



**AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD MUNICIPAL PLANNING COMMISSION
TUESDAY APRIL 7, 2020 -- 7:00 P.M.
BRENTWOOD CITY HALL**

In the interest of the health, safety, and welfare of the public, this meeting will be held electronically pursuant to Governor Lee's Executive Order No. 16. Physical presence of the public will be limited, but the meeting may be viewed online at www.brentwoodtn.gov/livestream.

[Agenda Item Location Map](#)

Call to Order

Roll Call

Pledge of Allegiance to the Flag

Approval or correction of the minutes from the (date) regular meeting

DRAFT -- Regular Meeting Minutes -- March 2, 2020

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. **BPC2003-003 Temporary Model Home - Traditions Subdivision, Section Three, Lot 20, 1924 Parade Drive, Zoning OSRD** – Applicant: Ms. Lee Mealer, Drees Premier Homes, 1651 Westgate Circle, Brentwood, TN 37027
2. **BPC2003-004 Temporary Model Home – Traditions Subdivision, Section Two, Lot 106, 1853 Pageantry Circle, Zoning OSRD** – Applicant: Ms. Lee Mealer, Drees Premier Homes, 1651 Westgate Circle, Brentwood, TN 37027
3. **BPC2003-007 Revised Site Plan, Dock Ramp Addition – NDM Floors, 7104 Crossroads Boulevard, Zoning C-3** – Applicant: Mr. Jeffrey Stovall, Duke Realty, 5000 Meridian Boulevard, Suite 150, Franklin, TN 37067

4. **BPC2003-005 Revised Building Elevations – Mallory Corners Shopping Center, Mallory Lane & Moores Lane, Zoning C-2** *Applicant: Mr. Robert Thorn, H. Michael Hindman Architects, 1607 Westgate Circle, Ste. 100, Brentwood, TN 37027*

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.

REGULAR AGENDA

1. **BPC2003-002 Revised Site Plan, Administrative Addition – Brentwood High School, 5304 Murray Lane, Zoning SI-2** – *Applicant: Mr. Randy Harper, GMC, 3310 West End Ave., Suite 420, Nashville, TN 37203*
2. **BPC2003-006 Revised Site Plan – Mallory Corners Shopping Center, Mallory Lane & Moores Lane, Zoning C-2** *Applicant: Ms. Kelly Hiatt, CESO, Inc., 216 Centerview Drive, Suite 150, Brentwood, TN 37027*

OTHER BUSINESS

1. *Monthly Security Report -- March 2020*

ADMINISTRATIVE INFORMATION

1. *Planning and Codes Department Monthly Report -- February 2020*
2. *City Calendar -- April 2020*



Donald J. Dopson, Secretary

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: 04/07/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Draft Meeting Minutes -- 3-2-2020

MINUTES OF MEETING OF THE BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The regular meeting of the Brentwood Planning Commission met on Monday, March 3, 2020 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, Brandon Oliver, Stevan Pippin and Sonna Robinson. 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 February 3, 2020 meeting as written; seconded by Mr. Kaplan. Motion passed unanimously.

CONSENT AGENDA

Item 1: BPC2002-002 Building Elevations – Scissors & Scotch, Hill Center Brentwood, 205 Franklin Road, Building D-1, Suite 120, Zoning C-2

Slaggie Architects, Inc. requested approval of revised building elevations for Scissors & Scotch to be located in Suite 120, Building D-1 in Hill Center Brentwood. The proposed elevations included: Black porcelain tiles, black aluminum wall panel system, and a black aluminum storefront system. Wall signage and a blade sign are also being proposed.

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

1. Additional Public Works Project Fees may be required.
2. A site plan shall be vested for a period of three years from the date of the original approval.
3. Add the following note to the site plan;

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the

vesting period. The Initial vesting period for this plan expires on March 2, 2023, 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. 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 March 2, 2020 . Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 2: BPC2002-003 Hillside Overlay Review - Morgan Farms Subdivision, Section Six, Lot 204, 1876 Barnstable Lane, Zoning OSRD

Drees Premier Homes requested approval of a Hillside Protection Overlay site plan for Lot 204 located at 1876 Barnstable Lane. The builder will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

1876 BARNSTAPLE LANE – MORGAN FARMS	
Lot Area (sf)	27,802 sf
Total Area of Home (sf)	6,168 sf
Heated Area (sf)	4,901 sf
Impervious Area (sf)	7,127 sf
Green Space Provided (%)	74.9%
Green Space Required (%)	40%

The plans included brick in a “sandrock” color and gray stone as well as grey and white hardi-plank accents.

Staff recommended approval of the proposed Hillside Protection Overlay Site Plan for Lot 204 of the Morgan Farms Subdivision, to include the required residential sprinkler system, subject to the following conditions:

1. The property owner or fire sprinkler contractor shall field verify pressure and flows before design/construction of sprinkler system.
2. A geotechnical study is required for HP designated lots.
3. Add the driveway color note to all appropriate sheets of the plan.
4. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.
5. Add the following note to the Hillside Protection Overlay site plan;

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the

vesting period. The Initial vesting period for this plan expires on March 2, 2023, 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.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to

delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

12. 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.
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 March 2, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Item 3: BPC2002-004 Hillside Overlay Review – Morgan Farms Subdivision, Section Six, Lot 205, 1878 Barnstaple Lane, Zoning OSRD

Drees Premier Homes requested approval of a Hillside Protection Overlay site plan for Lot 205 located at 1878 Barnstaple Lane. The builder of the home will be required to install a residential sprinkler system in accordance with the technical requirements of the HP Overlay.

1878 BARNSTAPLE LANE – MORGAN FARMS	
Lot Area (sf)	28,648 sf
Total Area of Home (sf)	7,265 sf
Heated Area (sf)	5,318 sf
Impervious Area (sf)	6,872 sf
Green Space Provided (%)	77.1%
Green Space Required (%)	40%

The plans included shadow gray brick and taupe stucco as well as espresso and white trim.

Staff recommended approval of the proposed Hillside Protection Overlay Site Plan for Lot 205 of the Morgan Farms Subdivision, to include the required residential sprinkler system, subject to the following conditions:

1. The height of the proposed house cannot exceed 52 feet or 3 stories as defined in Section 78-184(15) of the Municipal Code.
2. The property owner or fire sprinkler contractor shall field verify pressure and flows before design/construction of sprinkler system.
3. Show the basement and add basement coverage to the appropriate tables on all sheets.
4. Add a swale to each side of driveway (back of curb and top of wall) along with a 2-foot shoulder at the back of curb.
5. A geotechnical study is required for all HP designated lots.
6. Provide a retaining wall design for staff review.
7. Add driveway color note to all appropriate sheets of the plan.
8. A Hillside Protection Overlay site plan shall be vested for a period of three years from the date of the original approval.
9. Add the following note to the Hillside Protection Overlay site plan:

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on March 2, 2023, 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.

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. 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.
14. 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.
15. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
16. 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.
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 March 2, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Oliver moved for approval of the items on the Consent Agenda. Seconded by Ms. Crigger; motion was approved unanimously.

REGULAR AGENDA

Item 1: PLANNING COMMISSION REVIEW AND RECOMMENDATION OF ORDINANCE 2020-02 - AN ORDINANCE TO AUTHORIZE THE ACQUISITION OF 52 (+/-) ACRES LOCATED ON OLD SMYRNA ROAD THROUGH APPROVAL OF A CONTRACT FOR SALE OF REAL ESTATE AMONG SENSING ENTERPRISES ("SELLER"), THE CONSERVATION FUND ("PURCHASER"), AND THE CITY, AND BY ACCEPTANCE OF ASSIGNMENT OF THE CONSERVATION FUND'S OBLIGATIONS AS PURCHASER UNDER SAID AGREEMENT

Ordinance 2020-02 authorized the purchase of 52 (+/-) acres of land, which is a portion of the Windy Hill Farm, located south of Old Smyrna Road at its intersection with Jones Parkway.

Passive public park uses are proposed, to would include bike and pedestrian trails, a playground, and open natural areas and associated uses such as bathroom facilities. Development of athletic fields for organized sports activities would be prohibited by the agreement and lighting would be limited to parking areas and consistent with dark sky requirements.

The ordinance will authorize the City to enter into a "Contract for Sale" with Sensing Enterprises and The Conservation Fund (TCF). It will also authorize the City's acceptance of the assignment of TCF obligations as Purchaser pursuant to the Contract.

The property is currently used for agricultural purposes and includes the Windy Hill home which was built in ca 1825 and is listed on the national historic register.

The Sensing family is planning to place the remaining 38 acres +/- not under consideration for purchase by the City in a conservation easement and market that property to a third party for continued use as a residential home and associated farming activities. Staff and the family have been working with representatives of TCF, a national

nonprofit organization committed to land preservation and facilitating acceptable agreements between interested parties.

Staff believed that a fair and acceptable agreement for all parties is in place to allow this land purchase to move forward. The proposed land acquisition is in keeping with the policy goals in the Brentwood 2030 Plan for development of a park in this currently underserved area of the City and, if approved, would increase the amount of City owned park land from 966 acres to 1,018 acres (1.6 square miles). The park would be directly accessible to over 1,900 homes in the area.

The purchase will allow the City to undertake this important project with no property tax increase while maintaining a strong financial position for the General Fund.

If the purchase is approved, the City will assume some initial costs associated with basic property upkeep estimated at \$15,000 annually, plus some one-time costs in FY 2021 for fencing and boundary landscaping. It is expected that full development of the property as a park will not occur for several years given other capital improvement priorities over the next few years.

TCA 13-4-104 required the Planning Commission to formally review and approve the park location. However, the law provided that the Board of Commissioners may overrule the Planning Commission's decision to disapprove the proposed park. The formal rezoning of the property will occur at some point in the future.

The Ordinance was approved on first reading on February 24th, the proposed plan will be presented to the Park Board and Planning Commission at their March 2nd meetings for formal review and recommendations to the City Commission. Second and final reading is scheduled for March 9, 2020. Closing on the land is scheduled to occur on or before June 24, 2020.

Citizen Comments:

Brent Jacobs, 505 Stella Vista Court

Mr. Pippin moved to forward a recommendation of approval of Ordinance 2020-02 to the Board of Commissioners. Mr. Magyar seconded; motion was approved unanimously.

Item 2: BPC2002-001 Limited Duration Event – Nashville Golf Open, Nashville Golf and Athletic Club, 1703 Crockett Springs Trail, Zoning OSRD/R-1

NGO Snedeker Foundation, LLC requested approval of the fifth in a series of the Nashville Golf Open to be played at the Nashville Golf and Athletic Club (NGAC). This event is

scheduled from April 27th through May 3, 2020. Tour Vision Promotions previously negotiated a five-year agreement with the Club, running through 2020.

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

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

A professional practice day is scheduled on April 27th and the Pro-Am on April 30th. The tournament begins on April 30th and continues through May 3rd. Transportation to the events from the off-site parking lots begins at around 6:00 a.m.

Off-site parking will be provided through the week at Holy Family Catholic Church. On the weekend (May 2nd & 3rd) off-site parking will be available at Ravenwood H.S., (1,251 spaces available). Brentwood Police will assist with ingress/egress at Ravenwood. Finally, Off-site parking will be provided for the Pro-Am on April 29 at Journey Church.

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

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

Mr. Kaplan moved for approval of the proposed limited duration event to be conducted from April 27th through May 3rd subject to the following conditions being met to the satisfaction of staff:

1. Appropriate off-site directional signage, on behalf of the City, per Sec. 78-419(e), to be funded by the tournament, may be permitted to assist spectators in locating the off-site parking lots. The wording used on the signs shall be approved in advance by City staff.
2. A representative from the event shall coordinate with the residents who live within the subdivision.
3. Beer permits must be approved by the City Commission. Application must be received on or before April 1st, for review by the City commissions on April 22nd.

4. The applicant shall submit plans for the event to staff from review and approval by the Planning Commission annually.
5. The event organizers shall coordinate the event with Planning and Codes, Police and Fire Department personnel.
6. Provide a schedule of the setup of the temporary structures. Planning and Codes Department staff must inspect all temporary structures, especially those that will be provided electricity before the event begins. Staff shall also be provided access to the site before and during the event.
7. All ingress and egress points must remain clear and accessible for emergency services at all times during the event.
8. Generators and lights shall be placed so as to lessen their impact on adjacent neighbors.
9. Provide specifications for the generators that are to be used. Include operating noise levels. Indicate if they are gas or diesel fueled. Also include the noise levels for the refrigeration units that may be mounted on vender trailers.
10. Crockett Springs Trail and Andrew Crockett Court are publicly maintained streets. There shall be no temporary improvements located within the right-of-way of these streets.
11. If access/use of Rue de Grande, a private street is proposed, permission must be granted in advance by the Crockett Springs, Phase I Homeowners Association.
12. 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.
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. Deviations from the approved plan/plat in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as

provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

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

16. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on March 2, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Mr. Oliver seconded; motion was approved unanimously.

Item 3: BPC2002-005 Revised Preliminary Plan – Bella Collina Subdivision, FKA – Morgan Property, 9634 Concord Road, Zoning R-2

Ragan Smith Associates requested approval of a revised preliminary plan for The Bella Collina Subdivision. The proposed plan showed eight lots on approximately 17.71 acres. The plan proposed the following changes:

1. Identification of the existing historic Primm-Padgett Cemetery on Lot Eight, with a label that references its relocation;
2. The cemetery will be relocated to the front of proposed Lot Three near Concord Road;
3. Addition of subdivision entrance gates, restricting access to the driveway easement for lots one thru seven. Lot Eight will be served by its own driveway to Concord Road;
4. Adjustments in the areas of a few of the lots;
5. Application of a waterway natural area along the eastern boundary of the project;
6. The area of the open space as shown on the previously approved plan was 1.32 acres;
7. The area of the open space on the proposed plan is 2.02 acres, which can be attributed to the addition of the waterway natural area on the eastern side of the project, and
8. A location for the Cluster Box Units as required by the USPS for mail delivery.

Lot	ACRES	ACRES
	10/1/2018	2/3/2020

1	2.01	2.02
2	2.00	2.00
3	2.01	2.00
4	2.02	2.02
5	2.01	2.01
6	2.02	2.00
7	2.04	1.63
8	2.28	2.01
OPEN SPACE	1.32	2.02
TOTAL PROJECT AREA	17.71	17.71

Article 6.9(5) of the Brentwood Subdivision Regulations required that subdivision entry gates be fitted with a standard system acceptable to the City for operation in emergency situations. The preferred method of entry is access provided using mobile radios. A manual method for access shall also be provided.

Lots four thru eight were labeled to require a residential sprinkler system, due to their distance from a public street

The plan that was originally approved on October 1, 2018 did not show the location of the Primm/Padgett Cemetery located within the building envelope on Lot Eight. At least 15 graves and two depressions have been identified within the cemetery. The developer proposed to relocate the cemetery to the front of Lot Three.

Article 3.5(6) of the Subdivision Regulations required the developer to identify the location on the proposed preliminary plan of "all significant historic and archeological features and structures located on the affected property or within 500 feet of the boundary of the affected property."

State law allowed for the relocation of grave sites, per TCA 46-4-101et seq. The City had no oversight in this process.

Petitions to relocate remains from a cemetery must be provided to the Tennessee Historical Commission regarding the proposed relocation for publish on their web site.

Citizen Comments:

Kathie Greaves, 9525 O'Hara Drive

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

1. No grading or site work shall be commenced on the project until the relocation of the Primm-Padgett cemetery has been approved through the Chancery Court.
2. Per Section 78-165 of the Municipal Code, no accessory buildings will be allowed for lots that are less than two acres in size. Add this note to the plan.
3. Correct the front M.B.S.L. for Lot 7 on sheet L1.0.
4. Remove the revision notes from the plan.
5. The proposed gate shall be equipped with the "Click 2" entry system installed for emergency access. Consult with the Fire Marshal for details.
6. Approval from TDOT is required for driveway access.
7. A preliminary plan shall be vested for a period of three years from the date of the original approval.
8. Add the following note to the preliminary plan;

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on October 1, 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.

9. 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.

10. 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.
11. 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.
12. 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.
13. Add the following Grinder Pump note to the plat:

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.
14. Applicable security is necessary for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations. The security shall be provided before the final plat may be recorded.
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 March 2, 2020. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Commissioner Travis seconded. Motion passed unanimously.

OTHER BUSINESS

Monthly Security Report

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

ADMINISTRATIVE INFORMATION

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

Being no further business, the meeting adjourned at 8:15 pm.

APPROVED: _____

Holly Earls

Holly Earls, City Recorder

**BRENTWOOD PLANNING
COMMISSION**

1.

Meeting Date: 04/07/2020

Information

PROJECT NUMBER

BPC2003-003

PROJECT DESCRIPTION

**Temporary Model Home - Traditions Subdivision, Section Three, Lot 20, 1924
Parade Drive**

Drees Premier Homes requests approval of a temporary model home on Lot 20 in the Traditions Subdivision. The hours of operation would be from 11:00 a.m. to 6:00 p.m. Sunday thru Saturday. The home is currently under construction and at the rough-in final stage.

The proposed sign plan includes two options for the signage. One that is internally illuminated one that is not. Internally illuminated signs are prohibited by Code in residential districts.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Ms. Lee Mealer, Drees Premier Homes, 1651 Westgate Circle, Brentwood, TN 37027

Attachments

Final Staff Report

Vicinity Map

MODEL UNIT LOCATIONS

Plot Plan

Signage

Elevations

**CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
TUESDAY, APRIL 7, 2020 -- 7:00 P.M.
FINAL**

CONSENT AGENDA -- ITEM 1:

REQUEST: TEMPORARY MODEL HOME – TRADITIONS
SUBDIVISION, SECTION THREE, LOT 20, 1924 PARADE
DRIVE

PROJECT NUMBER: BPC2003-003

CURRENT ZONING: OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT

GENERAL INFORMATION:

Drees Premier Homes requests approval of a temporary model home on Lot 20 in the Traditions Subdivision. The hours of operation would be from 11:00 a.m. to 6:00 p.m. Sunday thru Saturday. The home is currently under construction and at the rough-in final stage.

The proposed sign plan includes two options for the signage. One that is internally illuminated one that is not. Internally illuminated signs are prohibited by Code in residential districts.

PROJECT LOCATION:

The subject property is located at 1924 Parade Drive.

APPROVAL HISTORY:

At its December 2, 2019 regular meeting, the Brentwood Planning Commission voted to approve a final plat for Section Five of the Traditions Subdivision. The approved plat shows 24 lots on approximately 14 acres of land.

At its December 2, 2019 regular meeting, the Brentwood Planning Commission voted to approve a final plat for Section Four of the Traditions Subdivision. The approved plat shows 22 lots on approximately 15.7 acres.

CONDITIONS OF APPROVAL

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

1. Section 78-419 prohibits internally illuminated signs within residential districts. Revise the signage proposal as required.

2. In accordance with Section 78-16(2) of the Municipal Code, the initial permit shall be issued for a period of not more than 12 months, renewable by the Planning and Codes director for periods of not more than six months each.

STANDARD REQUIREMENTS:

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

1. It shall be the applicant's/developer's responsibility to request extensions to the approval in a timely manner.
2. Upon completion of the building and the necessary inspections, a temporary certificate of occupancy will be used for the temporary model home.
3. Accommodations shall be incorporated into the design of the sales center to allow handicap access.
4. The area adjacent to the proposed sales center shall not be used as a storage area for building materials, construction vehicles, or heavy equipment.
5. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
6. 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. 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. 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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 7, 2020**. Any changes to

Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed temporary model home for a period of 12 months until April 7, 2021, to include a sign that is not internally illuminated, subject to the requirements of the staff report.

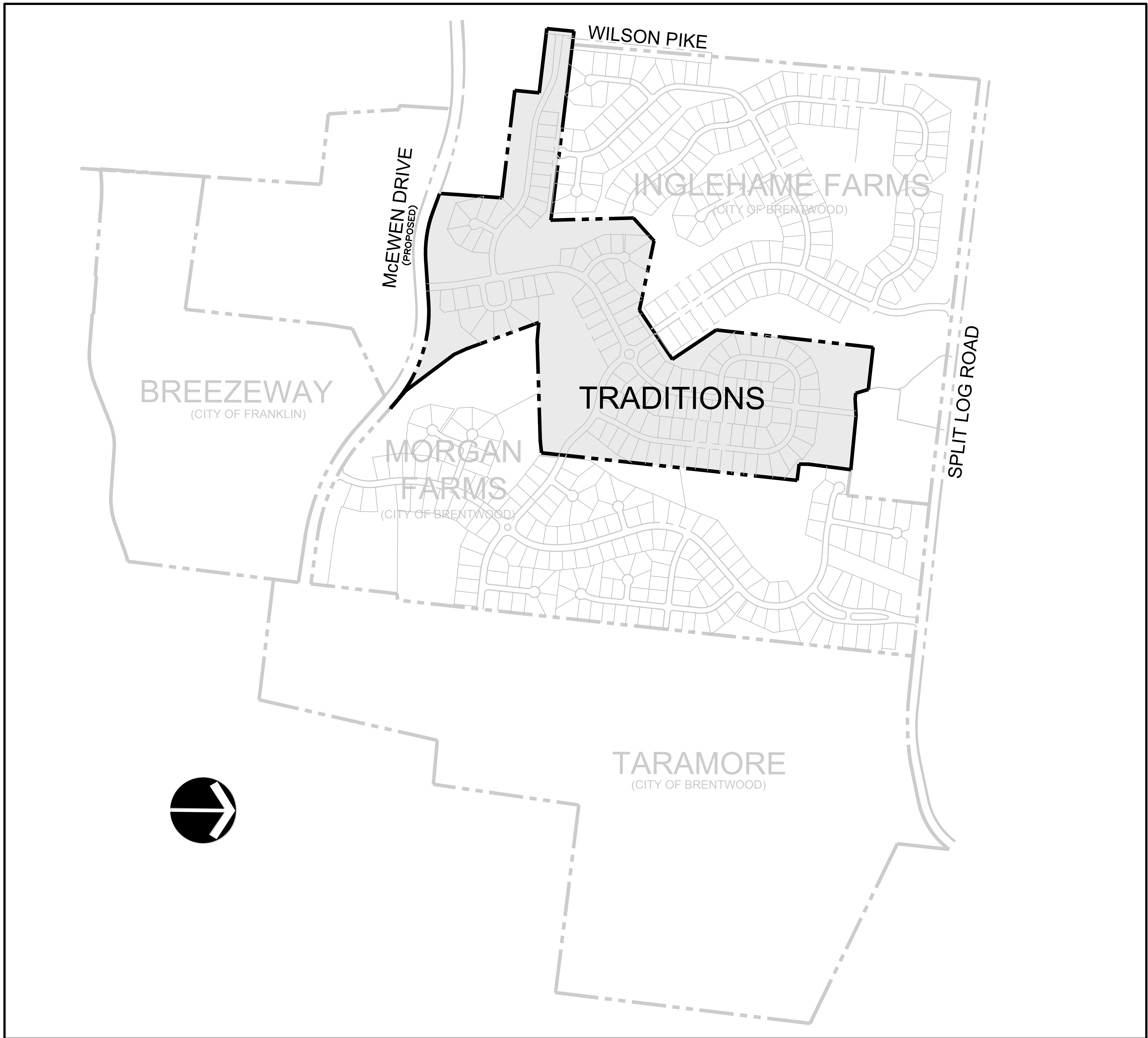
Sec. 78-16. Temporary buildings and operations.

Temporary buildings and operations in connection with and on the site of building or land developments, including grading, paving, installation of utilities, erection of field offices, erection of structures for storage of equipment and building materials and the like shall be permitted in any zoning district, and model homes shall be permitted in residential districts, provided that:

- (1) No permit for any above referenced structure shall be issued without the approval of the planning and codes director and any such permit shall be subject to such conditions as the planning and codes director may require in order to protect the character of the district in which the proposed temporary use is located.
- (2) No permit shall be for a period of more than 12 months, renewable by the planning and codes director for periods of not more than six months.
- (3) The planning and codes director shall have the right to refer applications for such permits to the planning commission for consideration and approval when unique or unusual conditions warrant. Furthermore, any application for a permit denied by the planning and codes director under this section shall be referred to the planning commission for review and final decision if the applicant chooses to appeal the decision.

Sec. 78-419. Prohibited signs.

- (l) Any internally illuminated sign, unless allowed within a commercial district.



AREA MAP
NOT TO SCALE



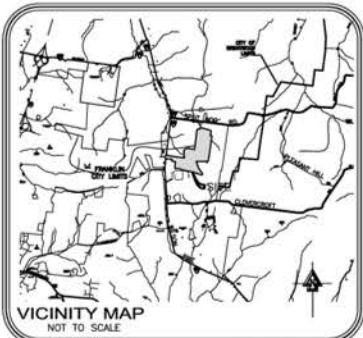
TYPICAL LOT SETBACK LINES
N.T.S.
(UNLESS SHOWN OTHERWISE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S12°29'45"E	39.94'
L2	S28°56'36"E	19.80'
L3	S69°32'26"E	15.13'
L4	S00°41'12"W	51.87'
L5	S82°39'18"E	51.63'
L6	S02°38'28"W	89.81'
L7	S82°16'28"E	148.33'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD. BRG.
C1	2818.79'	290.69'	5°42'16"	145.47'	290.57'	N64°35'03"W
C2	2818.79'	86.75'	1°42'08"	43.38'	86.74'	N68°17'15"W
C3	997.43'	385.72'	22°09'26"	195.30'	383.32'	N80°13'02"W
C4	1377.30'	545.86'	22°42'23"	276.56'	542.30'	S79°58'34"E

SPECIAL NOTE:

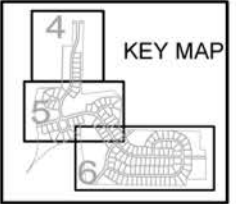
CHARITY DRIVE IN TRADITIONS SHALL BE CONNECTED TO CHARITY DRIVE IN INGLEHAM FARM. WHEN 50% OF THE LOTS IN TRADITIONS HAVE RECEIVED THEIR CERTIFICATE OF OCCUPANCY, CHARITY DRIVE SHALL NOT BE USED AS CONSTRUCTION ACCESS TO THE PROJECT. ADDITIONAL TRAFFIC CALMING MEASURES SHALL BE INCORPORATED INTO THE DESIGN OF CHARITY DRIVE, BASED UPON THE RECOMMENDATION OF THE CITY ENGINEER.



- 06/05/19--(AMR) ADDED CBU LOCATION TO AMENITY AREA/OS B
- 04/03/18--(AMR) PER LOT, R.O.W., AND AMENITY REVISIONS
- 12/19/17--(AMR) PER CITY COMMENTS
- 02/04/17--(AMR) PER AMENITY LAYOUT REVISIONS
- 09/19/17--(AMR) PER CITY COMMENTS
- 09/05/17--(ALE) ADDITION OF LOT 128
- 07/18/17--(AMR) PER CITY COMMENTS
- 06/30/17--(AMR) PER ADDITION OF LOT 127
- 06/22/17--(AMR) PER CITY COMMENTS
- 06/20/17--(AMR) PER CITY COMMENTS
- 06/05/17--(AMR) PER PH. 1 AND 2 REVISIONS
- 06/16/16--(AMR) PER CITY COMMENTS
- 08/01/16--(AMR) PER OWNERSHIP AND HP/ TRANSITIONAL LOT DESIGNATIONS
- 06/06/16--(AMR) PER MCWEN ALIGNMENT AND SURVEYED BOUNDARY
- 02/15/16--(AMR) PER PER CITY COMMENTS
- 02/01/16--(AMR) PER TRAIL REVISION
- 10/05/15--(AMR) PER PLAN RENEWAL
- 01/16/14--(AMR) PER CITY COMMENTS

LEGEND

- 15-25% SLOPES
- 25% + SLOPES
- TRANSITIONAL LOT (SEE TRANSITIONAL LOT NOTE ON SHEET 05 OF 07)
- GP LOT SERVED BY GRINDER PUMP
- BLUELINE STREAM
- WET WEATHER CONVEYANCE

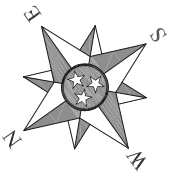


MINIMUM BUILDING SETBACKS

FRONT YARD..... 50'
SIDE YARD..... 15', 25'
REAR YARD.....30'

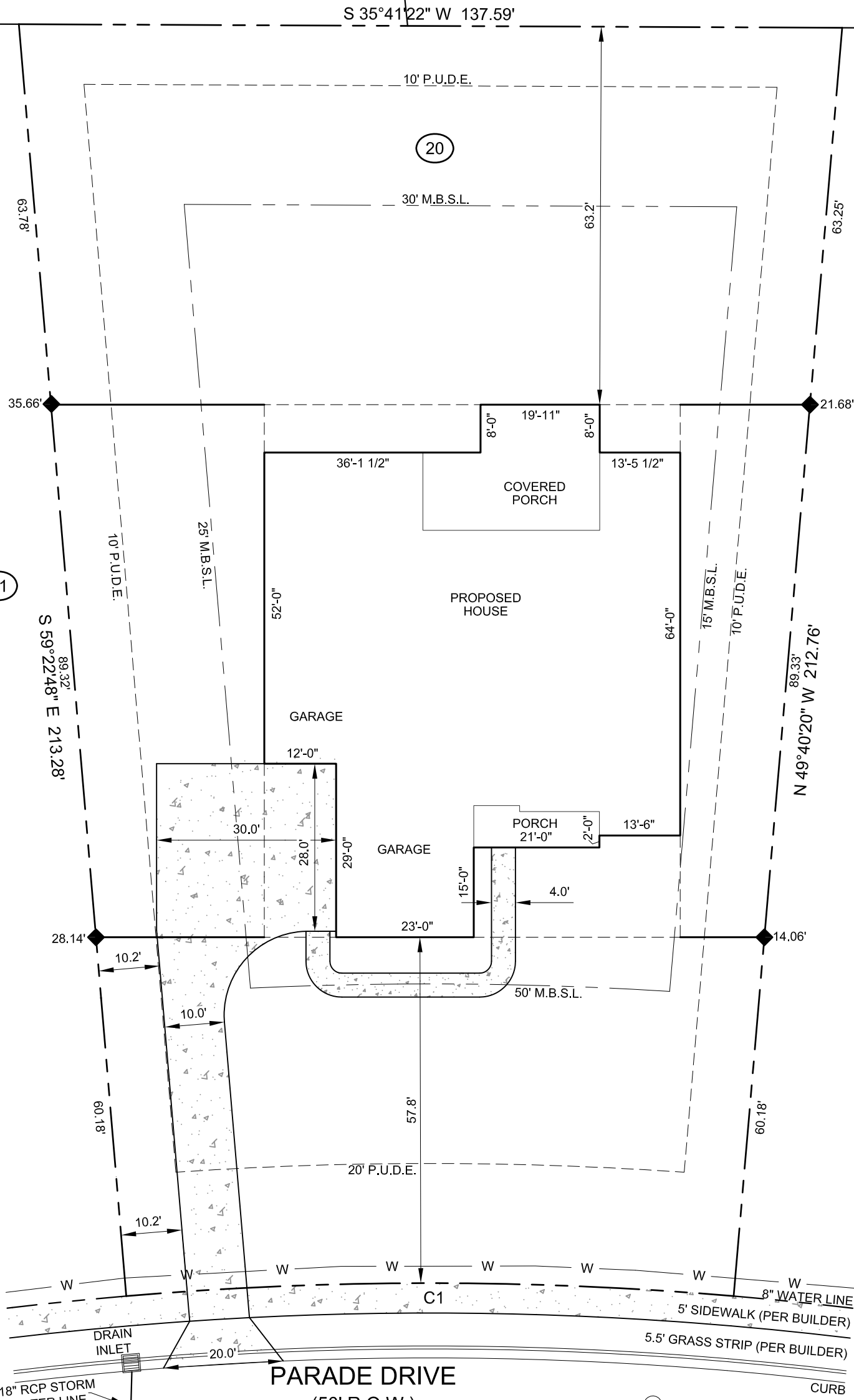
CURVE DATA:					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	09°42'28"	600.00'	101.66'	N 35°28'26" E	101.54'

(FUTURE DEVELOPMENT)
WHISTLER FARMS, LIMITED LIABILITY COMPANY
DEED BOOK 7090, PAGE 60, R.O.W.C.T.
(PER PLAT)



BASIS OF BEARING:
TRADITIONS, SECTION THREE
PLAT BOOK P72, PAGE 39
R.O.W.C.T.

- NOTES:
- THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON FINAL SUBDIVISION PLAT OF TRADITIONS, SECTION THREE, AS RECORDED IN PLAT BOOK P72, PAGE 39, R.O.W.C.T. AND TO ALL RESTRICTION OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
 - THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-.07.
 - THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
 - THE UTILITIES, SIDEWALK, GRASS STRIP AND CURB ARE SHOWN HEREON AS DEPICTED ON THE RECORDED PLAT.
 - THE LOCATION OF THE HOUSE AND OTHER IMPROVEMENTS SHOWN HEREON ARE PROPOSED AND DO NOT REPRESENT THE FINAL, AS CONSTRUCTED POSITIONS. THE DIMENSIONS SHOWN HEREON SHOULD NOT BE RELIED UPON TO BUILD FENCES, ADDITIONS OR OTHER IMPROVEMENTS.
 - THE PROPOSED HOUSE AS SHOWN HEREON IS POSITIONED NEAR ONE OR MORE OF THE PLATTED MINIMUM BUILDING SETBACK LINES. BE ADVISED THAT THE HOUSE MAY NOT FIT WITHIN THE PLATTED SETBACKS UPON COMPLETION OF CONSTRUCTION.



LEGEND

◆ STAKE ON PROPERTY LINE

FOR:

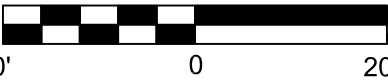


HOUSE- ELMSDALE/ C/ LHSE

PLOT PLAN

LOT AREA: 25,232 SQ. FT. ± / 0.58 ACRES ± (PER PLAT)

GRAPHIC SCALE 1"= 20'



OWNER: DREES PREMIER HOMES, INC. (AS OF 02-07-20 TAX CARD)

PROPERTY ADDRESS: 1924 PARADE DRIVE
BRENTWOOD, TENNESSEE (WILLIAMSON COUNTY)

PROPERTY LOCATION: LOT 20, TRADITIONS, SECTION THREE
PLAT BOOK P72, PAGE 39, R.O.W.C.T.

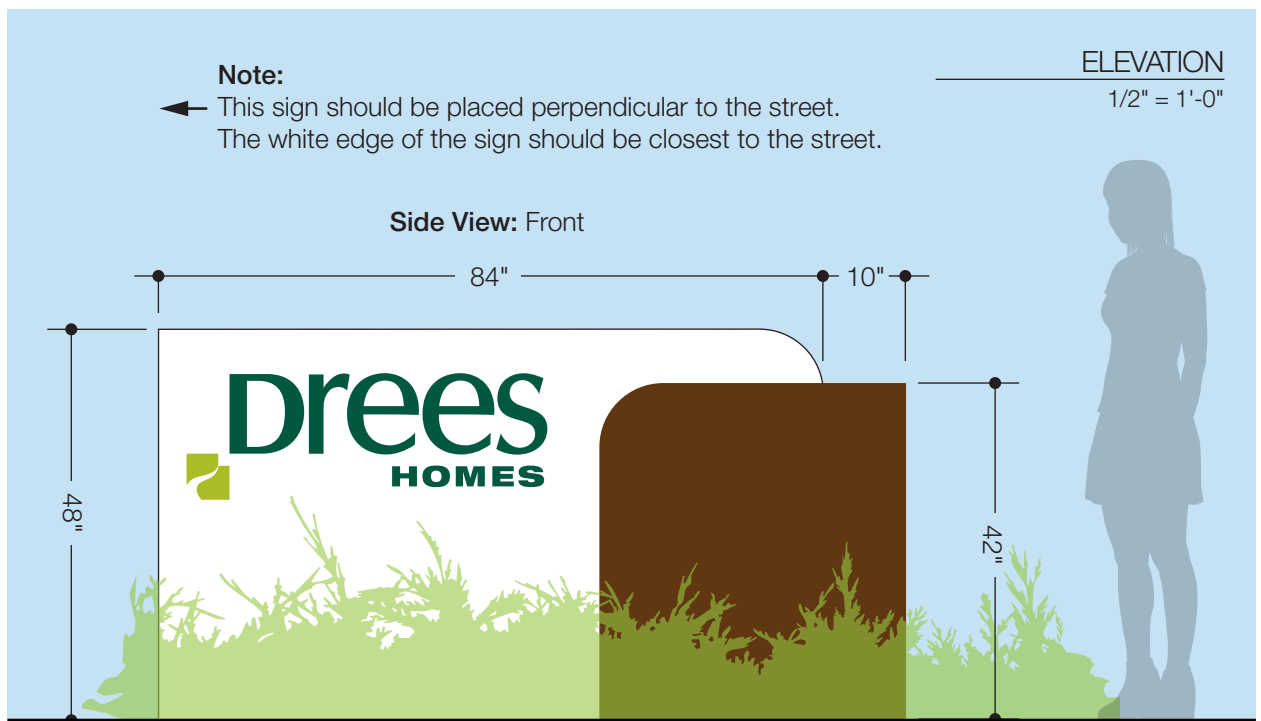


SURVEYING, INC.

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SERVING: TN, KY, AL, FL, NC, SC, & VA

230-B W. DUNBAR CAVE ROAD
CLARKSVILLE, TN 37040
PHONE: (931) 906-0040
FAX: (931) 553-0070
NASHVILLE: (615) 733-3131



**Standard Illuminated
 Model Home Sign -
 Horizontal/Landscape Format**
 Entire logo is backlit

Optional:

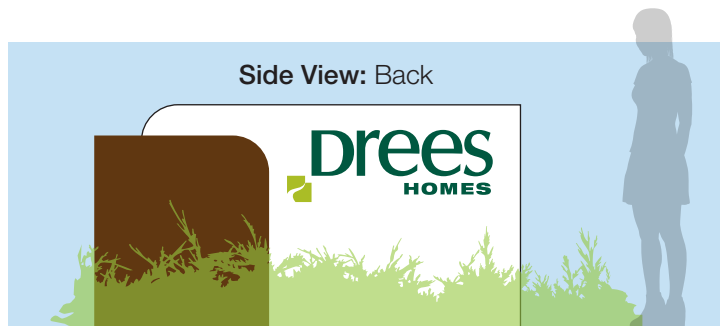
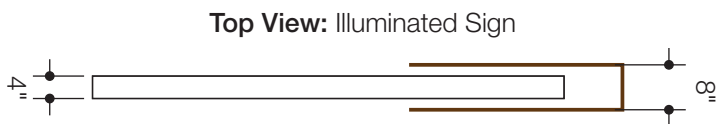
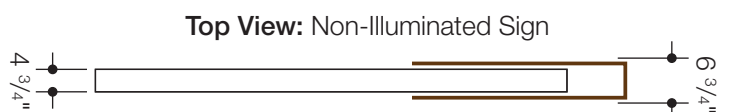
If illuminated sign is not permitted by local municipalities, this sign is available without the LED lighting package.

Site Prep for Illuminated Signage:

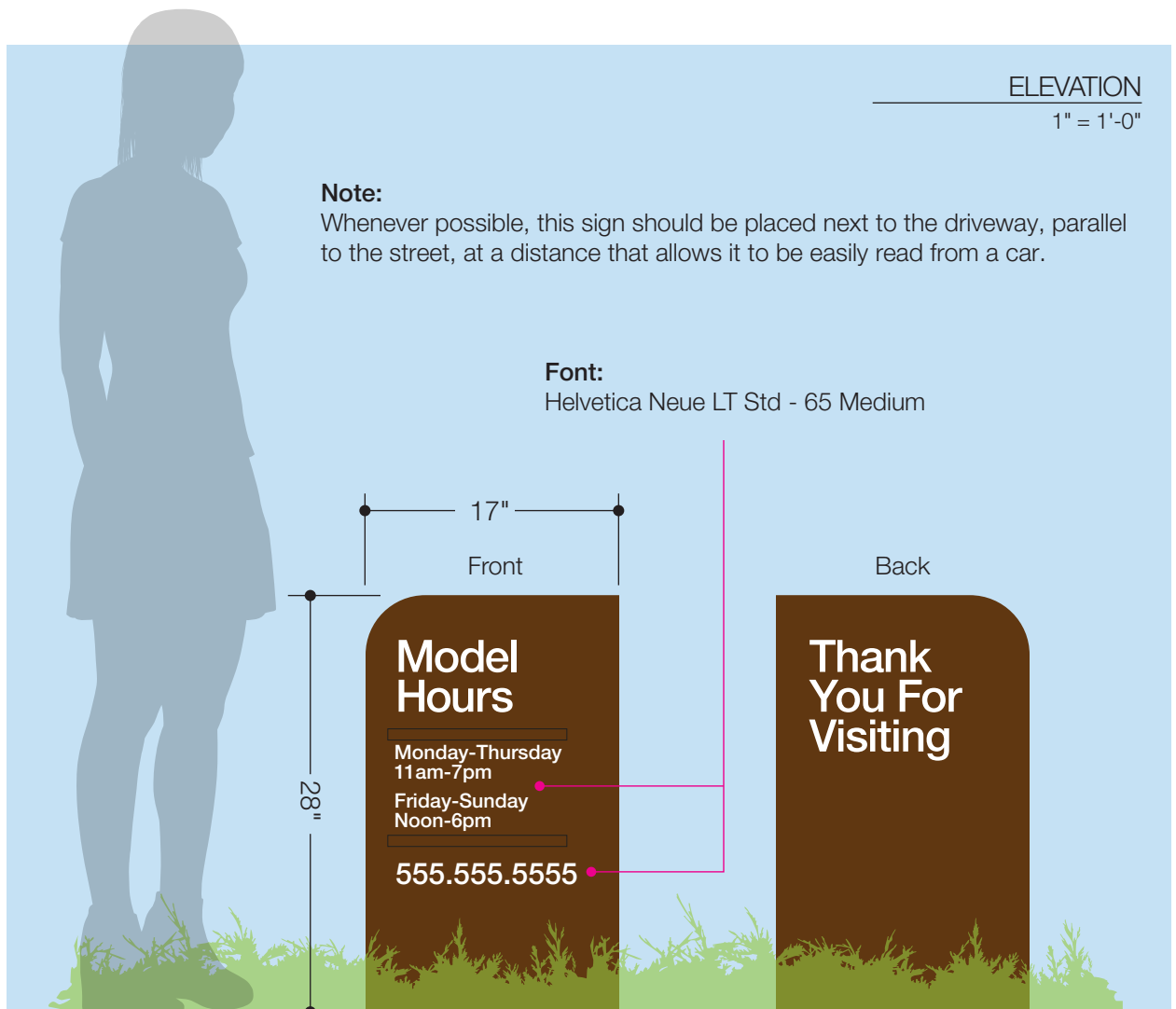
This sign has a built-in photocell that turns it on at sunset and off at sunrise. Therefore the sign must be hardwired to an electric line that is continuously live (not on a light switch). To prepare for the sign installation, wiring should be run through conduit and come out above ground (and be capped off) where the rear of the sign will be. Ensure wiring is placed so as not to interfere with your flag configuration (See "4' x 6' Drees Flag" specs).

NOTE:

**DO NOT USE EXTERNAL LIGHTING
 ON ILLUMINATED SIGNAGE!**



Note to Drees Custom Homes Sign Vendors: Use a Drees Custom Homes logo on this sign.

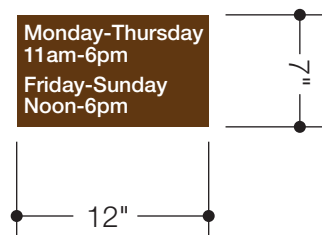


**Model Hours Sign
with Reversible Hours Panel**

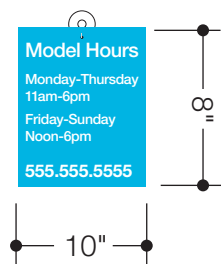
Optional Model Hours Door Sign

If restricted from having a separate Model Hours Sign in front of the model you should use this sign to hang on your door.

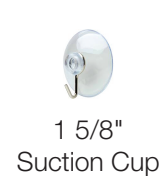
**Slide-In Reversible
Summer and Winter Hours Panel**



Top View



Side View



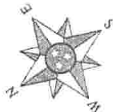
MINIMUM BUILDING SETBACKS

FRONT YARD..... 50'
SIDE YARD..... 15', 25'
REAR YARD.....30'

CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	09°42'28"	600.00'	101.66'	N 35°28'26" E	101.54'

(FUTURE DEVELOPMENT)
WHISTLER FARMS, LIMITED LIABILITY COMPANY
DEED BOOK 7090, PAGE 60, R.O.W.C.T.
(PER PLAT)



BASIS OF BEARING:
TRADITIONS, SECTION THREE
PLAT BOOK P72, PAGE 39
R.O.W.C.T.

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LEGEND

◆ STAKE ON PROPERTY LINE

FOR:



HOUSE- ELMSDALE/ A/ LHSE

PLOT PLAN

LOT AREA: 25,232 SQ. FT. ± / 0.58 ACRES ± (PER PLAT)

GRAPHIC SCALE 1"= 20'

20' 0 20'

OWNER: WHISTLER FARMS, LLC. (AS OF 01-28-20 TAX CARD)

PROPERTY ADDRESS: 1924 PARADE DRIVE
BRENTWOOD, TENNESSEE (WILLIAMSON COUNTY)

PROPERTY LOCATION: LOT 20, TRADITIONS, SECTION THREE
PLAT BOOK P72, PAGE 39, R.O.W.C.T.
REVISION: 01-28-20: MOVE HOUSE PER BUILDER- J.D.



230-B W. DUNBAR CAVE ROAD
CLARKSVILLE, TN 37040
PHONE: (931) 906-0040
FAX: (931) 553-0070
NASHVILLE: (615) 733-3131

SERVING: TN, KY, AL, FL, NC, SC, & VA

PROJ. # B18380-20

DATE: JANUARY 13, 2020

DRAWING SCALE: 1"= 20'

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Z.O.



ELEVATION C

TYPICAL TRIM:
8" FASCIA (ALL SIDES)
8" FRIEZE (FRONT ONLY, UNLESS OTHERWISE NOTED)

General Notes:

1. REFER TO SHEET ON 1 FOR GENERAL NOTES.
2. ROOFING MATERIAL PER SELECTIONS.
3. REFER TO LINTEL SCHEDULE AS NEEDED ON SHEET 6.01.

Key Notes:

1	--
2	--
3	--
4	--
5	--

BRICK and STONE LINTEL SCHEDULE		
	SPAN	LINTEL SIZE
*BRICK	Up to 6'-0"	L3 1/2 x 3 1/2 x 1/4
	Up to 8'-3"	L5 x 3 1/2 x 5/8
	Up to 9'-3"	**PER DESIGN
	Up to 16'-3"	**PER DESIGN
*STONE	Up to 6'-0"	L4 x 3 1/2 x 1/4
	Up to 8'-3"	L5 x 3 1/2 x 5/8
	Up to 9'-3"	**PER DESIGN
	Up to 16'-3"	**PER DESIGN
All Lintels: 4" Minimum bearing required each end *Brick is based on 40psf and Stone is based on 60psf ** Any lintels not described by the above parameters shall be specifically designed.		

Space for Architect Seal

RESIDENCE FOR: MODEL 1924 PARADE DRIVE TRADITIONS			
Job Number: TRA-0020-00	Drawing Date: 12/05/2019	Coord Name: GREG P.	Coord Phone: 8595784355
House Name:		Contract Drawn By: WAB	
Drawing Scale: 1/8" = 1'0"		Series: ESTATE	Plan No.: PLAN_NM
Born on Date: 11/15/2018	CDs Drawn By: WAB		

Drees
HOMES

Copyright © 2019 | 2019 | The Drees Company. All Rights Reserved.
1631 West Gale Circle, Brentwood, TN 37028-8547
Phone: (615) 371-4730

Sheet Information

6.01

Front Elevation
Elevation "C"

REISSUED: 02/06/2020

**BRENTWOOD PLANNING
COMMISSION**

2.

Meeting Date: 04/07/2020

Information

PROJECT NUMBER

BPC2003-004

PROJECT DESCRIPTION

**Temporary Model Home – Traditions Subdivision, Section Two, Lot 106, 1853
Pageantry Circle**

Drees Premier Homes requests approval of a temporary model home on Lot 106 in the Traditions Subdivision. This temporary model would only be used for 4 or 5 months until the home on Lot 20 is completed. The hours of operation would be from 11:00 a.m. to 6:00 p.m. Sunday thru Saturday. The house is under construction and is nearing completion.

The proposed sign plan includes two options for the signage. One that is internally illuminated one that is not. Internally illuminated signs are prohibited by Code in residential districts.

ZONING OF PROPERTY

Zoning OSRD

APPLICANT NAME/ADDRESS

Ms. Lee Mealer, Drees Premier Homes, 1651 Westgate Circle, Brentwood, TN 37027

Attachments

Final Staff Report
Vicinity Map
Model Unit Locations
Plot Plan
Signage
Elevations

**CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
TUESDAY, APRIL 7, 2020 -- 7:00 P.M.
FINAL**

CONSENT AGENDA -- ITEM 2:

REQUEST: TEMPORARY MODEL HOME – TRADITIONS
SUBDIVISION, SECTION TWO, LOT 106, 1853
PAGEANTRY CIRCLE

PROJECT NUMBER: BPC2003-004

CURRENT ZONING: OSRD -- OPEN SPACE RESIDENTIAL DEVELOPMENT

GENERAL INFORMATION:

Drees Premier Homes requests approval of a temporary model home on Lot 106 in the Traditions Subdivision. This temporary model would only be used for 4 or 5 months until the home on Lot 20 is completed. The hours of operation would be from 11:00 a.m. to 6:00 p.m. Sunday thru Saturday. The house is under construction and is nearing completion.

The proposed sign plan includes two options for the signage. One that is internally illuminated one that is not. Internally illuminated signs are prohibited by Code in residential districts.

PROJECT LOCATION:

The subject property is located at 1853 Pageantry Circle.

APPROVAL HISTORY:

At its December 2, 2019 regular meeting, the Brentwood Planning Commission voted to approve a final plat for Section Five of the Traditions Subdivision. The approved plat shows 24 lots on approximately 14 acres of land.

At its December 2, 2019 regular meeting, the Brentwood Planning Commission voted to approve a final plat for Section Four of the Traditions Subdivision. The approved plat shows 22 lots on approximately 15.7 acres.

CONDITIONS OF APPROVAL

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

1. Section 78-419 prohibits internally illuminated signs within residential districts. Revise the signage proposal as required.
2. In accordance with Section 78-16(2) of the Municipal Code, the initial permit shall be issued for a period of not more than 12 months, renewable by the Planning and Codes director for periods of not more than six months each.

STANDARD REQUIREMENTS:

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

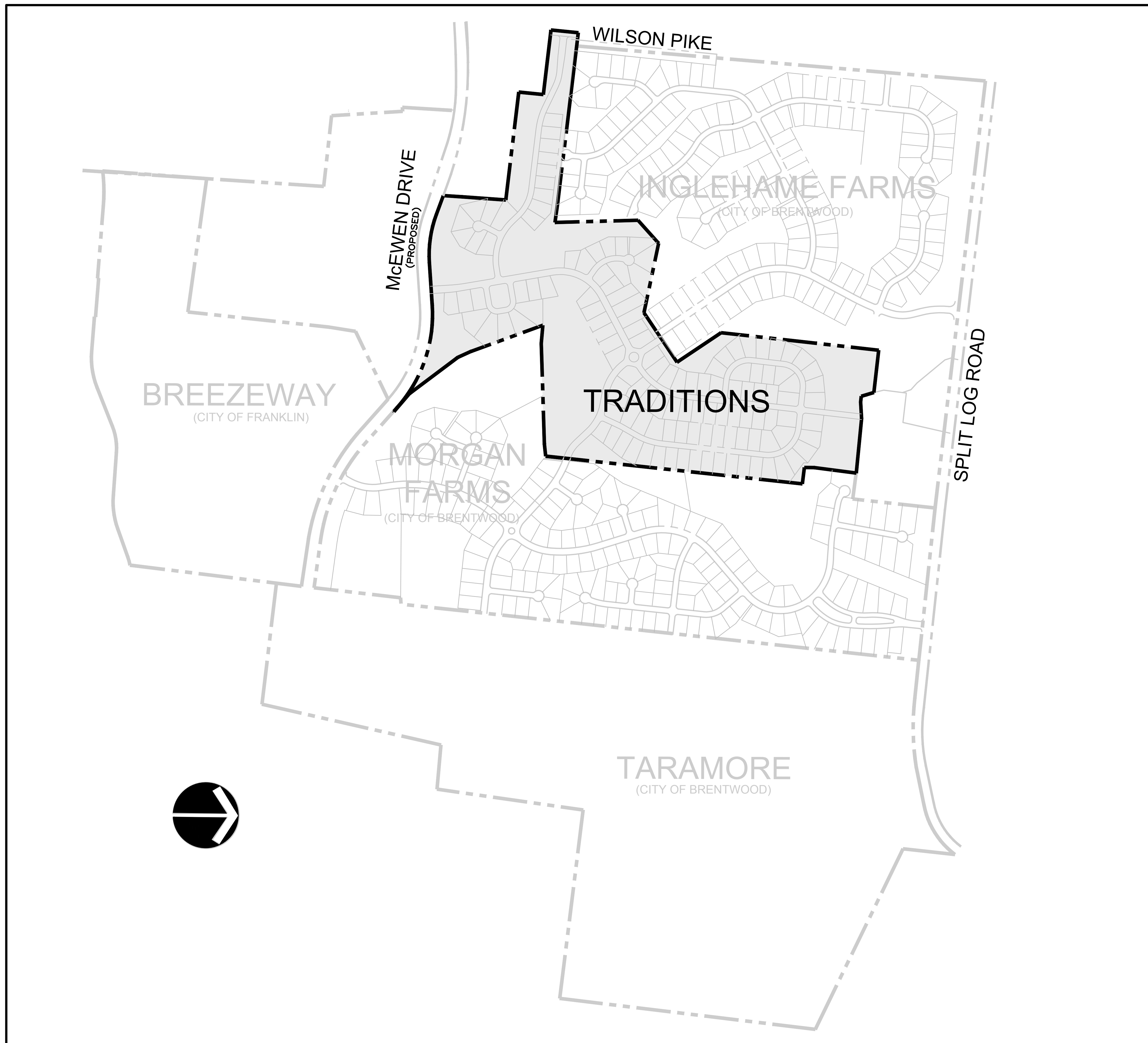
1. Verify that the homeowners Covenants, Conditions and Restrictions that signage is permitted as part of those rules.
2. It shall be the applicant's/developer's responsibility to request extensions to the approval in a timely manner.
3. Upon completion of the building and the necessary inspections, a temporary certificate of occupancy will be used for the temporary model home.
4. Accommodations shall be incorporated into the design of the sales center to allow handicap access.
5. The area adjacent to the proposed sales center shall not be used as a storage area for building materials, construction vehicles, or heavy equipment.
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9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
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

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11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 7, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed temporary model home for a period of 12 months until April 7, 2021, to include a sign that is not internally illuminated, subject to the requirements of the staff report.



AREA MAP
NOT TO SCALE



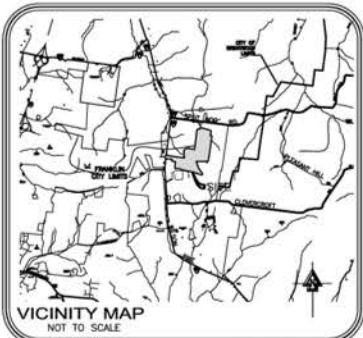
TYPICAL LOT SETBACK LINES
N.T.S.
(UNLESS SHOWN OTHERWISE)

LINE TABLE		
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L5	S82°39'18"E	51.63'
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L7	S82°16'28"E	148.33'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD. BRG.
C1	2818.79'	290.69'	5°42'16"	145.47'	290.57'	N64°35'03"W
C2	2818.79'	86.75'	1°42'08"	43.38'	86.74'	N68°17'15"W
C3	997.43'	385.72'	22°09'26"	195.30'	383.32'	N80°13'02"W
C4	1377.30'	545.86'	22°42'23"	276.56'	542.30'	S79°58'34"E

SPECIAL NOTE:

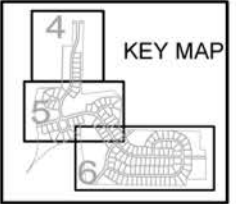
CHARITY DRIVE IN TRADITIONS SHALL BE CONNECTED TO CHARITY DRIVE IN INGLEHAME FARMS WHEN 50% OF THE LOTS IN TRADITIONS HAVE RECEIVED THEIR CERTIFICATE OF OCCUPANCY. CHARITY DRIVE SHALL NOT BE USED AS CONSTRUCTION ACCESS TO THE PROJECT. ADDITIONAL TRAFFIC CALMING MEASURES SHALL BE INCORPORATED INTO THE DESIGN OF CHARITY DRIVE, BASED UPON THE RECOMMENDATION OF THE CITY ENGINEER.



- 06/05/19--(AMR) ADDED CBU LOCATION TO AMENITY AREA/OS B
- 04/03/18--(AMR) PER LOT, R.O.W., AND AMENITY REVISIONS
- 12/19/17--(AMR) PER CITY COMMENTS
- 02/04/17--(AMR) PER AMENITY LAYOUT REVISIONS
- 09/19/17--(AMR) PER CITY COMMENTS
- 09/05/17--(ALE) ADDITION OF LOT 128
- 07/18/17--(AMR) PER CITY COMMENTS
- 06/30/17--(AMR) PER ADDITION OF LOT 127
- 06/22/17--(AMR) PER CITY COMMENTS
- 06/20/17--(AMR) PER CITY COMMENTS
- 06/05/17--(AMR) PER PH. 1 AND 2 REVISIONS
- 06/16/16--(AMR) PER CITY COMMENTS
- 08/01/16--(AMR) PER OWNERSHIP AND HP/ TRANSITIONAL LOT DESIGNATIONS
- 06/06/16--(AMR) PER MCWEN ALIGNMENT AND SURVEYED BOUNDARY
- 02/15/16--(AMR) PER CITY COMMENTS
- 02/01/16--(AMR) PER TRAIL REVISION
- 10/05/15--(AMR) PER PLAN RENEWAL
- 01/16/14--(AMR) PER CITY COMMENTS

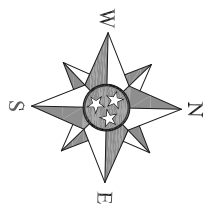
LEGEND

- 15-25% SLOPES
- 25% + SLOPES
- TRANSITIONAL LOT (SEE TRANSITIONAL LOT NOTE ON SHEET 05 OF 07)
- GP LOT SERVED BY GRINDER PUMP
- BLUELINE STREAM
- WET WEATHER CONVEYANCE



MINIMUM BUILDING SETBACKS

FRONT YARD..... 50'
SIDE YARD..... 15', 20'
REAR YARD.....30'



BASIS OF BEARING:
TRADITIONS, SECTION TWO
PLAT BOOK P69, PAGE 97
R.O.W.C.T.

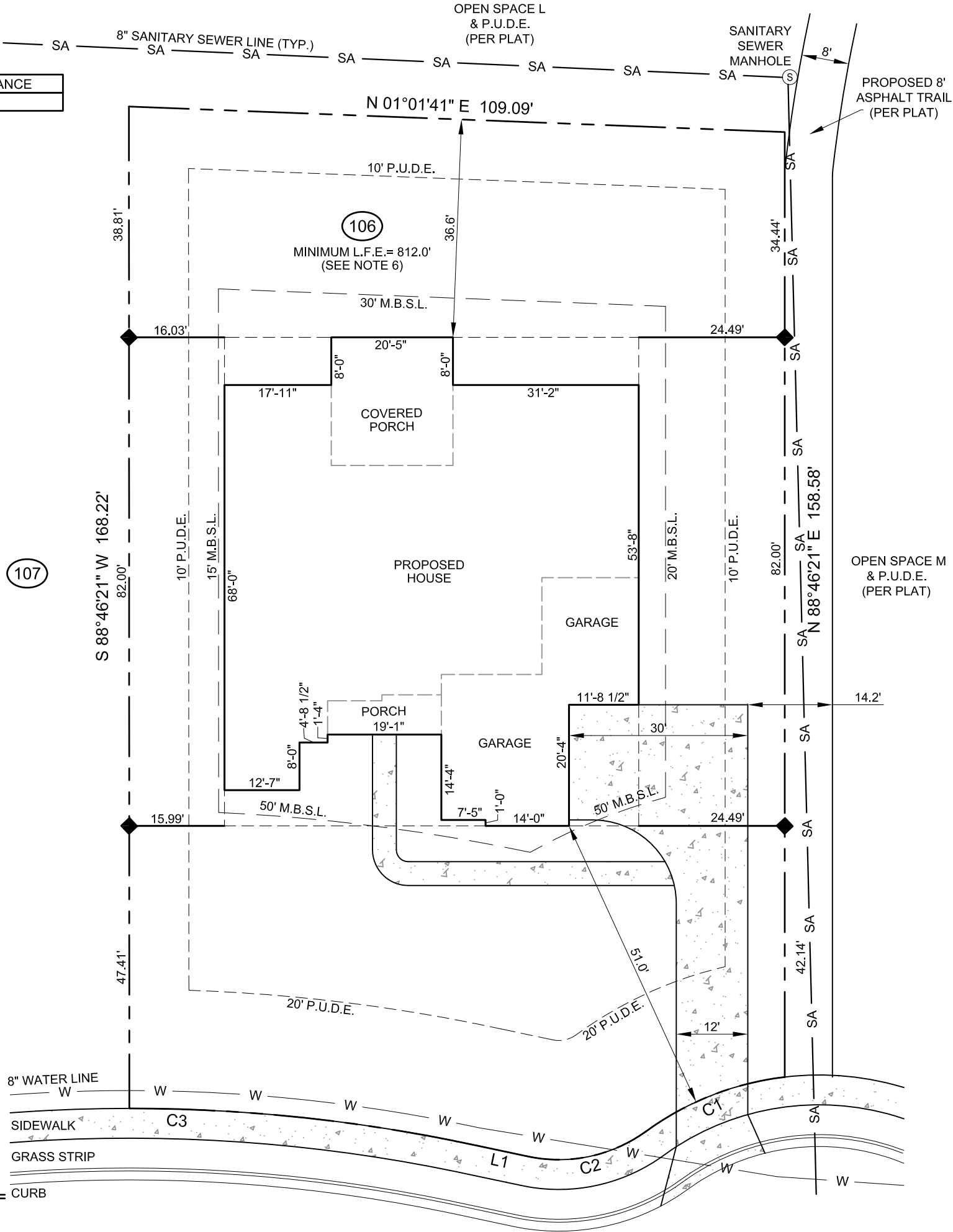
- NOTES:
1. THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE FINAL SUBDIVISION PLAT, TRADITIONS, SECTION TWO, AS RECORDED IN PLAT BOOK P69, PAGE 97, R.O.W.C.T. AND TO ALL RESTRICTION OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
 2. THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER THE REGULATION 0820-03-.07.
 3. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
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CURVE DATA:

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C1	29°06'13"	50.00'	25.40'	S 22°37'54" E	25.13'
C2	48°11'23"	25.00'	21.03'	S 13°05'20" E	20.41'
C3	12°14'01"	275.00'	58.72'	S 04°53'21" W	58.61'

LINE DATA:

LINE	BEARING	DISTANCE
L1	S 11°00'22" W	8.55'



LEGEND

◆ STAKE ON PROPERTY LINE

FOR:



HOUSE- MORRISON/ B/ RHSE

PAGEANTRY CIRCLE (50' R.O.W.)

PLOT PLAN

LOT AREA: 18,552 SQ. FT. ±/ 0.43 ACRES± (PER PLAT)

GRAPHIC SCALE 1"= 20'



OWNER: DREES PREMIER HOMES, INC. (AS OF 08-19-19 TAX CARD)

PROPERTY ADDRESS: 1853 PAGEANTRY CIRCLE
BRENTWOOD, TENNESSEE (WILLIAMSON COUNTY)

PROPERTY LOCATION: LOT 106, TRADITIONS, SECTION TWO
PLAT BOOK P69, PAGE 97, R.O.W.C.T.

REVISED 08-22-19: CORRECTED DRIVEWAY TO SIDE ENTRY GARAGE - C.M.



SURVEYING, INC.

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FAX: (931) 553-0070
NASHVILLE: (615) 733-3131

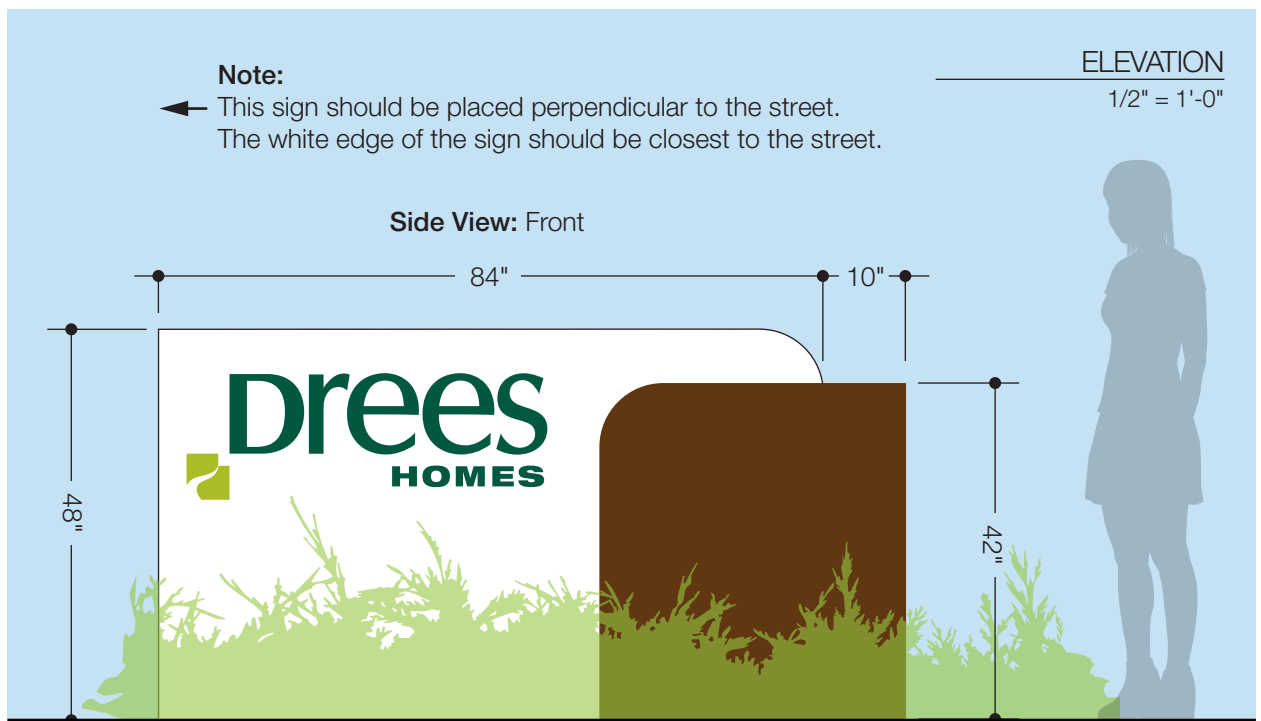
PROJ. # B17564-19

DATE: AUGUST 19, 2019

DRAWING SCALE: 1"= 20'

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C.M.



**Standard Illuminated
 Model Home Sign -
 Horizontal/Landscape Format**
 Entire logo is backlit

Optional:

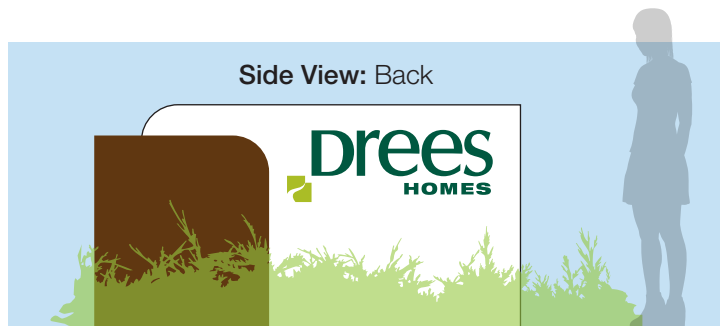
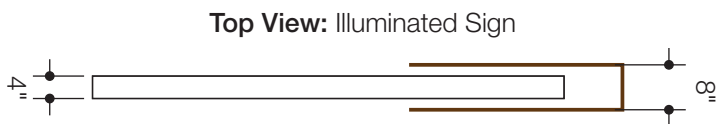
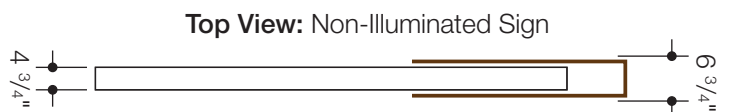
If illuminated sign is not permitted by local municipalities, this sign is available without the LED lighting package.

Site Prep for Illuminated Signage:

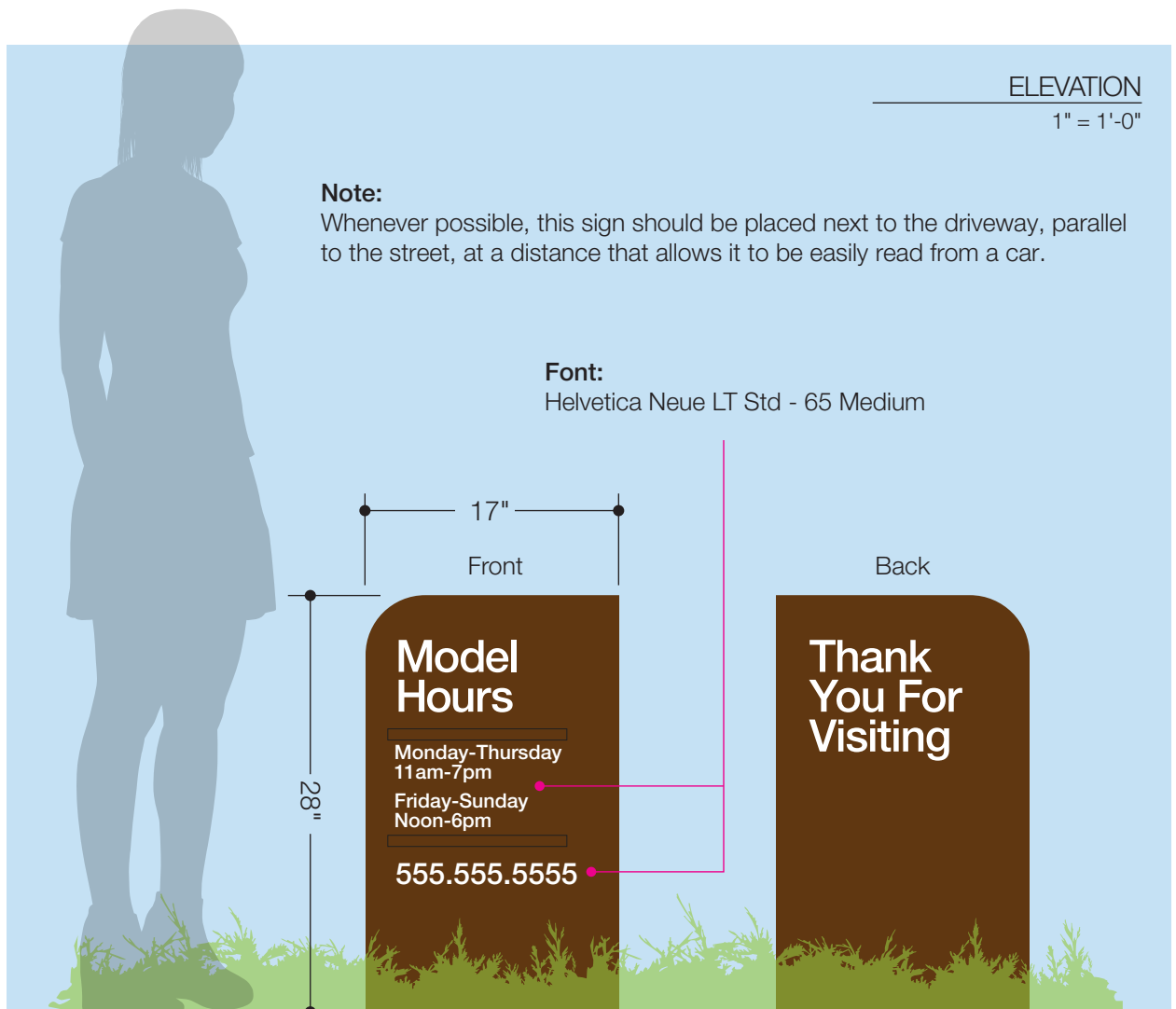
This sign has a built-in photocell that turns it on at sunset and off at sunrise. Therefore the sign must be hardwired to an electric line that is continuously live (not on a light switch). To prepare for the sign installation, wiring should be run through conduit and come out above ground (and be capped off) where the rear of the sign will be. Ensure wiring is placed so as not to interfere with your flag configuration (See "4' x 6' Drees Flag" specs).

NOTE:

**DO NOT USE EXTERNAL LIGHTING
 ON ILLUMINATED SIGNAGE!**



Note to Drees Custom Homes Sign Vendors: Use a Drees Custom Homes logo on this sign.

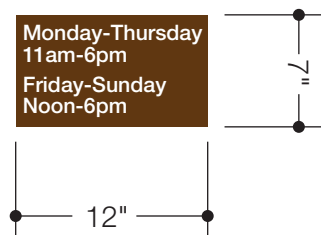


**Model Hours Sign
with Reversible Hours Panel**

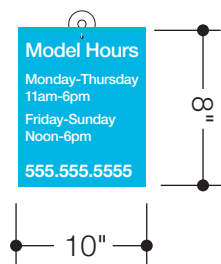
Optional Model Hours Door Sign

If restricted from having a separate Model Hours Sign in front of the model you should use this sign to hang on your door.

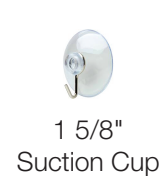
**Slide-In Reversible
Summer and Winter Hours Panel**



Top View

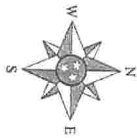


Side View



MINIMUM BUILDING SETBACKS

FRONT YARD..... 50'
SIDE YARD..... 15', 20'
REAR YARD.....30'



BASIS OF BEARING:
TRADITIONS, SECTION TWO
PLAT BOOK P69, PAGE 97
R.O.W.C.T.

NOTES:

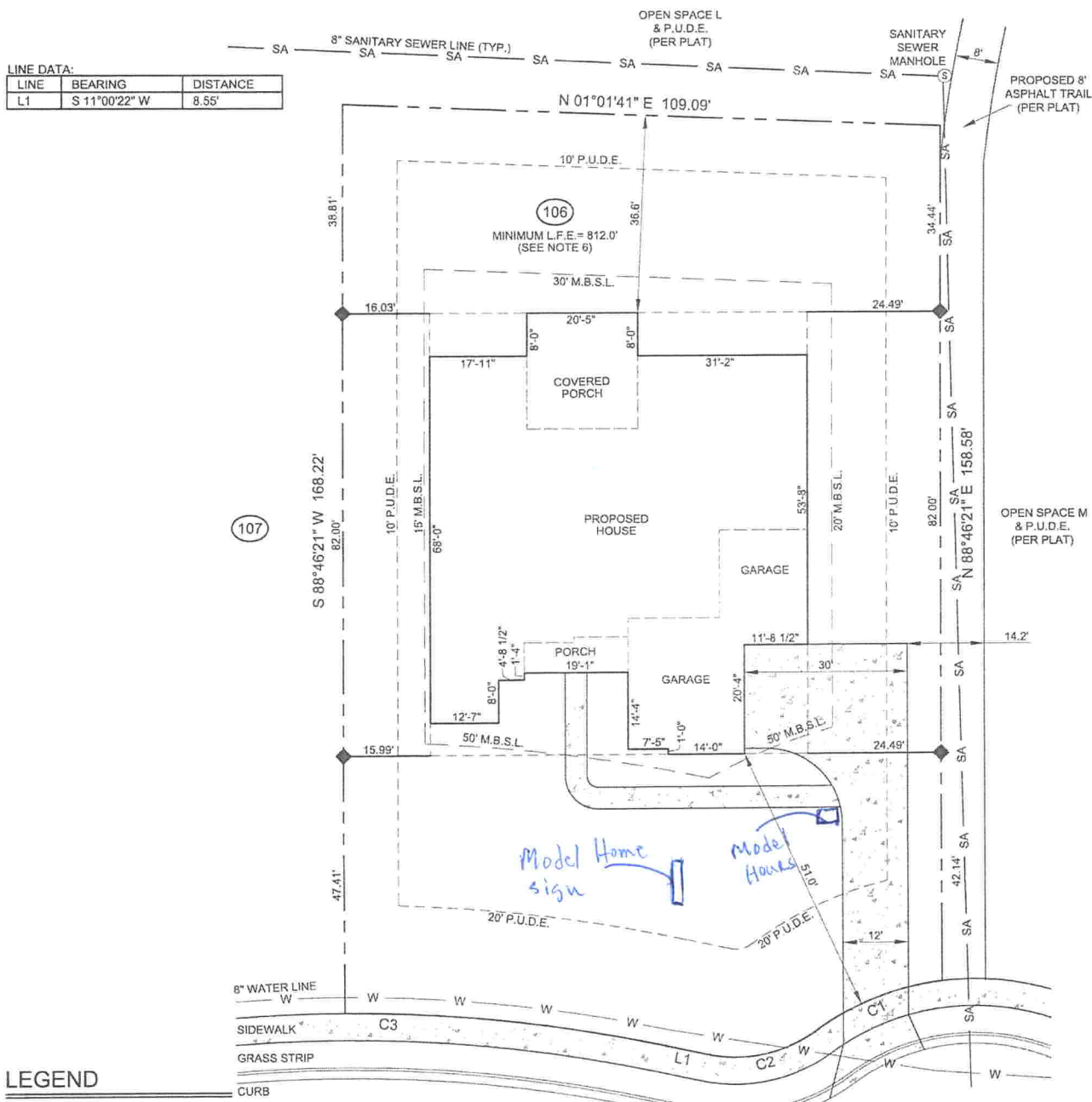
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LEGEND

◆ STAKE ON PROPERTY LINE

FOR:



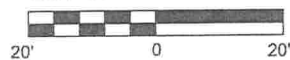
HOUSE- MORRISON/ B/ RHSE

PAGEENTRY CIRCLE (50' R.O.W.)

PLOT PLAN

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GRAPHIC SCALE 1"= 20'



OWNER: DREES PREMIER HOMES, INC. (AS OF 08-19-19 TAX CARD)

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REVISED 08-22-19: CORRECTED DRIVEWAY TO SIDE ENTRY GARAGE - C.M.

PROJ. # B17564-19

DATE: AUGUST 19, 2019

DRAWING SCALE: 1"= 20'



230-B W. DUNBAR CAVE ROAD
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PHONE: (931) 906-0040
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NASHVILLE: (615) 733-3131

SERVING: TN, KY, AL, FL, NC, SC, & VA

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C.M.

**BRENTWOOD PLANNING
COMMISSION**

3.

Meeting Date: 04/07/2020

Information

PROJECT NUMBER

BPC2003-007

PROJECT DESCRIPTION

Revised Site Plan, Dock Ramp Addition – NDM Floors, Crossroads South Business Park, Section One, Suite 128, 7104 Crossroads Boulevard

Duke Realty Limited Partnership requests approval of revised site plan that adds a loading ramp to an existing dock door located at the rear of Suite 128. Two parking spaces will be relocated to the area behind Suite 102 to accommodate the new ramp.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Mr. Jeffrey Stovall, Duke Realty, 5000 Meridian Boulevard, Suite 150, Franklin, TN 37067

Attachments

Final Staff Report

Vicinity Map

Aerial Exhibit

Site Plan

Parking Exhibit

**CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
TUESDAY, APRIL 7, 2020 -- 7:00 P.M.
FINAL**

CONSENT AGENDA -- ITEM 3:

REQUEST: **REVISED SITE PLAN – NDM FLOORS, DOCK RAMP
ADDITION, CROSSROADS SOUTH BUSINESS PARK,
SECTION ONE, SUITE 128, 7104 CROSSROADS
BOULEVARD**

PROJECT NUMBER: **BPC2003-007**

CURRENT ZONING: **C-3 -- COMMERCIAL SERVICE - WAREHOUSING**

GENERAL INFORMATION:

Duke Realty Limited Partnership requests approval of revised site plan that adds a loading ramp to an existing dock door located at the rear of Suite 128. Two parking spaces will be relocated to the area behind Suite 102 to accommodate the new ramp.

PROJECT LOCATION:

The subject property is located at 7104 Crossroads Boulevard.

APPROVAL HISTORY:

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

CONDITIONS OF APPROVAL

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

1. The necessary permits will be issued for the proposed improvement, including the relocation of the parking spaces, before any work is begun. A Certificate of Completion will not be issued until the ramp and the parking spaces have been completed.
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 **nine** 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 **April 7, 2023**, 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.*

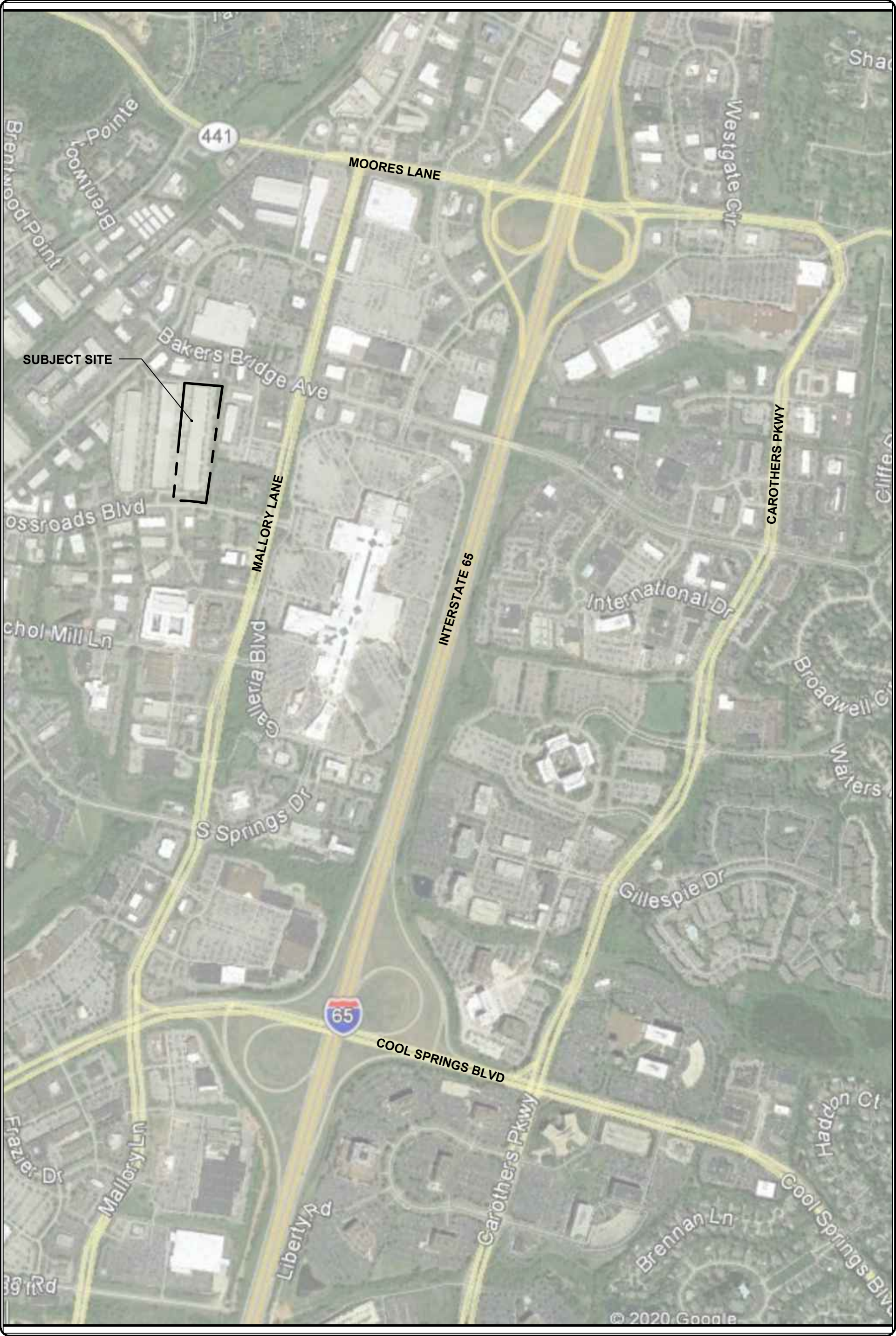
2. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site 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. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning

Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

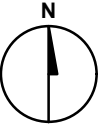
7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 7, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed revised site plan, subject to the requirements of the staff report.



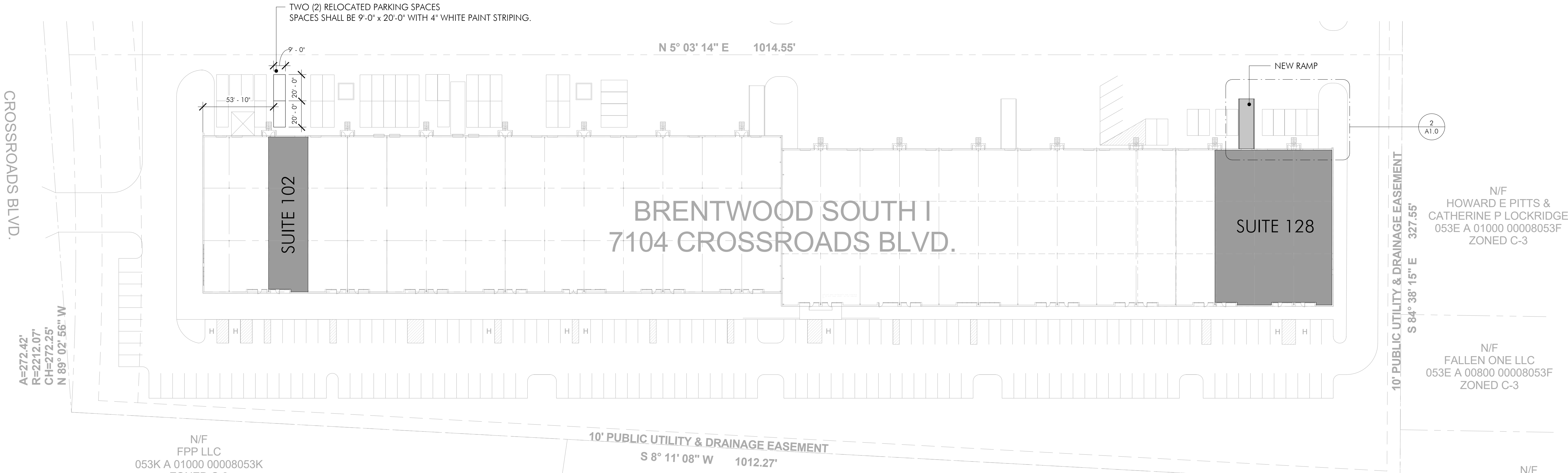
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Date: MAR. 17, 2020



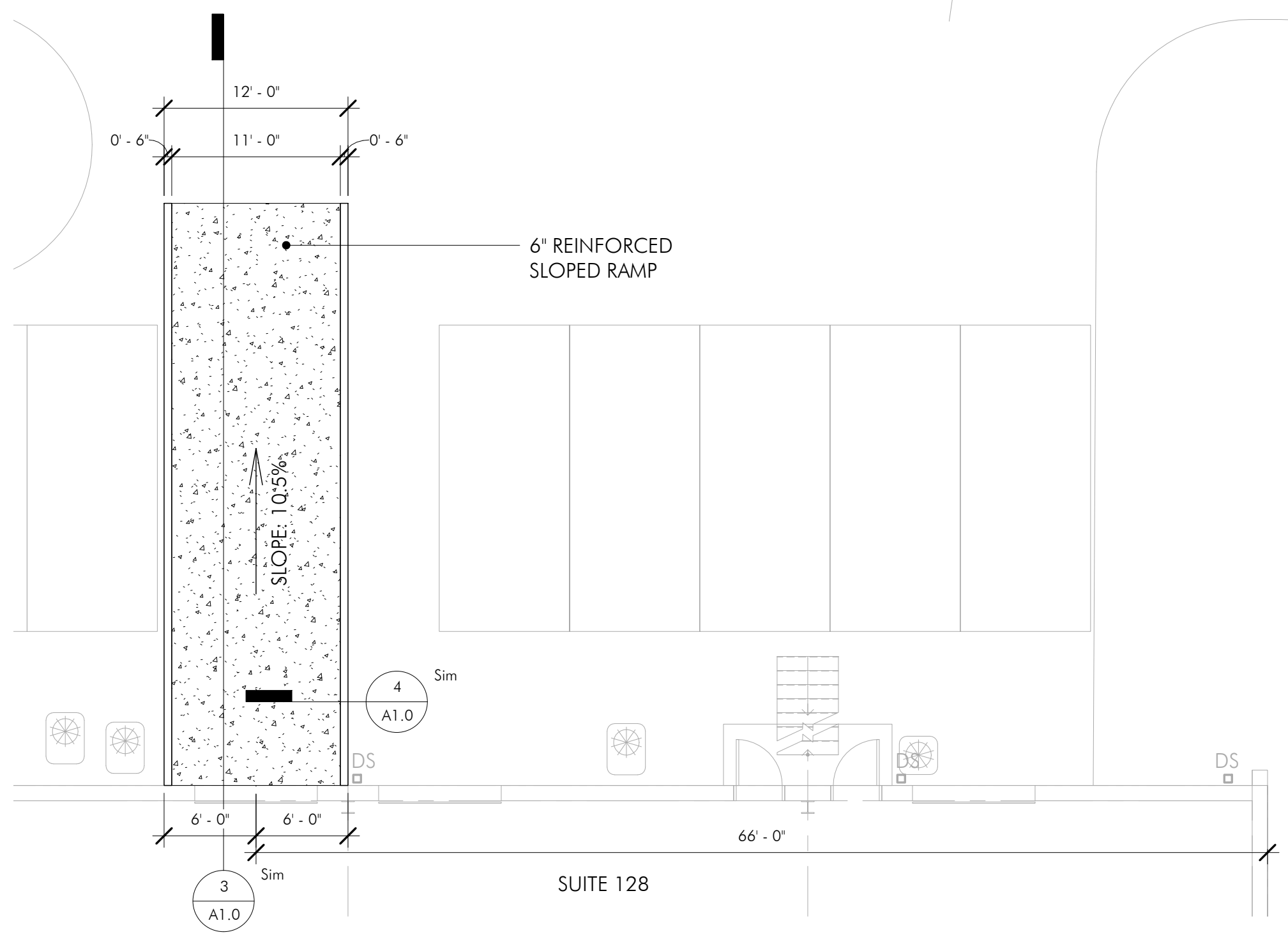
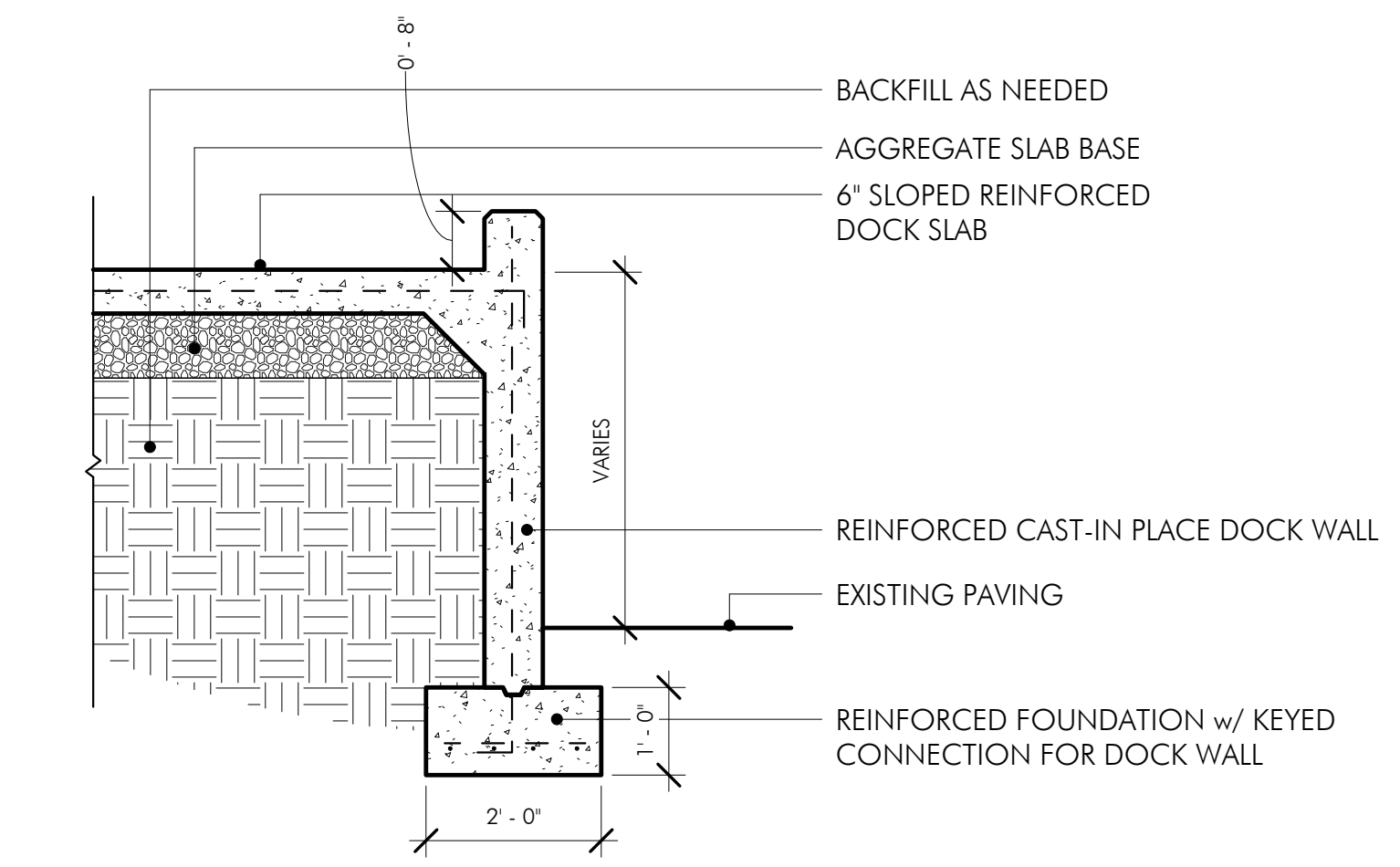
NDM FLOORS DOCK RAMP
BRENTWOOD SOUTH I
VICINITY MAP

7104 CROSSROADS BLVD, CITY OF BRENTWOOD, TN





City Comment:
This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The initial vesting period for this plan expires on April 7, 2023, 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.



SITE PLAN LEGEND	
	REINFORCED CONCRETE
	NEW RAMP
	BUILDING SUITE

GENERAL NOTES

- A. NOT USED.
- B. CONTRACTOR SHALL GRADE THE SITE TO PROVIDE POSITIVE DRAINING AWAY FROM THE BUILDING AS NEEDED.
- C. CONTRACTOR SHALL COORDINATE ALL UNDERGROUND SITE DRAINAGE PIPING WITH SITE GRADE TO ENSURE POSITIVE SLOPE TO OUTLETS.
- D. CONTRACTOR TO REVIEW DRAWINGS AND NOTIFY OWNER AND ARCHITECT IF ANY CONFLICTS ARISE.
- E. NOT USED.
- F. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL STANDARDS TO PROTECT AGAINST RUNOFF AS REQUIRED BY LOCAL AHJ.
- G. ALL CONDITIONS TO REMAIN AS IS ON SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- H. CONTRACTOR SHALL ENSURE ALL WORK ON SITE IS IN ACCORDANCE WITH AHJ AND/OR SUBDIVISION REQUIREMENTS. DOWNSPOUTS SHALL HAVE AT MINIMUM A SPLASH BLOCK SLOPED AWAY FROM THE STRUCTURE, OR BE CONNECTED TO UNDERGROUND COLLECTION SYSTEM.
- I. NOT USED.
- J. NOT USED.
- K. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL REQUIRED SITEWORK.
- L. NOT USED.

Division 03 00 00. Concrete

03 00 00 - Concrete
Contractor shall review construction documents and provide labor and materials pertaining to concrete and foundations as required in said documents and as specified herein, while complying with all applicable building codes.

03 05 00 - Common Work Results for Concrete
All concrete work shall be designed on the basis of "Strength Design" in accordance with ACI 318 "Building Code Requirements for reinforced Concrete." Concrete work shall be proportioned in accordance with ACI 301 "Specifications for Structural Concrete" and ACI 211.1 "Recommended Practice for Selecting Proportions for Normal Weight Concrete". Concrete slabs, patios, driveways, walls and foundations shall be constructed of a minimum 3500 psi concrete, 28 day test, with a 4" minimum to 6" maximum slump maximum, air-entrained to 5 - 8%. No additional water shall be added to concrete after slump test is recorded. Cylinders shall be taken from every batch truck and tested for compressive strength at 7 and 28 days. Concrete should be a mix of high grade Portland cement, clean sand or granular fill and washed gravel or crushed stone as coarse aggregate per ACI 530. Maximum aggregate size shall be ¾". All aggregates shall conform to ASTM C33. Gravel should be well graded and not exceed 1 1/2" in size. Water shall not exceed 5 1/2 gallons for each bag, unless sand is very dry. Concrete shall be mixed using an approved batch machine or mobile mixer until uniform in color and providing a 4" minimum to 6" maximum slump.

03 10 00 - Concrete Forming and Accessories
Provide all labor, materials and equipment necessary for the completion of the plain and reinforced concrete called for on the plans. Concrete when deposited shall have a temperature ranging between a minimum of 50 degrees Fahrenheit and a maximum of 90 degrees Fahrenheit.

Construction of Forms - Construct wood forms of sound material, and of the correct shape and dimensions, constructed tightly and of sufficient strength. Brace and tie the forms together. Make joints and seams mortar tight. Install leakage control materials in accordance with manufacturer's installation instructions.

Chamfered Corners - Unless otherwise noted, provide chamfered corners on all exposed corners. Provide 3/4 inch moldings in forms for all chamfering required.

Embedded Items - make provisions for sleeves, anchors, inserts, water-stops and other features.

Form Ties - Use form ties of sufficient strength and in sufficient quantities to prevent spreading of the forms. Place ties at least 1 inch away from the finished surface of the concrete. Do not use ties consisting of twisted wire loops. Leave inner rods in concrete when forms are stripped. Space all form ties equidistant and symmetrical and line up both vertically and horizontally.

Cleanouts and Access Panels - Provide removable cleanout sections or access panels at the bottom of all forms to permit inspection and effective cleaning of loose dirt, debris and water material. Clean all forms and surfaces to receive concrete of all chips, sawdust, and other debris and thoroughly blow out with compressed air just before concrete is placed.

03 15 13 - Concrete Accessories
Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs adjoin raised slab, crawspace or basement stem-wall CMU or poured foundations.

03 21 00 - Reinforcing Steel
Reinforcing steel (rebar) shall be minimum ASTM A615, grade 40. All reinforcement splices shall be as follows: #5 bars 25" minimum, #7 bars 35" minimum. All rebar (reinforcing steel) shall be located 3" clear from the bottom and side of footing and 2" clear from top. Locate vertical rebar (reinforcing steel) 4'-0" on center (OC). All reinforcement splices shall be in accordance with ACI 318 for "Strength Design." All reinforcement steel shall be accurately placed, rigidly supported, and firmly tied in place with bar supports and spacers in accordance with ACI 301 and ACI 318.

03 22 00 - Welded Wire Fabric Reinforcing
Welded wire fabric shall conform to ASTM A105 and be located in the center of the depth. Install at slab on grade conditions.

03 30 00 - Footings
Center all footings on walls, piers, or columns above unless otherwise noted. All footings shall rest on undisturbed virgin soil with minimum soil bearing allowable of 2500 psf, tested for 95 percent compaction, or 3/4" stone compacted in 12" lifts to 95 percent density if fill is required. Footings at building perimeter shall be a minimum of 12" below frost line and 24" wide, (check with local building officials for frost line level) constructed of 3000 psi concrete. Provide 3 - #5 rebar (reinforcing steel) continuous through footers. Provide #5 rebar (reinforcing steel) corner bars at all corners and intersections of footers, beams and walls. Each side should overlap 2'-0", with a 90 degree bend. Footers shall bear on undisturbed soil and kept free from ground water. Underneath load-bearing walls and interior or exterior column footings, thicken slabs within a 1' radius to 12" thick.

03 30 01 - Slab Foundations
Concrete floor slabs shall be constructed of 3000 psi concrete, 6" thick reinforced with 10 gauge 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel) as per plans. Place slabs over well-compacted granular fill compacted in 12 inch lifts to 95 percent density per AASHTO T-180 Proctor, and a 4 or 6 mil vapor barrier. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 400 sq. ft. and the length of that area is not more than twice the width. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio or porch slabs away from building at 1/4" of drop in elevation for every 1'-0" in distance. At garage slab, provide positive drainage and taper lip at garage/overhead door.

03 30 02 - Poured Concrete Walls
Poured walls shall be constructed of 3000 psi concrete with #5 rebar (reinforcing steel) at 12" x 12" on center (OC) placed in a vertical grid. Thickness of walls shall be a minimum of 8" thick for 8'-0" high, 10" thick for 9'-0" high, 12" thick for 10'-0" high. Patch all voids and depressions exceeding 3/8 inch in any direction. Provide appropriate waterproofing system around the exterior perimeter and install drainage as specified by manufacturers recommendations.

PROJECT CONTACTS:

OWNER

Duke Realty Limited Partnership (aka NWI Warehouse Group, LLC)
5000 Meridian Boulevard; Suite 150
Franklin, TN 37067
Contact: Jeffrey Stovall (615) 884-2325 - jeffrey.stovall@dukerealty.com

ARCHITECT

Daniels + Chandler Architects PLLC
41 Peabody Street
Nashville, Tennessee 37210
Phone: 662.801.0220
bdaniels@danielschandler.com
Contact: Blake Daniels, AIA
TN License No: 106244

CONTRACTOR

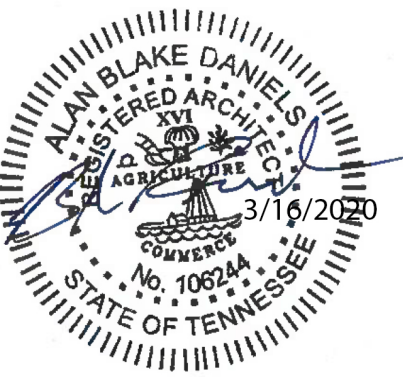
Dane Bradford
Dill Contracting | Emergency Restoration Services
Mobile: 615-631-5775 | Office: 615-898-8258
Fax: 615-962-9905 | Website: www.ers24-7.com

new Dock Ramp for:

NDM Floors

ZONING: C-3, Commercial Services - Warehousing
PLAT: recorded on Feb. 14, 1986 in Plat Book 10, Page 46.

Brentwood South I
7104 Crossroads Blvd. Suite 128
Brentwood, TN 37027



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Daniels + Chandler Architects, PLLC

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Do Not Scale Drawings.
Contractor must verify all dimensions prior to construction.

PROJECT No.	20024.00
DATE:	02-20-2020
REV DATE:	3-16-2020
DRAWN BY:	abd
SHEET NAME	

SITE PLAN AND NOTES

SHEET NUMBER

A1.0

**CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
TUESDAY, APRIL 7, 2020 -- 7:00 P.M.
FINAL**

CONSENT AGENDA -- ITEM 3:

REQUEST: **REVISED SITE PLAN – NDM FLOORS, DOCK RAMP
ADDITION, CROSSROADS SOUTH BUSINESS PARK,
SECTION ONE, SUITE 128, 7104 CROSSROADS
BOULEVARD**

PROJECT NUMBER: **BPC2003-007**

CURRENT ZONING: **C-3 -- COMMERCIAL SERVICE - WAREHOUSING**

GENERAL INFORMATION:

Duke Realty Limited Partnership requests approval of revised site plan that adds a loading ramp to an existing dock door located at the rear of Suite 128. Two parking spaces will be relocated to the area behind Suite 102 to accommodate the new ramp.

PROJECT LOCATION:

The subject property is located at 7104 Crossroads Boulevard.

APPROVAL HISTORY:

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

CONDITIONS OF APPROVAL

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

1. The necessary permits will be issued for the proposed improvement, including the relocation of the parking spaces, before any work is begun. A Certificate of Completion will not be issued until the ramp and the parking spaces have been completed.
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 **nine** 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 **April 7, 2023**, 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. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning

Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

7. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
8. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
9. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 7, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed revised site plan, subject to the requirements of the staff report.

**BRENTWOOD PLANNING
COMMISSION**

4.

Meeting Date: 04/07/2020

Information

PROJECT NUMBER

BPC2003-005

PROJECT DESCRIPTION

Revised Building Elevations – Mallory Corners Shopping Center, Mallory Lane & Moores Lane

H. Michael Hindman Architects requests approval of revised building elevations for the two buildings located at the corner of Mallory and Moores Lanes.

- 1. Remove the two large E.I.F.S. pop-out structures at the big-box tenant entrances;*
- 2. Replace with a combination of shallow cantilevered steel canopies and fabric awning;*
- 3. Addition of Aluminum Composite panels;*
- 4. Addition of awnings in a rust color;*
- 5. Addition of composite panels in walnut and white colors;*
- 6. Addition of, brick, painted brick (grey in color), cast stone (white in color) and E.I.F.S. used throughout the project;*
- 7. Replace the storefront in a clear anodized finish, and*
- 8. Replace the existing parking lot light s with LED fixtures*

The project includes two buildings having a total area of 70,000 sq. ft. on approximately 7.3 acres. Access to the project from adjacent streets will not change.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Mr. Robert Thorn, H. Michael Hindman Architects, 1607 Westgate Circle, Ste. 100, Brentwood, TN 37027

Attachments

Final Staff Report

Building Elevations

Photometric Plan

Materials Board

**CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
TUESDAY, APRIL 7, 2020 -- 7:00 P.M.
FINAL**

CONSENT AGENDA -- ITEM 4:

REQUEST: **REVISED BUILDING ELEVATIONS – MALLORY
CORNERS SHOPPING CENTER, CORNER OF MALLORY
AND MOORES LANES**

PROJECT NUMBER: **BPC2003-005**

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

GENERAL INFORMATION:

H. Michael Hindman Architects requests approval of revised building elevations for the two buildings located at the corner of Mallory and Moores Lanes.

- 1. Remove the two large E.I.F.S. pop-out structures at the big-box tenant entrances;*
- 2. Replace with a combination of shallow cantilevered steel canopies and fabric awning;*
- 3. Addition of Aluminum Composite panels;*
- 4. Addition of awnings in a rust color;*
- 5. Addition of composite panels in walnut and white colors;*
- 6. Addition of, brick, painted brick (grey in color), cast stone (white in color) and E.I.F.S. used throughout the project;*
- 7. Replace the storefront in a clear anodized finish, and*
- 8. Replace the existing parking lot light s with LED fixtures;*

The project includes two buildings having a total area of 70,000 sq. ft. on approximately 7.3 acres. Access to the project from adjacent streets will not change.

PROJECT LOCATION:

The subject property is located at the corner of Mallory and Moores Lanes.

APPROVAL HISTORY:

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

CONDITIONS OF APPROVAL:

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

1. 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 **April 7, 2023**, 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. 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.
5. Permanent window signs 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.

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. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
9. 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 **APRIL 7, 2020** . Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

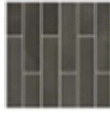
Staff requests that the Planning Commission approve the proposed revised building elevations, subject to the requirements of the staff report.



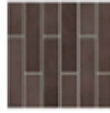
BRENTWOOD
TENNESSEE

EXTERIOR FINISH LEGEND		
FINIS H CODE	COLOR	FINISH REMARKS
AWN-1	ALUMINUM & RUST	ALUMINUM & FABRIC AWNING
ACM-1	BRIGHT SILVER	ALUMINUM COMPOSITE PANEL
MTL-1	CLEAR ANODIZED	ALUMINUM TRIM/ MOLDING
BRK-1	EXISTING BRICK	BRICK VENEER
BRK-3	DOVER SKY	EXISTING BRICK TO BE REPAINTED
BRK-2	PANAMA CITY BLEND - MEDIUM BROWN	CHESAPEAKE BLEND - DARK GRAY
CS-1	CRYSTAL WHITE	ALUMINUM COMPOSITE PANEL
CCS-1	FVG C51 WALNUT	COMPOSITE CLADDING SYSTEM
CCS-2	FVG C9010 - WHITE	COMPOSITE CLADDING SYSTEM
EIFS-1	104 - DOVER SKY	EXTERIOR INSULATION FINISH SYSTEM
EIFS-2	622A - GRAY FLANNEL	EXTERIOR INSULATION FINISH SYSTEM
FCB-1	VINTAGE WOOD- CEDAR TIPLIN	FIBER CEMENT BOARD
SF-1	CLEAR ANODIZED	STOREFRONT

NOTE:
NEW TENANT SIGNAGE SHALL BE SUBMITTED FOR APPROVAL UNDER SEPARATE PACKAGE



BRK-1
BRICK
CHESAPEAKE BLEND



BRK-2
BRICK
PANAMA CITY BLEND



EIFS-1
EXTERIOR INSULATION FINISH SYSTEM
GRAY FLANNEL



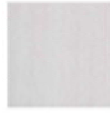
EIFS-2
EXTERIOR INSULATION FINISH SYSTEM
DOVER SKY



CS-1
COMPOSITE CLADDING SYSTEM
CRYSTAL WHITE



CCS-1
COMPOSITE CLADDING SYSTEM
BRIGHT SILVER METALIC



CCS-2
COMPOSITE CLADDING SYSTEM
WHITE



ACM-1
ALUMINUM COMPOSITE PANEL
BRIGHT SILVER METALIC



SF-1 MTL-1
STOREFRONT
COPING TRIM
CLEAR ANODIZED

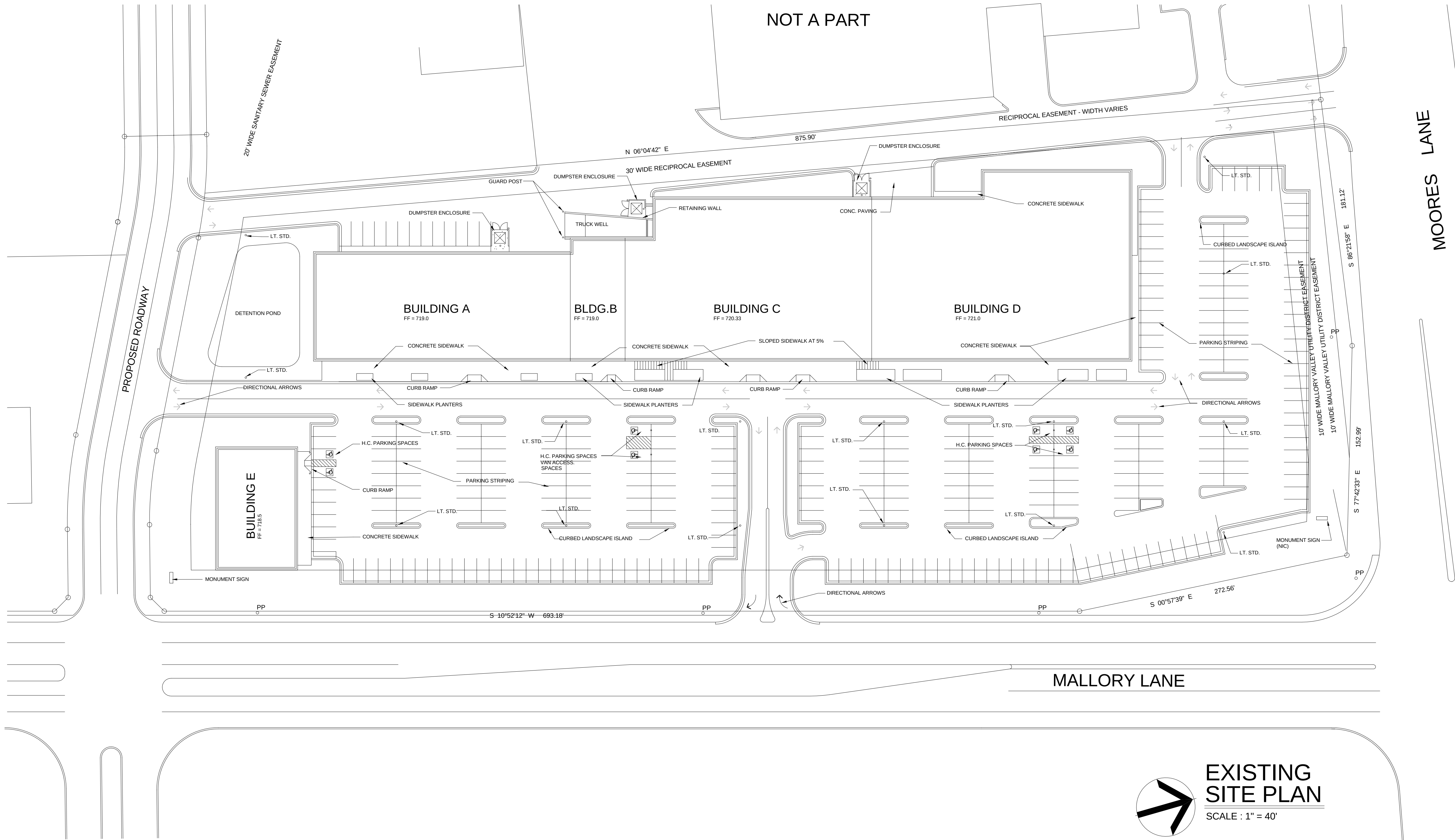


CS-1
CAST STONE
CRYSTAL WHITE



PROJECT LOCATION

VICINITY MAP



NOTE

NO ADDITIONS TO THE BUILDING AREA ARE PROPOSED

NOTES

- 1. TENANT SIGNS WILL BE SUBMITTED FOR APPROVAL AS REQUIREMENTS ARE DETERMINED.
- 2. SPECIFIED MATERIALS MAY CHANGE SUBJECT TO AVAILABILITY AT TIME OF CONSTRUCTION AND SUBJECT TO APPROVAL OF THE CODES DIRECTOR OR PLANNING COMMISSION.
- 3. LOCATION AND NUMBER OF EXTERIOR DOORS AND WINDOWS SUBJECT TO CHANGE PER TENANT'S INTERIOR REQUIREMENTS.
- 4. This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The initial vesting period for this plan expires on APRIL 7, 2023, 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.

ZONING DATA

EXISTING ZONING: C-3
COMMERCIAL SERVICE WAREHOUSE DISTRICT

SITE DATA

TOTAL LAND AREA	7.297 ACRES
DEDICATED R.O.W.	.726 ACRES
SHOPPING CENTER	6.571 ACRES
LANDSCAPE AREA	1.309 ACRES = 20.0%
LANDSCAPE INCL. ISLANDS	1.406 ACRES = 21.4%
BUILDING AREA	1.611 ACRES = 24.6%
TOTAL COVERAGE	5.232 ACRES = 80%

PARKING

PARKING REQUIRED	70,000 / 250 = 280 SPACES
PARKING PROVIDED	308 CARS
PARKING RATIO	4.4 CARS / 1,000 S.F.
ACCESSIBLE SPACES	8 (INCLUDING 2 VAN ACCESSIBLE)

BUILDING DATA

BUILDING A	15,000 S.F.
BUILDING B	3,600 S.F.
BUILDING C	21,000 S.F.
BUILDING D	25,000 S.F.
BUILDING E	5,400 S.F.
TOTAL	70,000 S.F.

MALLORY CORNERS

SWC OF MALLORY LANE
AND MORES LANE
BRENTWOOD TN

LONGPOINT REALTY PARTNERS

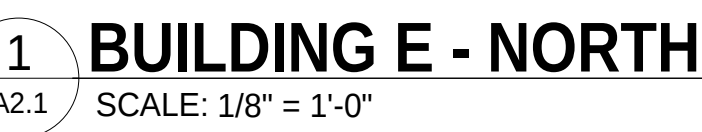
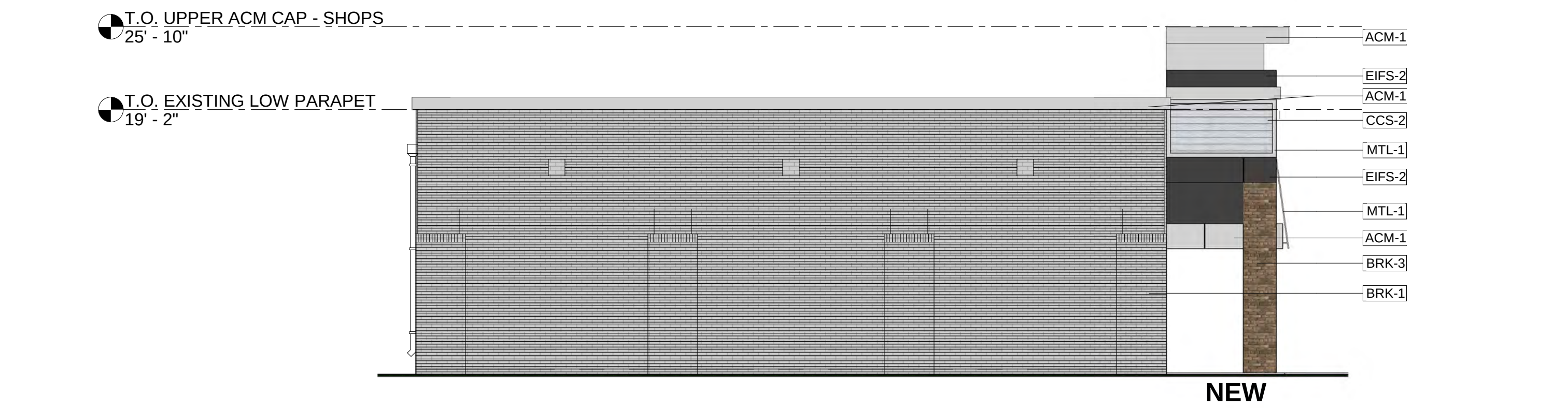
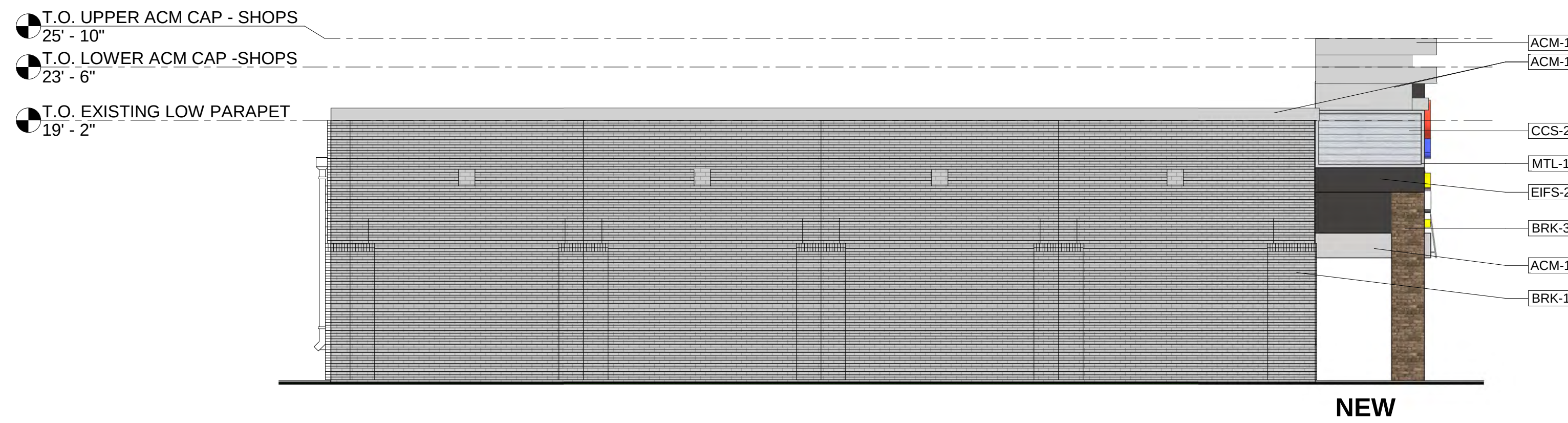
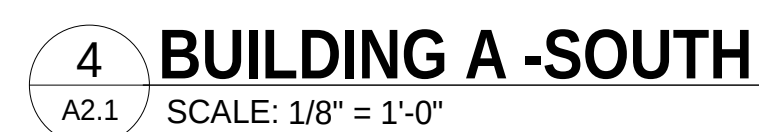
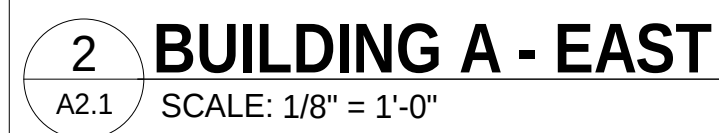
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116 HUNTINGTON AVENUE
BOSTON, MA

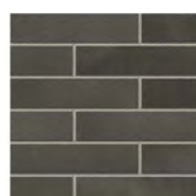
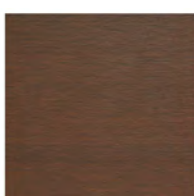
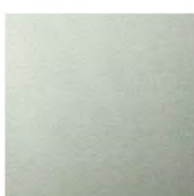
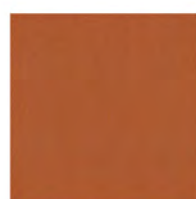
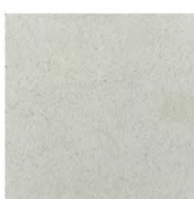


3.2.20

Revisions

HMH Job Number
18051
Drawn By
J.D.
Date
03-16-2020
Drawing
SITE PLAN



EXTERIOR FINISH LEGEND		
FINISH CODE	COLOR	FINISH REMARKS
ALUMINUM & FABRIC AWNING		
AWN-1	ALUMINUM & RUST	
ALUMINUM COMPOSITE PANEL		
ACM-1	BRIGHT SILVER	
ALUMINUM TRIM/ MOLDING		
MTL-1	CLEAR ANODIZED	
BRICK VENEER		
BRK-3	DOVER SKY	EXISTING BRICK TO BE REPAINTED
BRK-1	CHESAPEAKE BLEND - DARK GRAY	
BRK-2	PANAMA CITY BLEND - MEDIUM BROWN	
CAST STONE		
CS-1	CRYSTAL WHITE	
COMPOSITE CLADDING SYSTEM		
CCS-1	FVG C51 WALNUT	
CCS-2	FVG C9010 - WHITE	
EXTERIOR INSULATION FINISH SYSTEM		
EIFS-1	104 - DOVER SKY	
EIFS-2	622A - GRAY FLANNEL	
FIBER CEMENT BOARD		
FCB-1	VINTAGE WOOD- CEDAR TIRPLIN	
STOREFRONT		
SF-1	CLEAR ANODIZED	
NOTE: NEW TENANT SIGNAGE SHALL BE SUBMITTED FOR APPROVAL UNDER SEPARATE PACKAGE		
<div>  <div> BRK-1 BRICK CHESAPEAKE BLEND </div> </div> <div>  <div> CCS-1 COMPOSITE CLADDING SYSTEM WALNUT </div> </div>		
<div>  <div> BRK-2 BRICK PANAMA CITY BLEND </div> </div> <div>  <div> CCS-2 COMPOSITE CLADDING SYSTEM WHITE </div> </div>		
<div>  <div> EIFS-1 EXTERIOR INSULATION FINISH SYSTEM GRAY FLANNEL </div> </div> <div>  <div> ACM-1 ALUMINUM COMPOSITE PANEL BRIGHT SILVER METALIC </div> </div>		
<div>  <div> EIFS-2 EXTERIOR INSULATION FINISH SYSTEM DOVER SKY </div> </div> <div>  <div> SF-1 / MTL-1 STOREFRONT COPING TRIM CLEAR ANODIZED </div> </div>		
<div>  <div> AWN-1 CANOPY FABRIC RUST </div> </div> <div>  <div> CS-1 CAST STONE CRYSTAL WHITE </div> </div>		

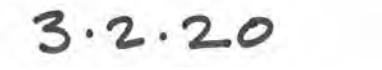


MALLORY CORNERS

SWC OF MALLORY LANE
AND MORES LANE
BRENTWOOD TN

**LONGPOINT
REALTY
PARTNERS**

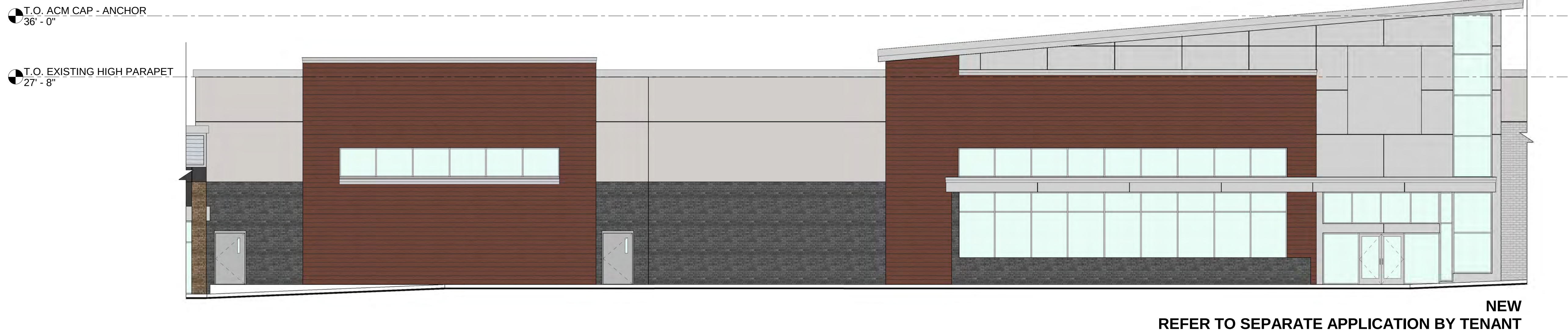
ITE 905
HUNTINGTON AVENUE
STON, MA



Revisions

MH Job Number
 18051
 Drawn By
 Author
 Date
 03-16-2020
 Drawing
 ELEVATIONS

A2.2



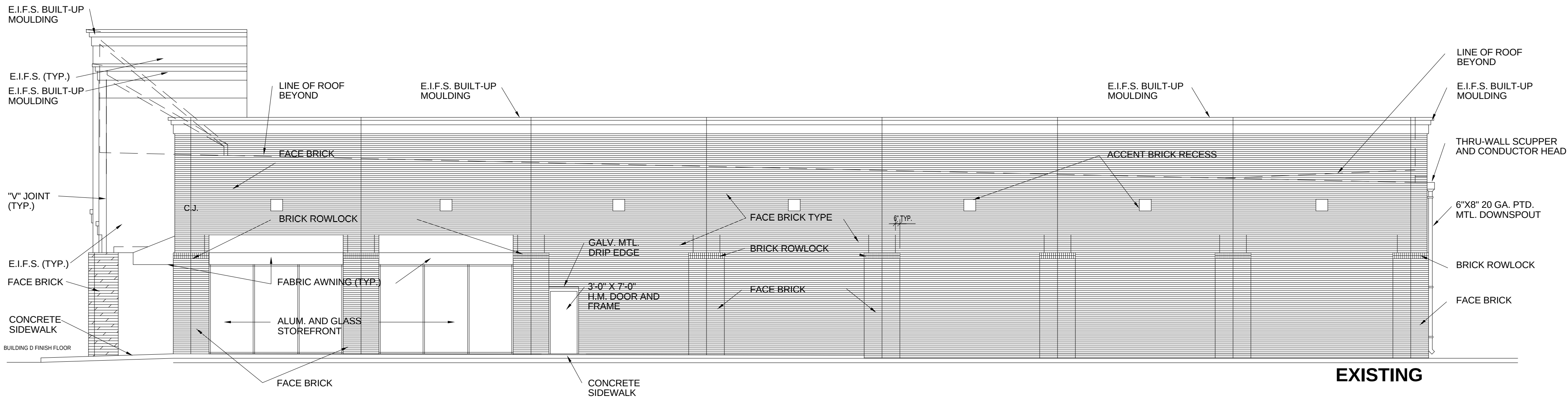
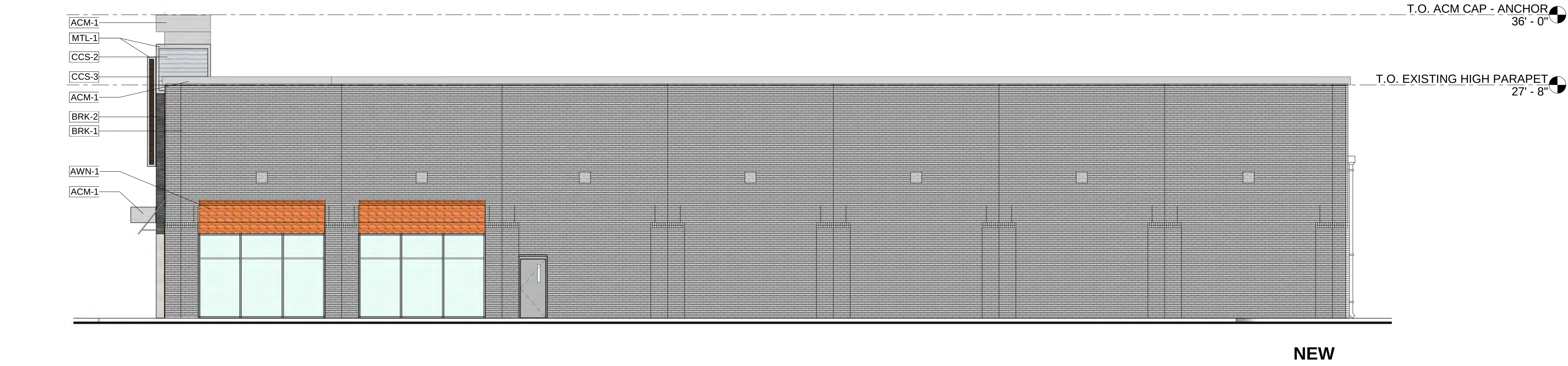
1 BUILDING B & C - EAST

A2.2 SCALE: 1/8" = 1'-0"

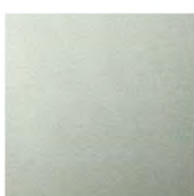
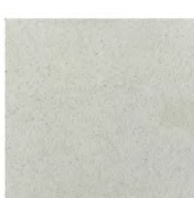


2 BUILDING D - EAST

A2.2 SCALE: 1/8" = 1'-0"



2 BUILDING D - NORTH
A2.3 SCALE: 1/8" = 1'-0"

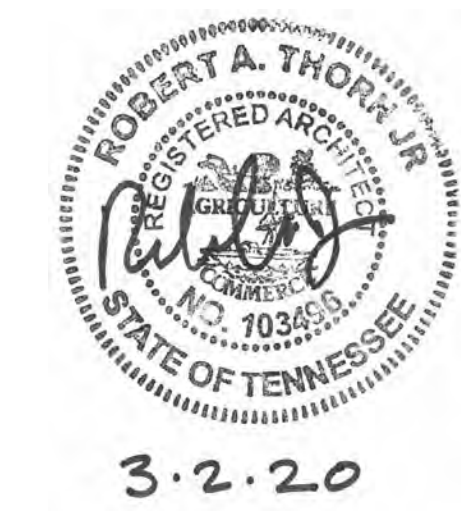
EXTERIOR FINISH LEGEND		
FINIS H CODE	COLOR	FINISH REMARKS
ALUMINUM & FABRIC AWNING		
AWN-1	ALUMINUM & RUST	
ALUMINUM COMPOSITE PANEL		
ACM-1	BRIGHT SILVER	
ALUMINUM TRIM MOLDING		
MTL-1	CLEAR ANODIZED	
BRICK VENEER		
BRK-3	DOVER SKY	EXISTING BRICK TO BE REPAINTED
BRK-1	CHESAPEAKE BLEND - DARK GRAY	
BRK-2	PANAMA CITY BLEND - MEDIUM BROWN	
CAST STONE		
CS-1	CRYSTAL WHITE	
COMPOSITE CLADDING SYSTEM		
CCS-1	PVG C51 WALNUT	
CCS-2	PVG C9010 - WHITE	
EXTERIOR INSULATION FINISH SYSTEM		
EIFS-1	104 - DOVER SKY	
EIFS-2	622A - GRAY FLANNEL	
FIBER CEMENT BOARD		
FCB-1	VINTAGE WOOD- CEDAR TIPLIN	
STOREFRONT		
SF-1	CLEAR ANODIZED	
NOTE: NEW TENANT SIGNAGE SHALL BE SUBMITTED FOR APPROVAL UNDER SEPARATE PACKAGE		
<div><div> BRK-1 BRICK CHESAPEAKE BLEND</div><div> CCS-1 COMPOSITE CLADDING SYSTEM WALNUT</div></div>		
<div><div> BRK-2 BRICK PANAMA CITY BLEND</div><div> CCS-2 COMPOSITE CLADDING SYSTEM WHITE</div></div>		
<div><div> EIFS-1 EXTERIOR INSULATION FINISH SYSTEM GRAY FLANNEL</div><div> ACM-1 ALUMINUM COMPOSITE PANEL BRIGHT SILVER METALIC</div></div>		
<div><div> EIFS-2 EXTERIOR INSULATION FINISH SYSTEM DOVER SKY</div><div> SF-1 / MTL-1 STOREFRONT COPING TRIM CLEAR ANODIZED</div></div>		
<div><div> AWN-1 CANOPY FABRIC RUST</div><div> CS-1 CAST STONE CRYSTAL WHITE</div></div>		

MALLORY CORNERS

SWC OF MALLORY LANE
AND MORES LANE
BRENTWOOD TN

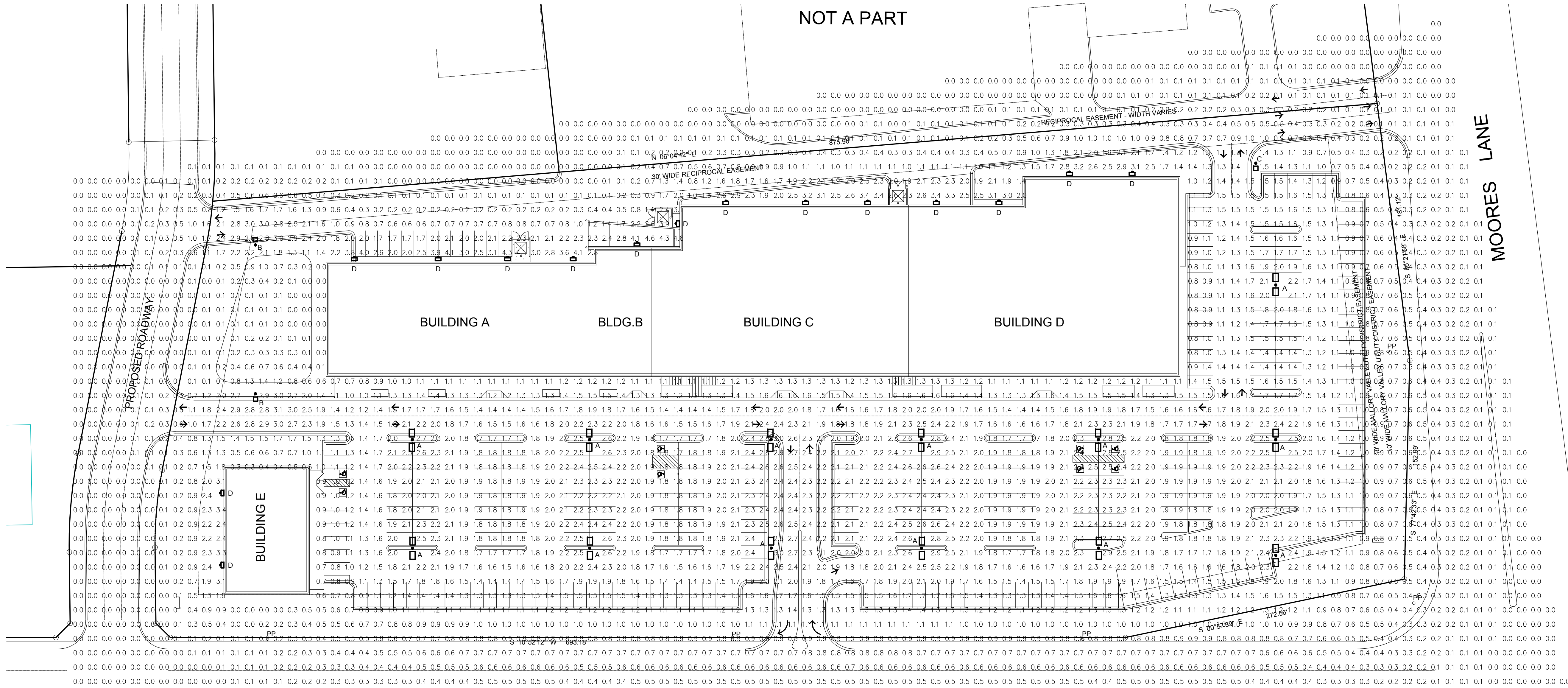
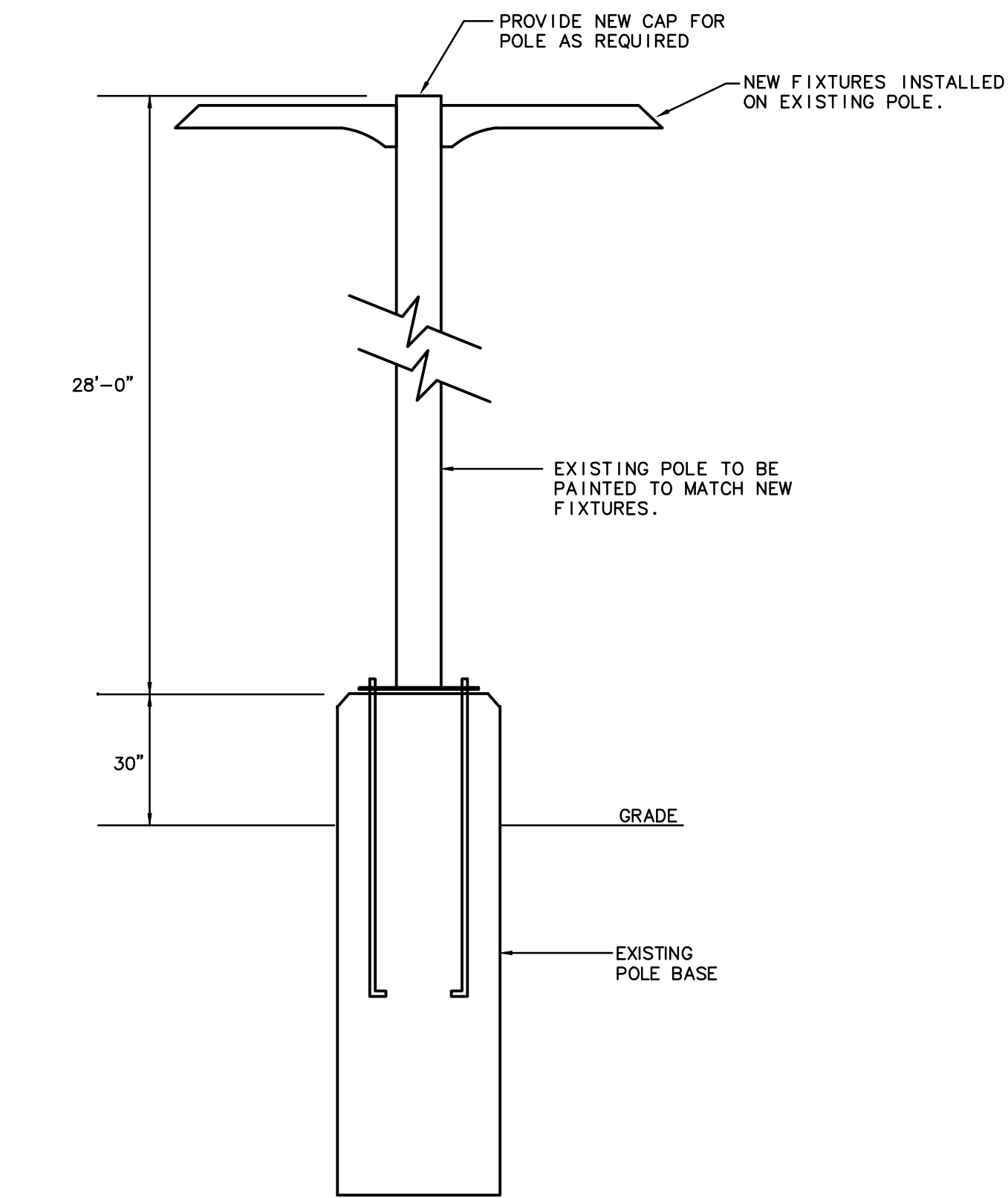
LONGPOINT REALTY PARTNERS

SUITE 905
116 HUNTINGTON AVENUE
BOSTON, MA

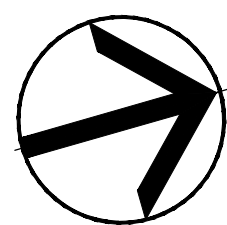


Revisions

HMH Job Number
18051
Drawn By
Author
Date
03-16-2020
Drawing
ELEVATIONS



POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL
NO SCALE



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

LUMINAIRE SCHEDULE											
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Mounting Height	File	Voltage	LLF	Watts
	A	13	US Architectural Lighting	VLL-PLD-VSQ-W-40LED-1050mA-NW	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 2 CIRCUIT BOARDS EACH WITH 20 LEADS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	30'-6" AFG. POLE MOUNTED ON EXISTING 28" STEEL POLE WITH 30" TALL POLE BASE. EXISTING POLE SHALL BE PAINTED TO MATCH FIXTURE. PROVIDE CAP FOR EXISTING POLE AS REQUIRED. CONTRACTOR SHALL VERIFY CONDITION OF EXISTING POLE TO DETERMINE IF IT SUITABLE FOR REUSE. CONTACT ENGINEER IF POLE IS NOT SUITABLE FOR REUSE.	VLL-PLD-VSQ-W-40LED-1050mA-NW.ies	Match existing fixture voltage. Field verify.	0.85	256.4
	B	2	US Architectural Lighting	VLL-PLD-II-FR-40LED-700MA-NW	CAST BLACK PAINTED FINNED METAL DRIVER COVER, 2 CIRCUIT BOARDS EACH WITH 20 LEADS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	30'-6" AFG. POLE MOUNTED ON EXISTING 28" STEEL POLE WITH 30" TALL POLE BASE. EXISTING POLE SHALL BE PAINTED TO MATCH FIXTURE. PROVIDE CAP FOR EXISTING POLE AS REQUIRED. CONTRACTOR SHALL VERIFY CONDITION OF EXISTING POLE TO DETERMINE IF IT SUITABLE FOR REUSE. CONTACT ENGINEER IF POLE IS NOT SUITABLE FOR REUSE.	VLL-PLD-II-FR-40LED-700MA-NW.ies	Match existing fixture voltage. Field verify.	0.85	86.8
	C	1	US Architectural Lighting	VLL-PLD-IV-40LED-700MA-NW	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 2 CIRCUIT BOARDS EACH WITH 20 LEADS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	FORTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	30'-6" AFG. POLE MOUNTED ON EXISTING 28" STEEL POLE WITH 30" TALL POLE BASE. EXISTING POLE SHALL BE PAINTED TO MATCH FIXTURE. PROVIDE CAP FOR EXISTING POLE AS REQUIRED. CONTRACTOR SHALL VERIFY CONDITION OF EXISTING POLE TO DETERMINE IF IT SUITABLE FOR REUSE. CONTACT ENGINEER IF POLE IS NOT SUITABLE FOR REUSE.	VLL-PLD-IV-40LED-700MA-NW.ies	Match existing fixture voltage. Field verify.	0.85	86.8
	D	15	US Architectural Lighting	R2R-WM1-PLD-II-W-20LED-700MA-NW	CAST BLACK PAINTED FINNED METAL HOUSING, CAST BLACK PAINTED METAL DRIVER COVER, 1 CIRCUIT BOARD WITH 20 LEADS, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, 1 FORMED SEMI-SPECULAR METAL OPTIC MOUNTING PLATE BELOW EACH CIRCUIT BOARD.	TWENTY WHITE LIGHT EMITTING DIODES (LEDS), VERTICAL BASE-UP POSITION.	MOUNTING HEIGHTS RANGE FROM 10'-6" TO 13'-0". NEW WALL PACKS ARE TO REPLACE EXISTING WALL PACKS AT EXISTING LOCATIONS.	R2R-WM1-PLD-II-W-20LED-700MA-NW.ies	Match existing fixture voltage. Field verify.	0.85	43.4

SITE PHOTOMETRIC NOTES

- CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.85. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.
- CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.
- THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.

STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	0.9 fc	5.7 fc	0.0 fc	N/A	N/A
Property Line	0.5 fc	2.0 fc	0.0 fc	N/A	N/A



TYPE D FIXTURE DETAIL
NO SCALE

TYPE A, B, & C FIXTURE DETAIL
NO SCALE



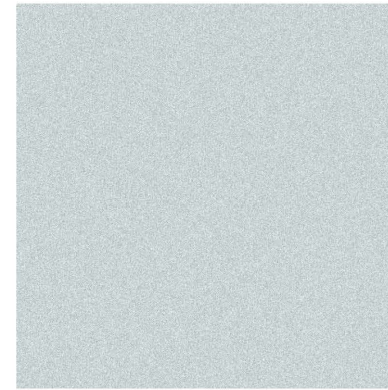
BRK-1
BRICK
CHESAPEAKE BLEND



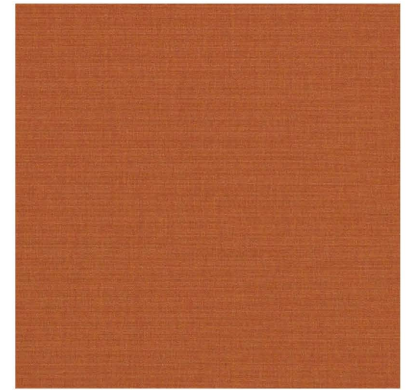
CCS-1
COMPOSITE CLADDING
SYSTEM
WALNUT



EIFS-1
EXTERIOR INSULATION
FINISH SYSTEM
GRAY FLANNEL



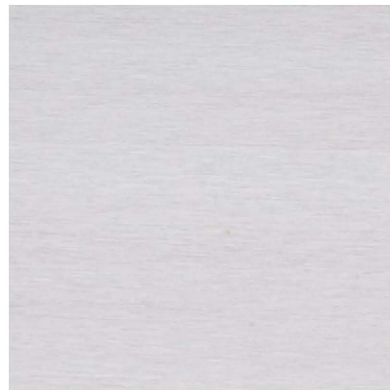
ACM-1
ALUMINUM COMPOSITE
PANEL
BRIGHT SILVER METALIC



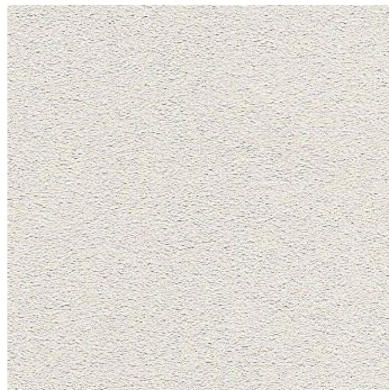
AWN-1
CANOPY FABRIC
RUST



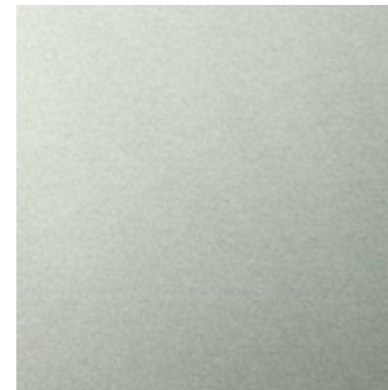
BRK-2
BRICK
PANAMA CITY BLEND



CCS-2
COMPOSITE CLADDING
SYSTEM
WHITE



EIFS-2
EXTERIOR INSULATION
FINISH SYSTEM
DOVER SKY



SF-1 / MTL-1
STOREFRONT
COPING TRIM
CLEAR ANODIZED



CS-1
CAST STONE
CRYSTAL WHITE

MALLORY CORNERS

MATERIALS



H. Michael Hindman
Architects, P.C.

1607 Westgate Circle, Suite 100
Brentwood, Tennessee 37174
615.370.3252 | www.hmharchitects.com

**BRENTWOOD PLANNING
COMMISSION**

1.

Meeting Date: 04/07/2020

Information

PROJECT NUMBER

BPC2003-002

PROJECT DESCRIPTION

Revised Site Plan, Administrative Addition – Brentwood High School, 5304 Murray Lane

GMC, Inc. requests approval of a revised site plan for Brentwood High School. This request reduces the previously approved administrative wing expansion from 12,539 sq. ft. to 3,354 sq. ft. The proposal also reduces the scope of the interior remodel. The proposed parking area is essentially unchanged from the previously approved plan.

The reason for the proposed changes considers budget constraints and the fact that several aspects of the original design were deemed not necessary. The new proposal includes the following:

- 1. A main entry vestibule;*
- 2. Secure entrance/reception area;*
- 3. Addition of four small offices;*
- 4. A new principal's office, and*
- 5. A new mechanical room and corridor.*

The plan also proposes a renovation of approximately 4,100 square feet of existing interior area. To include a smaller common space/gathering area inside the main entry vestibule. Also included are a teacher workroom, records room, mail room, electrical/utility room(s), a small data room, and an office for the SRO (School Resource Officer) and a waiting/attendance area.

The new proposal reduces the originally approved area of the addition by 9,185 square feet.

ZONING OF PROPERTY

Zoning SI-2

APPLICANT NAME/ADDRESS

Mr. Randy Harper, GMC, 3310 West End Ave., Suite 420, Nashville, TN 37203

Attachments

Final Staff Report

Overall

Existing Conditions

Site Plan

Demo Plan

Elevations

Landscaping

**CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
TUESDAY, APRIL 7, 2020 -- 7:00 P.M.
FINAL**

REGULAR AGENDA -- ITEM 1:

REQUEST: **REVISED SITE PLAN, ADMINISTRATIVE ADDITION – BRENTWOOD HIGH SCHOOL, 5304 MURRAY LANE**

PROJECT NUMBER: **BPC2003-002**

CURRENT ZONING: **SI-2 -- SERVICE INSTITUTION -- (EDUCATIONAL)**

GENERAL INFORMATION:

GMC, Inc. requests approval of a revised site plan for Brentwood High School. This request reduces the previously approved administrative wing expansion from 12,539 sq. ft. to 3,354 sq. ft. The proposal also reduces the scope of the interior remodel. The proposed parking area is essentially unchanged from the previously approved plan.

The reason for the proposed changes considers budget constraints and the fact that several aspects of the original design were deemed not necessary. The new proposal includes the following:

- 1. A main entry vestibule;*
- 2. Secure entrance/reception area;*
- 3. Addition of four small offices;*
- 4. A new principal's office, and*
- 5. A new mechanical room and corridor.*

The plan also proposes a renovation of approximately 4,100 square feet of existing interior area. To include a smaller common space/gathering area inside the main entry vestibule. Also included are a teacher workroom, records room, mail room, electrical/utility room(s), a small data room, and an office for the SRO (School Resource Officer) and a waiting/attendance area.

The new proposal reduces the originally approved area of the addition by 9,185 square feet.

PROJECT LOCATION:

The subject property is located at 5304 Murray Lane.

APPROVAL HISTORY:

At its July 1, 2019 regular meeting the Brentwood Planning Commission voted to approve a revised site plan that proposes the construction of a 12,195 square foot addition to the Administration Building at the Brentwood High School. The total building area for the campus will be 251,195 square feet. The proposal also reconfigures the parking area in front of the administration wing. The proposed building materials include three colors of brick and will complement the other buildings on site. The addition will also incorporate steel canopies extending from the front of the building between the brick columns.

The addition was originally included as part of the overall upgrade and expansion of the campus.

At its December 2, 2019 regular meeting, the Brentwood Planning Commission voted to approve a revised site plan to replace the existing bleachers at the soccer field at Brentwood High School.

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 their perimeter. The center section will be replaced, while the two smaller side bleachers sections 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.

CONDITIONS OF APPROVAL:

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

1. *Any parking spaces that are smaller than 9' x 18' must be labeled as compact parking spaces (8.5' x 16'). Only 20% of the required spaces can be compact, per the requirements of Section 78-456 of the Code.*
2. *Provide a water and sewer availability request.*
3. *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 **ten** 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

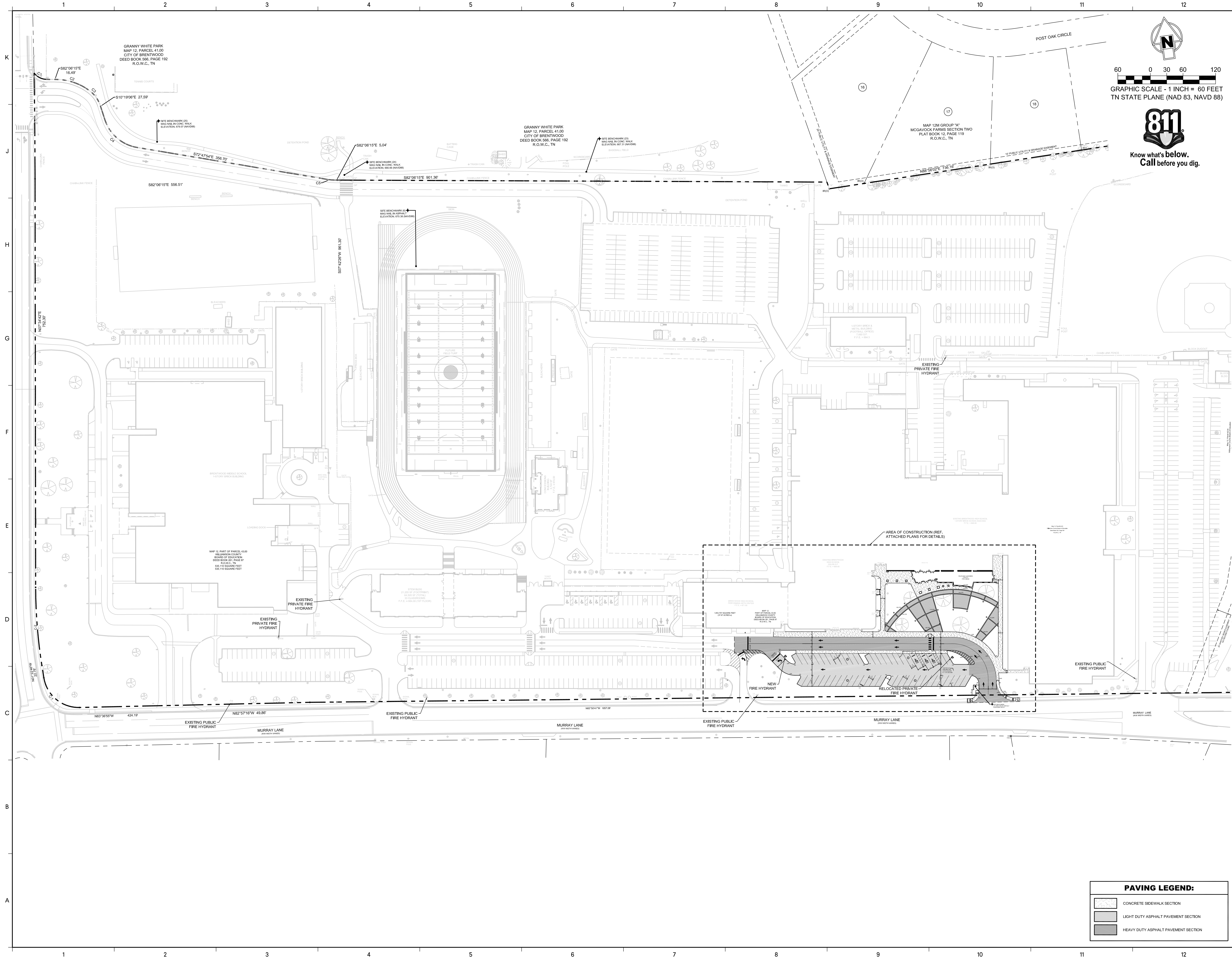
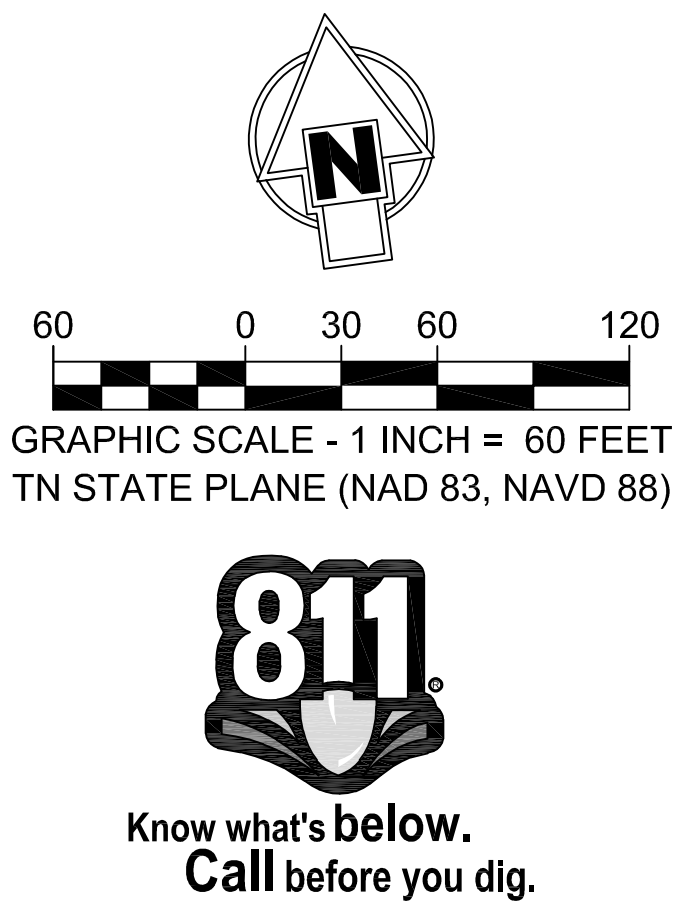
*plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **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.*

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. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
6. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
7. Deviations from the approved plan in the development of a project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.

8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **April 7, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed revised site plan, subject to the requirements of the staff report.



ISSUE	DATE
SFSA-CO-HEC-FS-I	02/28/2020
PC SUBMITTAL	03/02/2020
PC RESUBMITTAL	03/17/2020
DRAWN BY:	S.DODDS
CHECKED BY:	R.HARPER

BHS ADMIN RENOVATION
5304 MURRAY LANE
BRENTWOOD, TN 37207

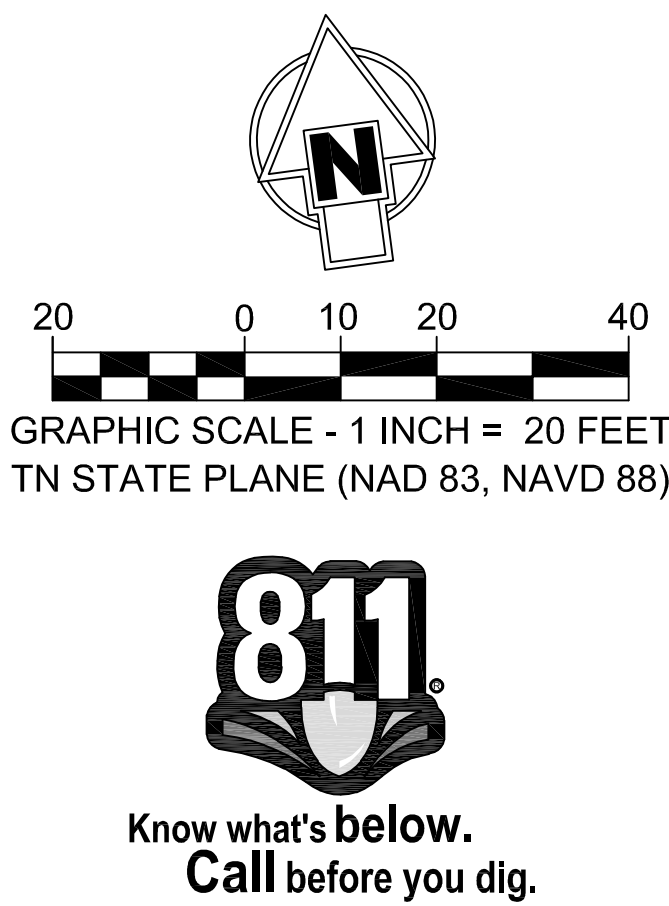
GMC PROJECT #CNAS180101
TFM #07387
PROJECT #2019-06-27-04



C-2.1



3310 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM



BRENTWOOD HIGH SCHOOL
PERFORMING ARTS CENTER
F.F.E. = 671.60

MAP 12
PART OF PARCEL 43.00
WILLIAMSON COUNTY
BOARD OF EDUCATION
DEED BOOK 261, PAGE 87
R.O.W.C., TN

1,653,757 SQUARE FEET
(37.97 ACRES ±)

MURRAY LANE
(R/W WIDTH VARIES)

1. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND ARE BEING ADJUSTED TO SEA LEVEL.
2. BY MEANS OF GRAPHIC POLYCON PROJECTION, PLANEMATIC EMERGENCY MANAGEMENT MAP OF THE GREAT LAKES FIRE INSURANCE RATE MAP NUMBER 4718720689; DATED: 09-29-2006. IT HAS BEEN DETERMINED THAT THE DISTANCE DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
3. THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND THEREFORE DOES NOT REPRESENT A RECONSTRUCTION OF GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
4. THIS SURVEY MEETS THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY PURSUANT TO TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. THE FIELD SURVEY WAS DERIVED FROM RADIAL TRIGNOMETRIC FIELD SURVEY UTILIZING DT METHOCS. CONTOUR INTERVAL = 1 FOOT.
5. THIS PROPERTY IS CURRENTLY ZONED: S-2
6. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT THE SIGNATURE OF THE SURVEYOR OR ANYONE WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREIN DOES NOT MEAN OR IMPLY THAT THE SURVEYOR IS GUARANTEEING THE ACCURACY OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN. THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR INFORMATION PROVIDED BY THE UTILITY OWNERS. I DO NOT GUARANTEE THAT THE UTILITY LOCATIONS SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN OR OUT OF THE AREA, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAIL VERIFICATION OF EXISTENCE, LOCATION, DEPTH, AND CONDITION OF ANY UTILITY TO ANY DECISION RELATIVE THERETO IS MADE, AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE UTILITY OWNERS. THE UTILITY OWNER'S REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN ANY CONSTRUCTION OR EXCAVATION PROJECT AS THE UTILITY OWNER, NO LESS THAN THREE (3) OR MORE THAN FOUR (4) WORKING DAYS BEFORE THE PROJECT BEGINS, ENTER INTO AN AGREEMENT WITH THE UTILITY OWNER TO EXIST AND ALSO TO AVOID ANY POSSIBLE HARM OR CONFLICT, TENNESSEE ONE CALL, 1-800-351-1111.

MAP 12, PARCEL 42.03

BEING THE SAME PROPERTY CONVEYED TO THE WILLIAMSON COUNTY BOARD OF EDUCATION, AS OF RECORD IN DEED BOOK 423, PAGE 354, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MAP 12, PARCEL 42.04

BEING THE SAME PROPERTY CONVEYED TO THE WILLIAMSON COUNTY BOARD OF EDUCATION, AS OF RECORD IN DEED BOOK 1949, PAGE 781 AND DEED BOOK 1992, PAGE 884, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MAP 12, PARCEL 43.00

BEING THE SAME PROPERTY CONVEYED TO THE WILLIAMSON COUNTY BOARD OF EDUCATION, AS OF RECORD IN DEED BOOK 568, PAGE 192, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

IRON ROD NEW	● IR(N)
IRON ROD OLD	○ IR(O)
PK NAIL NEW	● PK(N)
PK NAIL OLD	○ PK(O)
SKN. MONUMENT OLD	□ CH(O)
WATER VALVE	× WV
WATER METER	○ WM
IRRIGATION VALVE	× IRV
FIRE HYDRANT	▽ FH
GAS METER	⊗ GM
GAS VALVE	⊗ GV
CLEAN OUT	○ CO
GUARD POST (BOLLARD)	● GP
SIGN POST	+
CATCH BASIN	⊞
CURB INLET	■
BENCH MARK	⊕
MANHOLE	⊗
TELEPHONE RISERBOX	□
ELECTRIC BOX	⊞
UTILITY POLE	⊞
LIGHT POLE	☆
TREE	⊗

MAP 12, PARCELS 42.03, 42.04 & PART OF PARCEL 43
1,653,757 SQUARE FEET (37.97 ACRES ±)

Initial Point
Land Surveying, Inc.

3324 Carl Road Franklin, TN 37064
Telephone: 615.790.4240
Fax: 615.794.6068
initialpoint@bellsouth.net
www.initialpoint.org

EXISTING CONDITIONS

1.1.1

ISSUE | DATE

SFM SUBMITTAL	02/28/2020
PC SUBMITTAL	03/02/2020
PC RESUBMITTAL	03/17/2020

3310 West End Avenue, Suite 420

Nashville, TN 37203

T 615.333.7200

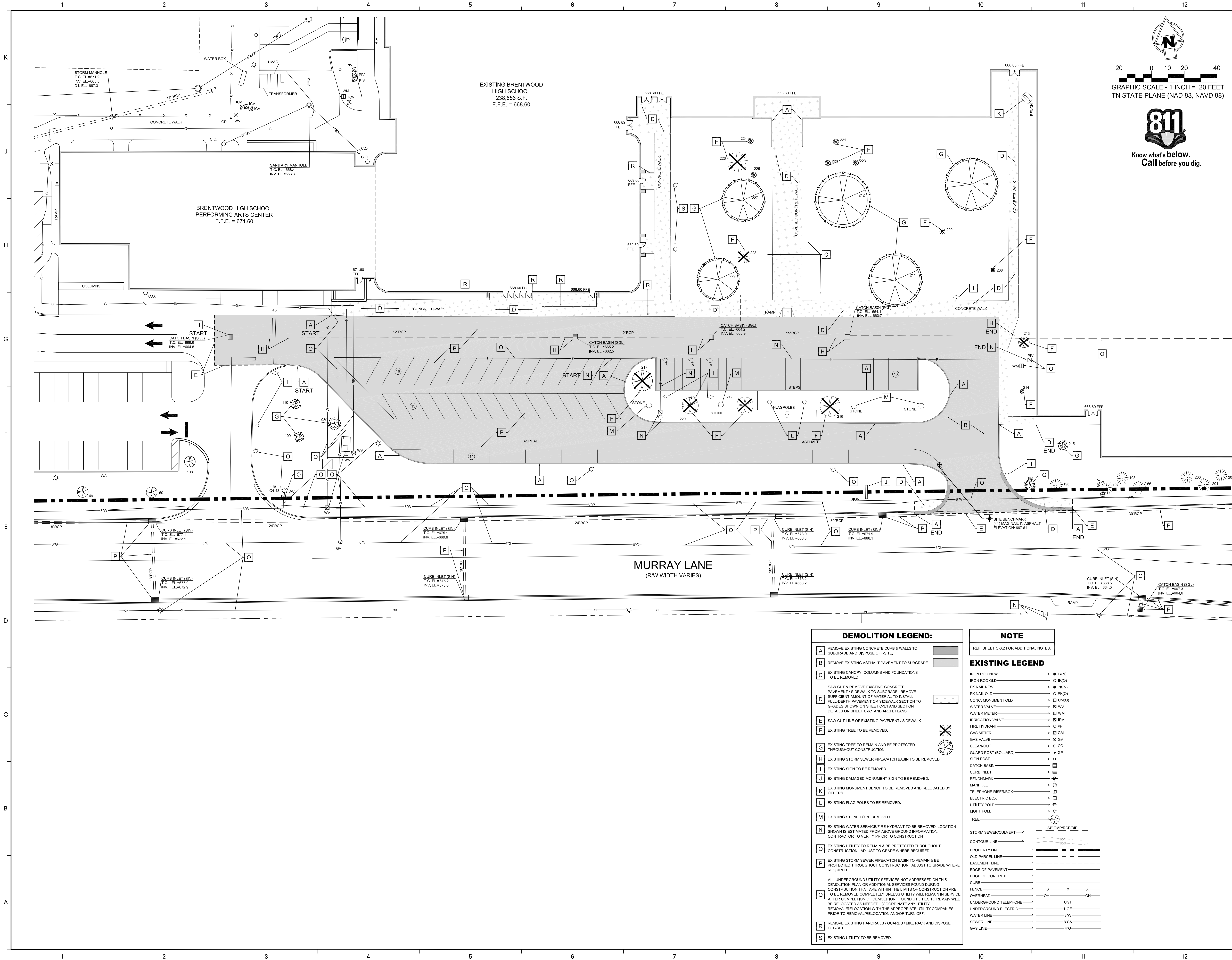
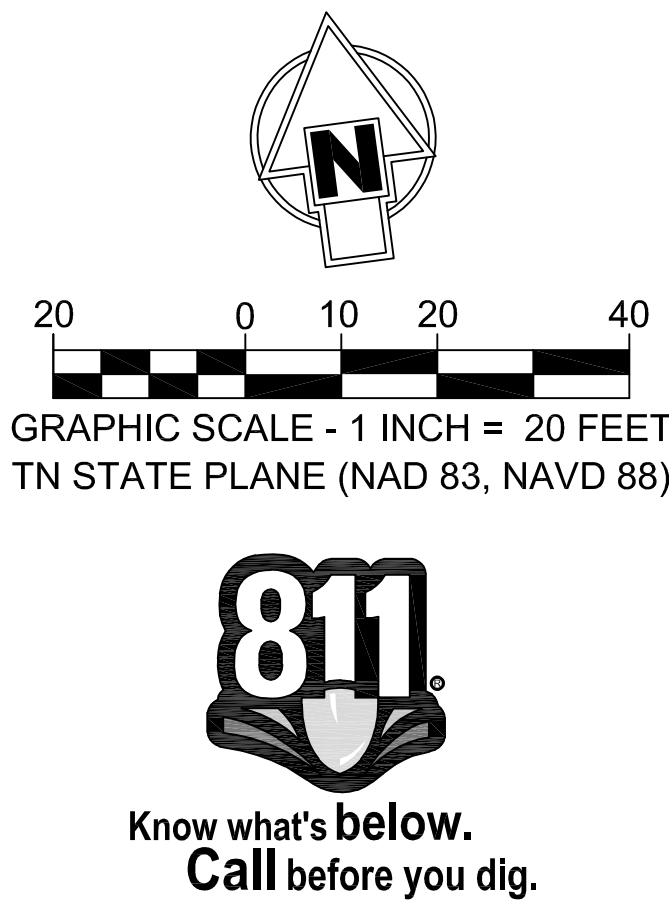
	DRAWN BY:	S.DODDS
	CHECKED BY:	R.HARPER

GMCNETWORK.COM

DRAWN BY:	S.DODDS
CHECKED BY:	R.HAPPER



DRAWING FILE: S:\Goodwyn Mill_Crowood Brentwood High School - Brent and Add'l\Sum\BHS-BA-CTL_demo.dwg
PLOTTED: Mar 17, 2020 - 10:20am



DEMOLITION PLAN

BHS ADMIN RENOVATION
5304 MURRAY LANE
BRENTWOOD, TN 37207



PROJECT #2019-06-27-04

C-1.2

ISSUE	DATE
SN SUBMITTAL	02/28/2020
PC SUBMITTAL	03/02/2020
PC RESUBMITTAL	03/17/2020
DRAWN BY:	S. DOODS
CHECKED BY:	R. HARRER

GMC
3310 West End Avenue, Suite 420
Nashville, TN 37203
T 615.333.7200
GMCNETWORK.COM



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND:

BRICK 1:
TEAKWOOD VELOUR BY
CAROLINA CERAMICS, MODULAR

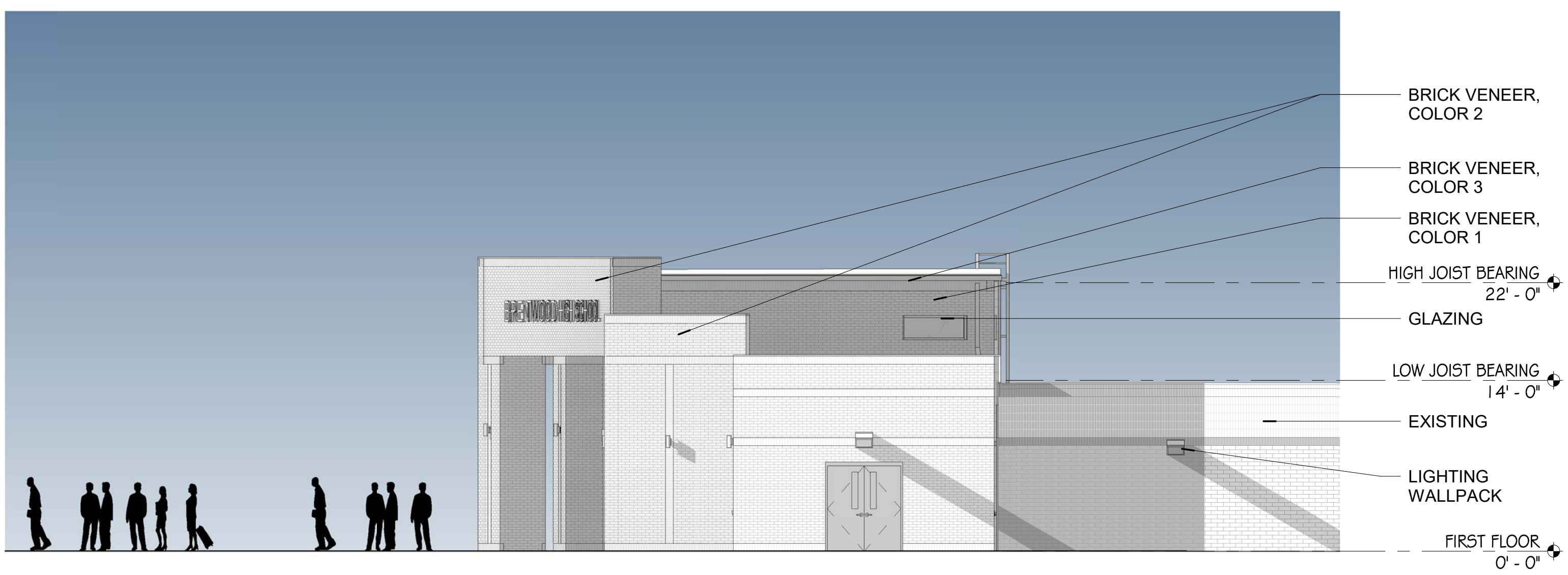
BRICK 2:
#319 GRAY – WIRECUT BY TAYLOR
CLAY PRODUCTS INC., MODULAR

BRICK 3:
SABLE VELOUR BY CAROLINA
CERAMICS. MODULAR

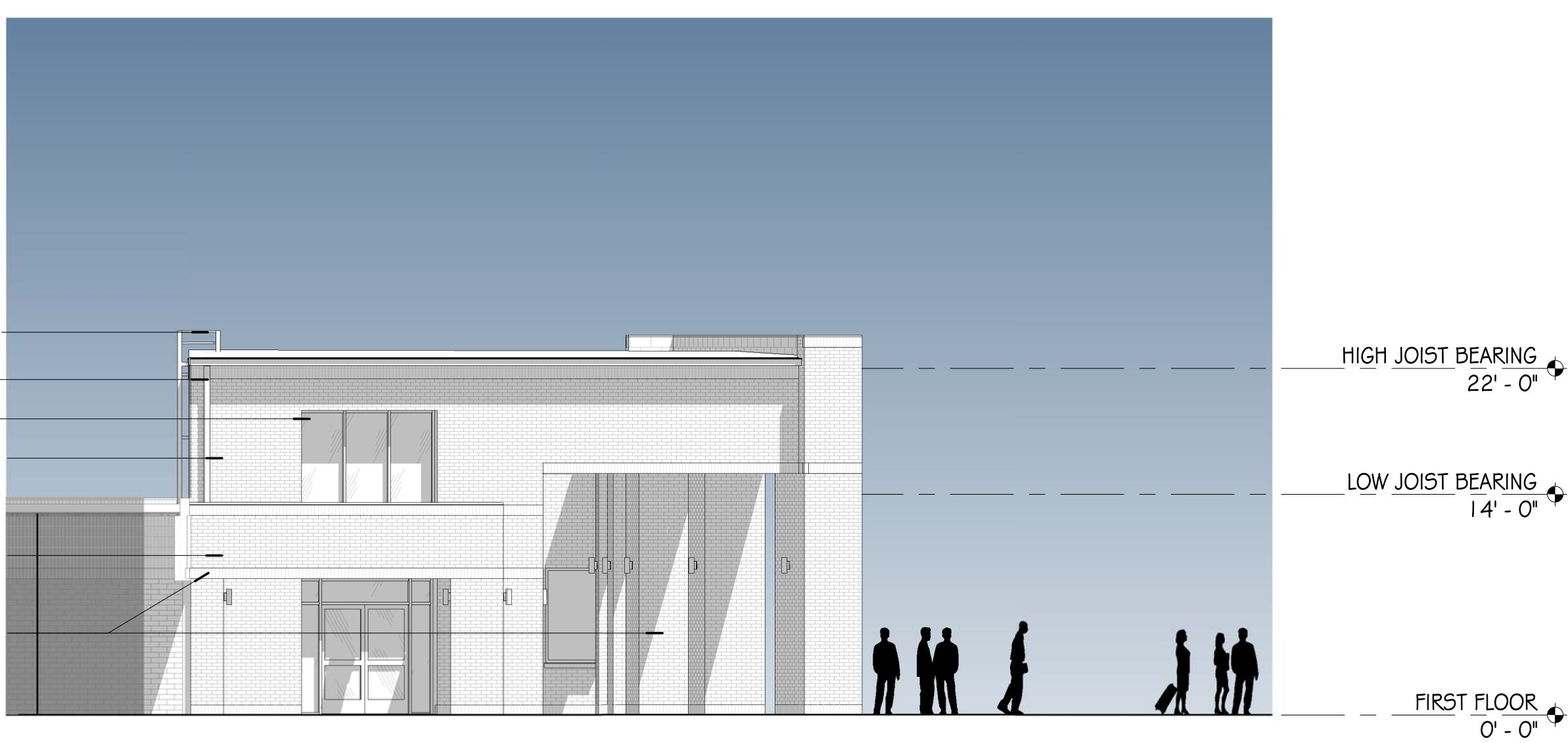
BRENTWOOD HIGH SCHOOL RENNOVATION PROPOSED ELEVATIONS
5304 Murray Ln, Brentwood, TN 37027



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL LEGEND:

BRICK 1:
TEAKWOOD VELOUR BY
CAROLINA CERAMICS, MODULAR

BRICK 2:
#319 GRAY – WIRECUT BY TAYLOR
CLAY PRODUCTS INC., MODULAR

BRICK 3:
SABLE VELOUR BY CAROLINA
CERAMICS. MODULAR

BRENTWOOD HIGH SCHOOL RENNOVATION PROPOSED ELEVATIONS

5304 Murray Ln, Brentwood, TN 37027



BHS SCHEMATIC RENDERING

**BRENTWOOD PLANNING
COMMISSION**

2.

Meeting Date: 04/07/2020

Information

PROJECT NUMBER

BPC2003-006

PROJECT DESCRIPTION

Revised Site Plan – Mallory Corners Shopping Center, Mallory Lane & Moores Lane

CESO, Inc. requests approval of revised site plan that adds accessible ramps, a shopping cart wall/storage area, and additional accessible parking spaces.

Previously, a Traffic Impact Study (TIS) was provided for anticipated future development. Mr. Greg Judy with Neel-Shaffer the City's Traffic Consultant has conducted a complete review of the report prepared by KCI Technologies and dated December 2018.

The project includes two buildings. Separated into five tenant spaces having a total area of 70,000 sq. ft. on approximately 7.3 acres. Access to the project from adjacent streets will not change.

The plan proposes no vehicle parking at the front of the main building, along the main accessway.

The project includes two buildings. Separated into five tenant spaces having a total area of 70,000 sq. ft. on approximately 7.3 acres. Access to the project from adjacent streets will not change.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Ms. Kelly Hiatt, CESO, Inc., 216 Centerview Drive, Suite 150, Brentwood, TN 37027

Attachments

Final Staff Report

Concept Plan

Window Signage

Curbside Signage

**CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
TUESDAY, APRIL 7, 2020 -- 7:00 P.M.
FINAL**

REGULAR AGENDA -- ITEM 2:

REQUEST: **REVISED SITE PLAN – MALLORY CORNERS SHOPPING CENTER, CORNER OF MALLORY AND MOORES LANES**

PROJECT NUMBER: **BPC2003-006**

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

GENERAL INFORMATION:

CESO, Inc. requests approval of revised site plan that adds accessible ramps, a shopping cart wall/storage area, and additional accessible parking spaces.

Previously, a Traffic Impact Study (TIS) was provided for anticipated future development. Mr. Greg Judy with Neel-Shaffer the City's Traffic Consultant has conducted a complete review of the report prepared by KCI Technologies and dated December 2018.

The project includes two buildings. Separated into five tenant spaces having a total area of 70,000 sq. ft. on approximately 7.3 acres. Access to the project from adjacent streets will not change.

The plan proposes no vehicle parking at the front of the main building, along the main accessway.

PROJECT LOCATION:

The subject property is located at the corner of Mallory and Moores Lanes.

APPROVAL HISTORY:

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

CONDITIONS OF APPROVAL

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

1. A copy of the proposed plan shall be provided to City of Franklin Planning Department staff for their review. The Franklin review shall be provided to Brentwood staff before a permit will be issued for the project.
2. Revise the dimensions of the handicap parking spaces. They should be 11' x 18' with a 5' access aisle between, per Section 78-457 of the Code.
3. The Traffic Impact Study, dated December 2018 shall be updated and revised, accordingly using the following parameters;
 1. Using the existing intersection counts from 2018;
 2. Update the background analysis based on the plan build-out year;
 3. Update the trip generation calculations based upon the revised store area, and other proposed tenant changes to the intersection counts;
 4. Update the trip generation model and,
 5. Prepare new proposed conditions analysis and conclusions/recommendations sections.
4. Any changes to the site improvements as recommended by the revised traffic impact study will require staff and Planning Commission review/approval, before any permits are issued for the project.
5. The applicant shall pay for the traffic impact study review, completed by the City's transportation consultant to include the reviews of both the initial and the revised reports, per the requirements of Section 50-29(b) of the Code. Payment must be made before any permits will be issued for the project.
6. The area of the window signs is calculated incorrectly. Consult with planning staff regarding the proper method of calculation.
7. Add a detail of the grocery pick-up signage. No commercial name or logo is allowed on incidental signage.
8. As part of the plan the rear access drive shall be repaired. Consider installation of additional traffic calming measures along the rear drive.
9. 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 **14** 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 **April 7, 2023**, 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. All mechanical equipment on the ground and atop the building must be screened from public view.
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. Permanent window signs 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.

8. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
9. 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.
10. 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 permit will be issued for the project.
11. 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.
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 **April 7, 2020**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff requests that the Planning Commission approve the proposed revised site plan, subject to the requirements of the staff report.

ORIGINAL TIS CONCLUSIONS & RECOMMENDATIONS

6. CONCLUSIONS AND RECOMMENDATIONS

The analyses presented in this study indicate that the impacts of the proposed project on the existing street network will be manageable by providing the recommendations below. These specific recommendations will provide safe and efficient traffic operations within the study area following the completion of the proposed project. The recommendations are as follows:

Moore's Lane and Mallory Lane

- Upon completion of the proposed redevelopment, the signal timings at the intersection should be modified to account for the projected traffic patterns near the project site.

Mallory Lane and Seaboard Lane

- Upon completion of the proposed redevelopment, the signal timings at the intersection should be modified to account for the projected traffic patterns near the project site.

Moore's Lane and North Site Access

- Based on the results of a preliminary signal warrant analysis, it is recommended that a full signal warrant analysis be conducted upon completion of the proposed redevelopment.
- If a traffic signal is installed at this intersection, protected-permissive left-turn signal phasing should be provided for the westbound approach of Moore's Lane. Additionally, a short cycle length is desirable in order to maximize the throughput on Moore's Lane.

Seaboard Lane and South Site Access 1

- This existing site access driveway includes one entering lane and one exiting lane. While the southbound approach of the driveway is projected to perform acceptably, the approach may be widened in the future by the property owner to improve operations further.
- If the driveway is improved, it should be designed to include a minimum of one entering lane and two exiting lanes, one right-turn lane and one shared through/left-turn lane.

City Coordination and Future Improvements

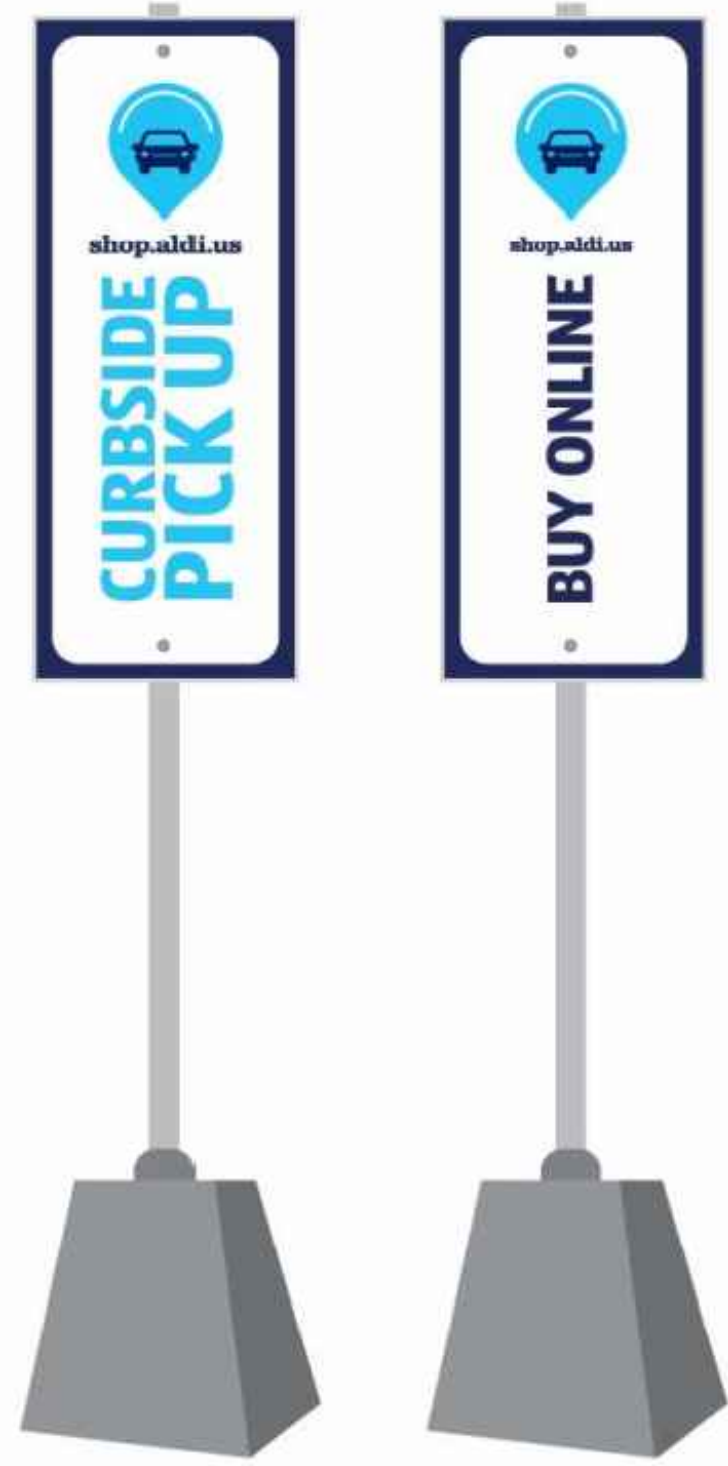
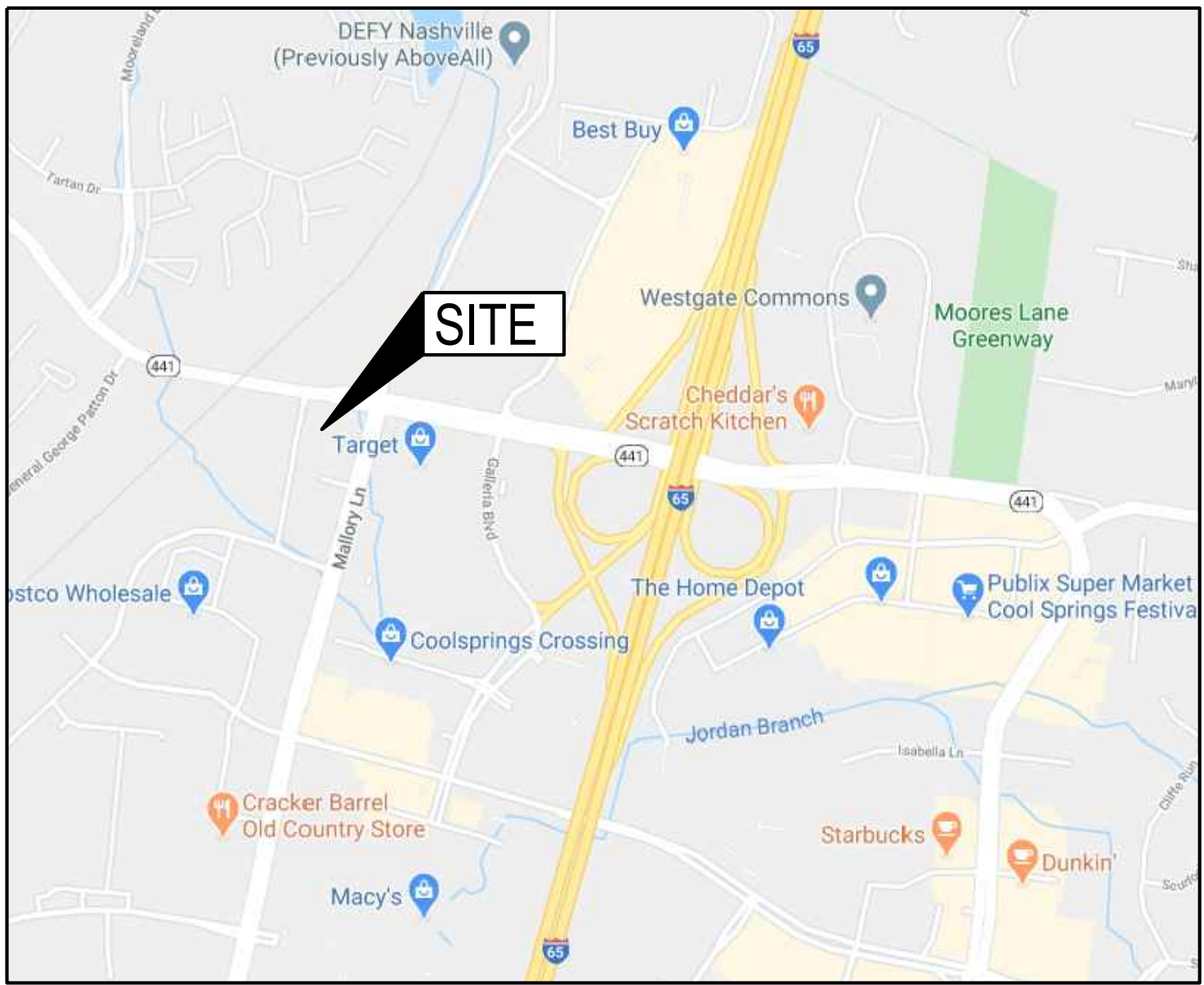
- The developer has indicated a willingness to coordinate in the future with the City of Brentwood and the City of Franklin relating to potential improvements to the roadways and intersections adjacent to the project site.

In summary, based on the analyses conducted, no further recommendations are presented for the proposed project.

Sec. 50-29. Fees.

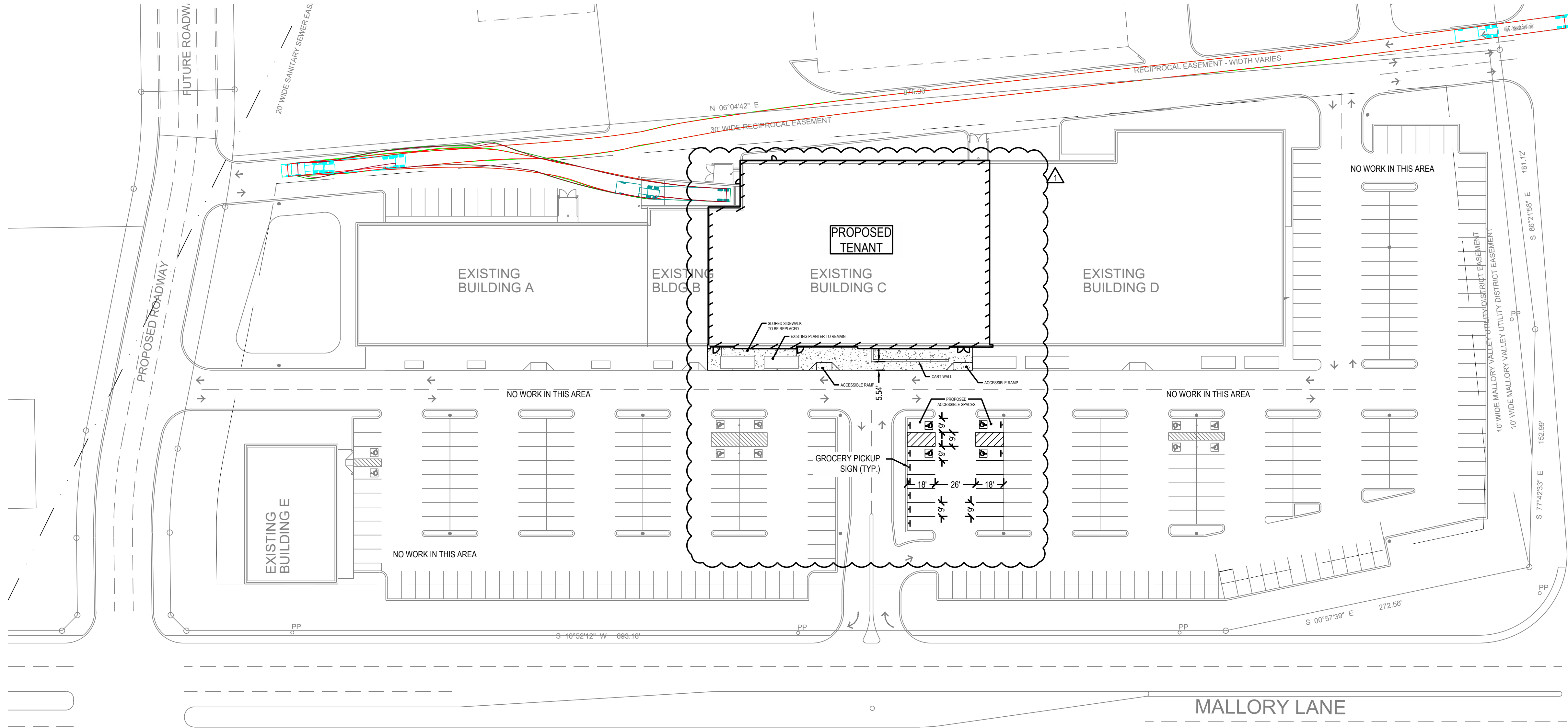
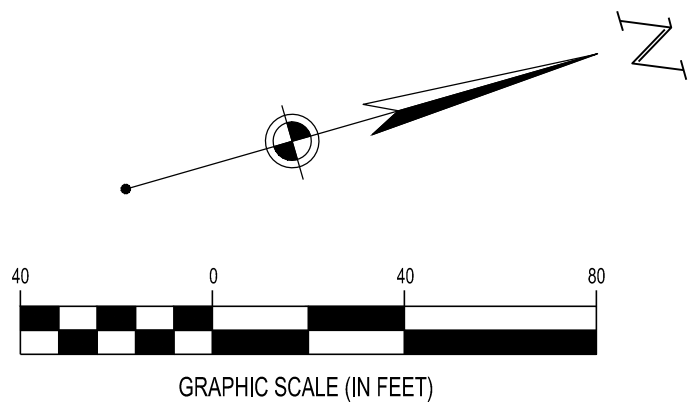
- (b) In addition to the above fees, the city's planning department may require the applicant to pay special fees for the cost of outside services obtained by the city for review and analysis of development proposals. Such outside services may be used to determine if revisions and/or additional improvements are needed to ensure the proposal's compliance with the technical and development standards of this Code and to meet generally accepted engineering, design and safety standards. Outside services may include, but are not limited to, traffic impact and vehicle driveway access studies, landscape and architectural review, and roadway and drainage design. Prior to initiating outside professional review and processing the application for consideration by the planning commission, the planning director shall collect a cash deposit from the applicant in an amount sufficient to cover the estimated cost of services. In addition, the planning commission may direct that outside services not previously sought by the planning department be obtained, with the estimated cost to be deposited with the city by the applicant, before further consideration will be given to an application. In the event a deposit exceeds the actual amount billed to the city for such services, a refund shall be issued to the applicant. Any additional costs not covered by the initial deposit shall be paid by the applicant upon notice of the amount due by the planning department. Approval of any application by the planning commission shall be contingent upon receipt of all amounts due to the city by the applicant under this section.

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SITE DATA TABLE	
MINIMUM PROPERTY AREA:	6.57 ACRE (286,254 SF)
PARKING REQUIRED*:	281 SPACES (8 ACCESSIBLE)
EXISTING:	301 SPACES
PROPOSED:	289 STANDARD SPACES 14 ACCESSIBLE SPACES 303 TOTAL SPACES
*REQUIRED PER CITY CODE - REQUIRES 1 SPACE PER 250 SF OF BUILDING AREA	

VESTING NOTE
THIS SITE PLAN IS SUBJECT TO A THREE-YEAR VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. IF CONSTRUCTION IS NOT COMPLETED DURING THE FIRST THREE YEARS, THE ORIGINAL SITE PLAN IS CONSIDERED A PRELIMINARY SITE PLAN AND THE APPLICANT MUST OBTAIN APPROVAL OF A FINAL SITE PLAN. DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAN MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAN EXPIRES ON APRIL 7, 2023, 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.





CESO
WWW.CESOINC.COM

NO.	DATE	REVISION DESCRIPTION									
		CITY COMMENTS									
1	03/17/2020										

COOL SPRINGS, TN

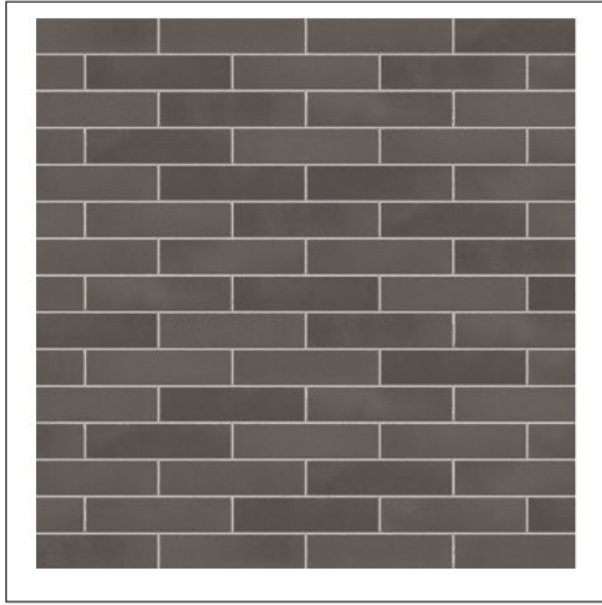
COOL SPRINGS, TENNESSEE

CONCEPT PLAN

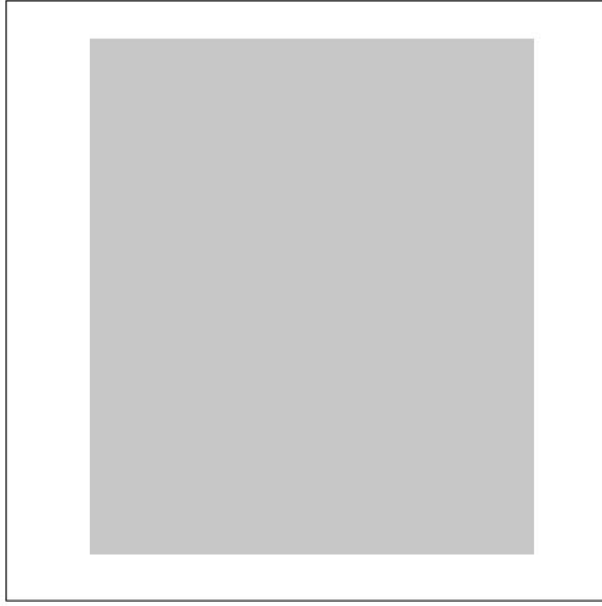
ISSUE:
DATE: 02/28/2020
JOB NO.: 757392
DESIGN: KAH
DRAWN: KAH
CHECKED: KAH
SHEET NO. CP - 01



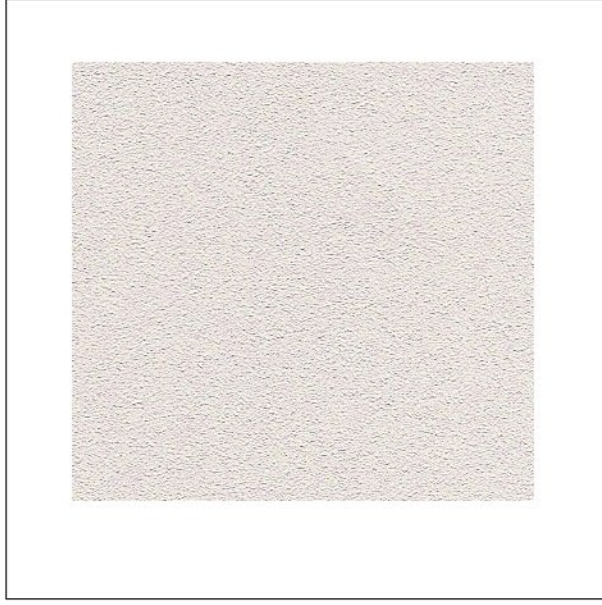
NICHIHA FIBER CEMENT
EXTERIOR CLADDING



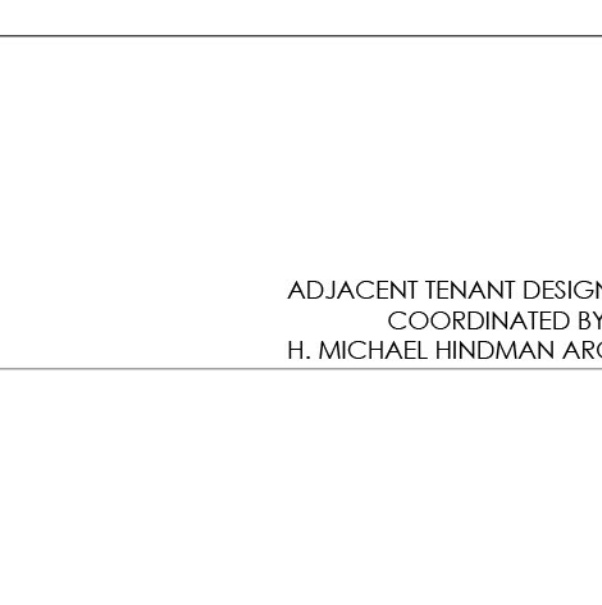
VINTAGEWOOD
CEDAR



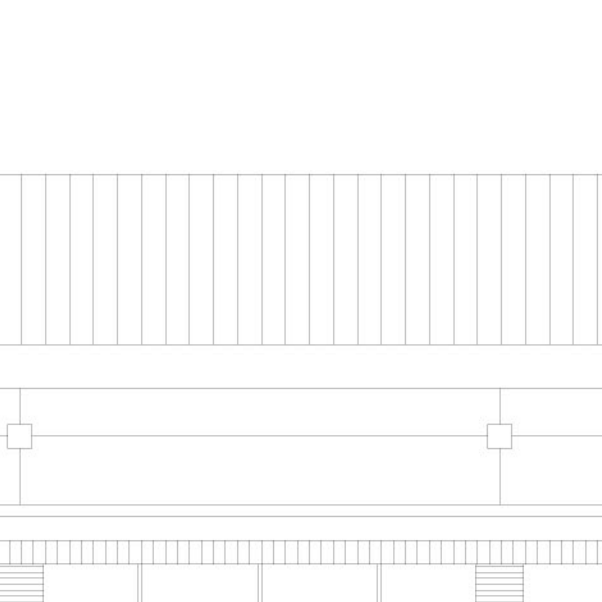
SPEC-BRICK CONCRETE
MASONRY VENEER



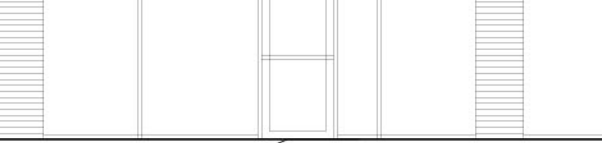
CHESAPEAKE BLEND



ALUMINUM
COMPOSITE PANEL



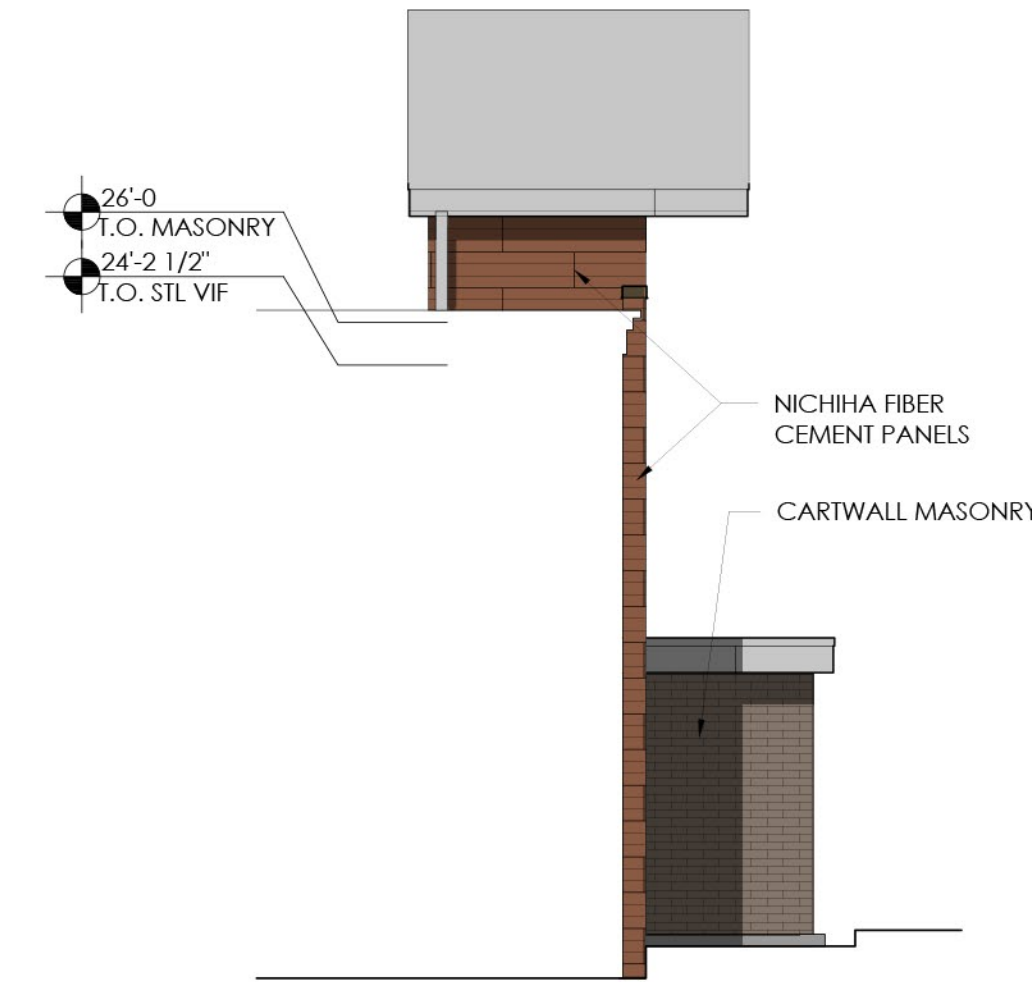
BRIGHT SILVER



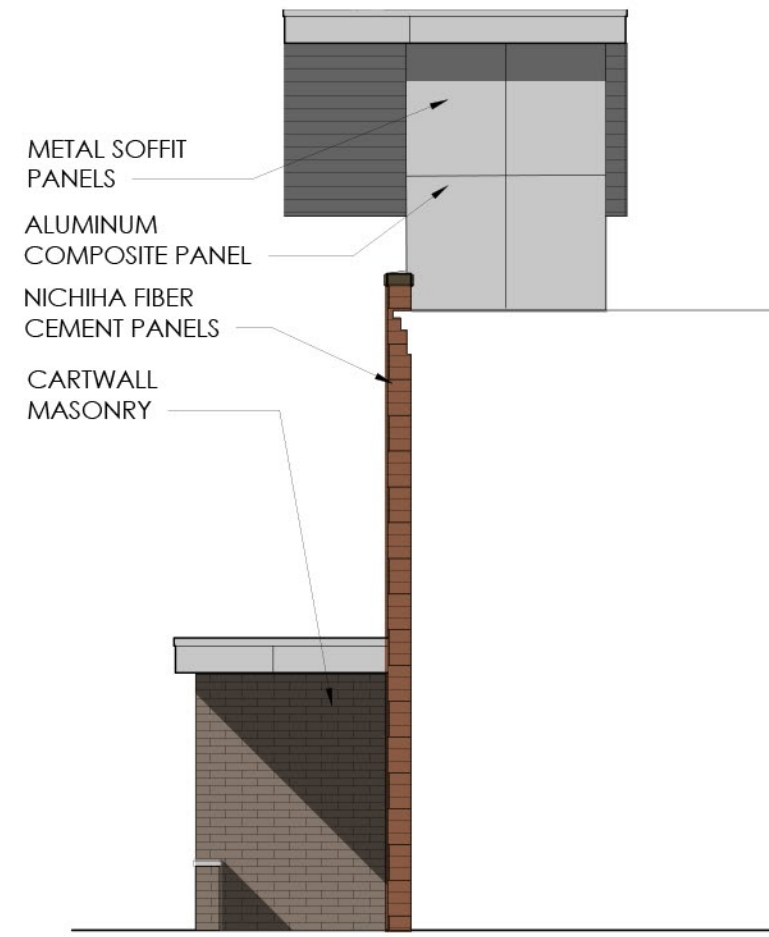
EXTERIOR INSULATION
FINISH SYSTEM (EIFS)



DOVER SKY

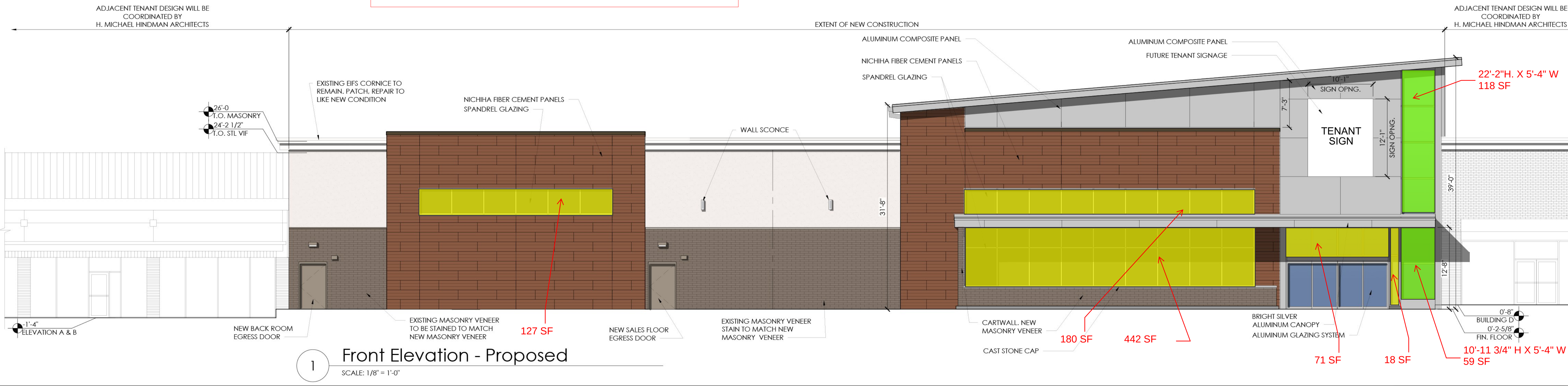


2 Side Elevation - Proposed
SCALE: 1/8" = 1'-0"



3 Side Elevation - Proposed
SCALE: 1/8" = 1'-0"

TOTAL WINDOW AREA = 1,015
@10% = 101.5 SF
WINDOW SIGN AREA = 177 SF



1 Front Elevation - Proposed
SCALE: 1/8" = 1'-0"

Issued:	Date:
A Concept Plan and Elevations	09/27/19
B	
C	
D	
E	
Revisions:	Date:
1 Owner Comments	10/15/19
2 Owner Comments	10/17/19
3 Owner Comments	10/25/19
4 Owner Comments	11/14/19
5 Owner Comments	12/13/19
6 Owner Comments	12/20/19
7 Owner Comments	02/27/20
8	
9	

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www.sgadesigngroup.com

DRAWN BY:

REVIEWED BY:

Seal

**PRELIMINARY -
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1701 Mallory Ln.
Brentwood, TN 37027
Williamson County
Project Name & Location:

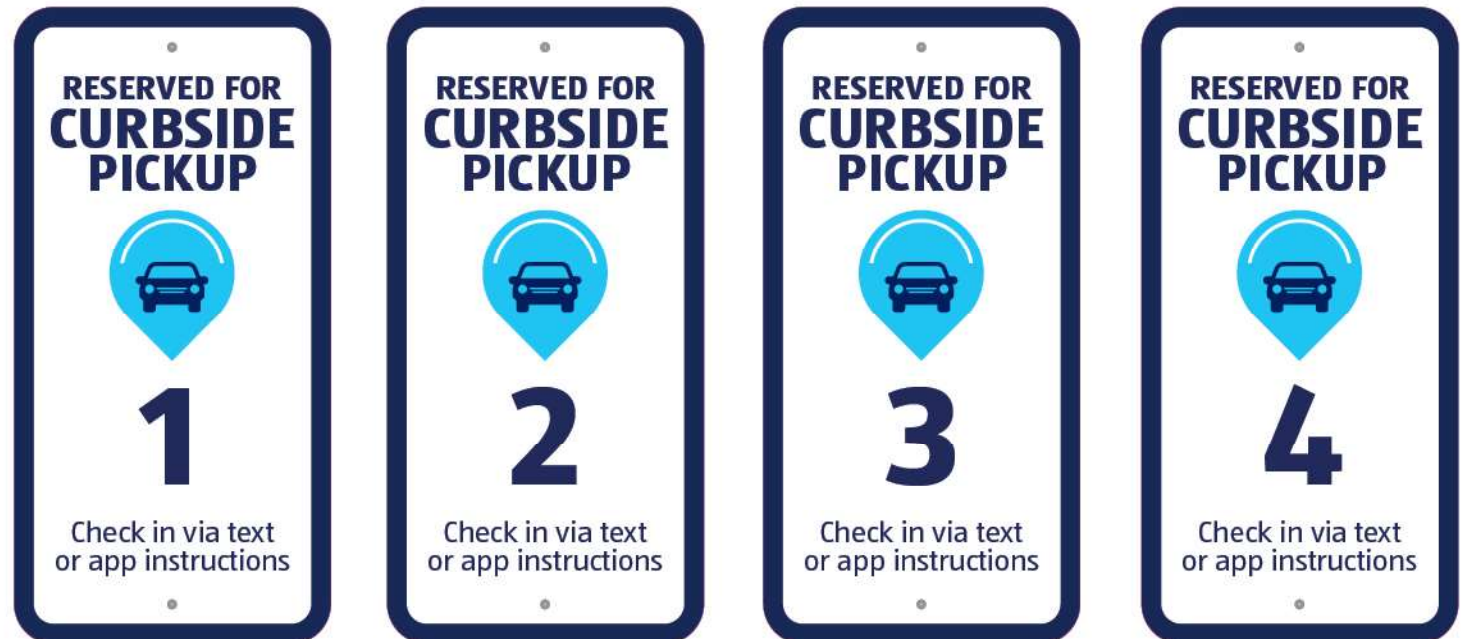
Concept Exterior
Elevations
Drawing Name:

Date: 09/27/19	Project No. 1913345
Type:	
Drawn By:	CEE-1
Scale: As Noted	Drawing No.

Explain: Parking signs (12"W x 18"H) for standard pole mounting



Explain: Parking signs (12"W x 24"H) for wall mounting



Explain: Parking signs (12"W x 30"H) for pyramid base mounting



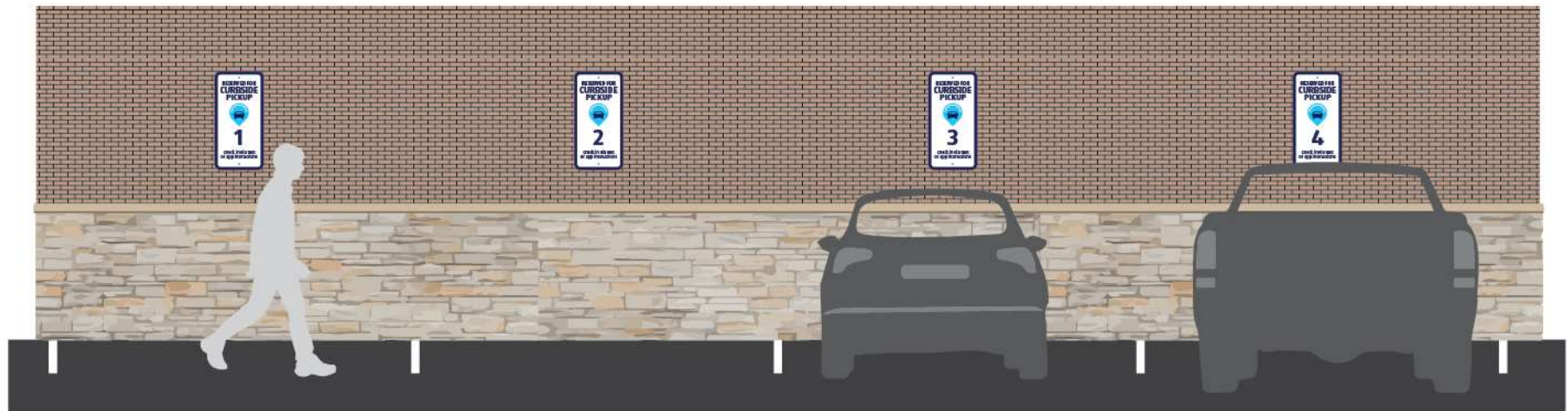
Explain: Parking signs



STANDARD POLE MOUNT — 12" W X 18" H



POLE MOUNT ON PYRAMID BASE — 12" W X 30" H



WALL MOUNT — 12" W X 24" H

Explain: Wayfinding (12"W x 18"H)



Explain: Parking signs



12" W X 18" H

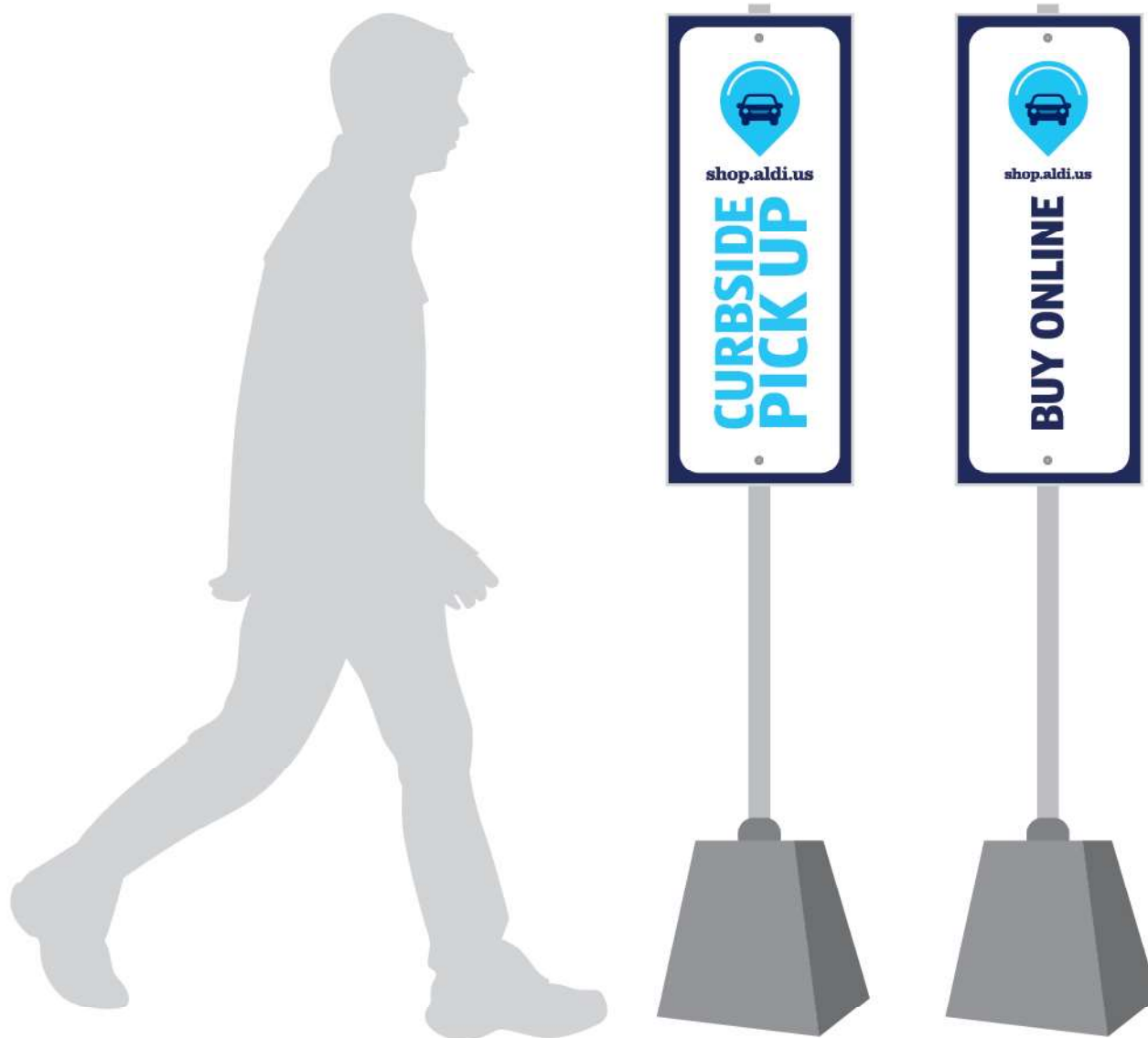


12" W X 24" H



12" W X 30" H

Amplify: Blade sign (12"W x 30"H)



Amplify + Explain



**BRENTWOOD PLANNING
COMMISSION**

1.

Meeting Date: 04/07/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Securities -- March 2020

Jeff Dobson
PLANNING AND CODES DIRECTOR

Tim Harrington
BUILDING CODES OFFICIAL



Todd Petrowski
SENIOR CITY PLANNER

Allison Henry
CITY PLANNER

BRENTWOOD PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM 2020-05

TO: Planning Commission Members

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

SUBJECT: SECURITY SUMMARY – MARCH 2020

DATE: March 31, 2020

The following securities were received or administered by Planning and Codes Department staff during the month of March 2020.

- **Witherspoon, Subdivision, Section Two, RDU, W/S & Street Trees** – Previously, staff from the Engineering and Water Services Departments completed a review of the approved construction plans and conducted a site inspection of the project. Based upon these staff reviews, and considering the quantity of work completed, the amount of the security may be reduced a total of \$249,309.00, or from the current amount of \$750,842.00 to a new total of **\$501,533.00**.

The developer was reminded that City staff will hold the new amount until all required improvements have been completed, inspected and accepted for maintenance by the City where applicable.

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter.

According to Pinnacle Bank, the current expiry date of letter of credit number 90014269 is February 1, 2021.

Planning and Codes Department staff received Amendment One to original letter of credit number 90014269 reducing its available amount of \$501,533.00. All other terms and conditions of the original letter of credit including the automatic renewal clause remain unchanged.

Staff also received the revised performance agreement that reflects the revised amount of the security.

As part for the ni/notification letter, the developer was advised that the ongoing maintenance of all required improvements within the section remains your responsibility until final acceptance of the infrastructure improvements by the City, where applicable. Any deficiencies identified by staff as a result of any future inspections shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Witherspoon, Subdivision, Section Three, RDU, W/S & Street Trees** – Previously, staff from the Engineering and Water Services Departments completed a review of the approved construction plans and conducted a site inspection of the project. Based upon the staff reviews, and considering the quantity of work completed, the amount of the security may be reduced a total of \$50,505.00, or from the current amount of \$177,550.00 to a new total of **\$127,045.00**.

The developer was reminded that City staff will hold the new amount until all required improvements have been completed, inspected and accepted for maintenance by the City where applicable.

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter.

According to Pinnacle Bank, the current expiry date of letter of credit number 90018701 is October 19, 2020.

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter.

Planning and Codes Department staff received Amendment One to original letter of credit number 90018701 reducing its available amount to \$127,045.00. All other terms and conditions of the original letter of credit including the automatic renewal clause shall remain unchanged. Please forward the original amendment and the signed and notarized performance agreement to the attraction of planning staff.

Staff also received the revised performance agreement that reflects the revised amount of the security.

The developer was notified of staff's acceptance of the document's terms and conditions.

As part for the notification letter, the developer was advised that the ongoing maintenance of all required improvements within the section remains your responsibility until final acceptance of the infrastructure improvements by the City, where applicable. Any deficiencies identified by staff as a result of any future inspections shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Witherspoon, Subdivision, Section Four, RDU, W/S & Street Trees** -- Staff from the Engineering and Water Services Departments recently completed a review of the approved construction plans and conducted a site inspection of the project. Based upon

these staff reviews, and considering the quantity of work completed, staff has recommended that the amount of letter of credit number 90020122, issued by the Pinnacle Bank, be reduced a total of **\$319,008.00**, or from the current total of \$799,105.00 to a new total of **\$480,097.00**

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter.

Planning and Codes Department staff received Amendment One to original letter of credit number 90020122 reducing its available amount to **\$480,097.00**. All other terms and conditions of the original letter of credit including the automatic renewal clause shall remain unchanged.

Staff also received the revised performance agreement that reflects the revised amount of the security.

The developer was notified of staff's acceptance of the document's terms and conditions.

As part of the notification letter the developer was reminded that the ongoing maintenance of all required improvements within the section remains your responsibility until final acceptance of the infrastructure improvements by the City, where applicable. Any deficiencies identified by staff as a result of any future inspections shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Witherspoon, Subdivision, Section One, Roadway, Drainage Utilities, Street Lighting, Water Sewer, Landscaping, Entrance Features, Pool, Pavilion and Clubhouse Improvements and Off-Site Water And Sewer Improvements** -- Staff from the Water Services Department recently completed an inspection of the off-site improvements for the Witherspoon Subdivision. These amounts are included as part of the security for Section one of the project. Based upon this inspection staff has recommended that the amount of letter of credit number 90012705 be reduced a total of **\$93,740.00**, or from the current total of \$417,167.00 to a new total of **\$323,427.00**.

The developer was informed that City staff will hold the new amount until all required improvements have been completed, inspected and accepted for maintenance by the City where applicable. According to Pinnacle Bank, the current expiry date of letter of credit number 90012705 is November 7, 2020.

Due to the changes in the letter of credit, the Performance Agreement must also be revised. A copy of the agreement was attached to the notification letter.

The developer was asked to have prepared an amendment (Amendment Two) to original letter of credit number 90012705 reducing its available amount to **\$323,427.00**. All other terms and conditions of the original letter of credit including the automatic renewal clause shall remain unchanged. Please forward the original amendment and the signed and notarized performance agreement to the attention of planning staff.

Finally, the developer was reminded that the ongoing maintenance of all required improvements within the section remains your responsibility until final acceptance of the infrastructure improvements by the City, where applicable. Any deficiencies identified by staff as a result of any future inspections shall be repaired at the developer's expense before further reductions may be processed or the security released.

- **Taramore, Section Three, Retaining Wall along Future McEwen Drive** – Engineering staff has been meeting with representative with PulteGroup regarding the requirement to construct a retaining wall on the south side of the future McEwen Drive.

The in lieu of construction fee for a portion of McEwen Drive that crosses the southern portion of the Taramore Subdivision was discussed. In researching the fee after this meeting, a check in the amount of \$627,322.40 was provided to the City of Brentwood; PulteGroup Check Number 0071036343 July 28, 2016.

Additionally, PulteGroup provided a letter of credit in the amount of \$900,000.00 that secured the cost of a retaining wall along the pond frontage in the instance that an appropriate permit could not be acquired to facilitate a McEwen Road design that did not require fill within the pond. It was noted that TDEC would make a determination of the status of the pond and the amount of the letter of credit would be adjusted accordingly.

PulteGroup has an active TDEC permit and is in process of working with the agency to have the permittee name changed to the City of Brentwood.

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
MARCH 2020

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
Cromwell, Sec. One	69408855-711	\$168,415.00	RDL, W/S & LAND	M	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	M	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	M	Franklin Synergy Bank	LOC	4/15/2020	5/15/2020	5/31/2019	YES	B
Morgan Farms, Sec. Six	SYND-69366643-716	\$368,327.00	RDL, W/S	P	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	P	SunTrust Bank	LOC	4/18/2020	5/18/2020	11/31/2019	YES	B
Reserve at Sonoma	600157740	\$64,403.00	RDL, W/S	M	Pinnacle National Bank	LOC	5/12/2020	6/12/2020	6/30/2019	YES	B
Whetstone, Sec. One	3070938	\$76,768.00	W/S	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Whetstone, Sec. One	3070935	\$103,609.00	RDL	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Whetstone, Sec. Two	3070937	\$34,722.00	W/S	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Whetstone, Sec. Two	3070936	\$85,782.00	RDL	P	Bank of America	LOC	5/14/2020	6/14/2020	6/30/2019	YES	B
Taramore, Subdivision, Ph 13	IS0432338U	\$60,709.00	RDL,W/S	P	Wells Fargo Bank	LOC	5/16/2020	6/16/2020	11/18/2019	YES	B+
Valley View Subdivision	36536	\$287,761.00	RDL,W/S	P	Servis 1st Bank	LOC	5/22/2020	6/22/2020	7/30/2018	YES	B
Parkside at Brenthaven, Ph. 2, Sec. 1	600053020	\$167,002.00	RDL, W/S	P	Pinnacle National Bank	LOC	6/12/2020	7/12/2020	7/31/2019	YES	B
Taramore -- McEwen Dr. Retaining Wall	70001888	\$900,000.00	RETAINING WALL	P	SunTrust Bank	LOC	6/12/2020	7/12/2020	7/31/2019	YES	B
Sneed Manor	403088500	\$550,133.00	RDU, W/S, AMENITY	P	Franklin Synergy Bank	LOC	6/18/2020	7/18/2020	7/18/2019	YES	B
Whetstone, Sec. Three	70001912	\$129,358.00	RDL,W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	1/31/2020	YES	B
Whetstone, Sec. Four	70001913	\$170,214.00	RDL, W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	7/31/2019	YES	B
Whetstone, Sec. Five	70001914	\$174,880.00	RDL, W/S	P	SunTrust Bank	LOC	6/20/2020	7/20/2020	7/31/2019	YES	B
Belle Terra Subdivision	5094	\$169,684.00	RDL, W/S	P	Franklin Synergy Bank	LOC	6/22/2020	7/22/2020	7/31/2019	YES	B
Whetstone, Sec. Six	3121592	\$279,092.00	RDL & S	M	Bank of America	LOC	6/30/2020	7/31/2020	7/31/2019	YES	B
Bell Self-Storage	13379-15-100	\$71,750.00	LAND	P	Capstar Bank	LOC	7/7/2020	8/7/2020	9/28/2018	YES	B
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+
Stoncrest Subdivision	1250006408	\$154,105.00	RDL, W/S	P	FirstBank	LOC	8/9/2020	9/9/2020	9/27/2019	YES	B
Holy Family Catholic Church	S293263	\$27,500.00	LAND	P	First Tennessee Bank	LOC	8/19/2020	9/19/2020	8/31/2019	YES	B
Morgan Farms, Sec. Five	SYND-69366643-713	\$257,719.00	RDL, W/S	P	Synovus Bank	LOC	8/21/2020	9/21/2020	9/30/2019	YES	B+
American Tower	3029729	\$20,000.00	TOWER REM.	P	Bank of America	LOC	8/26/2020	9/26/2020	9/30/2019	YES	B
Taramore, Subdivision Ph. 11	IS0342670U	\$285,603.00	RDL,W/S	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	LAND	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	LAND	P	Pinnacle National Bank	LOC	9/17/2020	10/17/2020	7/19/2019	YES	B
Beech Creek Hill -- PERPETUAL	403822500	\$152,333.00	RDU & S	P	Franklin Synergy Bank	LOC	9/18/2020	10/18/2020	11/19/2018	YES	B
Witherspoon Subdivision, Sec. Three	90018701	\$127,045.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	9/19/2020	10/19/2020	10/31/2020	YES	B
Hill Center Brentwood, Phase II	70003590	\$491,425.00	LAND/HARDSCAPE	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	RDL,W/S	M	Synovus Bank	LOC	9/30/2020	10/30/2020	10/31/2019	YES	B+
Glen Abbey Subdivision, Sec. Two	1653293803	\$108,944.00	RDL, W/S	M	Synovus Bank	LOC	9/30/2020	10/30/2020	10/31/2019	YES	B+
Witherspoon Subdivision, Sec. One	90012705	\$323,427.00	RDL, W&S, AMENITY & LAND	P	Pinnacle National Bank	LOC	10/7/2020	11/7/2020	11/29/2019	YES	B
East Park Office Building 2	90242725	\$80,850.00	LAND/HARDSCAPE	P	Pinnacle National Bank	LOC	10/7/2020	11/7/2020	11/30/2018	YES	B
Springhill Suites -- PERPETUAL	402719900	\$311,605.00	RDL, LAND	P	Franklin Synergy Bank	LOC	10/14/2020	11/14/2020	11/30/2019	YES	B
Morgan Farms, Sec. Two	SYND-69366643-708	\$127,992.00	RDL, W/S	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	RDL, W/S	P	Synovus Bank	LOC	10/21/2020	11/21/2020	11/30/2019	YES	B+
Brentwood Lights -- Delamar -- PERPETUAL	404321500	\$15,000.00	CURBS/DETENTION POND	P	Franklin Synergy Bank	LOC	10/21/2020	11/21/2020	12/31/2019	YES	B
Morgan Farms, Sec. One	69366530-701	\$200,000.00	RDL, W/S	M	Synovus Bank	LOC	11/17/2020	12/17/2020	1/19/2020	YES	B+
Johnson Cove Subdivision	161000898802	\$35,946.00	RDL,W/S	M	BancorpSouth Bank	LOC	12/4/2020	1/4/2021	10/31/2019	YES	B
Morgan Farms, Sec. Seven	69368327-817	\$288,206.00	RDL, W/S	P	Synovus Bank	LOC	12/8/2020	1/8/2021	1/31/2019	YES	B+
Fox Crest -- aka McClendon Acres	1226	\$66,163.00	RDL & S	M	Wilson Bank & Trust	LOC	12/13/2020	1/13/2021	1/19/2020	YES	B-

SECURITY REPORT
CITY OF BRENTWOOD
BY EXPIRATION DATE
MARCH 2020

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	\$480,097.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	12/20/2020	1/24/2021	1/31/2020	YES	B
Taramore Subdivision, Ph. 14	70002305	\$53,267.00	RDL, W/S	P	SunTrust Bank	LOC	12/30/2020	1/30/2021	11/18/2019	YES	B
Witherspoon Subdivision, Sec. Two	90014269	501,533.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	1/2/2021	2/1/2021	1/31/2020	YES	B
Avery Subdivision	161000931391	\$501,049.00	RDL, SEWER & LAND	P	BancorpSouth Bank	LOC	1/7/2021	2/7/2021	2/28/2020	YES	B
Witherspoon, Subdivision Sec. Five	90359703	\$431,243.00	RDL, W/S & LAND	P	Pinnacle National Bank	LOC	1/22/2021	2/22/2021	2/28/2019	YES	B
Morgan Farms, Sec. Three	69366643-800	\$165,255.00	RDL,W/S	P	Synovus Bank	LOC	2/8/2021	3/8/2021	12/28/2019	YES	B+
Tuscany Hills Sec. Seven	1250031750	\$177,575.00	RDL,W/S	P	FirstBank	LOC	2/15/2021	3/15/2021	3/31/2019	YES	B
Small Cell Node Removal -- Verizon	68145854	\$15,000.00	SMALL CELL REMOVAL	P	Bank of America	LOC	2/22/2021	3/22/2021	5/3/2019	YES	B
Reserve at Raintree Forest, Sec. Four	90412148	\$834,074.00	RDU, W/S	P	Pinnacle National Bank	LOC	3/15/2021	4/15/2021	4/30/2019	YES	B
ParkCenter Buildings	45479176060	\$50,000.00	LAND	P	Pinnacle National Bank	LOC	4/10/2021	5/10/2021	5/31/2019	YES	B
Witherspoon, Sec. Six	90444632	\$311,371.00	RDU, W/S & STREET TREES	P	Pinnacle National Bank	LOC	6/26/2021	7/26/2021	8/8/2019	YES	B
Virginia Springs, Phase II	S293199	\$204,017.00	TRANS & LAND	P	First Tennessee Bank	LOC	7/2/2021	8/2/2021	8/31/2019	YES	B
Terrabrooke Subdivision	5098	\$188,230.00	RDL,W/S & LAND	P	Franklin Synergy Bank	LOC	7/20/2021	8/20/2021	8/8/2019	YES	B
Taramore, Subdivision, Ph. 12	70004240	\$533,063.00	RDU, W/S	P	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	P	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	B
Marshall Place	1378	\$300,000.00	RDL, W/S & LAND	P	First Citizens Nat. Bank	LOC	10/5/2021	11/5/2021	11/6/2019	YES	B
1537 Franklin Road	161000010701	\$45,435.50	LAND	P	BancorpSouth Bank	LOC	11/11/2021	11/22/2021	11/30/2019	YES	B
The Heights	SLCMMSP09551	\$203,034.70	RDU & BUFFER LAND	P	U.S. Bank	LOC	6/31/2021	7/31/2021	8/1/2019	YES	Aa3*
TOTAL	\$14,410,198.20										
*Moody's Rating -- Aa3, Fitch Rating -- AA											

SECURITY REPORT

CITY OF BRENTWOOD

AMOUNTS HELD IN ESCROW

MARCH 2020

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	P	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
Inglehame Farms, Section 7	\$123,006.50	RDL & W/S	P	7030834893	12/30/2010
Brentwood Country Club	\$4,400.00	LAND	M	0905385	2/22/2011
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	P	1603114238	6/6/2011
HG Hills S/C -- Dumpster Area Land.	\$2,130.00	LAND	P	N/A	5/4/2012
YMCA Landscaping Improvements	\$4,000.00	LAND	P	0999045	8/6/2012
Franklin SynergyBank	\$5,950.00	LAND	P	10242067	3/31/2015
Greys Meadow Subdivision	\$11,000.00	SEWER	P	5500382399	8/23/2013
PWSF -- 8217 Alamo Drive	\$5,747.50	LAND	P	5501777477	4/24/2014
Huskey-Byram Plat	\$5,000.00	SEWER	P	0897902166	5/30/2014
Tomlinson Subdivision	\$15,000.00	LAND	P	8732105553	4/10/2015
Crossings at Brentwood --- Harmony	\$39,000.00	LAND	M	144273	1/31/2017
Traditions Section 1	\$782,833.00	RDU & W/S	P	001060	3/31/2017
Windstone, Sec 2	\$3,487.50	SIDEWALK	P	72000112	3/31/2017
Elmbrooke, Sec. 1	\$5,000.00	RDU & LAND	M	201755368	6/8/2017
122 Franklin Road	\$23,346.00	LAND, ST. FURN.	P	5504232802	2/2/2018
8117A Alamo Dr. -- PWSF	\$9,982.50	LAND	P	5531363512	8/6/2018
Traditions Section 2	\$555,459.00	RDU & W/S	P	003273	8/16/2018
1648 Westgate Circle	\$5,000.00	LAND	P	18244	8/15/2018
Hidden Creek Sections 1 & 2	\$25,000.00	LAND	M	001402	8/8/2018
Edenbrook Estates	\$83,031.00	RDU & SEWER	M	835807015	11/30/2018
Small Cell Node Removal -- Murray & Fisher	\$49,500.00	TOWER REMOVAL	M	165804	12/7/2018
Small Cell Node Removal -- 7101B Crossroads	\$5,000.00	TOWER REMOVAL	M	1019362782	10/25/2018
Repairs to Ravello Way -- Tuscany	\$2,500.00	ROAD REPAIRS	P	6840702043	8/9/2019
Traditions, Section 3	\$703,066.80	RDU & W/S	M	4736	10/4/2019
Traditions, Section 5	\$398,475.00	RDU & W/S	P	5159	2/11/2020

TOTAL ESCROW ACCOUNT HOLDINGS	\$2,994,207.20
TOTAL AMOUT OF ALL SECURITIES HELD BY THE CITY	\$17,404,405.40

**BRENTWOOD PLANNING
COMMISSION**

1.

Meeting Date: 04/07/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Monthly Report -- February 2020

Jeff Dobson
PLANNING AND CODES DIRECTOR

Tim Harrington
BUILDING CODES OFFICIAL



Todd Petrowski
SENIOR CITY PLANNER

Allison Henry
CITY PLANNER

BRENTWOOD PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM 2020-07

TO: Honorable Mayor and Members of the Board of Commissioners

THROUGH: Kirk Bednar, CITY MANAGER

FROM: Jeff Dobson, PLANNING & CODES DIRECTOR

SUBJECT: February 2020 Monthly Report

DATE: March 18, 2020

PLANNING COMMISSION

The Planning Commission conducted their regular monthly meeting on February 3, 2020. The following table presents a summary of the Planning Commission case file review, completed by staff so far in FY 2020.

PLANNING COMMISSION CASE FILE REVIEW -- SUMMARY -- FY 2020														
REVIEW TYPE	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	YTD	TOTAL
FINAL PLAT	1	3		1		2		1					8	
FOOD TRUCK RALLY								1					1	
HILLSIDE PROTECTION SITE PLAN					1								1	
LIMITED DURATION EVENT	2	1	2					1					6	
MASTER GRADING PLAN													0	
ORDINANCE		1											1	
PLAN RECOMMENDATIONS				1									1	
PRELIMINARY PLAN								1					1	
PUBLIC HEARING -- FOUR-STORY BLDG													0	
REVISED BUILDING ELEVATIONS	2	1		1	2	2	1	1					10	
REVISED FINAL PLAT	1		2		1	2	5	1					12	
REVISED HILLSIDE PROTECTION SITE PLAN		1											1	
REVISED PRELIMINARY PLAN	1		1		2	1	1						6	
REVISED SITE PLAN	2	3	1	4	2	1		1					14	
SITE PLAN													0	
SMALL CELL WIRELESS FACILITIES													0	
REVISED PWSF SITE PLAN						2								
TEMPORARY MODEL HOME					1								1	
MONTHLY TOTAL	9	10	6	7	8	10	7	7	0	0	0	0	64	

BOARD OF ZONING APPEALS

The Board of Zoning Appeals did not meet in February 2020. The following table presents a summary of the Board of Zoning Appeals case file review, completed by staff during FY 2020.

BOARD OF ZONING APPEALS -- CASE FILE REVIEW SUMMARY-- FY 2020													
REVIEW TYPE	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	YTD TOTAL
ACCESSORY STRUCTURE	1	2	0	1	0	3	0	3					10
HOME OCCUPATION	0	0	0	0	0	0	0	0					0
SPECIAL EXCEPTION	0	0	0	0	0	0	0	0					0
VARIANCE	0	0	0	0	0	1	0	0					1
TOTALS	1	2	0	1	0	4	0	3	0	0	0	0	11

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 the final 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 during the first part of 2020.

PERMITTING AND DEVELOPMENT MANAGEMENT SOFTWARE



Staff continues weekly meeting with the Davenport Group (LAMA), our permitting software provider, in the design of the new permitting and development management software for the City.

During the month of February staff conducted workflow matrices reviews for the Administration, Codes, Licensing, Permitting and Planning Modules. These reviews are one of the first steps in designing the new software. The reviews detail the procedures and processes that are associated with various actions currently used in TrakIT to produce a custom layout for Brentwood.

Also, during February, Planning and Codes Department staff completed work on the configuration studies for the modules listed above. This exercise dives deeper into the actual configuration of each module to determine the details of the reviews and the specific information necessary in each module. The data requirements for each module is different.

Davenport staff will incorporate the information provided into their program to provide a system that can address the iterations of all work that may be preformed by the new software.

Additionally, Davenport staff worked with the GIS staff to work on the mapping integration that will support each module.

Davenport staff is now compiling all of the information received from staff during the various studies into a test version of the software. It is expected that Davenport staff will be on site either the first or second week on April for an initial presentation and review of the work to date.

It is expected that implementation of the software will be completed and operational around the end of FY 2020.

STATE ELECTRICAL INSPECTIONS/PERMIT ISSUANCE

The State of Tennessee has maintained a presence in the Planning and Codes offices, issuing permits and conducting inspections for many years. In January the State transitioned to a new permitting system that heavily favors issuance of electrical permits on-line. As a result, the State Permit Technician no longer works out of the Planning and Codes Offices.

In an effort to inform our builders of the changes at the State, staff will conduct our annual Spring Builders meeting on March 13th, which will primarily focus on electrical contractors, beginning at 9:00 a.m. and running until Noon in Meeting Rooms "A" and "B" at the Library.

BUILDING PERMIT RECAP

SUMMARY -- PERMIT VALUATION/FEES COLLECTED -- FY 2020			
MONTH	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	141	\$37,337,041.82	\$62,585.90
JANUARY	262	\$16,390,110.97	\$97,195.26
FEBRUARY	229	\$14,021,123.50	\$138,240.71
MARCH			
APRIL			
MAY			
JUNE			
TOTAL FY 2020	1552	\$159,346,471.99	\$668,967.07
(PERM130)			

The totals reported above do not include water and sewer tap fees, which are treated as permits and issued as such.

Staff also issued a total of 12 single-family residential permits for the month of February. The total valuation of the SF permits was \$5,822,500.00. The total permit fees received was \$25,251.75. This compares with six permits issued in January 2019.

A total of **53** 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 \$3,998,772.70, while the permit fees received was **\$18,071.50**.

The number of single-family permits issued for the month of February 2019 was five.

The total number of single-family permits issued through February 2020 is 25. The total number of permits issued through February 2019 was 13.

PERMITS ISSUED FEBRUARY 2020							
PERMIT TYPE	# ISSUED	VALUATION	FEES	PERMIT TYPE	# ISSUED	VALUATION	FEES
ACCESSORY STRUCTURE	4	\$382,301.48	\$1,570.50	IRR R	5	\$34,829.72	\$137.50
BASEMENT	8	\$653,800.00	\$2,956.75	IRRIGATION	1	\$5,000.00	\$27.50
COMMERCIAL ADDITION	0	\$0.00	\$0.00	LIMITED DURATION EVENT	0	\$0.00	\$0.00
COMMERCIAL FOUNDATION	0	\$0.00	\$0.00	MECHANICAL	52	\$650,566.00	\$3,250.00
COMMERCIAL GRADING PLAN	1	\$0.00	\$250.00	MISCELLANEOUS BUILDING	1	\$0.00	\$0.00
COMMERCIAL RENOVATION	3	\$156,750.00	\$1,221.76	NEW COMMERCIAL	3	\$1,316,560.00	\$5,776.88
COMMERCIAL ROOFING	0	\$0.00	\$0.00	PLUMBING	49	\$826,262.00	\$3,157.50
COMMERCIAL SHELL	0	\$0.00	\$0.00	PUBLIC WORKS	14	\$0.00	\$74,832.43
COVERED PORCH	9	\$371,000.00	\$1,998.25	REMODEL	11	\$976,000.00	\$4,237.75
DECK	6	\$118,220.00	\$885.75	RES ADDITION	12	\$1,174,200.00	\$4,952.00
DEMOLITION	4	\$0.00	\$750.00	SINGLE FAMILY	12	\$5,822,000.00	\$22,198.75
FENCE ADMINISTRATIVE	2	\$0.00	\$0.00	SWIMMING POOL	6	\$609,552.70	\$2,605.75
FIRE SUPPRESSION	0	\$0.00	\$0.00	TENANT FINISH	7	\$828,111.60	\$4,914.39
FOOD TRUCKS	9	\$0.00	\$450.00	WELL DRILLING	1	\$0.00	\$25.00
FOUNDATION	0	\$0.00	\$0.00	WINDOW REPLACEMENT	2	\$6,294.00	\$107.00
GARAGE	1	\$96,000.00	\$435.25				
GRADING	6	\$0.00	\$1,500.00	TOTALS	229	\$14,021,153.50	\$138,240.71
IRR C	0	\$0.00	\$0.00				
							(PERM190)

PUBLIC WORKS PROJECT FEE SUMMARY

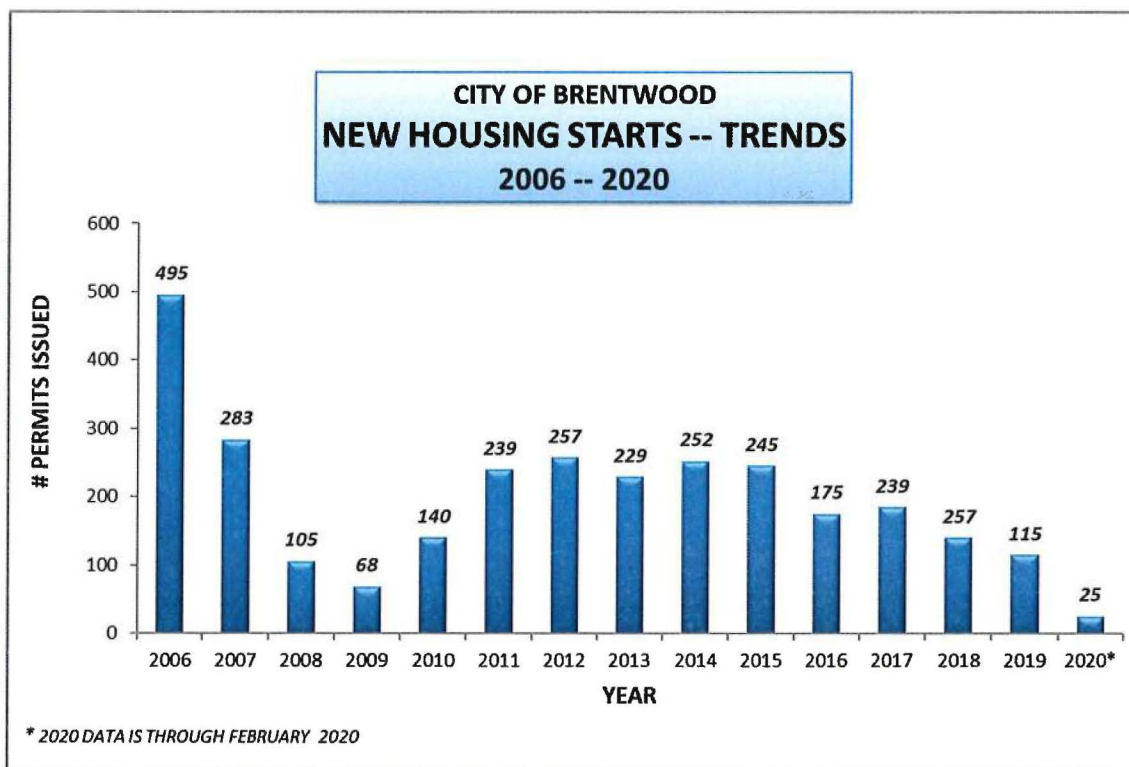
SUMMARY PUBLIC WORKS PROJECT FEES COLLECTED FY 2020		
MONTH	PERMITS ISSUED	FEES COLLECTED
JULY	3	\$3,690.00
AUGUST	8	\$9,840.00
SEPTEMBER	7	\$8,610.00
OCTOBER	10	\$12,300.00
NOVEMBER	11	\$13,530.00
DECEMBER	15	\$17,220.00
JANUARY	10	\$21,295.00
FEBRUARY	14	\$74,832.43
MARCH		
APRIL		
MAY		
JUNE		
TOTAL FY 2020	78	\$161,317.43
		(PERM130)

Revisions to the Public Works Project fee schedule became effective on January 1, 2020. The increased fee receipts from January to February is explained by the implementation of the new fee schedule. A few of the plans submitted for review and permit were submitted before the effective date and therefore were assessed the fee under the former schedule.

WATER AND SEWER TAP FEE SUMMARY

SUMMARY WATER & SEWER TAP FEE PERMITS ISSUED -- FY 2020						
MONTH	SEWER TAP FEES	SEWER PERMITS ISSUED	WATER TAP FEES	WATER 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	\$57,165.00	12	\$63,325.00	13	25	\$120,502.00
NOVEMBER	\$77,819.00	16	\$20,275.00	11	27	\$98,110.00
DECEMBER	\$75,225.00	16	\$39,325.00	14	30	\$114,566.00
JANUARY	\$45,135.00	9	\$17,225.00	9	18	\$62,369.00
FEBRUARY	\$53,002.00	13	\$22,250.00	11	24	\$75,265.00
MARCH						
APRIL						
MAY						
JUNE						
TOTALS	\$388,631.00	85	\$224,950.00	78	163	\$613,666.00

(PERM 130)



INSPECTION RECAP

The number of inspections conducted by staff for all building projects remains steady. The number of inspections completed in February was 766. Traditionally the number of inspections completed during the winter months is reduced due primarily to the weather. The total number of all inspections completed so far during FY 2020 is 6,241.

MONTHLY COMPARISON OF INSPECTIONS COMPLETED -- 2010 - 2020											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
January	927	1201	1332	1485	1099	1273	1098	1032	879	829	721
February	1032	1156	1423	1334	1233	1165	1175	966	896	774	766
March	1289	1530	1384	1472	1332	1473	1255	1147	1138	983	
April	1165	1504	1598	1678	1400	1620	1158	1039	944	779	
May	1074	1709	2025	1792	1350	1451	1355	1315	912	775	
June	1497	1840	1693	1648	1423	1622	1323	1165	1057	764	
July	1448	1599	1768	1830	1602	1495	1109	1119	1117	881	
August	1583	1765	2014	1757	1466	1446	1538	1198	1087	896	
September	1695	1712	1801	1562	1575	1595	1270	1153	1124	736	
October	1493	1337	1918	1717	1522	1365	1270	1111	986	869	
November	1464	1331	1440	1397	1281	1120	1305	1051	743	635	
December	1167	1402	1384	1516	1455	1188	1071	994	729	737	
TOTAL	15,834	18,086	19,780	19,188	16,738	16,813	14,927	13,290	11,612	9,658	1487

INSPECTIONS COMPLETED BY TYPE FEBRUARY 2020			
FINAL	68	GREASE TRAP INTERCEPTOR	0
DECK FINAL	3	GRINDER PUMP FINAL	2
MECHANICAL FINAL	35	GRINDER PUMP ROUGH-IN	1
PLUMBING FINAL	19	HOUSE WRAP & FLASH.	19
POOL FINAL	6	HVAC CHANGEOUT	0
RE-FINAL	14	INFRASTRUCTURE	1
ABOVE CEILING	29	INSULATION	39
BACKFLOW DEVICE INSP.	0	LIFE SAFETY	8
BACKFLOW TEST	5	MECHANICAL	35
COMMERCIAL WATER LINE	0	NO FRAMING/STOP WORK ORDER	7
COMMERCIAL SEWER LINE	0	PARTIAL FINAL INSP.	0
COMPLAINT	1	PLUMBING	58
COURTESY INSP.	10	POOL SAFETY BARRIER	12
CRAWL SPACE INSP.	15	PROGRESS	4
DECK FOOTING	1	RE ROUGH-IN	32
DRAINAGE FINAL	0	ROUGH-IN POOL	7
ENGINEER LETTER	10	ROUGH-IN FINAL	63
ENGINEERING FINAL (RECEIPT)	10	SITE INSP.	50
EROSION CONTROL	37	SLAB/RADON	22
FIRE LINE U/G	0	STATUS REVIEWS	53
FIRE SUPPRESSION INT	11	STORM DRAIN LINE	0
FOOTING	25	WATER & SEWER	16
FOUNDATION WATER PROOF	9	TOTAL	766
FOUNDATION SURVEY	17		
GAS	0		
GAS LINE INSPECTION	12		(INSP63)

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 and maintained electronic forms for multiple permits;
- Revised documentation and permit applications;
- Began stepped up enforcement of the sign ordinance requirements regarding temporary signs for the presidential; primary. Early voting begins on February 12th. The only location offering early voting in Brentwood is at the Library.

CODES ENFORCEMENT

The Municipal Codes Officer opened one new code enforcement case and complaints in the month of February 2020 (CODE20).

HOME OCCUPATIONS

New home occupations require a fee of \$25.00, while yearly renewals are \$10.00. Currently, there are currently 7 active home occupation permits within the City. (BUS12)

SUMMARY OF FEES -- HOME OCCUPATIONS			
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	\$275.00	\$100.00	\$375.00
JANUARY 2020	\$500.00	\$260.00	\$760.00
FEBRUARY 2020	\$375.00	\$280.00	\$655.00
MARCH 2020			
APRIL 2020			
MAY 2020			
JUNE 2020			
YTD TOTAL	\$2,475.00	\$2,710.00	\$5,185.00
(ACCT45)			

CITY OF BRENTWOOD
SUMMARY OF VACANT RESIDENTIAL LOTS
FEBRUARY 2020

SUBDIVISION NAME	GENERAL LOCATION	# OF APPROVED LOTS	# LOTS PLATTED TO DATE	# PERMITS ISSUED	# LOTS UNDER DEVELOPMENT, NOT PLATTED	# VACANT PLATTED LOTS REMAINING	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
ARLINGTON 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	6	0	0	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 & 3/2/2020
BELLE TERRA	CONCORD RD.	5	5	4	0	1	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
BOYD SUBDIVISION	CONCORD RD.	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
BREITHORN	SUNNYBROOK DR.	8	8	6	0	2	0	11.00	5	All Sections Recorded
BRENTHAVEN PLACE	LIPSCOMB DR.	20	20	19	0	1	0	26.62	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
BRIDGETON 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
CANNON SUBDIVISION	MURRAY LN.	2	2	1	0	1	0	9.24	1	Recorded -- PB P72, PG 30
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	255	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.)	SPUT LOG RD.	62	62	60	0	2	0	70.67	5	All Sections Recorded
CROSS POINTE	SPUT 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
FOXCREST SUBDIVISION	CONCORD RD.	6	6	6	0	0	0	8.28	3	Plan Approved -- 8-3-2015. Plat Recorded 4/11/2018
FOXVIEW ESTATES	OLD SMYRNA RD.	2	2	2	0	0	0	3.00	4	Approved March 2013
GLEN ABBEY	SPUT LOG RD.	75	75	75	0	0	0	100.41	5	All Sections Recorded
GLENELLEN ESTATES	RAGSDALE RD.	66	66	66	0	0	0	61.75	5	All Sections Recorded
GLENSHADOWS SUBDIVISION	EDMONDSON PK.	5	5	5	0	0	0	7.25	4	Plat Recorded -- 4-12-2015 -- Includes Existing Home
GOVERNORS CLUB	CONCORD RD.	424	424	412	0	12	0	610.00	5	All Sections Recorded -- Private Streets
HALCYON ESTATES	HAROGATE DR.	8	8	8	0	0	0	9.96	4	Recorded
HAMPTON RESERVE	CONCORD RD.	91	91	89	0	2	0	105.47	6	All Sections Recorded -- Private Streets
HIDDEN CREEK	PINKERTON RD.	25	25	25	0	0	0	26.92	5	All Sections Recorded
HIGH POINT	CONCORD RD.	5	5	1	0	4	0	7.43	5	All Sections Recorded
INGLEHAME FARMS	SPUT LOG RD.	170	170	170	0	0	0	205.62	6	All Sections Recorded
JOHNSON COVE	JOHNSON CHAPEL RD.	4	4	4	0	0	0	7.16	1	Recorded
KINGS CROSSING	WIKLE RD. WEST	39	39	39	0	0	0	43.00	1	All Sections Recorded
LAURELS WEST	CHARITY DR.	19	19	18	0	1	0	25.44	6	All Sections Recorded
LENOK PARK	HILLSBORO RD.	40	40	37	0	3	0	65.77	1	All Sections Recorded
LIBERTY FARM	CONCORD RD.	6	6	4	0	2	0	32.36	5	All Sections Recorded
MAGNOLIA VALE	STANFIELD RD.	60	60	55	0	5	0	68.64	5	All Sections Recorded
MARSHALL PLACE	WILSON PK.	10	10	3	0	7	0	13.72	4	Private Streets -- Plat Recorded -- 2/2018
MCGAVOCK FARMS	MURRAY LN.	192	192	192	0	0	0	211.00	1	All Sections Recorded
MORGAN FARMS, (AZALEA PARK)	SPUT LOG RD.	173	173	169	0	4	0	209.00	5	All Sections Recorded
MOTHERALL SUBDIVISION	LIBERTY CHURCH RD.	2	2	0	0	2	0	6.32	1	Lot 1 includes an existing home
NICHOLSON SUBDIVISION	BEECH CREEK RD.	2	0	0	0	0	1	4.92	1	Preliminary Plan Approval Only
OLD TOWNE	MURRAY LN.	21	21	21	0	0	0	26.78	1	All Sections Recorded
OLSEN PROPERTY	PANARAMA DR.	4	4	4	0	0	0	19.82	1	Recorded
OMAN SUBDIVISION	FRANKLIN RD.	21	21	7	0	14	0	33.66	1	Recorded -- 9-2019
OWL CREEK, ALL PHASES	CONCORD RD.	85	85	77	0	8	0	87.60	5	All Sections Recorded
PARKSIDE AT BRENTHAVEN PH. II, SEC. I	DEVENS DR.	69	69	40	0	29	0	210.00	3	Phase II Not Recorded
PARKSIDE DOWNS	WILSON PK.	8	8	6	0	2	0	40.00	3	Recorded

CITY OF BRENTWOOD SUMMARY OF VACANT RESIDENTIAL LOTS FEBRUARY 2020										
SUBDIVISION NAME	GENERAL LOCATION	# OF APPROVED LOTS	# LOTS PLATTED TO DATE	# PERMITS ISSUED	# LOTS UNDER DEVELOPMENT, NOT PLATTED	# VACANT PLATTED LOTS REMAINING	UNDEVELOPED LOTS REMAINING PER PLAN	AREA (AC)	PLANNING AREA	COMMENTS
PENA ESTATES	CONCORD PASS	2	2	2	0	0	0	5.19	5	Recorded
PRESERVE AT ARDEN WOODS	FISCHER CT.	4	0	0	0	0	0	10.17	1	Prelim Plan App – 6-6-2017
PRESERVE AT CONCORD	CONCORD RD.	22	22	20	0	2	0	25.10	4	All Sections Recorded
PRINCETON HILLS	MURRAY LN.	162	162	161	0	1	0	224.00	1	All Sections Recorded
RAGSDALE SUBDIVISION	RAGSDALE RD.	71	0	0	0	0	71	115.29	5	Rev. Plan Approved – 6-6-2017
RAINTREE FOREST	CROCKETT RD.	222	222	222	0	0	0	240.00	6	All Sections Recorded
RAINTREE FOREST SOUTH (HIGHLAND PARK)	RAINTREE PARKWAY	235	235	235	0	0	0	272.48	6	All Sections Recorded
RESERVE AT MAGNOLIA VALE	SUNSET RD.	5	5	5	0	0	0	7.04	5	All Sections Recorded
RESERVE AT RAIN TREE FOREST, SEC 1-3	EASTWOOD DR.	100	100	97	0	3	0	272.00	6	All Sections Recorded
RESERVE AT RAIN TREE FOREST, SEC 4-10	EASTWOOD DR.	113	27	4	0	23	86	282.00	6	Prelim Plan App – 6-6-2017 – Construction on-going – Sec 4 – Recorded
RESERVE AT SONOMA	SPLIT LOG RD.	9	9	9	0	0	0	19.57	5	All Sections Recorded
ROY D. MAYNARD SUBDIVISION	WALLER RD.	2	2	2	0	0	0	5.87	5	Existing home on Lot 1
SHADOW CREEK AT SOUTHERN WOODS WEST	SUNSET RD.	145	145	145	0	0	0	79.30	5	All Sections Recorded
SHERIDAN PARK	SADDLEWOOD LN.	22	22	22	0	0	0	24.50	4	Recorded – Private Streets
SNEED MANOR	OLD SMYRNA RD.	6	6	1	0	5	0	31.42	4	Private Streets – Plan Approved – 11-2-2015 – Plat Recorded – 7-18-2017
SONOMA	SPLIT LOG RD.	66	66	66	0	0	0	84.50	5	All Sections Recorded
STONECREST	BLUFF RD.	29	29	29	0	0	0	36.00	5	Recorded
TERRABROCKE	SPLIT LOG RD.	8	8	3	0	5	0	13.12	5	Recorded
THE HEIGHTS	CONCORD RD.	7	7	1	0	6	0	7.36	5	Preliminary Plan Last APP by PC 4/3/2018 – Recorded – 9-2019
TARAMORE	SPLIT LOG RD.	275	275	252	0	23	0	312.00	5	All Phases Recorded
THOMAS PROPERTY	MAUPIN RD.	2	2	1	0	1	0	5.01	5	Revised Final Plat App. by PC – 1/3/2017
TRADITIONS	WILSON PK.	127	104	55	23	49	0	146.74	5	Sections 1, 2, 3 & 5 – Recorded
TUSCANY HILLS	SPLIT LOG RD.	125	125	118	0	7	0	97.70	5	Sections 1 – 7 – Recorded
VALLE VERDE	MOORES LN.	40	40	40	0	0	0	75.05	2	Recorded – Private Streets
VALLEY VIEW SUBDIVISION	OLD SMYRNA RD.	11	11	7	0	4	0	14.00	4	Recorded
WITHERSPOON SUBDIVISION	CROCKETT RD.	154	125	87	29	38	29	260.72	6	Sec. 1, 2, 3, 4, 5, 6 & R-2 Lot Recorded.
WETHERBROOK	LIBERTY CHURCH RD.	55	55	55	0	0	0	62.21	5	All Sections Recorded
WHETSTONE	EDMONDSON PK.	141	141	141	0	0	0	167.00	4	All Sections Recorded
WILLIAMS GROVE	OLD SMYRNA RD.	63	63	63	0	0	0	78.09	4	All Sections Recorded
WILLOWMET	CONCORD RD.	129	129	129	0	0	0	132.00	6	All Sections Recorded
WINDSTONE	MURRAY LN.	108	108	105	0	3	0	197.00	6	All Sections Recorded – Private Streets
WILSON PROPERTY	MURRAY LN.	2	0	0	2	0	2	5.60	6	Final Plat not yet Recorded – Lot 1 Inc. Existing Home
WOODLANDS AT COPPERSTONE	SUNSET RD.	119	119	119	0	0	0	75.87	5	All Sections Recorded
TOTALS		5,927	5,685	5,397	64	288	218	7,219		
TOTAL VACANT LOTS IN CITY						Available *	W/Plans **			
						352	570			
PROJECTED SUPPLY OF LOTS -- BY YEAR (VARIOUS BUILD-OUT SCENARIOS)										
- 50 new homes annually						7.0	11.4			
- 75 new homes annually						4.7	7.6			
- 100 new homes annually						3.5	5.7			
- 150 new homes annually						2.3	3.8			
- 175 new homes annually						2.0	3.3			
- 200 new homes annually						1.8	2.9			
- 250 new homes annually						1.4	2.3			
- 300 new homes annually						1.2	1.9			
- 350 new homes annually						1.0	1.6			
- 400 new homes annually						0.9	1.4			
- 450 new homes annually						0.8	1.3			
- 500 new homes annually						0.7	1.1			
* Equals "Lots Under Development (F)" + "Vacant Platted Lots (G)"										
** Equals "Lots Under Development (F)" + "Vacant Platted Lots (G)" + "Undeveloped Lots Per Plan (H)"										

**BRENTWOOD PLANNING
COMMISSION**

2.

Meeting Date: 04/07/2020

Information

PROJECT NUMBER

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

City Calendar -- April 2020



APRIL 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2 8:00 am Planning Commission Informational meeting	3	4 11:00 am Arbor Day
5	6 5:30 pm Park Board meeting	7 8:00 am City Court 4:00 pm Juvenile Traffic Court 7:00 pm Planning Commission meeting	8 9:00 am Library Board meeting	9 8:00 am City Court 9:00 am City Commission Informational meeting 4:45 pm Easter Egg Hunt	10	11
12 Library is Closed for Easter	13 6:00 pm Environmental Advisory Board meeting 7:00 pm City Commission meeting	14	15	16	17 9:30 am Historic Commission meeting 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 2:00 pm Open House at Boiling Spring Academy 2:00 pm Ravenswood Open House	20 5:30 pm Board of Zoning Appeals meeting	21 7:30 am Tree Board meeting 12:00 pm Library Board Strategic Planning Committee	22	23 9:00 am City Commission Informational meeting	24	25 10:00 am National Drug Take-Back Day
26	27 7:00 pm City Commission meeting	28	29	30 8:00 am Planning Commission Informational meeting		