>as part of this review</u>. The garage is shown to provide a complete picture of the future development of the tract.

A 28,800 sq. ft. two-level garage, located in Metro Nashville is also shown in the plans on the lot adjacent in Metro to lot 1. The deck will provide for parking of inventory and employee vehicles.

It will be necessary for the property owner to coordinate with the Metro Codes Department in the review and permitting of the garage. According to information received from the applicant, it is not necessary that Metro Planning review the garage proposal. The Metro Codes Department will complete a building review and issue the necessary permits.

CONDITIONS OF APPROVAL:

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

1. Add the Davidson County Tax Map delineation -- maps 159 and 170 at the north end of the lot, per PB37, PG93. Also include the parcel designations -- Parcel 204 (north) and Parcel 10 (south).

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.

STANDARD REQUIREMENTS:

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

1. Add the following note to all pages of 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.

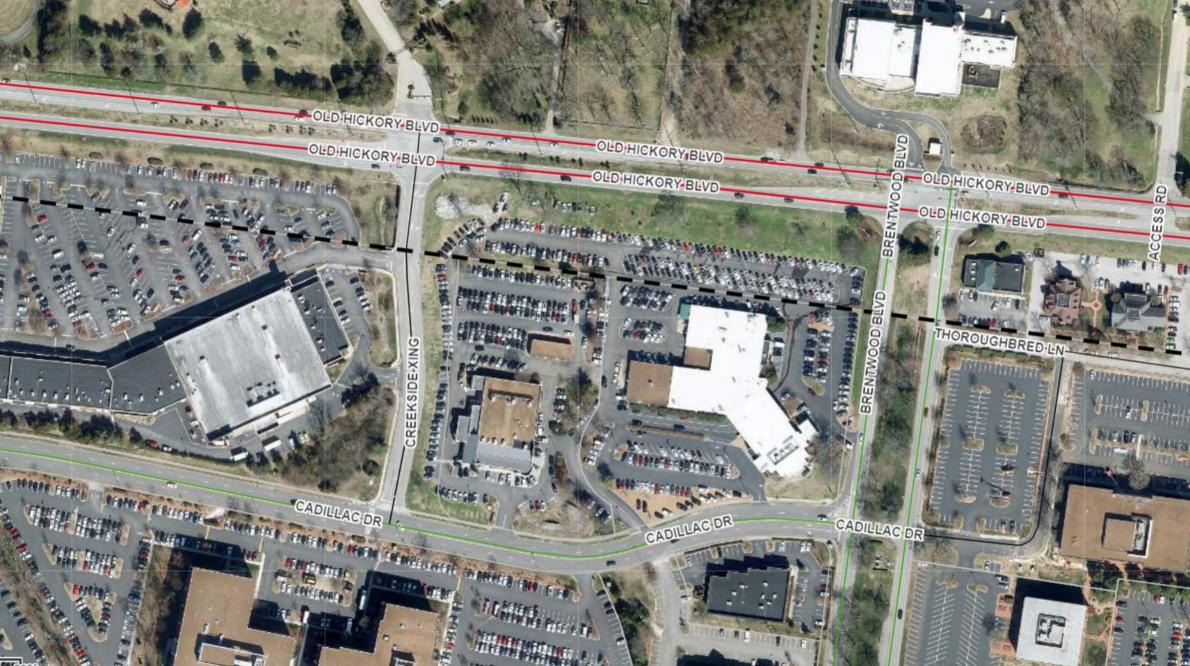
(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

- 2. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 3. 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, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
- 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 plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

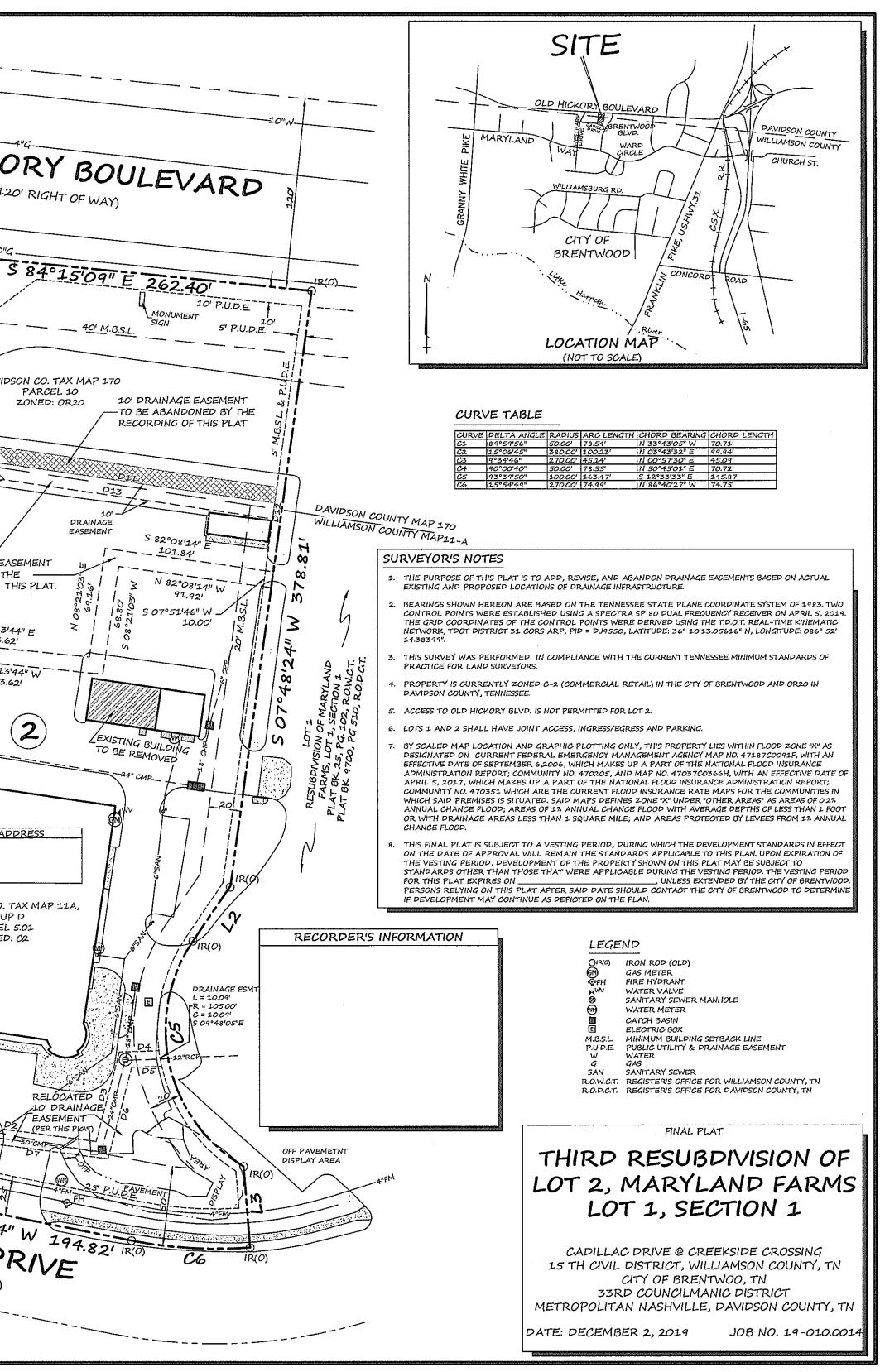
- 6. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 7. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on *January 6, 2022*. <u>Any</u> changes to Planning Commission approved plans and specifications will require staff review and reapproval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the revised final plat, subject to the requirements of the staff report.



CERTIFICATE OF OWNERSHIP & DEDICATION			_	
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE AL STREETS, ALLEYS, WALKS, PARKS, AND OTHER	N			
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CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	COUNTY BOUNDARY LINE & ZONING LINE	!	IR(0)	
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SEWER SYSTEM: NAME, TITLE & APPROVING AGENCY PATE:	$ \begin{array}{c} Dq & N & 78^{\circ}4307'' \ W & 10.71' \\ D10 & N & 45'14'01'' \ W & 16.81' \\ D11 & S & 81^{\circ}4315'' \ E & 184.04' \\ D12 & S & 07^{\circ}48'24'' \ W & 10.00' \\ D13 & N & 81^{\circ}43'59'' \ W & 170.61' \\ \end{array} $	60'		10' DRAINAGE EAS
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CERTIFICATE OF APPROVAL OF STREETS	ZONING AND SETBACKS: WILLIAMSON COUNTY: ZONED C-2 SETBACK ALONG STREETS - 50'		8	
I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE REQUIREMENTS.	SIDE YARD SETBACK - 20' DAVIDSON COUNTY:ZONED OR20 SETBACK ALONG STREETS - 40' SIDE YARD SETBACK - 5'			
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I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.		ן א		SEWER GRINDER PUMP
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SURVEYOR DILLEHAY LAND CONSULTANTS, PLLC JACKIE L. DILLEHAY, RLS, CFS 776 MCMURRY BLVD. EAST HARTSVILLE, TN 37074 (615) 633-7009 jdillehay@gmail.com	THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF 2ND RESUBDIVISION OF LOT 2, MARYLAND FARMS, LOT 1, SECTION 1, OF RECORD IN PLAT BK. 37, PG. 93, R.O.W.C.T.			RIGHT OF WAY)



BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER

BPC1912-005

PROJECT DESCRIPTION

Mooyah Burgers, Fries and Shakes – Hill Center Brentwood, 213 Franklin Road, Suite 160

Blu Arc Design requests approval of revised building elevations for the new Mooyah Burgers, Fries and Shakes location in the Hill Center Brentwood. The tenant space is located on the west end on Building E1, south of the internal drive.

The proposal includes:

- 1. Painted, aged wood cladding above black powder coated aluminum storefront and tempered glazing on the east (side) and north (front) elevations;
- 2. Light sconces on both elevations;
- 3. A projecting sign, red background with white letters measuring 24" x 13.25", bracketed 6" from the wall. The bottom of the sign is 9 feet above the sidewalk;
- 4. Backlighted, red and white colored wall signage using channel letters, individually mounted and red outline window graphics are proposed on the north elevation, and
- 5. A red fabric canopy is proposed above the west entrance, measuring approximately 4' x 21' 4". The bottom of the canopy will be 8' above the sidewalk.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Mr. Douglas Cox Blu Arc Design, 33 Music Square West, Suite 106A, Nashville, TN 37203

Attachments

Location within Project Floorplan Revised Elevations Projecting Sign Signs

CITY OF BRENTWOOD MUNICIPAL PLANNING COMMISSION

PLANNING DEPARTMENT STAFF REPORT MONDAY, JANUARY 6, 2020 -- 7:00 P.M.

FINAL

CONSENT_AGENDA -- ITEM 4:

REQUEST:	REVISED BUILDING ELEVATIONS - MOOYAH BURGERS, FRIES AND SHAKES – HILL CENTER BRENTWOOD, 213 FRANKLIN ROAD, SUITE 160
PROJECT NUMBER:	BPC1912-005
CURRENT ZONING:	C-2 COMMERCIAL RETAIL

GENERAL INFORMATION:

Blu Arc Design requests approval of revised building elevations for the new Mooyah Burgers, Fries and Shakes location in the Hill Center Brentwood. The tenant space is located on the west end on Building E1, south of the internal drive.

The proposal includes:

- 1. Painted, aged wood cladding above black powder coated aluminum storefront and tempered glazing on the east (side) and north (front) elevations;
- 2. Light sconces on both elevations;
- 3. A projecting sign, red background with white letters measuring 24" x 13.25", bracketed 6" from the wall. The bottom of the sign is 9 feet above the sidewalk;
- 4. Backlighted, red and white colored wall signage using channel letters, individually mounted and red outline window graphics are proposed on the north elevation, and
- 5. A red fabric canopy is proposed above the west entrance, measuring approximately 4' x 21' 4". The bottom of the canopy will be 8' above the sidewalk.

PROJECT LOCATION:

The subject property is located at 213 Franklin Road, Suite 160

APPROVAL HISTORY:

HILL CENTER TENANT APPROVALS				
TENANT NAME ADDRESS SUITE # BUILDING ID APPROVED				
A/C MARRIOTT (HOTEL – 148 RMS)	219 FRANKLIN RD.		H2	3/5/2019
ALUMNI HALL	201 FRANKLIN RD.	160	В	5/1/2027

СНОРТ	211 FRANKLIN RD.	160	А	9/5/2017
CLEAN JUICE	205 FRANKLIN RD.	101	D1	5/6/2019
COREPOWER YOGA	211 FRANKLIN RD.	135	А	12/5/2016
COSMETIC MARKET	211 FRANKLIN RD.	115	А	11/7/2016
CYCLEBAR	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	В	12/5/2016
DRYBAR	213 FRANKLIN RD.	100	E1	7/1/2019
EAT THE FROG FITNESS	205 FRANKLIN RD.	150	В	11/4/2019
ELEMENT SALON	201 FRANKLIN RD.	110	В	7/5/2017
FAB'RIK	211 FRANKLIN RD.	105	А	2/6/2017
FRANCHESCAS	211 FRANKLIN RD.	140	А	3/6/2017
HAND & STONE	201 FRANKLIN RD.	170	В	8/1/2016
HEMLINE	211 FRANKLIN RD.	150	А	11/7/2016
HOLLER & DASH	203 FRANKLIN RD.	120	В	8/1/2016
JENI'S ICE CREAM	211 FRANKLIN RD.	100	А	3/6/2017
MANADUU	211 FRANKLIN RD.	125	А	9/5/2017
NAMA SUSHI	203 FRANKLIN RD.	100	В	8/1/2016
NASHVILLE DENTISTRY COMPANY	211 FRANKLIN RD.	180	А	5/1/2027
NOIR THE NAIL BAR	201 FRANKLIN RD.	190	В	5/1/2017
PAPER SOURCE	211 FRANKLIN RD.	145	А	2/6/2017
PEACE LOVE & LITTLE DONUTS	213 FRANKLIN RD.	120	E1	12/6/2019
PETER MILLAR	201 FRANKLIN RD.	150	В	1/3/2017
PURE SWEAT & FLOAT STUDIO	213 FRANKLIN RD.	103	E1	10/7/2019
SUNTRUST BANK	201 FRANKLIN RD.	100	В	11/7/2016
SUR LA TABLE	211 FRANKLIN RD.	155	А	2/6/2017
UNCLE JULIOS	209 FRANKLIN RD.		C2	5/2/2016

CONDITIONS OF APPROVAL:

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

- 1. Revise the plan to comply with the requirements of Section 78-420(e)4 of the Municipal Code. Projecting signs cannot be internally illuminated.
- 2. A site plan shall be vested for a period of three years from the date of the original approval.

STANDARD REQUIREMENTS:

Staff recommends that the following **12** standard requirements be attached to the approval of the request.

1. 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 **January 6,2022**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

- 2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
- 3. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
- 4. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
- 5. Permanent window signs shall not exceed ten percent of the area of the window or glass door to which they are attached.
- 6. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) shall be submitted to the Planning Department for a compliance review.
- 7. In accordance with the requirements of Section 78-420(e)3, the area of painted wall signs and canopy signs shall be calculated and deducted from the total allowable wall sign area.
- 8. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 9. 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.

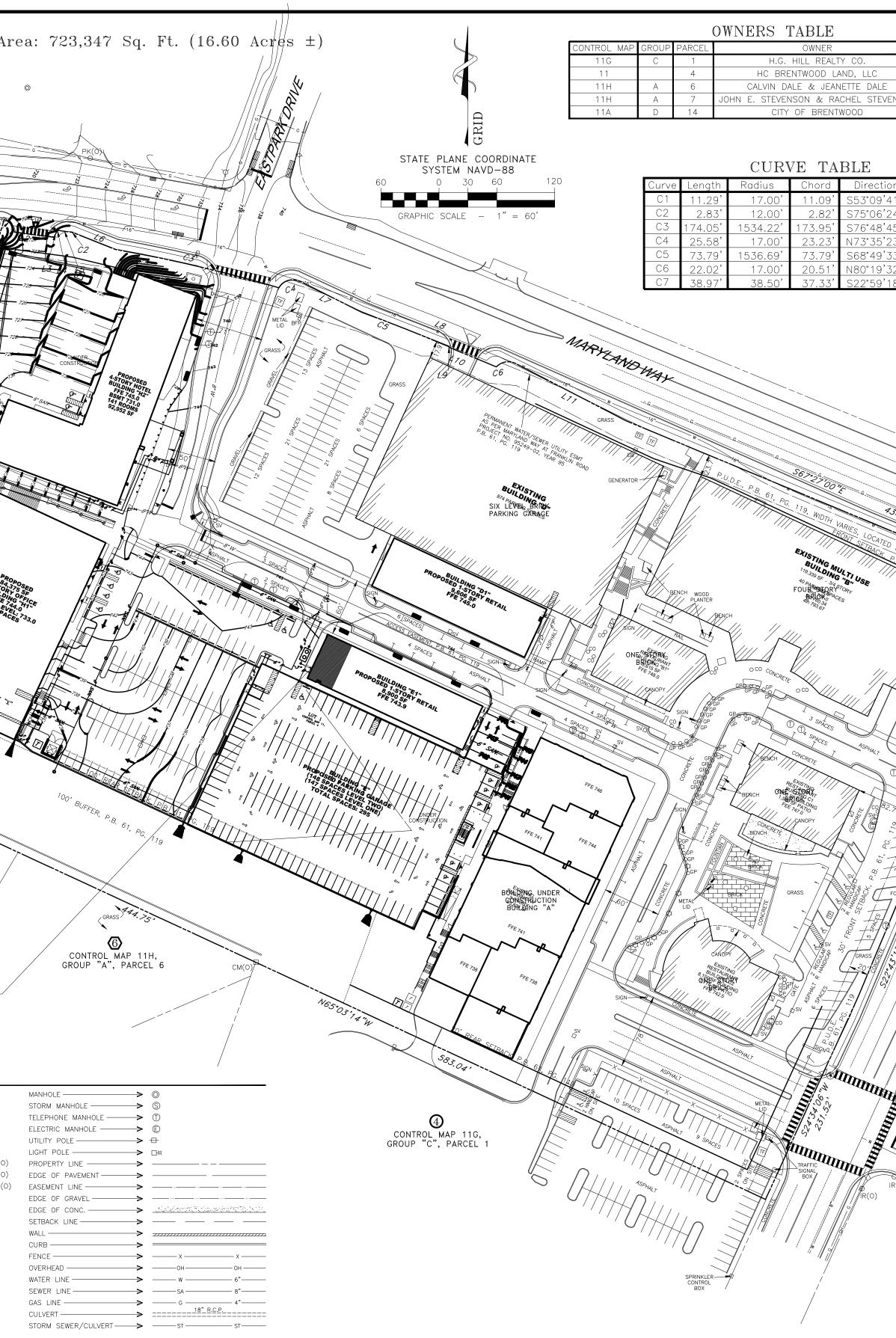
- 10. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
- 11. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
- 12. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on *January 6,2022*. <u>Any</u> changes to Planning Commission approved plans and specifications will require staff review and reapproval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the revised building elevations, subject to the requirements of the staff report.

Notes	LINI	E TABLE		Т
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO 	Line Leng L1 6.		'F	I
GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND	L2 41.	23' S82°40'26	Έ	
UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED	L4 1.	70' N47°41'04	Έ	
VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE	L5 13.4 L6 46.1			(0)
APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTEY ALL	L7 71. L8 23.	73' S63°17'54	Έ	G C
KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR	L9 0.	50' S22°33'00'	W	
CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811. 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE	L10 53.0 L11 128.4			
3) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE	L12 16. L13 72.			
PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN. 4) LOT NUMBERS SHOWN AS THUS (1) REFERS TO H.G. HILL COMMERCIAL	L14 115. L15 10.	60' \$24°34'06'	W	
PARK, AS OF RECORD IN PLAT BOOK 20, PAGE 35, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.	L16 42.9	94' S24°30'00'	FLOOD ZONE "	Æ"
 LOT NUMBERS SHOWN AS THUS (1) REFERS TO WILLIAMSBURG ESTATES, AS OF RECORD IN PLAT BOOK 3, PAGE 22, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. 	L17 31.	48' N50°21'1 <i>5</i> '	W	¥E"
6) THIS PARCEL DESCRIBED HEREON LIES PARTIALLY WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER: 471870091 F & 47187C0093 F", DATED: SEPTEMBER			706	1×1
29, 2006. FLOOD ZONE "AE" WITHIN 100 YEAR FLOOD PLAIN. FLOOD ZONE "X" OUTSIDE OF THE 100 YEAR FLOOD PLAIN.		110		22
7) EXISTING ZONING: "C-2" (COMMERCIAL RETAIL)8) THIS SITE IS CUURENTLY UNDER CONSTRUCTION.			APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN	/ _] ;
 9) THERE IS R.O.W. DEDICATION ALONG MARYLAND WAY AND FRANKLIN ROAD AS OF RECORD IN PLAT BOOK 61, PAGE 119, AT THE REGISTER'S 				51
OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.			0 ⁴	48 50
OR SANITARY LANDFILL. 11) THERE ARE NO SIGN OF WETLANDS ON SITE.				
12) THERE IS NO OBSERVED EVIDENCE OF ANY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS.		CONTROL MAP 11 ROUR "D", PARCEI	́В, _ 14	
13) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NUMBER: 150579; DATED: MAY 04, 2015, AT 8:00 A.M., PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.	$ \uparrow\rangle$			
14) THIS PROPERTY IS SUBJECT TO AN AMENDED AND RESTATED CROSSOVER EASEMENT AGREEMENT, AS OF RECORD IN RECORD BOOK 6456, PAGE				
675, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. 15) THIS PROPERTY IS SUBJECT TO A DECLARATION OF GROCERY USE		/	23.928 39.928	
RESTRICTIONS, AS OF RECORD IN RECORD BOOK 6456, PAGE 676, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.				
16) THIS PROPERTY IS SUBJECT TO A DECLARATION OF RESTURANT USE RESTRICTIONS, AS OF RECORD IN RECORD BOOK 6456, PAGE 683, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.			22	
17) THIS PROPERTY IS SUBJECT TO A DECLARATION ESTABLISHING HILL CENTER BRENTWOOD COMMERCIAL LAND CONDOMINIUM, AS OF RECORD IN RECORD BOOK 6456, PAGE 692, AT THE REGISTER'S OFFICE FOR			18 19 21	
WILLIAMSON COUNTY, TENNESSEE.		APPROXIMATE LOCATION		
CENTER BRENTWOOD COMMERCIAL PHASE T MASTER CONDOMINIUM, AS OF RECORD IN RECORD BOOK 6456, PAGE 799, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.				4
19) THIS PROPERTY IS SUBJECT TO AN EASEMENT AGREEMENT, AS OF RECORD IN RECORD BOOK 6769, PAGE 944, AT THE REGISTER'S		FLOOD FLAV = 708		
OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.		1000 Etev.=708		29.
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	<u>`</u>	F1000 ELEV.= 706		
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This site plan is subject to a three year vesting period, during w applicable to this plan. If construction is not completed during applicant must obtain approval of a final site plan. Development c applicable during the vesting period. The Initial vesting period for relying on this plan after said date should contact the City of Brer



	; in effect on the date of approval will remain the standards ginal site plan is considered a preliminary site plan and the	R	Z
t of the property shown on this p for this plan expires on January 6	offan may be subject to standards other than those that were 6, 2022, unless extended by the City of Brentwood. Persons ent may continue as depicted on the plan.		
BOOK PAGE 162 126 6456 688 E 531 116 VENSON 5965 715 291 46 ion Delta '41"E 38°03'46" '24"E 13°31'10" '45"E 06°29'59" '23"E 86°13'28" '33"E 02°45'05" '32"E 74°13'02" '18"E 58°00'06"	VICINITY MAP - NOT TO SCALE OLD HICKORY BLVD. WIRTING SITE MILLIAMOBELIRE OR OLD HICKORY BLVD. UNITE INTE INTE INTE INTE INTE INTE INTE	33 Music West Suite 10 Nashville, 37203	: Square 6a
PC 12 GRASS CI	A A A A A A A A A A A A A A A A A A A	HILL BREN 213 Fra Spac Brentw	CENTER TWOOD nklin Road ce 160 vood, TN 7027
C C C C C C C C C C C C C C C C C C C	<section-header><text><text><text><section-header><text><text></text></text></section-header></text></text></text></section-header>	contractors, bidders connection with this dimensions in these precedence over so Contractors shall be all dimensions and	HB DGC 11.27.19 No. Date No. Date
CHRDINICK DRIVE	ALTA/NSPS LAND TITLE SURVEY OF PART OF LOT 1 HILL CENTER BRENTWOOD PLAT BOOK 61, PAGE 119 219 FRANKLIN PIKE TAX MAP 11, PARCEL 4 RECORD BOOK 6456, PAGE 688 BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE SCALE: 1"=60' DATED: FEBRUARY 27, 2017 17019 CW	BluArc Design, LLC mus from the dimensions and drawings. Sheet Title: ON SIT Sheet No.:	t be notified of any variations conditions shown by these
			D.1

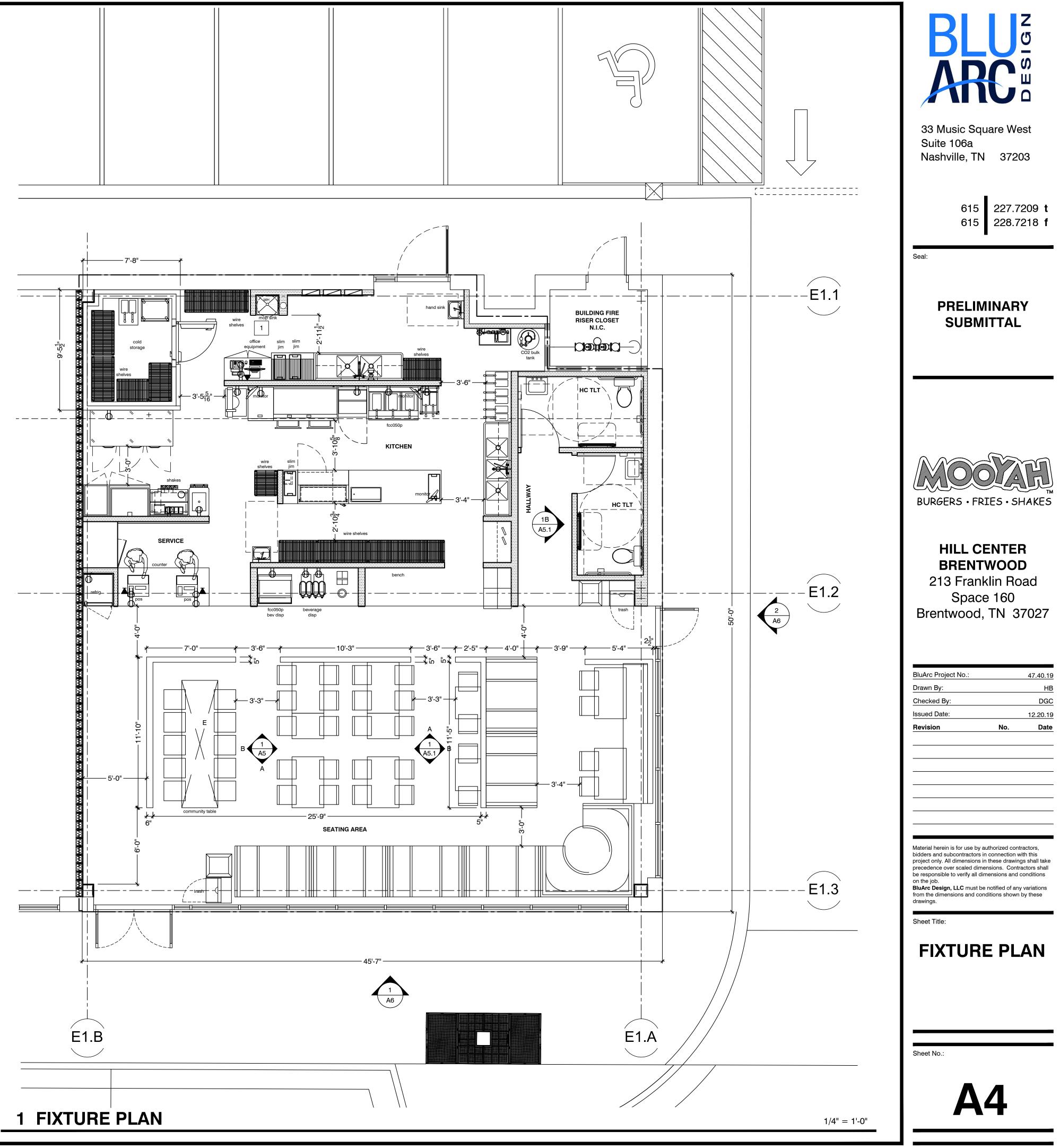
KEY NOTES

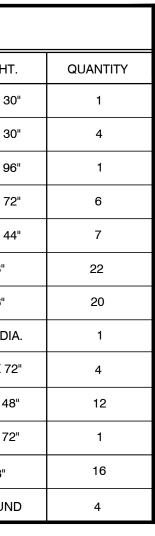
1 WATER HEATER AND MOP SINK

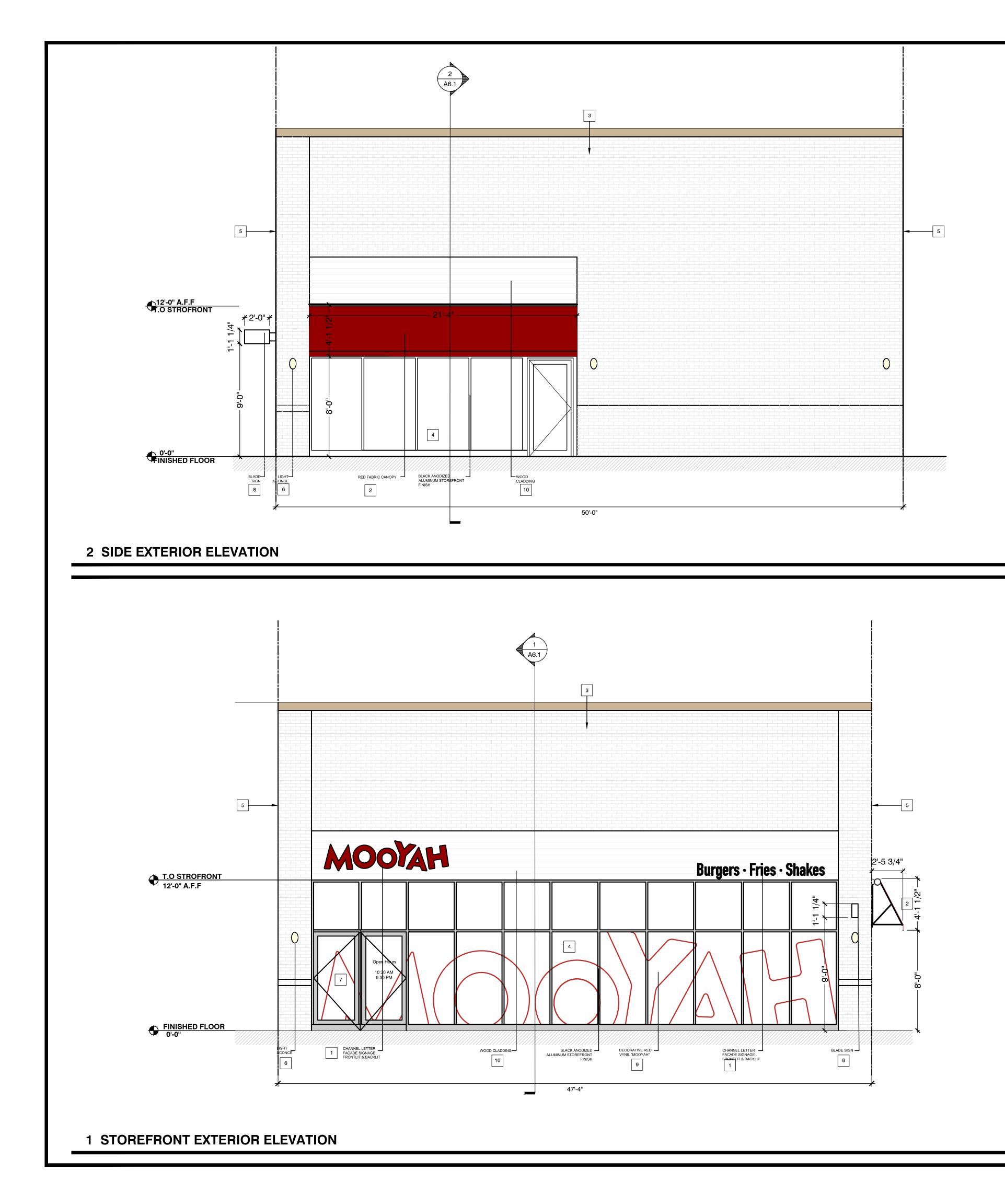
FIRE EXTINGUISHER NOTE

PROVIDE TYPE #2A-10 BC FIRE EXTINGUISHER AT A RATE OF (1) PER EVERY 300 SF WITH A MAX TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. FINAL LOCATION SHALL BE COORDINATED WITH FIRE MARSHALL'S OFFICE. MOUNTING BRACKETS SHALL BE BETWEEN 3' & 5' APART.

SEATING TABULATIO		
	DESCRIPTION	MARK
	STANDARD 2-TOP TABLE	Α
	ADA COMPLIANT 4-TOP TABLE	A1
	COMMUNITY TABLE	В
	2-TOP HIGH TABLE	С
	4-TOP BOOTH TABLE	D
	STANDARD CHAIR	E
	BAR HEIGHT CHAIR	F
	ROUND TABLE	G
	OUTDOOR 4-TOP TABLE	Η
	PRE-FABRICATED BOOTH SEATING	J
ING	PRE-FABRICATED ROUND BOOTH SEATING	К
	OUTDOOR CHAIR	L
	UMBRELLA	U







1/4" = 1'-0"

1/4" = 1'-0"

	BLUS Sance Suite 106a
	Nashville, TN 37203 615 227.7209 t 615 228.7218 f Seal:
	BURGERS • FRIES • SHAKES
-Y LIT	HILL CENTER BRENTWOOD 213 Franklin Road Space 160 Brentwood, TN 37027
	BluArc Project No.:47.40.19Drawn By:HBChecked By:DGCIssued Date:12.23.19RevisionNo.Date
	Material herein is for use by authorized contractors, bidders and subcontractors in connection with this project only. All dimensions in these drawings shall take precedence over scaled dimensions. Contractors shall be responsible to verify all dimensions and conditions on the job.
	BluArc Design, LLC must be notified of any variations from the dimensions and conditions shown by these drawings. Sheet Title: EXTERIOR ELEVATION
	Sheet No.:

KEY NOTES

 NEW MOOYAH STOREFRONT SIGNAGE - SHALL BE CUSTOM FABRICATED ALUMINUM, DIMENSIONAL, INTERNALLY LIT

 LETTERS

METAL FRAME W/ RED FABRIC CANOPY

EXISTING (BRICK) FACADE TO REMAIN

NEW KAWNEER 451 ALUMINUM/TEMPERED GLAZING STOREFRONT SYSTEM AND PAIR ENTRY DOORS - BLACK ANODIZED FINISH

LEASELINE

2

3

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9

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NEW EXTERIOR SCONCE LIGHTS - HEIGHT AND STYLE TO BE DETERMINED

G.C. TO PROVIDE AND INSTALL NEW BUILDING NUMBERS - IF REQUIRED

NEW BLADE SIGN - AS PER LANDLORD DESIGN GUIDELINES

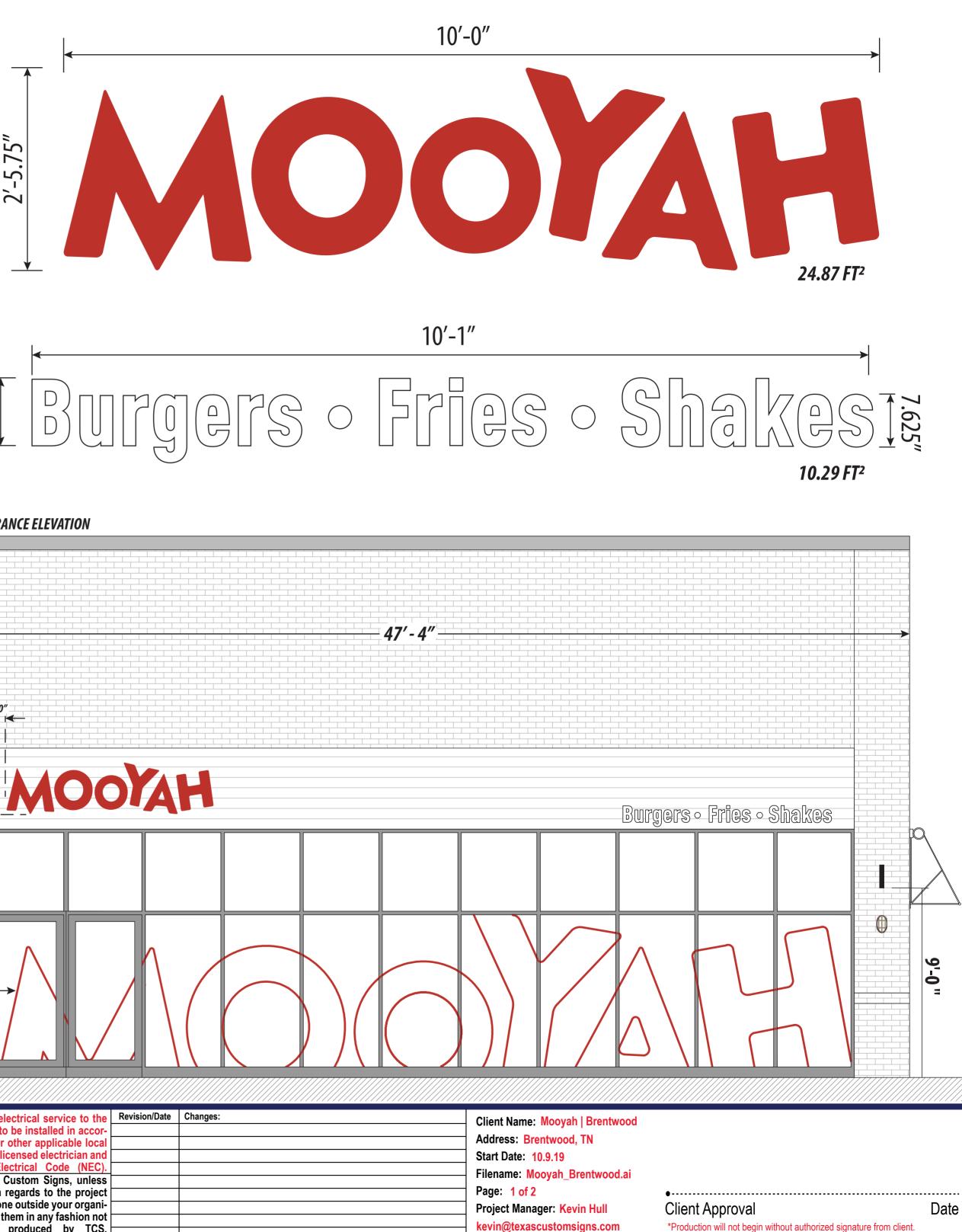
WINDOW GRAPHICS

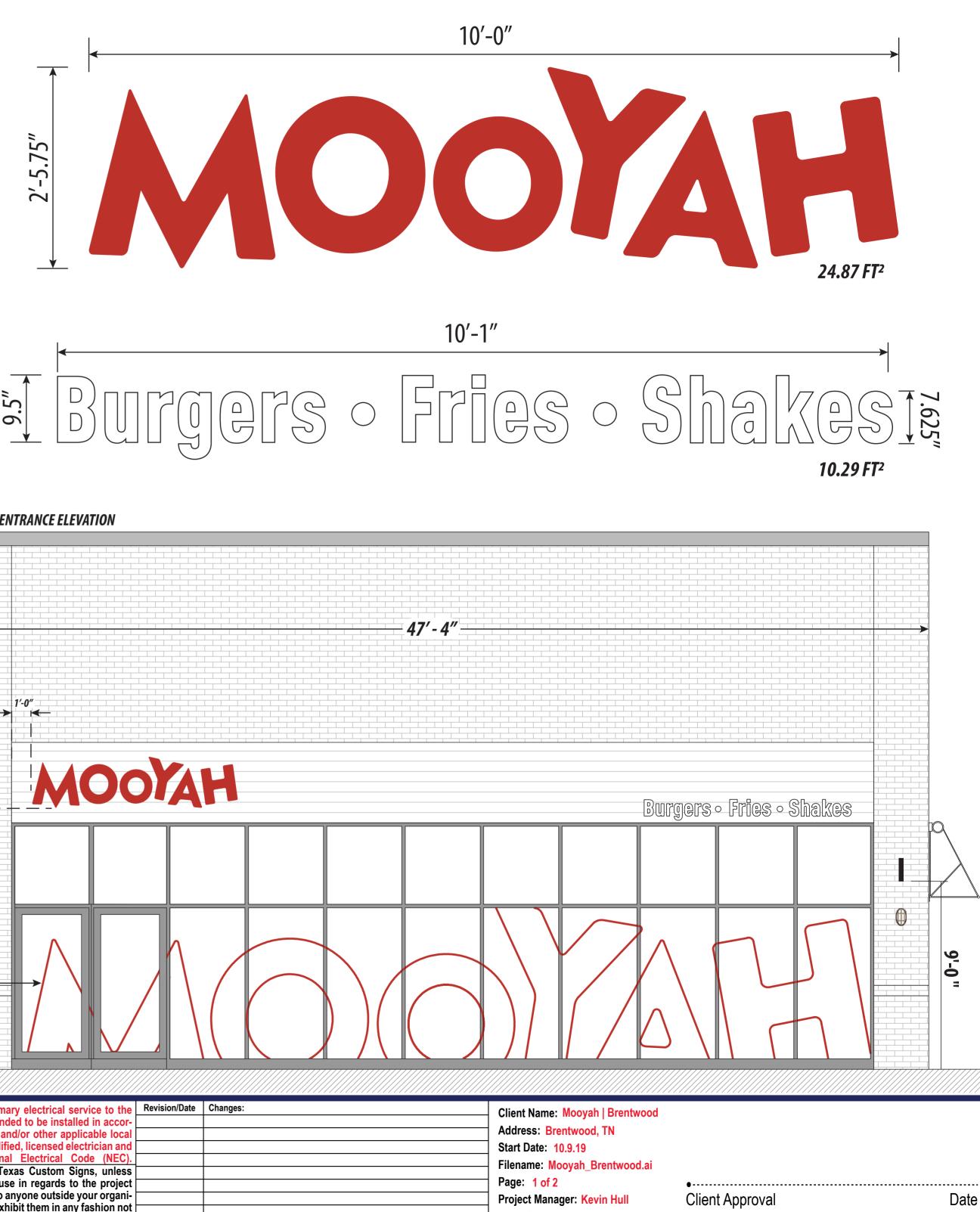
NEW TENANT PROVIDED/INSTALLED AGED WOOD PLANKS

SIGNAGE AS SHOWN IS DIAGRAMMATIC. THE ACTUAL SIZE, LOCATION, QUANTITY AND TYPE OF SIGNAGE, IS SUBJECT TO CITY APPROVAL UNDER A SEPARATE SIGNAGE SUBMITTAL AND PERMITTING PROCESS AND MAY NOT BE AS SHOWN ON THESE DRAWINGS. G.C. SHALL COORDINATE SIZE, DIMENSIONS AND LOCATION OF LETTERING WITH THE SIGN VENDOR SHOP DRAWING

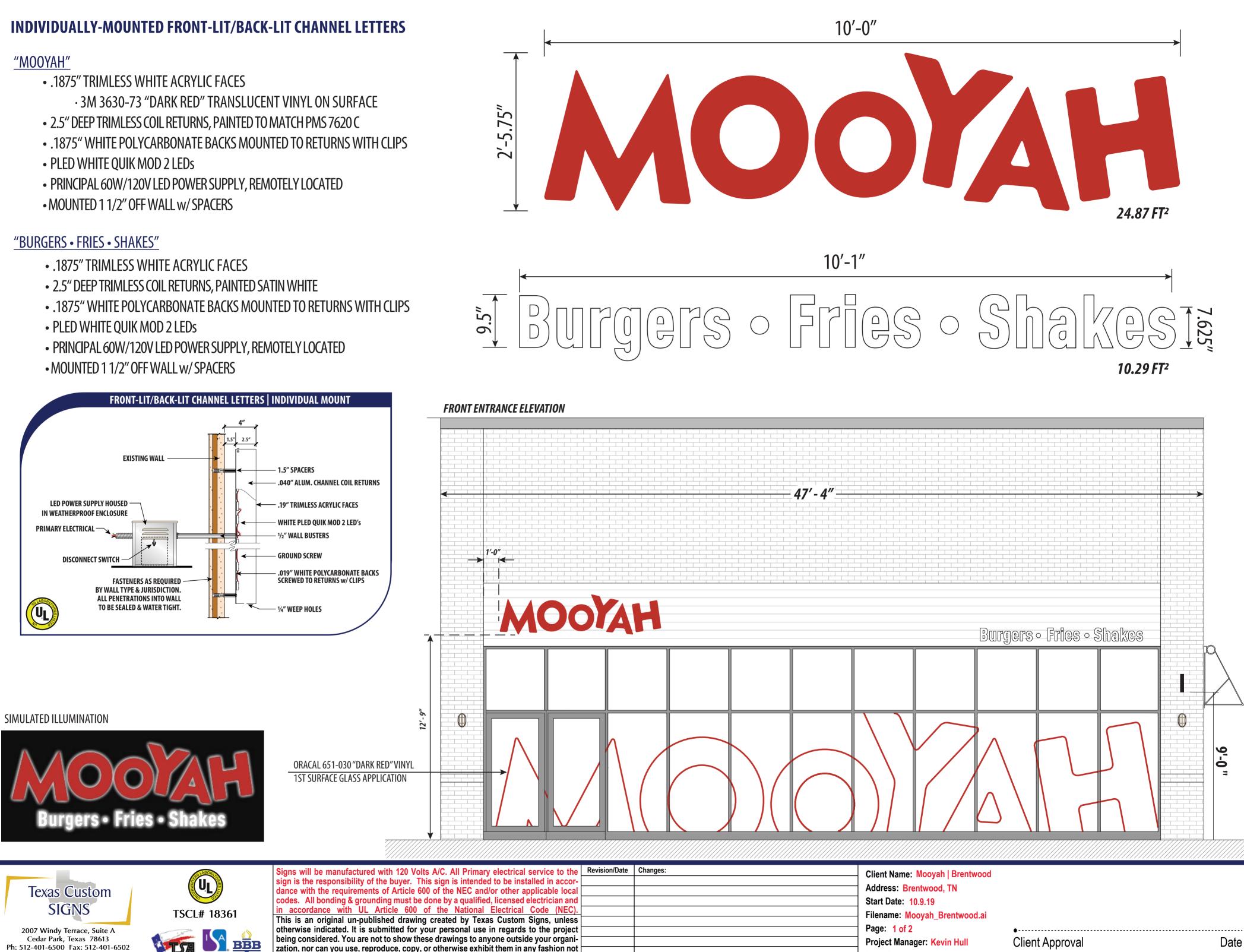
NEW AWNING SHALL BE EXPOSED/OPEN ENDED AND SHALL BE OF TUBE STEEL CONSTRUCTION - PAINTED BLACK - SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW FOR APPROVAL AND AWNING SUPPLIER/MANUFACTURER SHALL BE RESPONSIBLE FOR ENSURING PROPER ANCHORAGE TO RESIST LOCAL WIND LOADS - FABRIC SHALL BE SUNBRELLA "LOGO RED" #4666

SCOPE OF WORK AT THE FACADE: INSTALL NEW ALUM/GLAZING SYSTEM AND DOORS, EXTERIOR SIGNAGE, BLADE SIGN, WINDOW GRAPHICS, AGED WOOD PLANKS AND CANOPY WITH LETTERING









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zation, nor can you use, reproduce, copy, or otherwise exhibit them in any fashion not directly related to the project being planned and produced by TCS.

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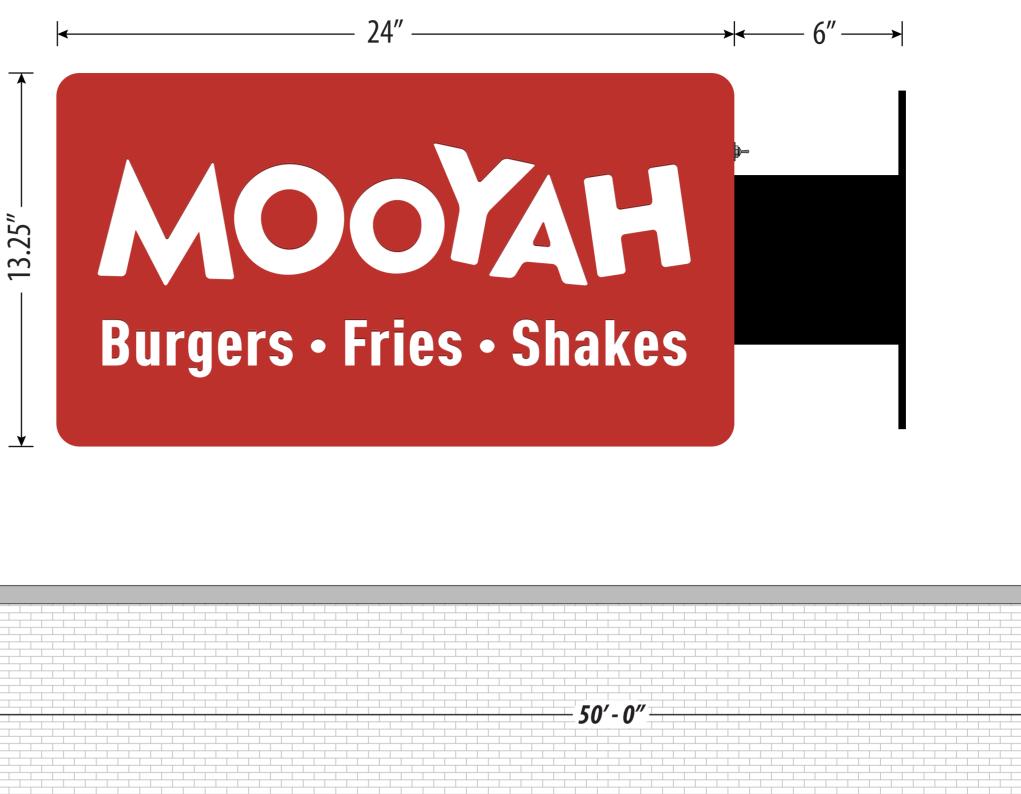
*Production will not begin without authorized signature from client.

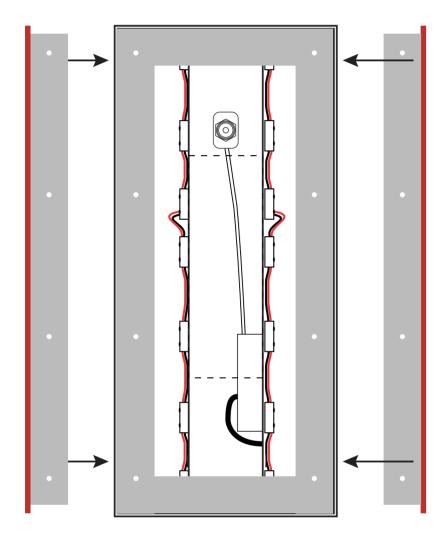
QTY: ONE (1) DOUBLE-SIDED, ILLUMINATED BLADE SIGN 2.21 FT²

BLADE-MOUNTED ALUMINUM CABINET INTERNAL ILLUMINATION

1'-1.25" TALL x 2'-0" WIDE x 6" DEEP.

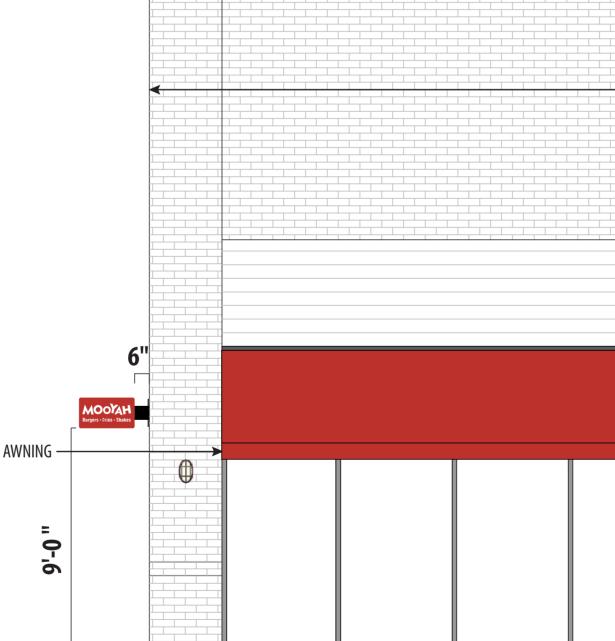
- 1" ALUMINUM ANGLE FRAME
- •.080" ALUMINUM FACES w/ ANGLE FRAME INSET IN CABINET (REMOVEABLE)
- ROUTED FACES BACKED BY #7328 WHITE ACRYLIC
- PRINCIPAL QUIKMOD2 WHITE LEDs w/ PRINCIPAL 120V/60W POWER SUPPLY.
- BLADE-MOUNTED 6" OFF WALL ON 2"x6" RECT. TUBE ARM & 1/4" THICK MOUNT PLATE
- CABINET FACE / RETURNS PAINTED TO MATCH PMS 7620 C.
- BRACKET PAINTED SATIN BLACK





SIMULATED ILLUMINATION

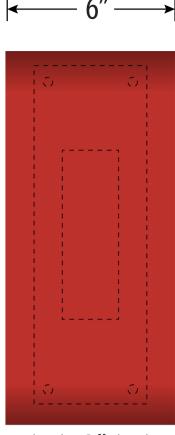


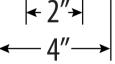




Revision/Date Changes: Signs will be manufactured with 120 Volts A/C. All Primary electrical service to the sign is the responsibility of the buyer. This sign is intended to be installed in accordance with the requirements of Article 600 of the NEC and/or other applicable local codes. All bonding & grounding must be done by a qualified, licensed electrician and in accordance with UL Article 600 of the National Electrical Code (NEC). This is an original un-published drawing created by Texas Custom Signs, unless otherwise indicated. It is submitted for your personal use in regards to the project being considered. You are not to show these drawings to anyone outside your organization, nor can you use, reproduce, copy, or otherwise exhibit them in any fashion not directly related to the project being planned and produced by TCS.

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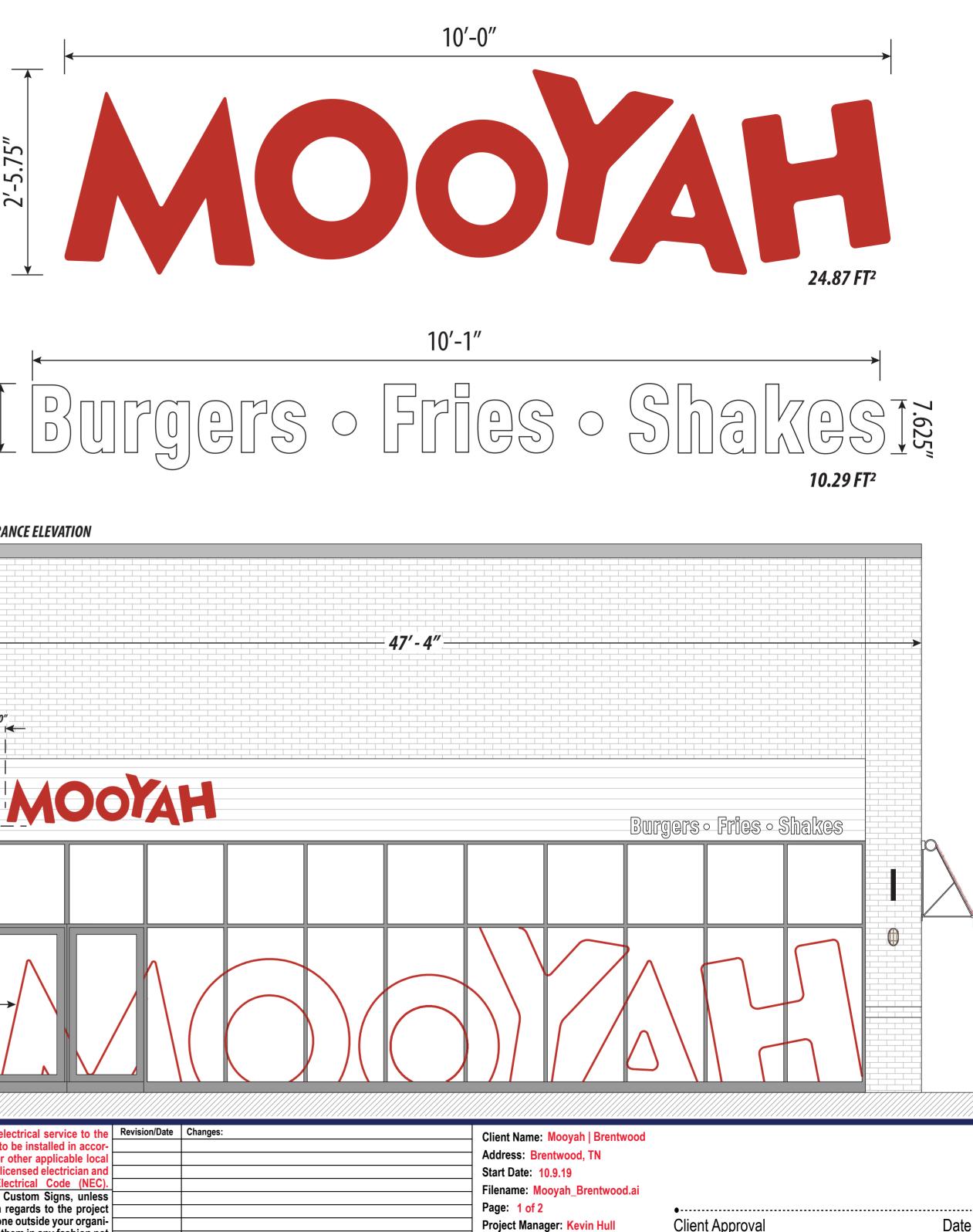


- <i>50' - 0"</i>		
- 50' - 0"		
$ \cdots $		

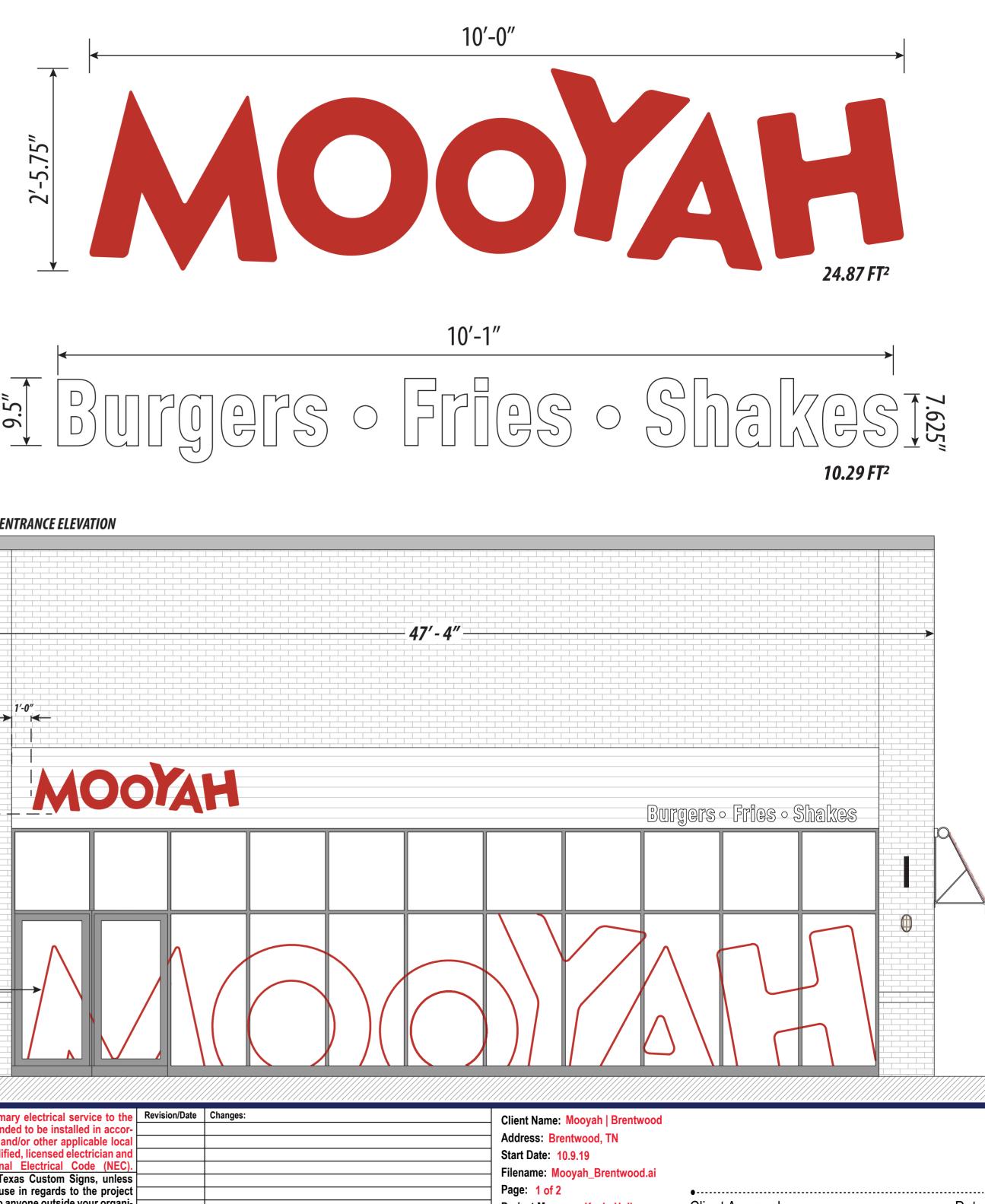
Client Name: Mooyah | Brentwood Address: Brentwood, TN Start Date: 10.9.19 Filename: Mooyah_Brentwood.ai Page: 2 of 2 Project Manager: Kevin Hull kevin@texascustomsigns.com

•-----Client Approval *Production will not begin without authorized signature from client.

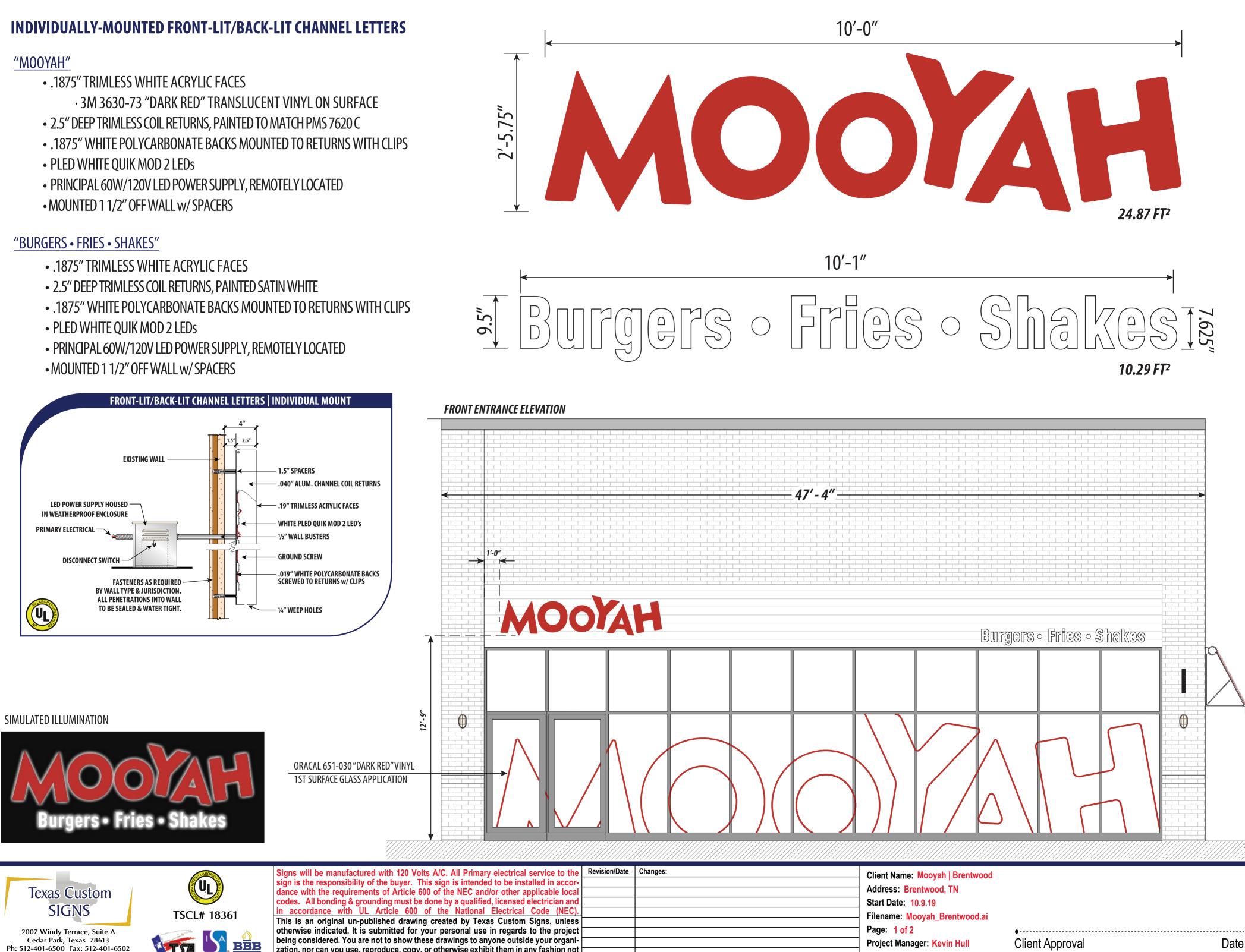
Date



kevin@texascustomsigns.com









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Date

BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER BPC1912-008

PROJECT DESCRIPTION

Revised Final Plat – Princeton Hills Subdivision, Lot 82 – 832 Princeton Hills Drive

Mr. Dino Elefante requests approval of a revised final plat that reduces the rear setback from 75 feet to 60 feet. The purpose of this reduction is to accommodate the future construction of a swimming pool and spa. Associated with the pool/spa are a pool house and a changing room.

The home is currently under construction. Permits were issued for the home in June 2019.

Approval from the Board of Zoning Appeals will be required before construction can begin on the pool house and changing room.

ZONING OF PROPERTY Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Dino Elefante, 902 Dorset Drive, Brentwood, TN 37027

Attachments

Final Staff Report Vicinity Map Proposed Final Plat Proposed Site Plan

CITY OF BRENTWOOD MUNICIPAL PLANNING COMMISSION

PLANNING DEPARTMENT STAFF REPORT MONDAY, JANUARY 6, 2020 -- 7:00 P.M.

FINAL

CONSENT_AGENDA -- ITEM 5:

REQUEST:	REVISED FINAL PLAT – PRINCETON HILLS SUBDIVISION, SECTION THREE, LOT 82 – 832 PRINCETON HILLS DRIVE
PROJECT NUMBER:	BPC1912-008
CURRENT ZONING:	OSRD OPEN SPACE RESIDENTIAL DEVELOPMENT

GENERAL INFORMATION:

Mr. Dino Elefante requests approval of a revised final plat that reduces the rear setback from 75 feet to 60 feet. The purpose of this reduction is to accommodate the future construction of a swimming pool and spa. Associated with the pool/spa are a pool house and a changing room.

The home is currently under construction. Permits were issued for the home in June 2019.

Approval from the Board of Zoning Appeals will be required before construction can begin on the pool house and changing room.

PROJECT LOCATION:

The subject property is located at 831 Princeton Hills Drive.

APPROVAL HISTORY:

There has been no recent action by the Planning Commission related to the subject property

CONDITIONS OF APPROVAL:

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

- 1. Label the house as being under construction on the plat.
- 2. Approval by the BZA of the proposed accessory structures must be acquired before any permits will be issued for the pool area improvements.

3. 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.

STANDARD REQUIREMENTS:

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

1. Add the following note to all pages of 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.

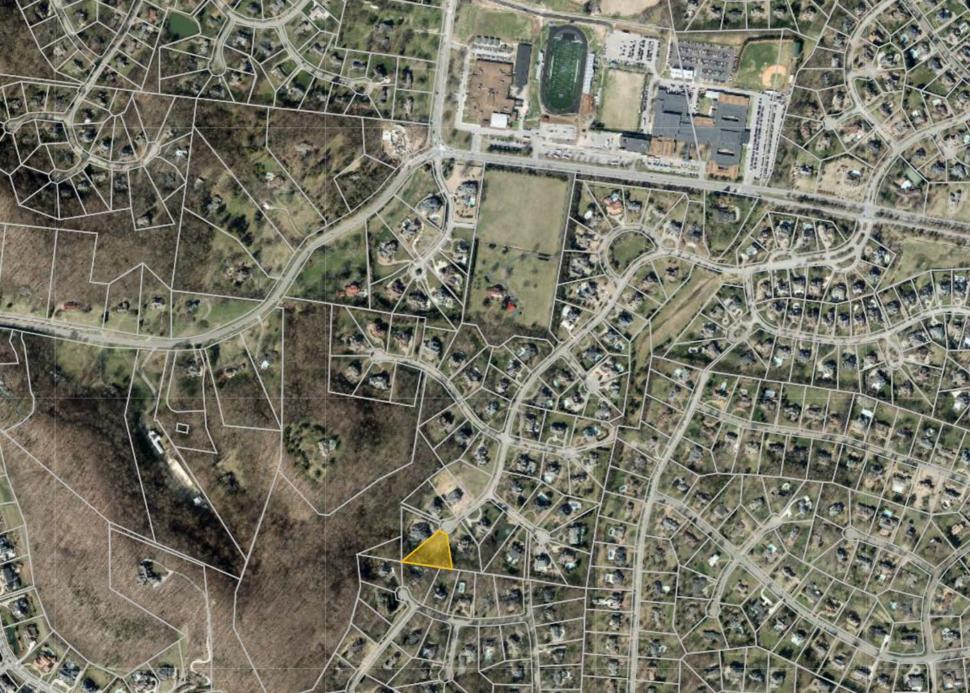
(Planning and Codes Department staff will insert the expiration year for the plat at the time the plat is ready for recording and may also make changes to the wording of the above note as necessary to carry out the intent of Standard Requirements 1, 2 and 3 below.)

- 2. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
- 3. 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, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
- 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 plats 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 *January 6, 2022*. <u>Any</u> changes to Planning Commission approved plans and specifications will require staff review and reapproval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the revised final plat, subject to the requirements of the staff report.



GENERAL NOTES:

- THE PURPOSE OF THIS REVISION PLAT IS TO REVISE THE REAR SETBACK LINE FOR LOT #82 TO 60'. BEARINGS BASED ON PLAT FOR PRINCETON HILLS, SEC. 3, RECORDED IN PLAT BK: 25, PG: 99, R.O.W.C. TN. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FUTHER DOES NOT WARRENT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY
- PRIOR TO ANY CONSTRUCTION. THIS PLAT PREPARED FROM CURRENT PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 5. THIS LOCE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON F.E.M.A. PANEL 47187C0089F BRENTWOOD, WILLIAMSON, COUNTY, TENNESSEE DATED 9-29-2006.

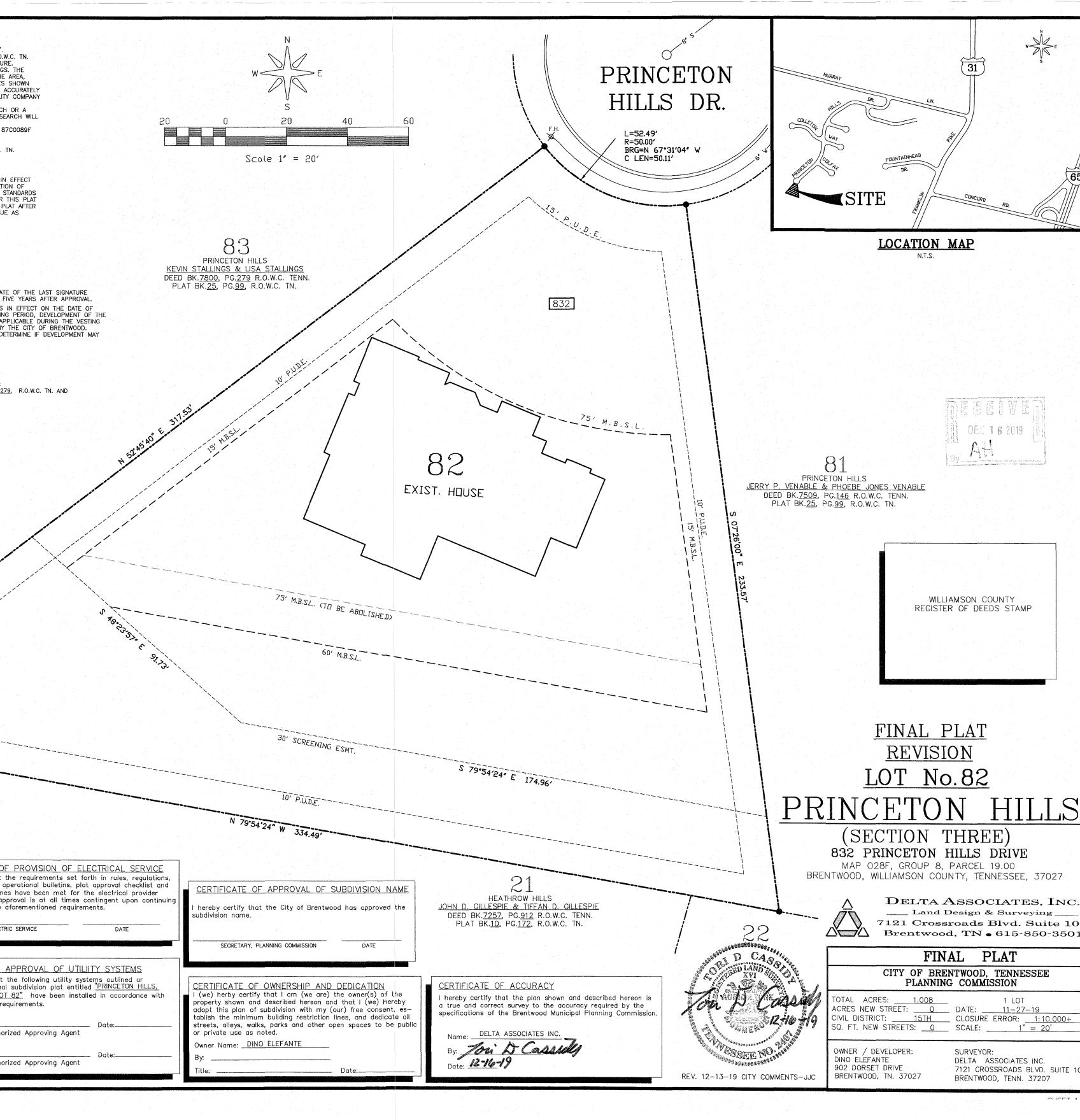
OWNER, DEVELOPER & APPLICANT: DINO ELEFANTE 902 DORSET DRIVE BRENTWOOD, TN. 37027 SURVEYOR: DELTA ASSOCIATES INC. TORI D. CASSIDY RLS 7121 CROSSROADS BLVD. SUITE 102 BRENTWOOD, TN. 37027

10. PROPERTY ZONED: OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT)

PROPERTY TITLE REFERENCE

PROPERTY BEING PARCEL <u>19.00</u>, ON TAX MAP <u>28F</u>, GROUP <u>B</u>, WILLIAMSON COUNTY, TENNESSEE, AND BEING PROPERTY CONVEYED TO <u>DINO ELEFANTE</u> BY DEED RECORDED IN BK. <u>7566</u>, PAGE <u>314</u>, & BK. <u>7800</u>, PAGE <u>279</u>, R.O.W.C. TN. AND ALSO BEING LOT <u>#82</u>, PRINCETON HILLS, SEC. 3, AS RECORDED IN PLAT BK. <u>25</u>, PAGE <u>39</u>, R.O.W.C. TN.

LEGEND	
WATER LINE 6' V FIRE HYDRANT X PUBLIC UTILITY & DRAINAGE ESMT. P.U.D.E.	
STREET ADDRESS	
	and a start of the
<u>CERTIFICATE OF APPROVAL FOR RECORDING</u> I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Brentwood, Tennessee, with the execption of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission. and that it has been approved for recording in the office of the city recorder.	
Secretary, Planning Commission	<u>CERTIFICATE</u> OF I hereby certify that
<u>CERTIFICATE OF APPROVAL OF STREETS</u> I hereby certify that all street designated on the Final Subdivision Plat entitled <u>"PRINCETON HILLS, SEC. 3, REVISION LOT 82"</u> has been constructed in accordance with current applicable requirements.	by-laws, policy and o tree planting guideline named below. Any ap compliance with the o MIDDLE TENNESSEE ELECTR
CITY OF BRENTWOOD DATE DIRECTOR OF ENGINEERING	<u>CERTIFICATE OF</u> I hereby certify that
<u>CERTIFICATE OF APPROVAL OF STREET NAMES</u> I hereby certify that the Williamson County Department of Emergency Communications has approved the street names.	indicated on the final SEC. 3, REVISION LOT current, applicable re
WILLIAMSON COUNTY DEPT. OF DATE EMERGENCY COMMUNICATIONS	Water System: Author (CITY OF BRENTWOOD) Sewer System: (CITY OF BRENTWOOD) Author



GENERAL NOTES

- 1. BUILDER: PACIFIC COAST PROPERTIES (615) 300-3403
- 2. LOT NO. 82 AS SHOWN WAS TAKEN FROM THE FINAL PLAT FOR PRINCETON HILLS, SECTION THREE, AS OF RECORD IN PLAT BOOK 25, PAGE 99, R.O.W.C., TN.
- 3. EXISTING TOPO SHOWN HEREON IS DERIVED FROM FIELD RUN RANDOM SHOTS. 4. HOUSE FOOTPRINT TAKEN FROM FOUNDATION PLAN PROVIDED BY BUILDER.
- 5. LOT 82 HAS A SLOPE GREATER THEN 15% PER PLAT, AND MUST HAVE A GEOTECHNICAL ENGINEER EVALUATION AND CITY ENGINEER APPROVAL.
- 6. NO TITLE REPORT FURNISHED THIS SURVEYOR, THEREFORE, THIS PLAN IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. 7. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON F.E.M.A.
- 47187C0089F, BRENTWOOD, WILLIAMSON COUNTY, TENNESSE, DATED 9/29/2006.
- 8. A DECK WILL NOT BE ALLOWED OUTSIDE THE LIMITS OF THE BUILDING SETBACK. 9. ALL RETAINING WALLS WILL BE INSPECTED BY THE CITY OF BRENTWOOD PRIOR TO POURING AND AGAIN PRIOR TO BACKFILLING, CONTACT BRENTWOOD ENGINEERING DEPARTMENT (615) 371-0080. ALL INSPECTIONS WILL BE SCHEDULED. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN IF INSPECTIONS ARE NOT CONDUCTED. ALL INSPECTIONS BY DESIGN ENGINEER WILL CONTINUE AND ANY DEFICIENCIES FOUND BY CITY INSPECTOR WILL BE REFERRED TO DESIGN ENGINEER. 10. ALL UTILITIES SHOWN HEREON ARE TAKEN FROM VISIBLE EVIDENCE AT SITE AND FINAL PLAT.
- LOCATIONS SHOWN ARE APPROXIMATE. 11. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE, DO NOT CALL FOR FINAL INSPECTION UNTIL ALL GRADING AND DRAINAGE IS 100% COMPLETE AS PER APPROVED SITE
- 12. ALL DRIVEWAYS WITH 15% OR GREATER SLOPES MUST BE PROFILED BY R.L.S. AND REVIEWED BY THE CITY ENGINEER PRIOR TO POURING. 13. EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES. GIVEN IN THE CURRENT EDITION OF THE "SEDIMENT
- AND EROSION CONTROL HANDBOOK" 14. BUILDER TO CALL (615) 371-0080 BRENTWOOD ENGINEERING DEPARTMENT FOR EROSION CONTROL
- INSPECTION. 15. SETBACKS SHOWN TAKEN FROM FINAL PLAT. BUILDER TO VERIFY WITH CITY CODES DEPARTMENT
- PRIOR TO ANY DESIGN OR CONSTRUCTION. 16. OWNER: KEVIN STALLINGS & LISA STALLINGS, AS RECORDED IN DEED BOOK 4433, PAGE: 897,
- R.O.W.C. TENN. 17. SITE ZONED: OSRD OPEN SPACE RESIDENTIAL
- PRESERVING EXISTING VEGETATION NOTES
- 1. WHENEVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION. 2. TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PIPES, OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.

REVEGETATION NOTES

- DISTURBED SOILS SHALL BE STABILIZED AS QUICK AS PRACTICABLE WITH TEMPORARY VEGETATION AND/OR MULCHING TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT. TEMPORARY MULCH IS TO BE APPLIED AT THE RATE OF 2-3 BALES OF STRAW PER 1,000 SQ. FT.
- * NOT REQUIRED, BUT HIGHLY RECOMMENDED * INSTALL AS SOON AS GUTTERS AND DOWN SPOUTS ARE COMPLETED
- * ROUTE WATER TO A GRASSED AREA * MAINTAIN UNTIL A LAWN IS ESTABLISHED

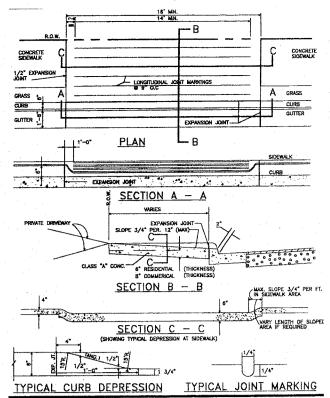
DURING EXISTING TREES OUTSIDE LIMITS OF GRADING TO REMAIN

ALL DISTURBED AREA TO BE SEEDED AND STRAWED OR SOD APPLIED.

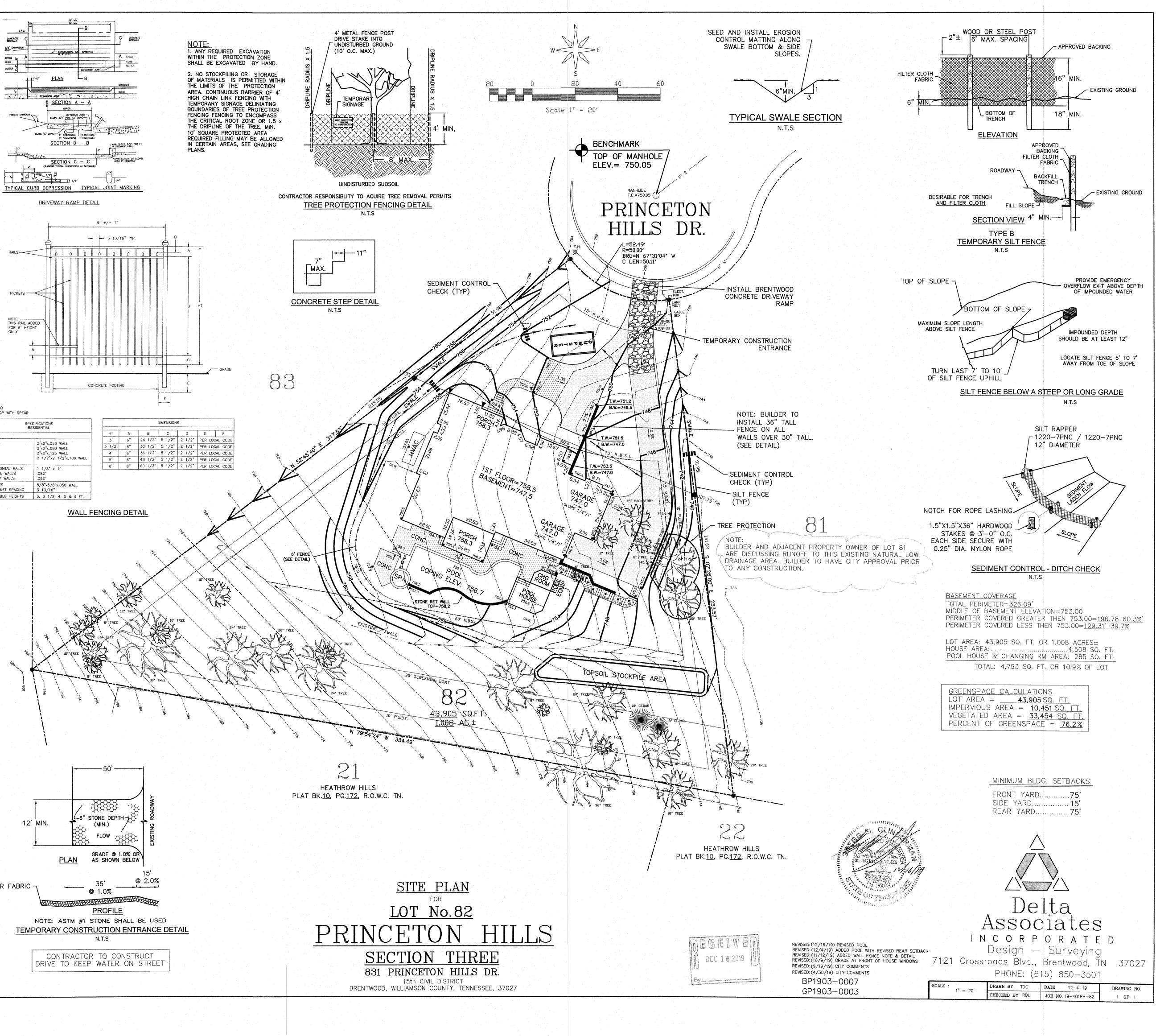
- POST CONSTRUCTION AND SLOPE STABILIZATION NOTES 3:1 SLOPES SHOWN HEREON TO BE SODDED FOR STABILIZATION 2:1 SLOPES SHOWN HEREON TO BE STABILIZED WITH NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKET OR APPROVED SUBSTITUTE STAPLE PATTERN "D".
- NOTICE EXTRA MEASURES MAY BE NEEDED IF YOUR SITE:
- -IS WITHIN 300 FEET OF A STREAM OR WETLAND -IS WITHIN 1,000 FEET OF A LAKE
- -IS STEEP (SLOPE OF 12% OR MORE) -RECEIVES RUN OFF FROM 10,000 SQ. FT. OR MORE OF ADJACENT LAND. -HAS MORE THAN AN ACRE OF DISTURBED GROUND.
- STANDARD EROSION AND SEDIMENT CONTROL NOTES
- THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW ANY STATE, COUNTY OR CITY STORM WATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1. ALL FROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE
- STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
- DUE TO UNANTICIPATED FIELD CONDITIONS, THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OR AT THE DIRECTION OF A REPRESENTATIVE OF THE APPROPRIATE GOVERNING DEPARTMENT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES, AS WELL AS, ANY CORRECTIVE CHANGES TO EROSION AND SEDIMENT CONTROL MEASURES OR EROSION AND SEDIMENT CONTROL PLAN. . IN AREAS WHERE SOIL IS EXPOSED. PROMPT REPLANTING WITH NATIVE I COMPATIBLE DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE
- WINTER SEASON. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING, LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE
- GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY
- 10. CONTRACTOR SHALL PLACE EROSION CONTROL MEASURES AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
- A. CONCRETE WASTI PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DU P ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER INLETS. INSPECT DAILY TO CONTROL RUNOFF AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
- B. PAINT AND PAINTING SUPPLIES: PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL
- C. HAZARDOUS WASTE MANAGEMENT: PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYST M THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDO S WASTE PRODUCTSCOMMONLY FOUND ON-SITE ARE, BUT NOT LIMITED TO PAINTS & SOLVENTS, PETROLE M PRODUCTS, FERTILIZERS, HERBICIDS & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPALT PRODUCTS AND CONCREE CURING PRODUCTS. SPECIAL CARE MUST.
- STABILIZATION MEASURES MUST BE INITIATED WITHIN SEVEN (7) DAYS ON PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING OR OTHER EARTHWORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION (USING NATIVE HERBACEOUS AND WOODY PLANTS WHERE PRACTICABLE) OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION AND OTHER APPROPRIATE MEASURES.
- . STRUCTURAL PRACTICES TO DIVERT OR STORE FLOWS FROM AREAS OF LAND DISTURBANCE OF OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE MUST BE IMPLEMENTED, SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, AND GABIONS.
- 4. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTIONS, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE CONTROL MEASURES (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNATED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION). BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN (7) DAYS AFTER THE NEED IS IDENTIFIED.

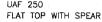
CITY OF BRENTWOOD PUBLIC WORKS DEPARTMENT 1. THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM APPROVED SITE PLAN. THE CHANGES MUST BE SUBMITTED ON REVISED SITE PLAN, VERBAL APPROVAL WILL NOT BE GIVEN.

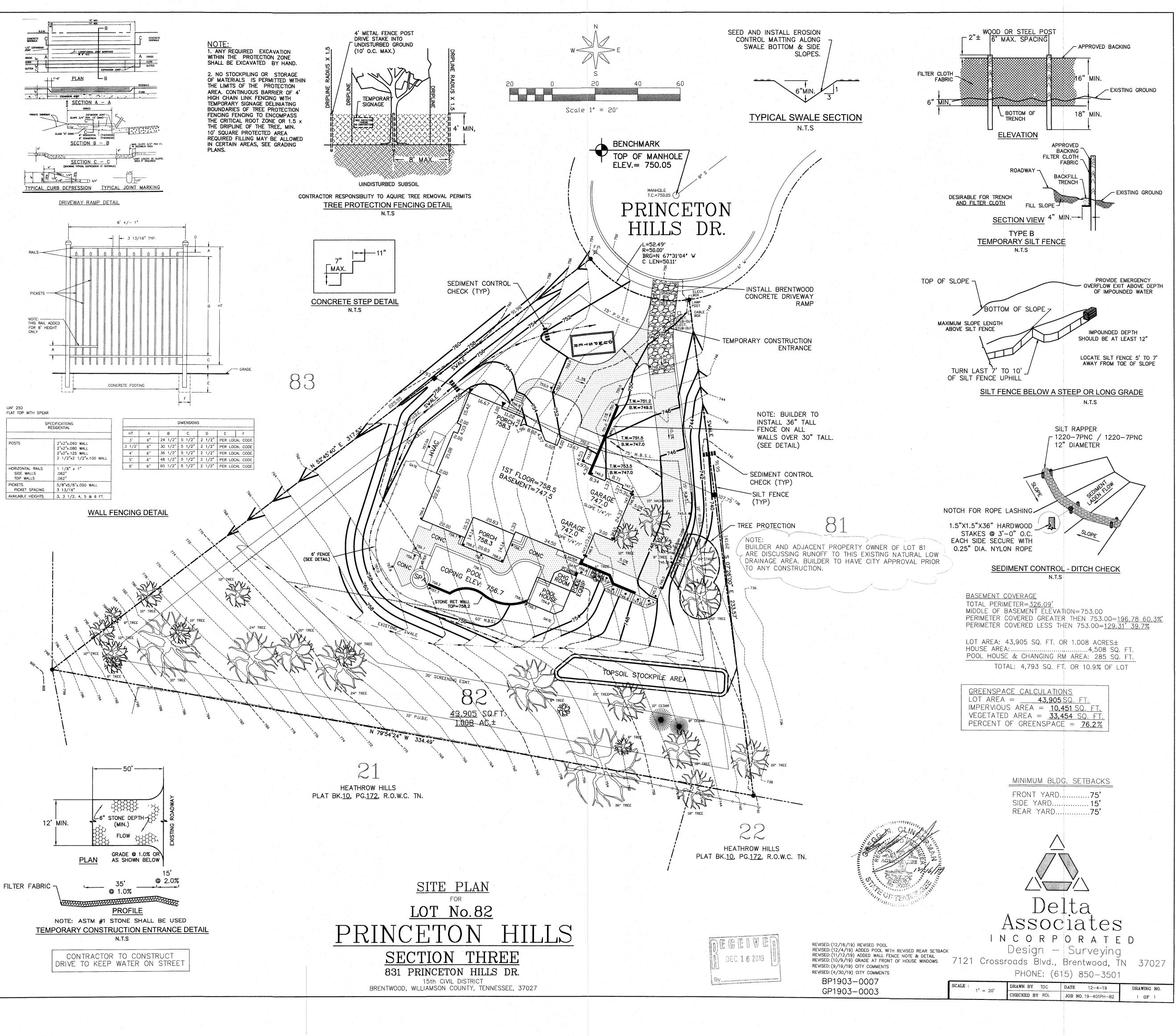
- 2. ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN MUST BE 100% COMPLETE FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN UNTIL 100% COMPLETION IS
- ACHIEVED. HAVE READ AND REVIEWED SITE PLAN.
- DATE:_____ (SITE PLAN WILL NOT BE APPROVED WITHOUT SIGNATURE AND DATE.)



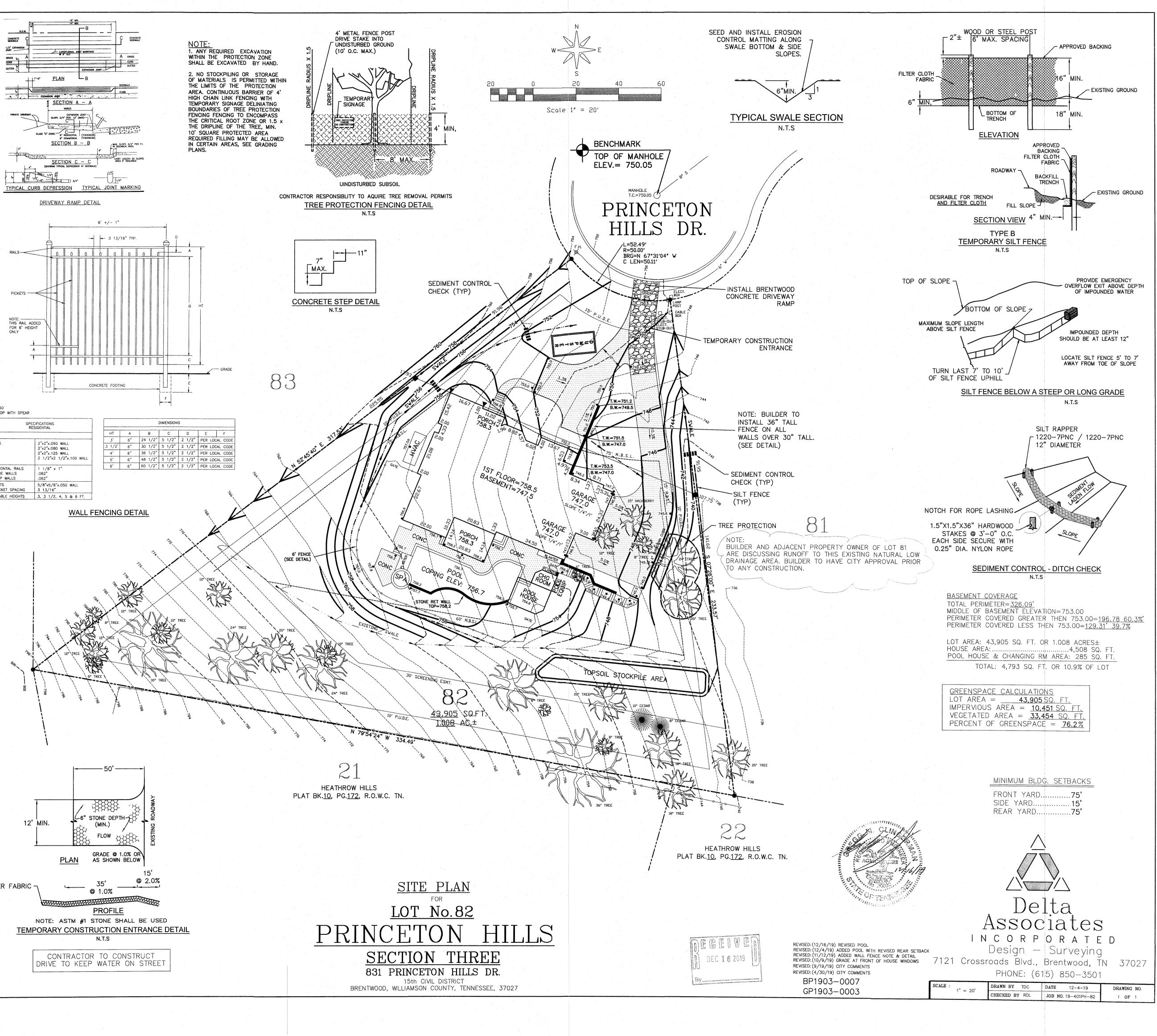


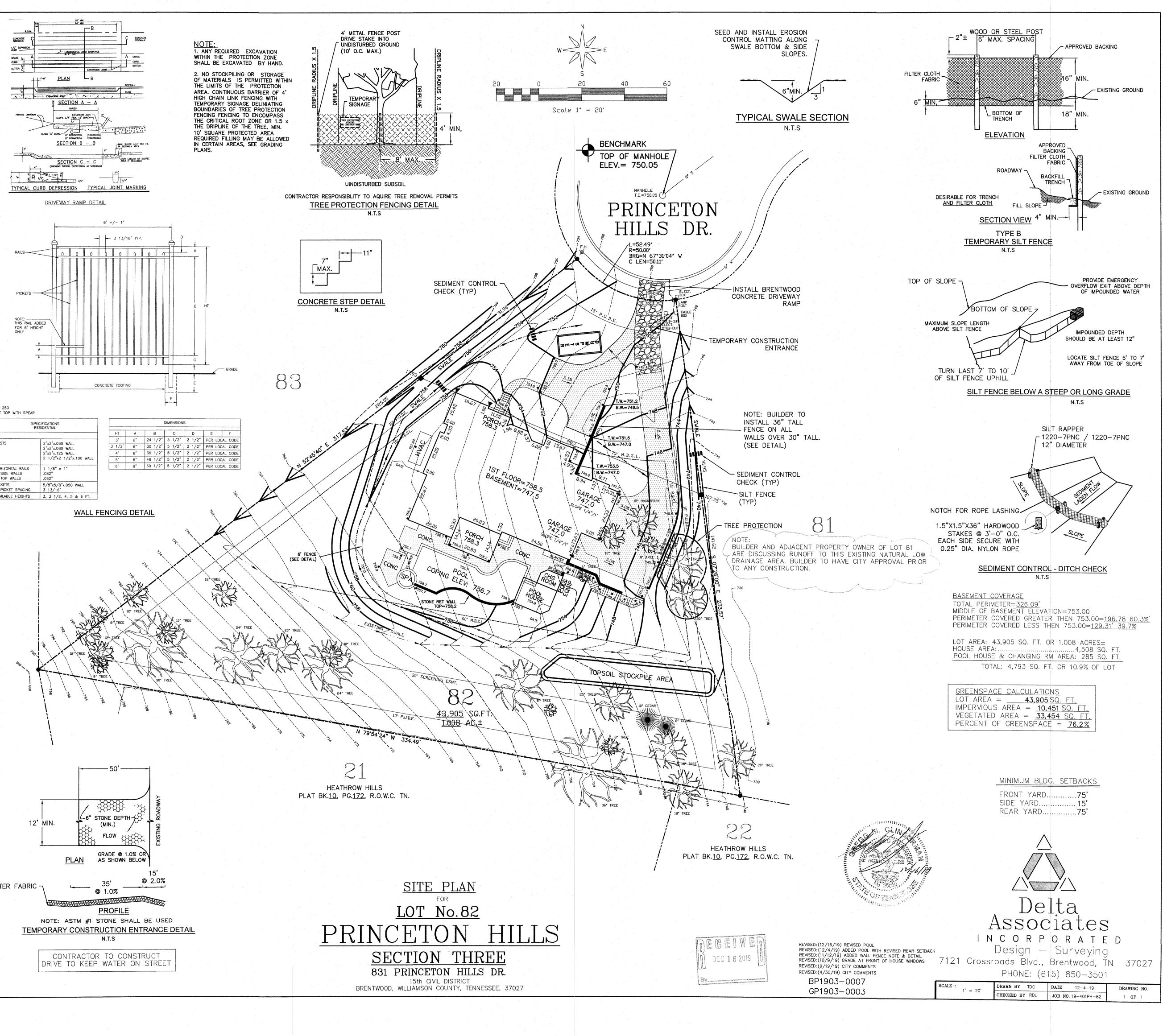












(PERMIT HOLDER)

BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER BPC1911-004

PROJECT DESCRIPTION Revised Preliminary Plan – Brentwood Country Club

Ragan Smith Associates requests approval of a revised preliminary plan that proposes the abandonment of approximately 3,920 sq. ft. or 0.09 acres of the golfer's easement located behind the existing house at 5120 Hershel Spears Circle. The proposal also adjusts the rear building setback line to correspond with the adjustment in the Golfer's Easement. The existing house also encroaches into the golfers easement. This encroachment was permitted by the Club and the Association in 1988.

The proposed change is to accommodate a house addition.

The excess open space for the project increased by 0.07 acres. The reason for the increase is related to the decrease in the area of the Golfers Easement, 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.

Last month a preliminary plan was approved by the Planning Commission for the project. However, it was represented that the area of the affected open space was 0.07 acres. As part of the review of the agenda item for City Commission review, it was discovered that a plat for Lot 96 was approved in August 2001 that reduced the area of the open space by an additional 0.02 acres. A corresponding revised preliminary plan reflecting the 2001 changes was not approved. The difference in the open space shown on the August 2001 plat was not included as part of the calculations approved in December 2019.

The proposed plan provides the correct area of the open space and includes the changes from 2001.

ZONING OF PROPERTY

Zoning -- OSRD

APPLICANT NAME/ADDRESS

Mr. Chris Mabery, Ragan Smith and Associates, 100 East Vine Street, Suite 402, Murfreesboro, TN 37130

Attachments

Final Staff Report Vicinity Map Proposed Revised Preliminary Plan

CITY OF BRENTWOOD MUNICIPAL PLANNING COMMISSION PLANNING DEPARTMENT STAFF REPORT

MONDAY, DECEMBER 2, 2019 -- 7:00 P.M.

FINAL

CONSENT_AGENDA -- ITEM 7:

REQUEST:	REVISED FINAL PLAT – BRENTWOOD COUNTRY CLUB SUBDIVISION, LOT 96, 5120 HERSCHEL SPEARS CIRCLE
PROJECT NUMBER:	BPC1911-001
CURRENT ZONING:	OSRD OPEN SPACE RESIDENTIAL DEVELOPMENT

GENERAL INFORMATION:

Ragan Smith Associates requests approval of a revised preliminary plan that proposes the abandonment of approximately 3,920 sq. ft. or 0.09 acres of the golfer's easement located behind the existing house at 5120 Hershel Spears Circle. The proposal also adjusts the rear building setback line to correspond with the adjustment in the Golfer's Easement. The existing house also encroaches into the golfers easement. This encroachment was permitted by the Club and the Association in 1988.

The proposed change is to accommodate a house addition.

PROJECT LOCATION:

The subject property is located at 5120 Herschel Spears Circle.

APPROVAL HISTORY:

There has been no recent action by the Planning Commission related to the subject property.

CONDITIONS OF APPROVAL:

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

- 1. Approval of the proposed revisions to the preliminary plan for the project are contingent upon approval of the corresponding revisions to the 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.

STANDARD REQUIREMENTS:

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

1. Add the following note to <u>all pages</u> of 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.)

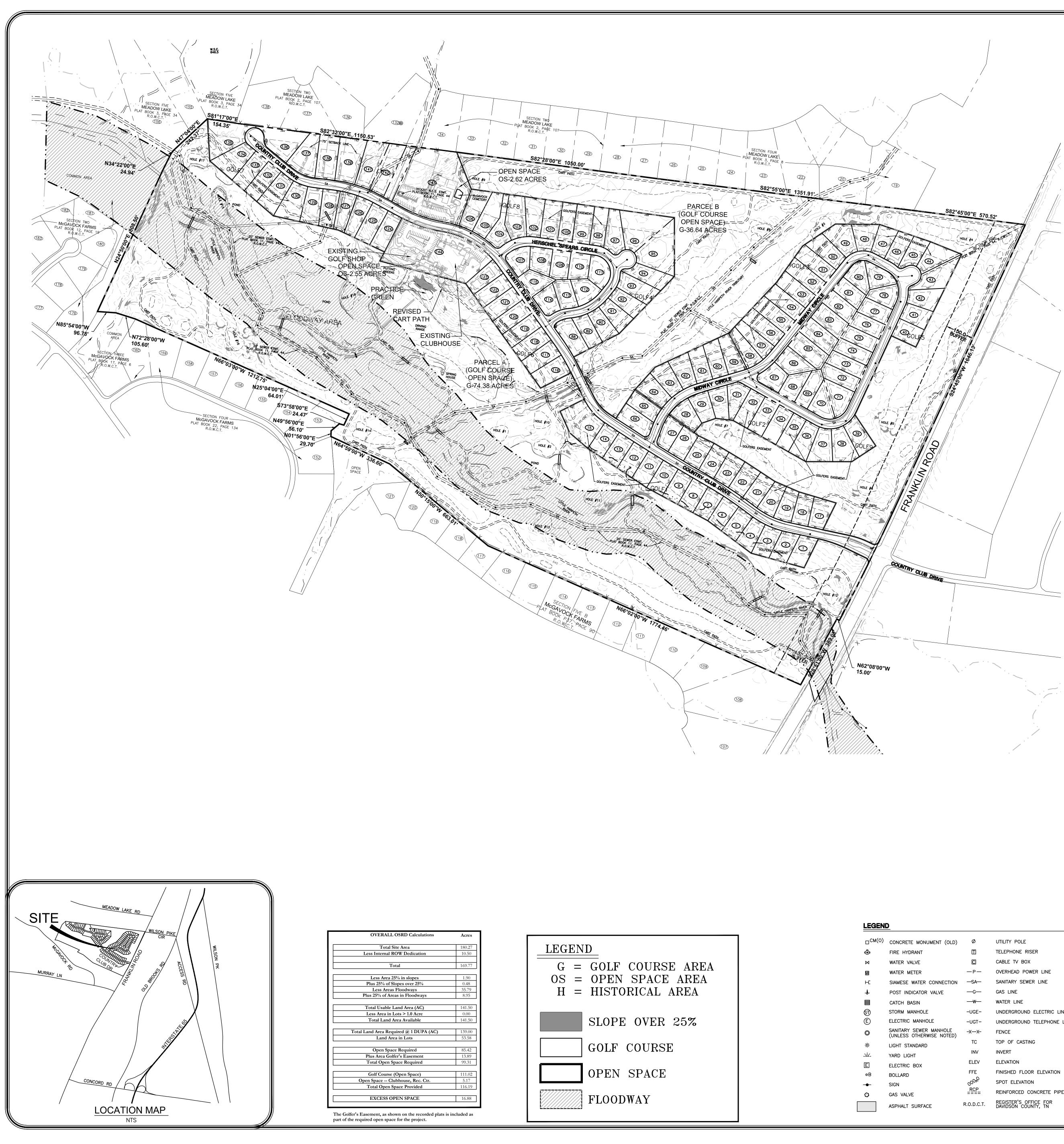
- 2. The property owner/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
- 3. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of 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, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
- 4. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
- 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. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.

- 7. Any changes to plats 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 *January 6, 2022*. <u>Any</u> changes to Planning Commission approved plans and specifications will require staff review and reapproval by the Planning Commission.

RECOMMENDATION:

Planning staff requests that the Planning Commission approve the revised final plat, subject to the requirements of the staff report.





GENERAL NOTES AND SITE DATA (STANDARD OSRD) 1. SUBJECT PROPERTY CONSISTS OF:

PARCEL REFERENCES FOR RESIDENTIAL	PARCEL REFERENCES FOR GOLF C OPEN SPACES AND AMENITY LOTS	
LOTS 1–15, 17–86, 88–139 <u>MAP GROUP PARCELS</u> 11P D 1.00, 2.00–87.00 12L C 2.00–20.00, 21.01–57.00	GOLF COURSE-OPEN SPACE AREA <u>MAP GROUP PARCELS</u> 11P D 1.01	AMENITY LOTS 143 MAP GROUP F 12L C 1.0

- 2. PROPERTY OWNERS: BRENTWOOD COUNTRY CLUB. EXISTING ZONING: OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT). GROSS SITE AREA: 180.17 ACRES.
- BOUNDARY INFORMATION TAKEN FROM PLATS OF RECORD. TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF BRENTWOOD
- MAPPING. NUMBER OF PROPOSED LOTS: 146.
- PROPOSED DENSITY: 139/180.27 = 0.77 DU./ACRE.
- MAXIMUM BUILDING COVERAGE OF PROPOSED LOTS: 25%. 10. EACH PROPOSED LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES. 12. MINIMUM BUILDING SETBACKS:
 - FRONT 30' SIDE 15' SIDE ABUTTING A STREET: 30' REAR – 20'
 - ABUTTING PROJECT PERIMETER 35'
- ABUTTING MEADOW LAKE SUBDIVISION 75' 13. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL
- BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
- 14. LOTS DESIGNATED AS TRANSITIONAL SHALL REQUIRE DETAILED SITE AND GRADING PLANS REVIEW BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING
- PFRMIT 15. GOLF GREENS AND GOLF CART PATH LOCATIONS ARE APPROXIMATE AND SUBJECT TO REVISION. 16. THIS SITE PLAN IS SUBJECT TO A THREE YEAR VESTING PERIOD, DURING WHICH THE
- 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
- PLAN AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

11/04/19 – THE PURPOSE OF THIS REVISION IS TO REVISE THE GOLFERS EASEMENT AND REAR SETBACK LINE ON LOT 96.

LOT AREA TABLE

LOT	SQ. FT. +/-	ACRES +/-
1	15405	0.35
2	14889	0.34
3	14943	0.34
4	14036	0.32
5	14101	0.32
6	14114	0.32
7	14010	0.32
8	14183	0.33
9	14558	0.33
10	14952	0.34
11	15003	0.34
12	14758	0.34
13	14608	0.34
14	14474	0.33
15	31083	0.71
17	15416	0.35
18	14014	0.32
19	14246	0.33
20	14181	0.33
21	14656	0.34
22	15068	0.35
23	14874	0.34
24	14363	0.33
25	14141	0.32
26	14583	0.33
27	14358	0.33
28	15095	0.35
29	14110	0.32
30	14151	0.32
31	14608	0.34
32	16149	0.37
33	16150	0.37
34	16148	0.37
35	14247	0.33
36	17141	0.39
37	17648	0.41
38	18648	0.43
39	16890	0.39
40	14141	0.32
41	14006	0.32
42	15867	0.36
43	20965	0.48
44	18237	0.42
45	14066	0.32
46	14198	0.33
47	14036	0.32
48	15105	0.35

LOT	SQ. FT. +/-	
49	19106	0.44
50	17930	0.41
51	17980	0.41
52	17633	0.40
53	17245	0.40
54	17446	0.40
55	18014	0.41
56	18583	0.43
57	15626	0.36
58	15505	0.36
59	16493	0.38
60	16231	0.37
61	15147	0.35
62	16079	0.37
63	15897	0.36
64	16288	0.30
65	14297	0.37
66	16917	
		0.39
67	14332	0.33
68	14055	0.32
69	14960	0.34
70	15072	0.35
71	16948	0.39
72	15069	0.35
73	14998	0.34
74	14310	0.33
75	14009	0.32
76	14007	0.32
77	14001	0.32
78	13996	0.32
79	14115	0.32
80	13963	0.32
81	13873	0.32
82	14501	0.33
83	17801	0.41
84	18574	0.43
85	19605	0.45
86	16858	0.39
88	18502	0.42
89	14033	0.32
90	13999	0.32
91	14992	0.34
92	14888	0.34
93	18814	0.43
94	17807	0.45
95	36335	0.41
<u> </u>	34449	0.85
50	54445	0.75

LOT	SQ. FT. +/-	
97	18851	0.43
98	15070	0.35
99	18400	0.42
100	15000	0.34
101	18432	0.42
102	17833	0.41
103	21298	0.49
104	16020	0.37
105	19547	0.45
106	19441	0.45
107	14161	0.33
108	14818	0.34
109	14277	0.33
110	14101	0.32
111	15059	0.35
112	14337	0.33
112	14337	0.33
	14165	
114		0.33
115	14126	0.32
116	17789	0.41
117	16733	0.38
118	16150	0.37
119	16150	0.37
120	16150	0.37
121	16150	0.37
122	16150	0.37
123	15205	0.35
124	16442	0.38
125	18098	0.42
126	15398	0.35
127	15091	0.35
128	16577	0.38
129	17106	0.39
130	21155	0.49
131	19604	0.45
132	16949	0.39
133	16749	0.38
134	21744	0.50
135	30760	0.71
136	26643	0.61
137	24021	0.55
138	23786	0.55
139	28575	0.66
141	24162	0.55
142	23315	0.53

OF LOTS 139 2333964 53.58

OPEN SPACE TABLE

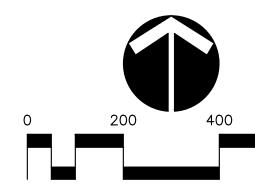
OS LOT	SQ. FT. +/-	ACRES +/-
143	114137	2.62
144	110935	2.55
Α	3239920	74.38
В	1596172	36.64
	5061164	116.19

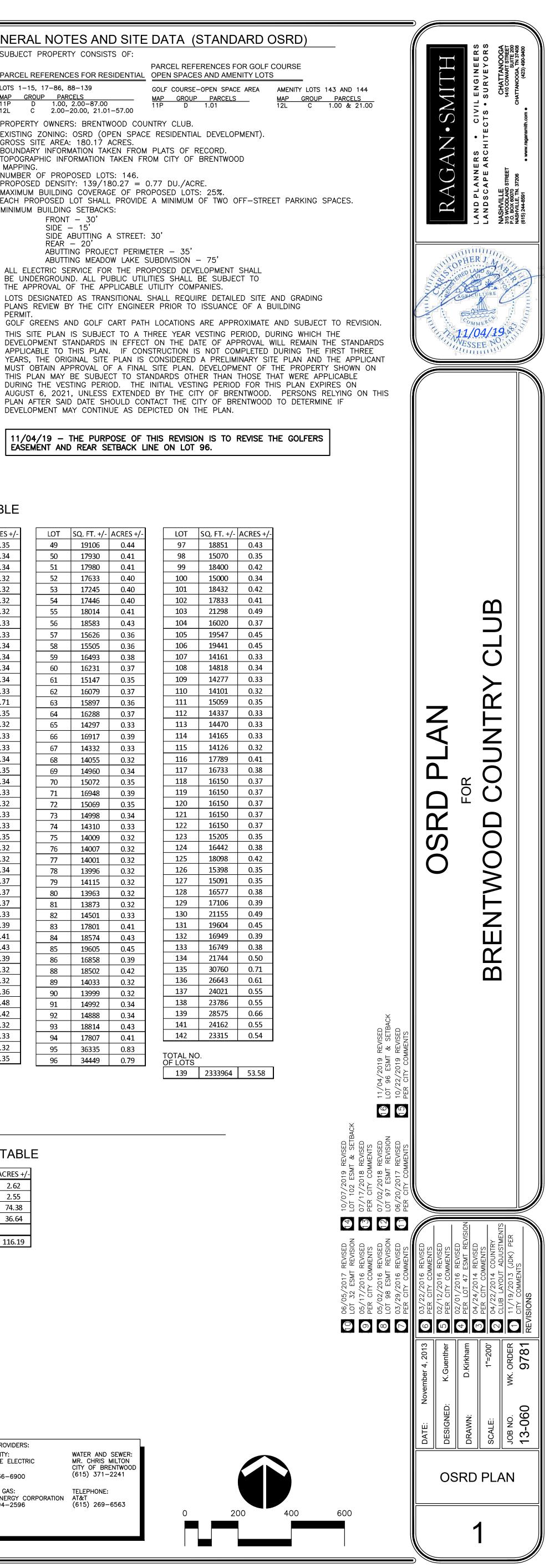
E MONUMENT (OLD)	Ø	UTILITY POI
RANT		TELEPHONE
LVE	C	CABLE TV
ETER	-P-	OVERHEAD
WATER CONNECTION	—SA—	SANITARY S
ICATOR VALVE	—G—	GAS LINE
SIN	—w—	WATER LINE
ANHOLE	-UGE-	UNDERGRO
MANHOLE	-UGT-	UNDERGRO
SEWER MANHOLE OTHERWISE NOTED)	-xx-	FENCE
NDARD	TC	TOP OF CA
łT	INV	INVERT
BOX	ELEV	ELEVATION
	FFE	FINISHED F
	0002	SPOT ELEV
E	RCP	REINFORCE
SURFACE	R.O.D.C.T.	REGISTER'S

UTILITY POLE
TELEPHONE RISER
CABLE TV BOX
OVERHEAD POWER LINE
SANITARY SEWER LINE
GAS LINE
WATER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
FENCE
TOP OF CASTING
INVERT
ELEVATION
FINISHED FLOOR ELEVATION
SPOT ELEVATION
REINFORCED CONCRETE PIPE
REGISTER'S OFFICE FOR

UTILITY PROVIDERS: ELECTRICITY: NASHVILLE ELECTRIC SERVICE (615) 736–6900

WATER AND SEWER: MR. CHRIS MILTON CITY OF BRENTWOOD (615) 371–2241 NATURAL GAS:TELEPHONE:ATMOS ENERGY CORPORATIONAT&T(615) 794-2596(615) 269-€ (615) 269-6563





BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER

BPC1911-001

PROJECT DESCRIPTION

Revised Final Plat – Brentwood Country Club, Lot 96, 5120 Herschel Spears Circle

Ragan Smith Associates requests approval of a revised final plat that abandons approximately 3,920 sq. ft. (0.09 ac.) of the golfers easement located to the rear of 5120 Hershel Spears Circle. The proposal also adjusts the rear building setback line to correspond with the adjustment in the Golfer's Easement.

ZONING OF PROPERTY Zoning OSRD

APPLICANT NAME/ADDRESS

Mr. Chris Mabery, Ragan Smith and Associates, 100 East Vine Street, Suite 402, *Murfreesboro, TN* 37130

Attachments

Draft Staff Report Vicinity Map Proposed Final Plat

CITY OF BRENTWOOD MUNICIPAL PLANNING COMMISSION

PLANNING DEPARTMENT STAFF REPORT MONDAY, DECEMBER 2, 2019 -- 7:00 P.M.

FINAL

CONSENT_AGENDA -- ITEM 7:

REQUEST:	REVISED FINAL PLAT – BRENTWOOD COUNTRY CLUB SUBDIVISION, LOT 96, 5120 HERSCHEL SPEARS CIRCLE
PROJECT NUMBER:	BPC1911-001
CURRENT ZONING:	OSRD OPEN SPACE RESIDENTIAL DEVELOPMENT

GENERAL INFORMATION:

Ragan Smith Associates requests approval of a revised final plat that abandons approximately 3,920 sq. ft. (0.09 ac.) of the golfers easement located to the rear of 5120 Hershel Spears Circle. The proposal also adjusts the rear building setback line to correspond with the adjustment in the Golfer's Easement.

PROJECT LOCATION:

The subject property is located at 5120 Herschel Spears Circle.

APPROVAL HISTORY:

There has been no recent action by the Planning Commission related to the subject property.

CONDITIONS OF APPROVAL:

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

- 1. Approval of the proposed revisions to the preliminary plan for the project are contingent upon approval of the corresponding revisions to the 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.

STANDARD REQUIREMENTS:

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

1. Add the following note to <u>all pages</u> of 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.)

- 2. 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.
- 3. 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, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
- 4. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
- 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. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.

- 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 **December 2, 2019**. <u>Any</u> changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

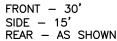
RECOMMENDATION:

Planning staff requests that the Planning Commission approve the revised final plat, subject to the requirements of the staff report.



GENERAL NOTES

- THE PURPOSE OF RECORDING THIS PLAT IS TO REVISE THE GOLFERS EASEMENT AND REAR SETBACK LINE ON LOT 96.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE 2. SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: SPECTRA PRECISION SP80. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05'
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND 3. UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT". THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY 4. LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0093G, WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 0093, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- EXISTING ZONING: OSRD (OPEN SPACE RESIDENTIAL DEVELOPMENT). 5.
- EACH PROPOSED LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET 6. PARKING SPACES.
 - MINIMUM BUILDING SETBACKS:



7.

- ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY COMPANIES.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE 8. CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS < 1:15,000 AS SHOWN HEREON.
 - sep. DATE:<u>11/19/19</u> BY: CHRISTOPHER MABERY, R.L.S. NO. 2483
- 9. THE OPEN SPACE IS THE SAME PROPERTY CONVEYED TO BRENTWOOD COUNTRY CLUB HOMEOWNER'S ASSOCIATION BY DEED OF RECORD IN BOOK 670, PAGE 193, R.O.W.C.T. AND LEASED TO BRENTWOOD COUNTRY CLUB BY DEED OF RECORD IN BOOK 670, PAGE 214, R.O.W.C.T.
- THE GOLFERS EASEMENTS AND GOLF CART EASEMENTS ARE SUBJECT TO 10. THE TERMS OF THE QUITCLAIM DEED OF RECORD IN BOOK 670, PAGE 193, R.O.W.C.T. AND WERE LEASED TO BRENTWOOD COUNTRY CLUB BY DEED OF RECORD IN BOOK 670, PAGE 214, R.O.W.C.T.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 670, PAGE, 149, R.O.W.C.T. BY-LAWS WERE AMENDED OF RECORD IN BOOK 1252, PAGE 104, BOOK 1579, PAGE 444, BOOK 2071, 241 AND BOOK 5731, PAGE 406, R.O.W.C.T
- 12. MR. JERRY EYLER MADE APPLICATION TO THE BRENTWOOD COUNTRY CLUB HOA ARCHITECTURAL REVIEW BOARD FOR PORCH IMPROVEMENTS. THE APPLICATION WAS APPROVED AND SIGNED BY THE BOARD ON OCTOBER 23, 2019.
- 13. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 96 AS SHOWN ON THE FINAL PLAT ENTITLED "REVISED LOT NO. 96 ON THE PLAN OF BRENTWOOD COUNTRY CLUB" OF RECORD IN PLAT BOOK P32, PAGE 42, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- 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.

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E	ELECTRIC BOX	—w—	WATER LINE	DEED REFER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY,	5120	STREET ADDRESS	BEING THE PROP PAMELA B. EYLEF
N.O.W.O.I.	WILLIAMSON COUNTY, TENNESSEE	A/C	AIR CONDITIONING UNIT	DEED OF RECORI
* *		لينت	- · · · ·	FOR WILLIAMSON

TOTAL LOT 96 AREA = 34,449 SQ. FT. OR 0.79 ACRES±

MINIMUM BUILDING

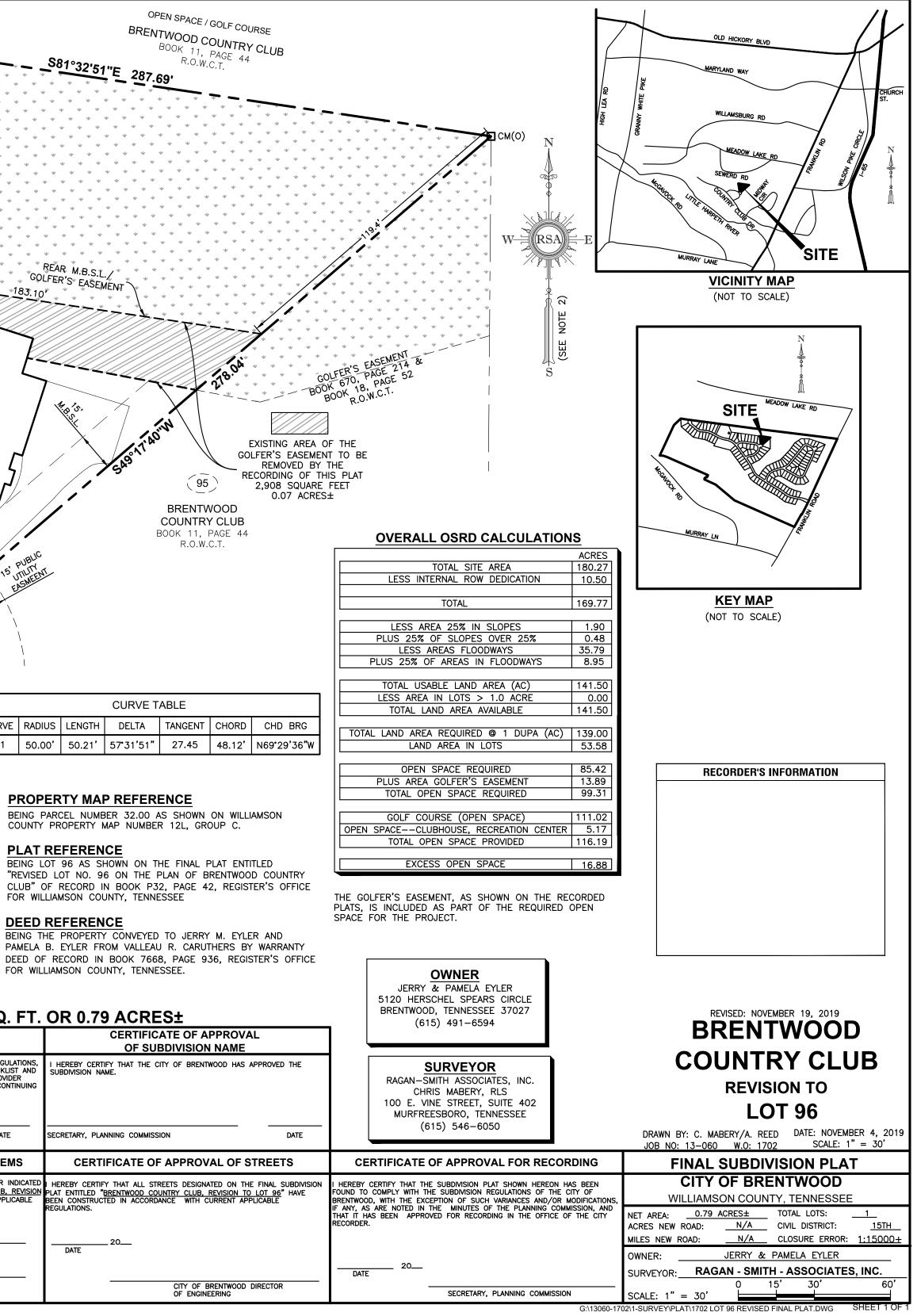
SETBACK LINE

M.B.S.L.

CERTIFICATE OF OWNERSHIP & DEDICATION OF EASEMENTS	CERTIFICATE OF APPROVAL OF STREET NAMES	CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE	
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE OPEN SPACE AND GOLFERS EASEMENTS SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS REVISION TO THE GOLFERS EASEMENT WITH MY (OUR) FREE CONSENT. OWNER NAME: BRENTWOOD COUNTRY CLUB HOMEOWNERS ASSOCIATION	I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.	I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR THE ELECTRICAL PROVIDER NAMED BELOW. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.	i hereby Subdivisio
BY: JOHN CHURCH			
TITLE: DATE: DATE:	WILLIAMSON COUNTY DEPARTMENT OF DATE EMERGENCY COMMUNICATIONS	NASHVILLE ELECTRIC SERVICE DATE	SECRETARY,
CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CE
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.	I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE		I HEREBY C PLAT ENTITL BEEN CONS REGULATION
OWNERS NAME: JERRY & PAMELA EYLER BY: DATE:	BRENTWOOD MUNICIPAL PLANNING COMMISSION	SEWER SYSTEM 20 AUTHORIZED APPROVING AGENT	DATE
JERRY M. EYLER, OWNER BY: DATE: PAMELA B. EYLER, OWNER	BY: CHRISTOPHER J. MABERY, RLS SEE NOTATE: 11/19/19	WATER SYSTEM 20 (CITY OF BRENTWOOD) AUTHORIZED APPROVING AGENT	

GOLFER'S EASEMENT

-0



BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

2019-12 -- SECURITY REPORT

1.

RHEA E. LITTLE, III MAYOR

KEN TRAVIS VICE MAYOR

KIRK BEDNAR City Manager



COMMISSIONERS

Nelson Andrews Anne Dunn Mark Gorman Susannah Macmillan Regina Smithson

CITY OF BRENTWOOD PLANNING AND CODES DEPARTMENT

PLANNING DEPARTMENT MEMORANDUM 2019-26

TO: Planning Commission Members

FROM: D.J. Dobson, Planning & Codes Director

SUBJECT: SECURITY SUMMARY – DECEMBER 2019

DATE: December 30, 2019

The following securities were received or administered by Planning and Codes Department staff during the month of December 2019.

 Morgan Farms, Section One, RDU & W/S -- Staff from the Engineering Department has completed a review of the approved construction documents and conducted a site inspection of the above referenced project. Based upon these reviews, staff has recommended that the amount of the letter of credit currently being held to secure all required infrastructure improvements within the section be reduced a total of \$1,026,858.00, or from the current total of \$1,226,858.00 to a new total of \$200,000.00. The developer's representative was notified of the proposed reductions.

The remaining amount is necessary to insure that the detention ponds located in Open Space "E", meet the capacity requirements as defined in the approved construction plans. Please schedule the necessary work and prepare the required as-built drawings for review by the City Engineer.

Please have prepared an amendment (Amendment Three) to letter of credit number **SYND-69366350-701** reducing its available amount to **\$200,000.00**. All other terms and conditions of the original letter of credit, including the automatic renewal clause shall remain in full effect. The amendment shall also show a new expiry date of **December 17, 2020**.

Additionally, it is necessary that the performance agreement for the section be updated to reflect changes in the amounts and the dates of the letter of credit. Please see the attached.

Please forward the original letter of credit amendment and the original signed and notarized copy of the performance agreement to the attention of Planning staff.

City staff will hold the new amount until all required improvements have been completed, inspected and accepted for maintenance where applicable. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. A determination of the continuing status of the letter of credit will be included as part of each inspection. Depending upon the amount of work completed, additional extensions to the document's expiration date may be required. Please contact the City Engineer in July 2020 at 615.371.0080 to arrange a follow-up inspection of the remaining phases.

Please understand that the ongoing maintenance of all required improvements within the project remains the responsibility of the developer until all infrastructure improvements have been inspected and accepted for maintenance by the City, where applicable. Any deficiencies identified as a result of any future inspection shall be corrected at the developer's expense before further reductions may be processed or the security released.

Planning and Codes Department staff received verification from Synovus Bank that letter of credit number SYND- 69366530-701 renewed, per the terms and conditions of the original letter of credit. The new expiry date is December 17, 2020.

 Brentwood Lights Subdivision, RDU & Sewer – Recently, staff with the Engineering Department completed a follow-up inspection of the Brentwood Lights subdivision. Based upon the results of this inspection staff recommended that the remaining maintenance security of \$59,510.00, originally provided by the developer be released. Delamar Homes LLC, a home builder, has provided a letter of credit to cover the damage caused to the street by their construction of homes located at the end of Wildwood Drive.

On September 25, 2018 a partial reimbursement of the security was processed based upon the results of an inspection completed by staff with the Engineering and Water Services Departments, which found that all improvements meet the requirements of the Subdivision Regulations and the approved construction documents. Considering the amount of work completed, staff recommended a reduction in the amount of the escrow security of \$64,679.00, or from the original amount of \$124,189.00 to a new total of **\$59,510.00**. The remaining amount was to be held as maintenance security by the City for at least one-year to insure that all required improvements continue to meet the requirements of the approved construction drawings and the specifications of the Subdivision Regulations.

On July 30, 2009, Planning and Codes Department staff forwarded the referenced cashier's check, issued by the Community South Bank, in the amount of \$124,189.00 and requested that finance staff deposit the entire amount into the Contractors Escrow fund.

The amounts were intended to serve as security for the required infrastructure (Roadway Drainage, Utilities, Water and Sewer) improvements for the Brentwood Lights Subdivision, located that the end of Wildwood Drive. This most recent action represents a full reimbursement of the original security amount.

The request was forwarded to Finance Department staff who were requested to generate a check payable to Mr. Saeed Sasson, 101 Construction Company, 761 Old Hickory Boulevard, Suite 104, Brentwood, TN 37027 in the amount of **\$59,510.00**.

City of Brentwood check number 83836, in the amount of \$59,510.00, dated December 10, 2019 in the amount of \$59,510.00 was created and forwarded to the developer. The amount represented a full reimbursement of the previously submitted security amount for the roadway, drainage, utilities and sewer improvements for the Brentwood Lights Subdivision.

• Harmony at Brentwood (Crossings at Brentwood) Senior Living Facility, Landscaping -- Recently, staff with the Planning and Codes Department completed a follow-up inspection of the installed landscaping at the Harmony at Brentwood, aka Crossings at Brentwood senior living facility located at 9045 Church Street East. Additionally, staff previously received a certification from Mr. Scott Bernick with Ragan Smith Associates, a landscape architect licensed to practice in Tennessee verifying that the required landscaping has been installed in accordance with the plan approved by the Planning Commission on February 1, 2016.

Section 78-206(a)4 of the Brentwood Zoning Ordinance reads as follows:

Sec. 78-206. Development standards.

(4) Prior to the issuance of a building permit, a security acceptable to the city shall be required to ensure completion of all landscaping/screening provisions as outlined in the plan approved by the planning commission. The security shall be posted in an amount equal to 110 percent of the total estimated costs of the materials and installation of the improvements. Upon the issuance of a certificate of occupancy for the building, a maintenance bond or similar form of security acceptable to the city shall be required for a period of one year to ensure that the vegetation remains as a living and viable screen.

Based upon the results of the review, staff is recommending that the amount of the security be reduced a total of \$200,500.00, or from the current total of \$239,500.00 to a new total of \$39,000.00. The remaining amount shall serve as maintenance security to insure that the required landscaping remains viable.

However, the staff inspection identified several plantings that have died since the receipt of the landscaping certification. These plantings, must be replaced before the security can be fully released. The dead plantings shall be replaced during the Spring 2020 planting season. Upon replacement of the dead plantings please notify planning and codes department staff who will conduct a follow-up inspection of the project.

The request was forwarded to Finance Department staff who were requested to generate a check payable to Mr. Kurt Davis, Smith/Packett, 4423 Pheasant Ridge Road, Suite 301, Roanoke, VA 24014 in the amount of **\$200,500.00**.

Based upon these reviews, and that fact that the majority of the plantings appear to be viable, staff has recommended that the amount of the escrow security be reduced a total of **\$200,500.00**, or from the original total of **\$239**,500.00 to a new total of **\$39**,000.00. The new amount will be held by staff through one growing season and/or until the dead plantings have been replaced.

Attached to the notification letter was City of Brentwood check number 83973 in the amount of \$200,500.00, dated December 10, 2019, which represents a partial reimbursement of the escrow security.

Fox Crest Subdivision, RDU & Sewer -- Staff from the Engineering and Water Services
Departments completed an inspection of the Fox Crest Subdivision. Based upon the
amount of work completed the available balance of the letter of credit currently being held
as security for the required improvements may be reduced a total of \$148,491.00, or from
the current total of \$214,654.00 to a new total of \$66,163.00. The reduced amount will be
considered as maintenance security for the required improvements within the subdivision.
The maintenance security will be held for at least one-year to insure that all required
improvements continue to meet the standards of the approved construction plans and the
specifications of the Brentwood Subdivision Regulations. A follow-up inspection of the
project will be conducted at the end of the maintenance period.

The developer was asked to have prepared an amendment to original letter of credit number 1226 reducing its available balance to \$66,163.00. All other terms and conditions of the original letter of credit, including the automatic renewal clause will remain unchanged and in full effect.

Due to the changes in the amount of the security, it is necessary that a revised performance agreement for the project be completed. Attached, find a copy of the performance agreement for the Fox Crest Subdivision. Please sign and notarize the document and return it to my attention along with the amendment to the letter of credit.

The developer was reminded that City staff will retain the letter of credit until all required work within the subdivision has been inspected and accepted for maintenance by the City, where applicable. Inspections of the project will be completed by staff on an annual basis. Reductions will be processed in accordance with the requirements of the Brentwood Subdivision Regulations. Please contact the City Engineer in September 2020 at 615.371.0080, to coordinate a follow-up inspection of the project. Depending upon the results on that inspection, additional extensions to the document's expiration date may be required, or the security released.

Finally, please also be advised that the ongoing maintenance of all improvements within the subdivision remains the responsibility of the developer until the infrastructure improvements have been accepted for maintenance by the City. Any deficiencies identified as a result of any future inspection shall be repaired at the developer's expense before further reductions may be processed or the security released.

• Virginia Springs Office Building, Phase One, Landscaping -- Staff from the Planning and Codes Department received a certification from Ms. Heather Grimes, with Ragan Smith Associates who is a landscape architect, licensed to practice in Tennessee, regarding the required landscaping improvements installed at the Virginia Springs Office Building, Phase One. The certification verifies that the required plantings for the project have been installed in accordance with the plan approved by the Brentwood Planning Commission on October 3, 2016. Additionally, staff also completed a follow-up inspection of the landscaping improvements installed at the site. It was found that the majority of the landscaping improvements appear to be viable. However, there are a few Japanese Yew shrubs planted along Virginia Way that must be replaced during the Spring 2020 planting season. Based upon these reviews, and with the understanding that at the distressed plantings along Virginia Way be replaced, staff has recommended the release of letter of credit number S273315, which was being held to secure the improvement.

Staff notified the property owner of the recommendation. Attached to the notification letter was a copy of letter of credit number S273315, originally issued on December 29, 2017 by the First Tennessee Bank in the amount of \$247,236.00. The original was forwarded to Ms. Lelia Savory, Senior Vice President with First Tennessee Bank at their Memphis offices.

The property owner was also notified that the ongoing maintenance of all required landscaping improvements as approved by the Planning Commission shall be the property owner's responsibility in perpetuity. Planning staff will periodically conduct follow-up inspections of the landscaping to insure continued compliance with the approved plans. Deficiencies identified as a result of any future inspection shall be repaired/replaced at the property owners expense.

• Costco Car Wash Building, Landscaping -- Staff from the Planning and Codes Department received a certification from Mr. Michael Versen, with Michael Versen & Associates, who is a landscape architect licensed to practice in Tennessee verifying that the required landscape improvements for the Costco Car Wash facility, located at 95 Seaboard Lane have been installed in accordance with the plan approved by the Brentwood Planning Commission on June 7, 2017. Additionally, staff with the Planning and Codes Department also completed a follow-up inspection of the project and found the landscaping to be healthy and growing.

Based upon these reviews staff has recommended the release of the maintenance security currently being held to secure the required improvements.

Letter of credit number 36124 was originally issued by the Service 1st Bank on May 7, 2018 in the amount of \$43,725.00.

Attached, please find copies of letter of credit number 36124. The original documents was returned to Mr. Will Clay, Senior Vice President with Service 1st Bank, using the contact information shown below.

Please also be advised that the ongoing maintenance of all required landscaping improvements as approved by the Planning Commission shall be the property owner's responsibility in perpetuity. Deficiencies identified as a result of any future inspection shall be repaired/replaced at the property owners expense. Planning staff will periodically conduct follow-up inspections of the landscaping to insure continued compliance with the approved plans.

• Sneed Manor, RDU, W/S, Landscaping & Amenity -- Staff from the Engineering, Planning and Codes and Water Services Departments recently completed follow-up inspections of the Sneed Manor project. Based upon the results of these reviews, staff has recommended that the amount currently being held for all roadway, drainage, utilities, water and sewer be reduced a total of \$69,755.00. Additionally, the amount currently being held includes a total of \$370,469.00, which was the original estimate for completion of the required entrance feature, landscaping and amenity, improvements. Considering the amount of work completed to date, this amount has been reduced a total of \$123,489.00, which leaves a remaining total of \$246,980.00.

The total reduction in the amount of letter of credit number 403088500 is **\$193,244.00**, or from the current total of \$743,377.00 to a new total of **\$550,133.00**.

The developer was asked to have prepared an amendment (Amendment One) to original letter of credit number 403088500 reducing its available amount to **\$550,133.00**. All terms and conditions of the original letter of credit, including the automatic renewal clause, shall remain unchanged. The expiry date on the amendment shall be shown as July 18, 2020.

Due to the changes in the amount of the letter of credit, the Performance Agreement must also be revised. A copy of the revised agreement is attached. Please forward the signed and notarized original copy of the agreement to my attention along with the original amendment to my attention on or before **December 30, 2019**.

The developer was reminded that the proper maintenance of all required improvements remains the responsibility of the developer until they have been accepted for maintenance, where applicable by the City.

Upon completion of the remaining entrance feature, amenity and landscaping improvements, staff will conduct a follow-up inspection of the project for the purpose of further reductions. It is my understanding that the bulk of the work will be completed by the end of January 2020, weather permitting.

• Owl Creek, Phase One, RDU, Amenity, Signage & Landscaping – Staff from the Engineering Department recently completed an inspection of the infrastructure improvements at Phase One of the Owl Creek Subdivision. Staff determined that the infrastructure improvements, as constructed, comply with the requirements of the approved construction plans and the specifications of the Brentwood Subdivision Regulations. Based on the findings of this inspection, staff recommended the release of letter of credit number 933-2, issued by the Wilson Bank & Trust in the current amount of **\$201,327.00.** Planning and Codes Department staff notified the developer of the recommendation.

Attached to the notification letter were copies of the most recent version of letter of credit number 933-2 and four previously received replacement versions. The original copies were returned to Ms. Melissa Oakley, Assistant Vice President, Commercial LDC Manager, Wilson Bank & Trust at their Lebanon, TN offices.

• Owl Creek, Phase Two, RDU – Staff from the Engineering Department recently completed an inspection of the infrastructure improvements at Phase Two of the Owl Creek Subdivision. Staff has determined that the infrastructure improvements, as constructed, comply with the requirements of the approved construction plans and the specifications of the Brentwood Subdivision Regulations. Based on the findings of this inspection, staff recommended the release of letter of credit number 1090-3, issued by the Wilson Bank & Trust in the current amount of \$60,288.00. Planning and Codes Department staff notified the developer of the recommendation.

Attached to the notification letter were copies of the most recent version of letter of credit number 1090-3 and two previously received replacement versions. The original copies were returned to Ms. Melissa Oakley, Assistant Vice President, Commercial LDC Manager, Wilson Bank & Trust

Owl Creek, Phase Three, RDU – Staff from the Engineering Department recently completed an inspection of the infrastructure improvements at Phase Three of the Owl Creek Subdivision. Staff determined that the infrastructure improvements, as constructed, comply with the requirements of the approved construction plans and the specifications of the Brentwood Subdivision Regulations. Based on the findings of this inspection, staff recommended the release of letter of credit number 1090-5, issued by the Wilson Bank & Trust in the current amount of \$88,058.00. Planning and Codes Department staff notified the developer of the recommendation.

Attached to the notification letter were copies of the most recent version of letter of credit number 1090-5 and two previously received replacement versions. The original copies were returned to Ms. Melissa Oakley, Assistant Vice President, Commercial LDC Manager, Wilson Bank & Trust at their Lebanon, TN offices.

• **1648 Westgate Circle, Landscaping** -- On August 30, 2018 staff with the Planning and Codes Department forwarded check number 18244, issued by InsBank in the amount of \$45,606.18 to the finance department and requested that he amount be deposited in the Contractors Escrow account. The security was intended to secure the cost of materials and installation of the required landscaping improvements for a new office building located at 1648 Westgate Circle.

Recently, staff with the Planning and Codes Department completed a follow-up inspection of the installed landscaping at the recently completed at the project. The installed plantings appeared to be healthy and growing. Additionally, staff previously received a certification from Mr. Connor Ball with Heibert + Ball Land Design, a landscape architect licensed to practice in Tennessee verifying that the required landscaping has been installed in accordance with the plan approved by the Planning Commission on February 5, 2018.

Based upon the results of these reviews, staff recommended that the amount of the security be reduced a total of \$40,606.18, or from the current total of \$45,606.18 to a new total of \$5,000.00. The remaining amount shall serve as maintenance security, and will be held through one growing season to insure that the required landscaping remains viable.

The property owner was notified of the recommendation. City of Brentwood check number 84204, dated January 2, 2020 in the amount of \$40,606.18 was forwarded to the property owner.

• Brentwood Dental Specialists, 1601 Westgate Circle, Landscaping -- On July 27, 2012 staff with the Planning and Codes Department forwarded check number 01930298, issued by the BancorpSouth Bank in the amount of \$10,820.70 to Finance Department staff and requested that the amount be deposited in the Contractors Escrow Account. The amount was intended to secure the cost of materials and installation of the required

landscaping improvements for renovations to the medical office building located at 1601 Westgate Circle.

Recently, staff with the Planning and Codes Department completed a follow-up inspection of the installed landscaping at the recently completed at the above referenced project. The installed plantings appeared to be healthy and growing.

Based upon the results of this review, staff has recommended the complete release of the landscaping security of \$10,820.70.

The applicant was notified of the recommendation. Attached to the notification letter was City of Brentwood check number 84221, dated January 2, 2020 in the amount of \$10,820.70. The amount represents a complete reimbursement of the previously submitted security amount for the project.

- Brentwood Lights Subdivision Delamar Homes, Curbs and detention Pond Work

 Staff from the Planning and Codes Department completed a review of the submitted
 letter of credit, number 404321500, issued by the Franklin Synergy Bank. Delamar
 Homes was notified that staff cannot fully accept the terms and conditions of the letter of
 credit for the following reasons.
 - The Brentwood Subdivision Regulations requires that the City be provided at least 90 days advance notice regarding the cancellation of the letter of credit. Paragraph 12 under Additional Terms, which is an attachment to the letter of credit shows a 60 day notice requirement.
 - 2. A signed and notarized copy of the required City of Brentwood Performance Agreement was not included as part of the submittal of the letter of credit.

Delamar Homes was asked to amend letter of credit number 404321500 modifying the language in paragraph 12 under "Additional Terms" to read as follows:

12. Cancellation. This letter of credit may be cancelled by the issuer upon ninety (90) days written notice to the beneficiary. The written cancellation notice shall be sent to the beneficiary via certified United States mail, return receipt requested, and is valid upon the return of the recipient signature or upon evidence, such as United States Postal Services notification of "unclaimed", of the recipient's refusal to accept delivery or to sign. Notice to the beneficiary is deemed notice to any nominated Person. In the event of cancellation, this Letter of credit shall be returned to the issuer.

Additionally, Delamar was asked to sign and notarize the Performance Agreement, Which was attached to the notification letter.

Delamar was asked to return the original replacement letter of credit, per "Additional Terms", paragraph number 8, of the document, which is included as part of the original letter of credit on or before **January 24, 2020**.

Should you have any questions or require additional information, please feel free to contact me in the Planning and Codes Department offices.

SECURITY REPORT CITY OF BRENTWOOD BY EXPIRATION DATE DECEMBER 31, 2019

PROJECT NAME	SECURITY NUMBER	AMOUNT OF SECURITY	DESIGNATED IMPROVEMENT	P/M	ISSUING BANK	SECURITY TYPE	EXP. NOTICE DATE	ACTUAL EXPIRY DATE	LAST STAFF ACTION	AUTO RENEW	KROLL (LACE) RATING Q2 2019
Witherspoon Subdivision, Sec. Four	90020122	\$799,105.00	RDL, W/S & LAND	Р	Pinnacle National Bank	LOC	12/20/2019	1/24/2020	1/31/2018	YES	В
Witherspoon Subdivision, Sec. Two	90014269	\$750,842.00	RDL, W/S & LAND	Р	Pinnacle National Bank	LOC	1/2/2020	2/1/2020	1/31/2019	YES	В
Avery Subdivision	161000931391	\$501,049.00	RDL, SEWER & LAND	Р	BancorpSouth Bank	LOC	1/7/2020	2/7/2020	10/31/2019	YES	В
Fox Crest aka McClendon Acres	1226	\$214,654.00	RDL, W/S	Р	Wilson Bank & Trust	LOC	1/9/2020	2/2/2020	11/2/2018	YES	B-
Morgan Farms, Sec. Three	69366643-800	\$165,255.00	RDL,W/S	Р	Synovus Bank	LOC	2/8/2020	3/8/2020	12/28/2018	YES	B+
Cromwell, Sec. One	69408855-711	\$168,415.00	RDL, W/S & LAND	М	Synovus Bank	LOC	3/28/2020	4/28/2020	4/30/2019	YES	B+
Cromwell, Sec. Two	69408855-712	\$127,457.00	RDL, W/S	М	Synovus Bank	LOC	3/30/2020	4/30/2020	4/30/2019	YES	B+
Tuscany Hills, Sec. Six	401325100	\$92,225.00	RDL, W/S	М	Franklin Synergy Bank	LOC	4/15/2020	5/15/2020	5/31/2019	YES	В
Morgan Farms, Sec. Six	SYND-69366643-716	\$368,327.00	RDL, W/S	Р	Synovus Bank	LOC	4/15/2020	5/15/2020	5/31/2017	YES	B+
Taramore, Subdivision, Ph. 15	70002531	\$124,027.00	RDL, W/S	Р	SunTrust Bank	LOC	4/18/2020	5/18/2020	11/31/2019	YES	В
Reserve at Sonoma	600157740	\$64,403.00	RDL, W/S	М	Pinnacle National Bank	LOC	5/12/2020	6/12/2020	6/30/2019	YES	В
Whetstone, Sec. One	3070938	\$76,768.00	W/S	Р	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	В
Whetstone, Sec. One	3070935	\$103,609.00	RDL	Р	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	В
Whetstone, Sec. Two	3070937	\$34,722.00	W/S	Р	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	В
Whetstone, Sec. Two	3070936	\$85,782.00	RDL	Р	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	В
Taramore, Subdivision, Ph 13	IS0432338U	\$60,709.00	RDL,W/S	Р	Wells Fargo Bank	LOC	5/16/2020	6/16/2020	11/18/2019	YES	B+
Valley View Subdivsion	36536	\$287,761.00	RDL,W/S	Р	Servis 1st Bank	LOC	5/22/2020	6/22/2020	7/30/2018	YES	В
Parkside at Brenthaven, Ph. 2, Sec. 1	600053020	\$167,002.00	RDL, W/S	Р	Pinnacle National Bank	LOC	6/12/2020	7/12/2020	7/31/2019	YES	В
Taramore McEwen Dr. Retaining Wall	70001888	\$900,000.00	RETAINING WALL	Р	SunTrust Bank	LOC	6/12/2020	7/12/2020	7/31/2019	YES	В
Sneed Manor	403088500	\$743,377.00	RDU, W/S, AMENITY	Р	Franklin Synergy Bank	LOC	6/18/2020	7/18/2020	7/18/2019	YES	В
Whetstone, Sec. Three	70001912	\$129,358.00	RDL,W/S	Р	SunTrust Bank	LOC	6/20/2020	7/20/2020	7/31/2019	YES	В
Whetstone, Sec. Four	70001913	\$170,214.00	RDL, W/S	Р	SunTrust Bank	LOC	6/20/2020	7/20/2020	7/31/2019	YES	В
Whetstone, Sec. Five	70001914	\$174,880.00	RDL, W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	7/31/2019	YES	В
Belle Terra Subdivision	5094	\$169,684,00	RDL, W/S	Р	Franklin Synergy Bank	LOC	6/22/2020	7/22/2020	7/31/2019	YES	В
Whetstone, Sec. Six	3121592	\$279,092.00	RDL & S	M	Bank of America	LOC	6/30/2020	7/31/2020	7/31/2019	YES	В
Bell Self-Storage	13379-15-100	\$71,750.00	LAND	P	Capstar Bank	LOC	7/7/2020	8/7/2020	9/28/2018	YES	В
Taramore, Subdivision Ph.10	IS0333349U	\$102,511.00	RDL, W/S	P	Wells Fargo Bank	LOC	8/3/2020	9/3/2020	11/18/2019	YES	B+
Stonecrest Subdivision	1250006408	\$154,105.00	RDL, W/S	P	FirstBank	LOC	8/9/2020	9/9/2020	9/27/2019	YES	В
Holy Family Catholic Church	S293263	\$27,500.00		P	First Tennessee Bank	LOC	8/19/2020	9/19/2020	8/31/2019	YES	В
Morgan Farms, Sec. Five	SYND-69366643-713	\$257,719.00		P	Synovus Bank	LOC	8/21/2020	9/21/2020	9/30/2019	YES	B+
American Tower	3029729	\$20,000.00	,	P	Bank of America	LOC	8/26/2020	9/26/2020	9/30/2019	YES	В
Taramore, Subdivision Ph. 11	IS0342670U	\$285,603.00		P	Wells Fargo Bank	LOC	9/13/2020	10/13/2020	9/30/2019	YES	B+
Glen Abbey Subdivision, Section One	157337735	\$130,279.00	,	P	Synovus Bank	LOC	9/16/2020	10/30/2020	10/31/2019	YES	B+
The Heritage at Brentwood, Phase IV	90018410	\$137,500.00		P	Pinnacle National Bank	LOC	9/17/2020	10/17/2020	7/19/2019	YES	B
Witherspoon Subdivision, Sec. Three	90018701	\$177,550.00		P	Pinnacle National Bank	LOC	9/19/2020	10/19/2020	10/31/2020	YES	B
Hill Center Brentrwood, Phase II	70003590	\$491,425.00	the second s	P	SunTrust Bank	LOC	9/20/2020	10/20/2020	10/30/2018	YES	B
Glen Abbey Subdivision, Sec. Three	157341419	\$176,914.00	RDL.W/S	P	Synovus Bank	LOC	9/23/2020	10/23/2020	10/31/2019	YES	B+
Glen Abbey Subdivision, Sec. One	1653304279	\$115,790.00		M	Synovus Bank	LOC	9/30/2020	10/30/2020	10/31/2019	YES	B+
Glen Abbey Subdivision, Sec. Two	1653293803	\$108,944.00		M	Synovus Bank	LOC	9/30/2020	10/30/2020	10/31/2019	YES	B+
Witherspoon Subdivision, Sec. One	90012705	\$417,167.00	DDI MIRE AMENITY	P	Pinnacle National Bank	LOC	10/7/2020	11/7/2020	11/29/2019	YES	В
East Park Office Building 2	90242725	\$80,850.00		Р	Pinnacle National Bank	LOC	10/7/2020	11/7/2020	11/30/2018	YES	В
Springhill Suites PERPETUAL	402719900	\$311,605.00	RDL, LAND	Р	Franklin Synergy Bank	LOC	10/14/2020	11/14/2020	11/30/2019	YES	В
Morgan Farms, Sec. Two	SYND-69366643-708	\$127,992.00		P	Synovus Bank	LOC	10/21/2020	11/21/2020	11/30/2019	YES	B+
Morgan Farms, Sec. Four	SYND-69366643-707	\$112,544.00		P	Synovus Bank	LOC	10/21/2020	11/21/2020	11/30/2019	YES	B+
Brentwood Lights Delamar PERPETUAL	404321500	\$15,000.00	CURRE/DETENTION	P	Franklin Synergy Bank	LOC	10/21/2020	11/21/2020	12/31/2019	YES	В

SECURITY REPORT CITY OF BRENTWOOD BY EXPIRATION DATE DECEMBER 31, 2019

PROJECT NAME	SECURITY NUMBER	AMOUNT OF SECURITY	DESIGNATED IMPROVEMENT	Р/М	ISSUING BANK	SECURITY TYPE	EXP. NOTICE DATE	ACTUAL EXPIRY DATE	LAST STAFF ACTION	AUTO RENEW	KROLL (LACE) RATING Q2 2019
Morgan Farms, Sec. One	SYND-69366530-701	\$1,226,858.00	RDL, W/S, AMENITY & LAND	Р	Synovus Bank	LOC	11/17/2020	12/17/2020	12/30/2019	YES	B+
Johnson Cove Subdivision	161000898802	\$35,946.00	RDL,W/S	М	BancorpSouth Bank	LOC	12/4/2020	1/4/2021	10/31/2019	YES	В
Morgan Farms, Section Seven	69368327-817	\$288,206.00	RDL, W/S	Р	Synovus Bank	LOC	12/8/2020	1/8/2021	1/31/2019	YES	B+
Taramore Subdivision, Ph. 14	70002305	\$53,267.00	RDL, W/S	Р	SunTrust Bank	LOC	12/30/2020	1/30/2021	11/18/2019	YES	В
Witherspoon, Subdivision Sec. Five	90359703	\$431,243.00	RDL, W/S & LAND	Р	Pinnacle National Bank	LOC	1/22/2021	2/22/2021	2/28/2019	YES	В
Tuscany Hills Sec. Seven	1250031750	\$177,575.00	RDL,W/S	P	FirstBank	LOC	2/15/2021	3/15/2021	3/31/2019	YES	В
Small Cell Node Removal Verizon	68145854	\$15,000.00	SMALL CELL REMOVAL	Р	Bank of America	LOC	2/22/2021	3/22/2021	5/3/2019	YES	В
Reserve at Raintree Forest, Sec. Four	90412148	\$834,074.00	RDU, W/S	Р	Pinnacle National Bank	LOC	3/15/2021	4/15/2021	4/30/2019	YES	В
ParkCenter Buildings	45479176060	\$50,000.00	LAND	Р	Pinnacle National Bank	LOC	4/10/2021	5/10/2021	5/31/2019	YES	В
Witherspoon, Sec. Six	90444632	\$311,371.00	RDU, W/S & STREET TREES	Р	Pinnacle National Bank	LOC	6/26/2021	7/26/2021	8/8/2019	YES	В
Virginia Springs, Phase II	S293199	\$204,017.00	TRANS & LAND	Р	First Tennessee Bank	LOC	7/2/2021	8/2/2021	8/31/2019	YES	В
Terrabrooke Subdivision	5098	\$188,230.00	RDL,W/S & LAND	Р	Franklin Synergy Bank	LOC	7/20/2021	8/20/2021	8/8/2019	YES	В
Taramore, Subdivision, Ph. 12	70004240	\$533,063.00	RDU, W/S	Р	SunTrust Bank	LOC	8/7/2021	9/7/2021	9/30/2019	YES	B
Oman Subdivision	1250038637	\$1,323,611.00	RDL,W/S & LAND	Р	FirstBank	LOC	8/19/2021	9/19/2021	9/30/2019	YES	B
Journey Church 1600 Wilson Pike	90471383	\$36,624.00	LAND	P	Pinnacle National Bank	LOC	10/1/2021	11/1/2021	8/8/2019	YES	В
Marshall Place	1378	\$300,000.00	RDL, W/S & LAND	Р	First Citizens Nat. Bank	LOC	10/5/2021	11/5/2021	11/6/2019	YES	В
1537 Franklin Road	161000010701	\$45,435.50	LAND	Р	BancorpSouth Bank	LOC	11/11/2021	11/22/2021	11/30/2019	YES	В
The Heights	SLCMMSP09551	\$203,034.70	RDU & BUFER LAND	Р	U.S. Bank	LOC	6/31/2021	7/31/2021	8/1/2019	YES	Aa3*
TOTAL	\$16,339,020.20										
*Moody's Rating Aa3, Fitch Rating AA-											

SECURITY REPORT CITY OF BRENTWOOD AMOUNTS HELD IN ESCROW DECEMBER 31, 2019

PROJECT NAME	AMOUNT OF ESCROW	DESIGNATED IMPROVEMENT	P/M	ORIGINAL CASHIERS CHECK NUMBER	DATE RECEIVED
Inglehame Farms, Section 5	\$44,384.00	RDL & W/S	M	N/A	6/2010
YMCA Parking Lot Rennovations	\$4,000.00	LAND	Р	334290	6/2010
Local Taco Restaurant	\$1,000.00	LAND	M	34725	6/2010
Clearwire Co-Location Chenoweth	\$7,750.00	LAND	M	695110938	6/1/2010
Brookfield, Section 19 Fence	\$1,300.00	FENCE	P	5192	7/1/2010
AT & T Data Center	\$20,372.00	LAND	Р	8839509354	8/2/2010
Inglehame Farms, Section 7	\$123,006.50	RDL & W/S	Р	7030834893	12/30/2010
Brentwood Country Club	\$4,400.00	LAND	M	0905385	2/22/2011
Valle Verde Subdivision	\$161,282.00	RDL & W/S	M	7038762318	3/2011
Princeton Hills, Sections 3, 4, & 5	\$50,000.00	DRAINAGE	M	7031641428	3/2011
Parklane Building Renovations Land	\$13,447.50	LAND	M	7038763389	3/2011
Peartree Village Revised Site Plan	\$5,410.90	LAND	Р	1603114238	6/6/2011
HG Hills S/C Dumpster Area Land.	\$2,130.00	LAND	Р	N/A	5/4/2012
YMCA Landscaping Improvements	\$4,000.00	LAND	Р	0999045	8/6/2012
Franklin SynergyBank	\$5,950.00	LAND	P	10242067	3/31/2015
Greys Meadow Subdivision	\$11,000.00	SEWER	Р	5500382399	8/23/2013
Paw Pals	\$1,905.20	LAND	Р	68329700499	4/17/2014
PWSF 8217 Alamo Drive	\$5,747.50	LAND	Р	5501777477	4/24/2014
Huskey-Byram Plat	\$5,000.00	SEWER	Р	0897902166	5/30/2014
Tomlinson Subdivision	\$15,000.00	LAND	Р	8732105553	4/10/2015
Crossings at Brentwood Harmony	\$39,000.00	LAND	M	144273	1/31/2017
Traditions Subdivision, Sec 1	\$782,833.00	RDL & W/S	Р	001060	3/31/2017
Windstone, Sec 2	\$3,487.50	SIDEWALK	Р	72000112	3/31/2017
Elmbrooke, Sec. 1	\$5,000.00		M	201755368	6/8/2017
122 Franklin Road		LAND, ST. FURN.	Р	5504232802	2/2/2018
8117A Alamo Dr PWSF	\$9,982.50		Р	5531363512	8/6/2018
Traditions Subdivision, Sec 2	\$555,459.00		Р	003273	8/16/2018
1648 Westgate Circle	\$5,000.00		Р	18244	8/15/2018
Hidden Creek Sections 1 & 2	\$25,000.00		M	001402	8/8/2018
Edenbrook Estates	\$83,031.00		М	835807015	11/30/2018
Small Cell Node Removal Murray & Fisher		TOWER REMOVAL	M	165804	12/7/2018
Small Cell Node Removal 7101B Crossroads	+	TOWER REMOVAL	М	1019362782	10/25/2018
Repairs to Ravello Way Tuscany	\$2,500.00	ROAD REPAIRS	Р	6840702043	8/9/2019
Traditions, Section 3	\$703,066.80	RDL & W/S	М	4736	10/4/2019

TOTAL ESCROW ACCOUNT HOLDINGS	\$2,779,291.40	
TOTAL AMOUT OF ALL SECURITIES HELD BY THE CITY	\$19,118,311.60	

BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Planning & Codes Department Monthly Report -- November 2019

1.

KEN TRAVIS VICE MAYOR

KIRK BEDNAR CITY MANAGER



COMMISSIONERS

Nelson Andrews Anne Dunn Mark Gorman Susannah Macmillan Regina Smithson

CITY OF BRENTWOOD PLANNING AND CODES DEPARTMENT

PLANNING DEPARTMENT MEMORANDUM 2019-27

TO: Honorable Mayor and Members of the Board of Commissioners

THROUGH: Kirk Bednar, CITY MANAGER

FROM: Jeff Dobson, PLANNING & CODES DIRECTOR

SUBJECT: November 2019 Monthly Report

DATE: December 18, 2019

PLANNING COMMISSION

The Planning Commission conducted their regular monthly meeting on November 4, 2019. The following table presents a summary of the Planning Commission case file review, completed by staff so far in FY 2020.

PLANNII	NG CO	MMIS	SION	CASE F	ILE RE	VIEW	SUN	1MAR	Y FY	2020				
REVIEW TYPE	Juli	19 AUP	19 5 5 6 P	1.9 OC	19 NOV	19 Dec	19 Jan	20 Feb	20 Mar	.20 APT	20 Mar	120 100	20 110	OTAL
FINAL PLAT	1	3		1									5	
FOOD TRUCK RALLY													0	
HILLSIDE POROTECTION SITE PLAN					1								1	
LIMITED DURATION EVENT	2	1	2										5	
MASTER GRADING PLAN													0	
ORDINANCE		1											1	
PLAN RECOMMENDATIONS				1									1	
PRELIMINARY PLAN													0	
PUBLIC HEARING FOUR-STORY BLDG													0	
REVISED BUILDING ELEVATIONS	2	1		1	2								6	
REVISED FINAL PLAT	1		2		1								4	
REVISED HILLSIDE PROTECTION SITE PLAN		1											1	
REVISED PRELIMINARY PLAN	1		1		2								4	
REVISED SITE PLAN	2	3	1	4	2								12	
SITE PLAN													0	
SMALL CELL WIRELESS FACILITIES													0	
TEMPORARY MODEL HOME					1								1	
MONTLY TOTAL	9	10	6	7	8	0	0	0	0	0	0	0	40	

At its November 4th regular meeting, the Planning Commission adopted their schedule of meetings for calendar year 2020. The highlighted dates are those that do not fall on the traditional meeting days of either Monday or Thursday. The adopted schedule is shown below:

2020 BRENTW	OOD PLANNING COMMISSION N	NEETING SCHEDULE
APPLICATION DEADLINE 12:00 NOON	INFORMATIONAL MEETING ANNEX ROOM 8:00 a.m.	<u>MEETING DATE</u> COMMISSION CHAMBERS 7:00 p.m.
MONDAY, DECEMBER 2, 2019	THURSDAY, JANUARY 2, 2020	MONDAY, JANUARY 6, 2020
MONDAY, JANUARY 6, 2020	THURSDAY, JANUARY 30, 2020	MONDAY, FEBRUARY 3, 2020
MONDAY, FEBRUARY 3, 2020	THURSDAY, FEBRUARY 27, 2020	MONDAY, MARCH 2, 2020
MONDAY, MARCH 2, 2020	THURSDAY, APRIL 2, 2020	TUESDAY APRIL 7, 2020
MONDAY, APRIL 6, 2020	THURSDAY, APRIL 30, 2020	MONDAY, MAY 4, 2020
MONDAY, MAY 4, 2020	THURSDAY, MAY 28, 2020	MONDAY, JUNE 1, 2020
MONDAY, JUNE 1, 2020	THURSDAY, JULY 2, 2020	MONDAY, JULY 6, 2020
MONDAY, JULY 6, 2020	THURSDAY, JULY 30, 2020	MONDAY, AUGUST 3, 2020
MONDAY, AUGUST 3, 2020	THURSDAY, SEPTEMBER 3, 2020	TUESDAY, SEPTEMBER 8, 2020
TUESDAY, SEPTEMBER 8, 2020	THURSDAY, OCTOBER 1, 2020	MONDAY, OCTOBER 5, 2020
MONDAY, OCTOBER 5, 2020	THURSDAY, OCTOBER 29, 2020	MONDAY, NOVEMBER 2, 2020
MONDAY, NOVEMBER 2, 2020	THURSDAY, DECEMBER 3, 2020	MONDAY, DECEMBER 7, 2020
MONDAY, DECEMBER 7, 2020	WEDNESDAY, DECEMBER 30, 2020	MONDAY, JANUARY 4, 2021
SHOULD ALL AGENDA ITEMS NOT	BE CONSIDERED ON THE REGULAR	LY SCHEDULED MEETING DATE. THEY

SHOULD ALL AGENDA ITEMS NOT BE CONSIDERED ON THE REGULARLY SCHEDULED MEETING DATE, THEY WILL BE CONSIDERED AT A SECOND MEETING HELD THE FOLLOWING EVENING.

BOARD OF ZONING APPEALS

The Board of Zoning Appeals did not conduct a meeting in November. The following table presents a summary of the Board of Zoning Appeals case file review, completed by staff during FY 2019.

BO	BOARD OF ZONING APPEALS CASE FILE REVIEW SUMMARY FY 2020													
REVIEW TYPE	^J ul. 29	^{449.19}	Sep.19	Ort Jo	Nov. 29	Dec. 19	02-107-	Feb.20	Mor.30	⁴ 0r.20	Moli 20	-tin-20	Torat	
ACCESSORY STRUCTURE	1	2	0	1	0									
VARIANCE	0	0	0	0	0									
SPECIAL EXCEPTION	0	0	0	0	0									
HOME OCCUPATION	0	0	0	0	0									
TOTALS	1	2	0	1	0	0	0	0	0	0	0	0	4	

AMENDMENTS TO THE ZONING ORDINANCE

Planning staff, in cooperation with other departments continue to work on various zoning ordinance amendments.

Fences

Staff continues to work on draft amendments to Section 78-10 of the zoning ordinance regarding fence standards in all zoning districts. The proposed amendments would require the issuance of a permit to erect a fence in residential districts. Erection of fences

in commercial districts would be addressed by the Planning Commission as part of a revised site plan review. Additional locational standards are also included as part of the amendments.

Subdivision Regulations

Staff has completed a draft of the proposed amendments to the Subdivision Regulations. Planning and Codes Department staff is reviewing the additional proposed changes and adding them into the draft for presentation to the Planning Commission later this Fall.

Public Works Project Fee Update

Planning staff completed work on the amendments to Chapter 14 – Public Works Projects within the Municipal Code.

Ordinance 2019-10, which proposed amendments to Chapter 14 was passed on first reading by the Board of Commissioners on November 11th. The ordinance was adopted on second and final reading on November 25th. Also on the November 25th agenda was Resolution 2019-100, which proposed amendments to the fee schedule for assessment of Public Works Project Fees (PWPF). Implementation of the new fees becomes effective for all permit requests received after December 31, 2019.

<u>REQUEST FOR PROPOSALS – PERMITTING AND DEVELOPMENT MANAGEMENT</u> <u>SOFTWARE</u>

Staff continues work on the replacement of the City's permitting and development management software. The Planning and Codes Department currently uses the TrakIt suite of development management products. TRAKIT was originally developed by CRW Systems and is currently maintained by Central Square Technologies. The system currently includes individual modules – PermitTrak, ProjectTrak, CodeTrak, AECTrak, LandTrak and LicenseTrak. There is also a report module. City staff has been using the Trakit software since December 2003. The software is primarily used by several departments within the City, including Planning and Codes, Engineering, Fire and Rescue, Water Services and Public Works.

Staff assembled a team to review the chosen proposals that best met the City's special requirements. Staff selected four proposals and scheduled follow-up software demonstrations. After the demonstrations the review team recommended that the proposal submitted by the Davenport Group with offices in Chicago.

It was important to staff that the wealth of information that is currently stored in TrakIT since its original implementation in 2003 be preserved and usable with the new system.

It is expected that the proposed contract will be presented to the Board of Commissioners for their review and approval as part of their January 14, 2020 agenda. The migration and conversion work is expected to be completed by the end of FY 2020.

BUILDING PERMIT RECAP

SUMMARY I	PERMIT VALUA	TION/FEES COLLE	CTED FY 2020
ΜΟΝΤΗ	PERMITS ISSUED	VALUATION	FEES COLLECTED
JULY	164	\$9,402,247.59	\$45,004.15
AUGUST	207	\$17,460,158.22	\$72,921.80
SEPTEMBER	164	\$31,906,571.57	\$90,989.77
OCTOBER	209	\$15,526,274.47	\$80,505.54
NOVEMBER	176	\$17,302,943.85	\$81,523.94
DECEMBER			
JANUARY			
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
TOTAL FY 2020	920	\$91,598,195.70	\$370,945.20
		·	(PERM130)

The totals reported above do not include water and sewer tap fees.

Staff also issued a total of ten single-family residential building permits for the month. The total valuation was \$5,497,000.00. The total permit fees received was **\$19,541.75**. This compares with 14 permits issued in November 2018.

	PERMITS ISSUED NOVEMBER 2019											
PERMIT TYPE	# ISSUED	VALUATION	FEES	PERMIT TYPE	# ISSUED	VALUATION	FEES					
ACCESSORY STRUCTURE	1	\$4,355.00	\$76.50	IRR C	0	\$0.00	\$0.00					
BASEMENT	1	\$25,000.00	\$169.00	IRR R	6	\$30,500.00	\$165.00					
COMMERCIAL ADDITION	1	\$3,650,000.00	\$7,801.88	IRRIGATION	1	\$10,000.00	\$27.50					
COMMERCIAL FOUNDATION	1	\$0.00	\$0.00	LIMITED DURATION EVENT	1	\$0.00	\$0.00					
COMMERCIAL GRADING PLAN	0	\$0.00	\$0.00	MECHANICAL	41	\$540,144.73	\$2,577.50					
COMMERCIAL RENOVATION	4	\$101,350.00	\$1,280.51	MISCELLANEOUS BUILDING	1	\$0.00	\$0.00					
COMMERCIAL ROOFING	1	\$100,625.00	\$679.50	PLUMBING	26	\$852,073.80	\$1,447.50					
COMMERCIAL SHELL	0	\$0.00	\$0.00	PUBLIC WORKS	12	\$0.00	\$14,760.00					
COVERED PORCH	12	\$532,134.41	\$3,081.00	REMODEL	7	\$379,972.00	\$1,895.50					
DECK	6	\$93,484.30	\$784.75	RES ADDITION	4	\$614,000.00	\$2,365.00					
DEMOLITION	4	\$0.00	\$1,000.00	SINGLE FAMILY	10	\$5,497,000.00	\$19,541.75					
FENCE ADMINISTRATIVE	4	\$0.00	\$0.00	SWIMMING POOL	12	\$1,627,836.61	\$6,442.25					
FIRE SUPRESSION	0	\$0.00	\$0.00	TENANT FINISH	12	\$3,092,468.00	\$15,273.29					
FOOD TRUCKS	0	\$0.00	\$0.00	WINDOW REPLACEMENT	1	\$12,000.00	\$230.00					
FOUNDATION	2	\$0.00	\$500.00	WELL DRILLING	0	\$0.00	\$0.00					
GARAGE	2	\$140,000.00	\$675.50									
GRADING	3	\$0.00	\$750.00	TOTALS	176	\$17,302,943.85	\$81,523.93					
							(PERM190)					



A total of **44** permits were issued for residential improvements (basement build outs, covered porches, decks, garages, remodel, residential addition, and swimming pools). The total valuation for these permits was \$3,412,427.32, while the permit fees received was **\$15,413.00**.

1	WATER & SEWI	ER TAP FEE	PERMITS ISS	SUED FY	2020	
MONTH	SEWER FEES	# SEWER PERMITS ISSUED	WATER FEES	# WATER PERMITS ISSUED	TOTAL PERMITS ISSUED	TOTAL FEES RECEIVED
JULY	\$15,060.00	4	\$5,100.00	4	8	\$20,164.00
AUGUST	\$35,120.00	8	\$32,275.00	9	17	\$67,403.00
SEPTEMBER	\$30,105.00	7	\$25,175.00	7	14	\$55,287.00
OCTOBER	\$47,135.00	10	\$63,325.00	13	23	\$110,470.00
NOVEMBER	\$67,789.00	14	\$20,250.00	10	24	\$88,053.00
DECEMBER					0	
JANUARY					0	
FEBRUARY					0	
MARCH					0	
APRIL					0	
MAY					0	
JUNE					0	
TOTALS	\$195,209.00		\$146,125.00		86	\$341,377.00

INSPECTION RECAP

The number of inspections conducted by staff for all building projects decreased from those completed in October. The number of inspections completed in November was 635. Traditionally the number of inspections completed in November is reduced due primarily to the weather. The total number of all inspections completed so far during FY 2020 is 3,382.

	MON	THLY COI	MPARISOI	N OF INSP	ECTIONS	COMPLET	ED 200	9 THROU	GH 2019		
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
January	644	927	1201	1332	1485	1099	1273	1098	1032	879	829
February	765	1032	1156	1423	1334	1233	1165	1175	966	896	774
March	756	1289	1530	1384	1472	1332	1473	1255	1147	1138	983
April	775	1165	1504	1598	1678	1400	1620	1158	1039	944	779
May	798	1074	1709	2025	1792	1350	1451	1355	1315	912	775
June	1489	1497	1840	1693	1648	1423	1622	1323	1165	1057	764
July	1143	1448	1599	1768	1830	1602	1495	1109	1119	1117	881
August	1104	1583	1765	2014	1757	1466	1446	1538	1198	1087	896
September	973	1695	1712	1801	1562	1575	1595	1270	1153	1124	736
October	955	1493	1337	1918	1717	1522	1365	1270	1111	986	869
November	1035	1464	1331	1440	1397	1281	1120	1305	1051	743	635
December	1071	1167	1402	1384	1516	1455	1188	1071	994	729	_
TOTAL	11,508	15,834	18,086	19,780	19,188	16,738	16,813	14,927	13,290	11,612	8,921

INSPECTION	IS COI	MPLETED BY TYPE	
NO	OVEME	3ER 2019	
FINAL	53	GREASE TRAP INTERCEPTOR	0
DECK FINAL	2	GRINDER PUMP FINAL	1
MECHANICAL FINAL	35	GRINDER PUMP ROUGH-IN	1
PLUMBING FINAL	30	HOUSE WRAP & FLASH.	7
POOL FINAL	9	HVAC CHANGEOUT	0
RE-FINAL	17	INSULATION	17
ABOVE CEILING	14	LIFE SAFETY	0
BACKFLOW DEVICE INSP.	1	MECHANICAL	13
BACKFLOW TEST	11	NO FRAMING/STOP WORK ORDER	4
COMMERCIAL WATER LINE	0	PARTIAL FINAL INSP.	0
COMMERCIAL SEWER LINE	0	PLUMBING	32
COMPLAINT	0	POOL SAFETY BARRIER	6
COURTESY INSP.	14	PROGRESS	4
CRAWL SPACE INSP.	12	RE ROUGH-IN	13
DECK FOOTING	5	ROUGH-IN POOL	5
DRAINAGE FINAL	0	ROUGH-IN FINAL	48
ENGINEER LETTER	12	SITE INSP.	55
ENGINEERING FINAL (RECEIPT)	12	SLAB/RADON	12
EROSION CONTROL	28	STATUS REVIEWS	114
FIRE LINE U/G	2	STORM DRAIN LINE	0
FIRE SUPPRESSION INT	2	WATER & SEWER	10
FOOTING	12	TOTAL	635
FOUNDATION WATER PROOF	8		
FOUNDATION SURVEY	8		
GAS	0		(INSP63)
GAS LINE INSPECTION	6		(גסאצמוו)

ROUTINE TASKS AND RESPONSIBILITIES

- Short Term Rentals -- Planning staff continues to monitor listings in Brentwood from several web sites that promote short term property rentals.
- Maintenance/update of the city-wide Commercial and Residential land use inventory;
- Site inspections for residential and commercial projects for issuance of final Certificate of Occupancy;
- Field inspections on former and current Planning Commission cases;
- Interpretation and enforcement of Ordinances and Codes for the public;
- Processed/reviewed applications plans for items to be included on the City Commission,
 Planning Commission and the Board of Zoning Appeals agendas;
- Monitored parade and special events in the city;
- Determined whether properties were in floodways areas for contractors and homeowners for zero residential properties;
- Updated & maintained the department's portion of the city's website as needed;
- Updated & created electronic forms for multiple permits;
- Revised documentation and permit applications;

HOME OCCUPATIONS

New home occupations require a fee of \$25.00, while yearly renewals are \$10.00. Currently, there are currently 765 active home occupation permits (BUS12).

SUMMARY OF FE	ES HOMI	E OCCUPAT	TIONS
	FY 2020		
MONTH	INITIAL	RENEWAL	TOTAL
JULY 2019	\$300.00	\$500.00	\$800.00
AUGUST 2019	\$275.00	\$180.00	\$455.00
SEPTEMBER 2019	\$275.00	\$545.00	\$820.00
OCTOBER 2019	\$275.00	\$485.00	\$760.00
NOVEMBER 2019	\$200.00	\$360.00	\$560.00
DECEMBER 2019			
JANUARY 2020			
FEBRUARY 2020			
MARCH 2020			
APRIL 2020			
MAY 2020			
JUNE 2020			
YTD TOTAL	\$1,325.00	\$2,070.00	\$3,395.00
			(ACCT45)

CODES ENFORCEMENT

The Municipal Codes Officer opened three new code enforcement cases and complaints in the month of November (CODE20).

CITY OF BRENTWOOD SUMMARY OF VACANT RESIDENTIAL LOTS NOVEMBER 30, 2019										
SUBDIVISON NAME	GENERAL LOCATION	# OF APPROVED LOTS	#LOTS PLATTED TO DATE	#PERMITS ISSUED	#LOTS UNDER DEVELOPMENT, NOT PLATTED	# VACANT	UNDEVELOPED LOTS REMAINING PER PLAN	AREA (AC)	PLANNING AREA	COMMENTS
ANNANDALE	OLD SMYRNA RD.	168	168	168	0	0	0	208.00	4	All Sections Recorded
ARDEN WOODS	JOHNSON CHAPEL RD.	30	30	27	0	3	0	41.38	1	All Sections Recorded
RLINGTON HEIGHTS	PINKERTON RD.	43	43	43	0	0	0	56.04	5	All Sections Recorded
AVERY SUBDIVISION	MURRAY LN.	23	23	21	0	2	0	32.14	1	Recorded
BEECH CREEK HILL	BEECH CREEK RD.	6	6	5	0	1	6	10.68	1	Final Plat approved by PC 6/4/2018
BELLA COLLINA	CONCORD RD.	8	0	0	8	0	8	17.71	6	Prelim Plan Appr 10/1/2018
BELLE TERRA	CONCORD RD.	5	5	3	0	2	0	8.67	6	Recorded
BERKLEY WALK	EDMONDSON PK.	25	25	25	0	0	0	25.05	5	All Sections Recorded
BERRYMAN PROPERTY	MURRAY LN.	2	0	0	2	0	1	40.45	6	Final Plat not yet Recorded
BORGATA	WILSON PK.	27	27	27	0	0	0	40.67	4	All Sections Recorded
30YD SUBDIVISION	CONCORD ROAD	2	0	0	0	0	1	4.53	6	Preliminary Plan only
BRASS LANTERN FARMS	MURRAY LN.	9	9	9	0	0	0	15.06	1	All Sections Recorded
3REITHORN	SUNNYBROOK DR.	8	8	5	0	3	0	11.00	5	All Sections Recorded
BRENTHAVEN PLACE	LIPSCOMB DR.	20	20	19	0	1	0	28.62	3	All Sections Recorded
BRENTWOOD CLOSE	WILSON PK.	29	29	29	0	0	0	34.02	4	All Sections Recorded
BRENTWOOD FARMS	SOUTHERN WOODS	13	0	0	0	0	13	16.52	5	Prelim Plan App 5-1-2017
BRENTWOOD GLEN	WILSON PK.	47	47	47	0	0	0	52.40	6	All Sections Recorded
BRENTWOOD LIGHTS	WILDWOOD DR.	13	13	9	0	4	0	41.24	1	All Sections Recorded
3RIDGETON PARK	CONCORD RD	146	146	146	0	0	0	77.53	5	All Sections Recorded
BROOKFIELD	SUNSET RD	472	472	472	0	0	0	273.00	5	All Sections Recorded
CHEVOIT HILLS	HUNTERBORO DR.	16	16	16	0	0	0	17.98	4	All Sections Recorded
CONCORD RIDGE	CONCORD PASS	11	11	11	0	0	0	10.02	5	All Sections Recorded
COURTSIDE AT SOUTHERN WOODS WEST	SUNSET RD.	255	255	265	0	0	0	159.00	5	All Sections Recorded
CROCKETT FORGE ESTATES	CROCKETT RD	2	2	1	0	1	0	3.92	6	All Sections Recorded
CROMWELL SUBDIVISION (LOMBARDY EST.)	SPLIT LOG RD.	62	62	60	0	2	0	70.67	5	All Sections Recorded
CROSS POINTE	SPLIT LOG RD.	14	14	13	0	1	0	21.49	6	Includes the Historic Fly House
EDENBROOK	LIBERTY CHURCH RD.	13	13	10	0	3	0	19.63	5	All Sections Recorded
ELMBROOKE	CONCORD RD.	47	47	47	0	0	0	55.26	6	All Sections Recorded
ESTATES AT MAGNOLIA VALE	SUNSET RD.	8	8	8	0	0	0	9.10	5	All Sections Recorded
FOUNTAINBROOKE	PINKERTON RD.	188	188	186	0	2	0	151.00	5	All Sections Recorded
OXCREST SUBDIVISION	CONCORD RD.	6	6	6	0	0	0	8.28	3	Plan Approved 8-3-2015. Plat Recorded 4/11/2018
OXVIEW ESTATES	OLD SMYRNA RD.	2	2	2	0	0	0	3.00	4	Approved March 2013
GLEN ABBEY	SPLIT LOG RD.	75	75	75	0	0	0	100.41	5	All Sections Recorded
GLENELLEN ESTATES	RAGSDALE RD.	66	66	66	0	0	0	81.75	5	All Sections Recorded
LENSHADOWS SUBDIVISION	EDMONDSON PK.	5	5	5	0	0	0	7.25	4	Plat Recorded 4-12-2015 Includes Existing Home
OVERNORS CLUB	CONCORD RD.	424	424	412	0	12	0	610.00	5	All Section's Recorded Private Streets
ALCYON ESTATES	HAROGATE DR.	8	8	8	0	0	0	9.96	4	Recorded
IAMPTON RESERVE	CONCORD RD.	91	91	89	0	2	0	105.47	6	All Sections Recorded Private Streets
IIDDEN CREEK	PINKERTON RD.	25	25	25	0	0	0	28.92	5	All Sections Recorded
IIGH POINT	CONCORD RD.	5	5	1	0	4	0	7.43	5	All Sections Recorded
NGLEHAME FARMS	SPLIT LOG RD.	170	170	170	0	0	0	205.62	6	All Sections Recorded
OHNSON COVE	JOHNSON CHAPEL RD.	4	4	4	0	0	0	7.16	1	Recorded
INGS CROSSING	WIKLE RD. WEST	39	39	39	0	0	0	43.00	1	All Sections Recorded
AURELS WEST	CHARITY DR.	19	19	18	0	1	0	25.44	6	All Sections Recorded
ENOX PARK	HILLSBORO RD.	40	40	37	0	3	0	65.77	1	All Sections Recorded
IBERTY FARM	CONCORD RD.	6	6	4	0	2	0	32.36	5	All Sections Recorded
IAGNOLIA VALE	STANFIELD RD.	60	60	55	0	5	0	68.64	5	All Sections Recorded
ARSHALL PLACE	WILSON PK.	10	10	3	0	7	0	13.72	4	Private Streets Plat Recorded 2/2018
ICGAVOCK FARMS	MURRAY LN.	192	192	192	0	0	0	211.00	1	All Sections Recorded
IORGAN FARMS, (AZALEA PARK)	SPLIT LOG RD.	173	173	169	0	4	0	209.00	5	All Sections Recorded
OTHERALL SUBDIVISION	LIBERTY CHURCH RD.	2	2	0	0	2	0	6.32	1	Lot 1 includes an existing home
ICHOLSON SUBDIVISION	BEECH CREEK RD.	2	0	0	0	0	1	4.92	1	Preliminary Plan Approval Only
LD TOWNE	MURRAY LN.	21	21	21	0	0	0	26.78	1	All Sections Recorded
LSEN PROPERTY	PANARAMA DR.	4	4	4	0	0	0	19.82	1	Recorded
MAN SUBDIVISION	FRANKLIN RD.	21	21	6	0	15	0	33.66	1	Recorded 9-2019
WL CREEK, ALL PHASES	CONCORD RD.	85	85	77	0	8		87.60	- 5	All Sections Recorded
ARKSIDE AT BRENTHAVEN PH. II, SEC. I	DEVENS DR,	69	69	40	0	29	0	210.00	3	Phase II Not Recorded

SECONDAY ALAR SPACE ALARDA PARAME P	CITY OF BRENTWOOD SUMMARY OF VACANT RESIDENTIAL LOTS NOVEMBER 30, 2019											
Matcale Dowles Matcale Park Long Long <thlong< th=""> Long</thlong<>	SUBDIVISON NAME	GENERAL LOCATION	APPROVED	PLATTED TO		DEVELOPMENT,	PLATTED LOTS	LOTS REMAINING			COMMENTS	
Beschwart JAMEN MODDIG Stocker AT AMEN MODIG	ARKSIDE DOWNS	WILSON PK.	EOLO		6				40.00	3	Recorded	
NERFORM OPICEDN Q2 Q2 Q2	ENA ESTATES	CONCORD PASS	2	2	2	Ū	0	0	5.19	5	Recorded	
NINCECOM MUTERY IVI MUTERY IV	RESERVE AT ARDEN WOODS	FISCHER CT.	4	0	0	0	0	0	10.17	1	Prelim Plan App 6-6-2017	
SINCETON HLLS MURSA VI.N File NUC NUC NUC	RESERVE AT CONCORD	CONCORD RD.	22	22	20	Ö	2	0	25.10	4	All Sections Recorded	
NAMPLEE FORMST OPACONST PRO 222 2 0 0 775 5 M Testions Records ECENER AT NAMPLES FORDS (5.01 - 20 LIG) CATURODOL, VALUE CATURODOL, VALUE <thcaturodol, th="" value<=""> <thcatul< td=""><td>RINCETON HILLS</td><td>MURRAY LN.</td><td>162</td><td>162</td><td>161</td><td>Ö</td><td>1</td><td>0</td><td>224.00</td><td>1</td><td>All Sections Recorded</td></thcatul<></thcaturodol,>	RINCETON HILLS	MURRAY LN.	162	162	161	Ö	1	0	224.00	1	All Sections Recorded	
Number Dister South (IndexANDPNR) Number Dister South (IndexANDPNR) Number Dister South (IndexANDPNR) South (IndexANDPNR)<	AGSDALE SUBDIVISION	RAGSDALE RD.	71	0	0	Ö	0	71	115.29	5	Rev. Plan Approved 6-6-2017	
BERNE AT MAURICLA VALE SUBJECTIO 5 6 5 0 <th< td=""><td>AINTREE FOREST</td><td>CROCKETT RD.</td><td>222</td><td>222</td><td>222</td><td>0</td><td>0</td><td>0</td><td>240.00</td><td>6</td><td>All Sections Recorded</td></th<>	AINTREE FOREST	CROCKETT RD.	222	222	222	0	0	0	240.00	6	All Sections Recorded	
BERNE AT MAURICLA VALE SUBJECTIO 5 6 5 0 <th< td=""><td>AINTREE FOREST SOUTH (HIGHLAND PARK)</td><td>RAINTREE PARKWAY</td><td>235</td><td>235</td><td>235</td><td>0</td><td>0</td><td>0</td><td>272.48</td><td>6</td><td>All Sections Recorded</td></th<>	AINTREE FOREST SOUTH (HIGHLAND PARK)	RAINTREE PARKWAY	235	235	235	0	0	0	272.48	6	All Sections Recorded	
Display Display <t< td=""><td></td><td>SUNSET RD.</td><td>5</td><td>5</td><td>5</td><td>0</td><td>0</td><td>0</td><td>7.04</td><td>5</td><td>All Sections Recorded</td></t<>		SUNSET RD.	5	5	5	0	0	0	7.04	5	All Sections Recorded	
Description Sectors Part Los Pro 9 9 9 0 0 1157 6 All Sectors Recarded Sectors Recarded MALLER MODES VeET SINSET FO. 145 145 145 0 0 73.01 6 Bistanghame en La11 HADOW CREEX AT SOUTHER WODES VEET SINSET FO. 145 145 145 0 0 73.01 6 Hadowing Provide Strets NEED MARK SIXDEVOOL N 22 22 22 20 0 0 445 4 Provide Strets	ESERVE AT RAINTREE FOREST, SEC 1-3	EASTWOOD DR.	100	100	97	0	3	0	272.00	6	All Sections Recorded	
SERVE AT SONDMA SPLIT CO RD 9 9 0 0 10.2 11.2 All Sectors Resided OF DAM ANARG SUBTEROL VALLER REL 2 2 2 0 0 0 10.5 Elision plane and Li NADOW DEEX AT SOUTHERN WOODS VET SNOET RO. 14.5 14.5 14.5 14.5 0 0 0 7.5 Bit and plane and Li NEED MARK SADDLEWOODLIN 22 22 22 20 0 0 31.4 4 Physical Stretch Physical Stretch NEED MARK SULT CORD 6 6 1 0 5 0 31.4 4 Physical Stretch Physical Stretch NEED MARK SULT CORD 6 6 6 6 6 6 0	ESERVE AT RAINTREE FOREST, SEC 4-10	EASTWOOD DR.	113	27	2	0	25	86	282.00	6	Prelim Plan App 6-6-2017 Construction on-going Sec 4 Recorded	
Or D. MAYARG SUBDINSON MALLER PC. 2 2 0 0 0 507 Existing home out.11 MADOW CREEK AT SOUTHERN WOODS WED Sinker FFC. 148 145 145 0 0 0 730 6 All Sections Berneted MERDIA MARG SOULE WOODLIN. 22 22 22 0 0 0 74.50 6 All Sections Berneted MERDIA MARG SOULE WOODLIN. 72 0 0 0 84.60 6 All Sections Berneted CINCERERST BLIFF FID. 28 29 29 0 0 0 3131 6 All Sections Berneted ERRABOX BLIFF FID. 28 29 29 0				9	9	0			19.57	5		
NADOW CREIK AT SOUTHERN WOODS WET NASE I MARCE Media												
International ACCLEMPCOLUM 22 22 22 0 0 0 24.59 4 Resumation Provide Strends Description MARCH MARCH OLD SMPMARD 0 8 1 0 5 0 34.4 4 Resumation Provide Strends Provide Strends <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td>										-		
NIED MANCR OLD SMYTRAL FD B B 1 D 5 D 1.4 4 Preds Stretts - Plan Approved - 11-3:2015 - Plan Enconded - 7.18:20 COMMA SPL TLOO FRD BB BB CO D D D D D D Description TOME/ERST BULF FD 28 28 29 D D D D D Description TEMERDORCE SPL TLOO RD 275 254 24 D <thd< th=""> D D</thd<>		edicative-rise reprised		505,80		0				4		
CMOMA SHUTLOG PRO 66 66 67 0		and the second s	is contract		1							
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TOTAL VACANT LOTS IN CITY Available * W/Pians ** Available * </td <td>VOODLANDS AT COPPERSTONE</td> <td>SUNSET RD.</td> <td>119</td> <td>119</td> <td>119</td> <td>0</td> <td>0</td> <td>0</td> <td>75.87</td> <td>5</td> <td>All Sections Recorded</td>	VOODLANDS AT COPPERSTONE	SUNSET RD.	119	119	119	0	0	0	75.87	5	All Sections Recorded	
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BRENTWOOD PLANNING COMMISSION

Meeting Date: 01/06/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

City Calendar -- January 2020



JANUARY 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 New Years Day City Offices & Library closed	2 8:00 AM Planning Commission Informational Meeting	3	4
5	6 5:30 PM Park Board meeting 7:00 PM Planning Commission Meeting	7 8:00 AM City Court 4:00 PM Juvenile Court	8 9:00 AM Library Board Meeting	9 8:00 AM City Court 9:00 AM City Commission Informational Meeting	10	11
12	13	14 7:00 PM City Commission Meeting	15 5:30 PM Historic Commission meeting	16	17 10:00 AM Friends of the Library Used Book Sale	18 10:00 AM Friends of the Library Used Book Sale
19 1:00 PM Friends of the Library Used Book Sale	20 Martin Luther King Library & City Offices closed	21 7:30 AM Tree Board meeting 5:30 pm Board of Zoning Appeals meeting	22	23 9:00 AM City Commission Informational Meeting	24	25
26	27 6:00 PM Environmental Advisory Board Meeting 7:00 PM City Commission Meeting	28	29	30 8:00 AM Planning Commission Informational Meeting 9:30 AM Joint Planning Commission / City Commission Work Session 4:00 PM FY2021 Initial Budget Work Session	31	