



**AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD MUNICIPAL PLANNING COMMISSION
Monday, November 3, 2025 -- 7:00PM
BRENTWOOD CITY HALL**

[Agenda Item Location Map](#)

Call to Order
Roll Call
Pledge of Allegiance to the Flag

Approval or Correction of Minutes

1. October 6, 2025

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. A sign-in sheet will be provided fifteen (15) minutes prior to the start of the meeting. Anyone wishing to speak may, but are not required to, sign in.

Consent Agenda

1. **BPC2509-002 Minor Site Plan Alteration - Patio, Jonathan's, Maryland Commons, Lot A, 107 Creekside Crossing, Zoning C-2 - Applicant: John F. Werne III - Architect, 702 Springer Rd, Lawrenceburg, TN 38464**
2. **BPC2509-008 Final Plat - Parkside at Brenthaven, Phase 2, Section 2, Zoning OSRD - Applicant: Anderson, Delk, Epps & Assoc. Inc, 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211**
3. **BPC2509-009 Final Plat - Parkside at Brenthaven, Phase 2, Section 3, Zoning OSRD - Applicant: Anderson, Delk, Epps & Assoc. Inc, 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211**
4. **BPC2510-001 Minor Site Plan Alteration - BluePearl Franklin Pet Hospital, Mallory Park, Phase 2, Lot 205, 1569 Mallory Lane, Zoning C-3/SR - Applicant: MD Architects, PC, 5625 N. Post Road, Indianapolis, IN 46216**
5. **BPC2510-002 Minor Site Plan Alteration - Monument Sign, Tiburon Subdivision, 9809 Sam Donald Road, Zoning R-2 - Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206**
6. **BPC2510-003 Limited Duration Event - Santa's Trees, HG Hill Center, 289 Franklin Road, Zoning C-2 – Applicant: Santa's Christmas Trees LLC**

7. **BPC2510-005 Revised Final Plat - Envirotest Systems Corporation, Lot 1, 273 Wilson Pike Circle, Zoning C-2 - Applicant: JTA Land Surveying, 3384 N. Mt. Juliet Rd, Suite 900, Mt. Juliet, TN 37122**
8. **BPC2510-007 Revised Final Plat - Meadow Lake, Lot 149, 5215 Meadowlake Road, Zoning R-2 - Applicant: Brotherton Land Surveying, 256 Seaboard Lane, Suite E-106, Franklin, TN 37067**

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. **BPC2509-005 Revised Site Plan - Baseball Field Lighting, Brentwood Academy, 219 Granny White Pike, Zoning SI-2 - Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206**

Other Business

1. Approval of the 2026 Schedule of Meetings for the Planning Commission
2. Monthly Security Report - October 2025
3. Board and Commission Reports



Todd Petrowski, Planning & Codes Director

Anyone requesting accommodations due to disabilities, please contact April Curlin, ADA Coordinator, before the meeting at 615-371-0060.

BRENTWOOD PLANNING COMMISSION

1.

Meeting Date: 11/03/2025

Approval or correction of minutes from Regular Scheduled Planning Commission meeting

Submitted by: Holly Earls, Administration

Department: Administration

Information

Subject

Approval or correction of minutes from the October 6, 2025 meeting

Background

Staff Recommendation

Attachments

Draft Minutes

DRAFT

MINUTES OF MEETING OF BRENTWOOD PLANNING COMMISSION

BRENTWOOD, TENNESSEE

The Brentwood Planning Commission met on Monday, October 6, 2025 at 7:00 pm at Brentwood City Hall.

Present: Chair Michael Kaplan; Vice Chair Preston Bain; Commissioner Ken Travis; Commissioner Rick Lundgren; Commissioner John Vitucci; Commissioner Connie Weisner

Absent: Commissioner Betsy Crossley; Commissioner Ryan Crowley; Commissioner Christopher Rand; Commissioner Tracy Stadnick

Staff Present: City Manager Jason Gage; Assistant City Manager Jay Evans; Planning & Codes Director Todd Petrowski; City Planner II Allison Roberts; City Attorney Kristen Corn

Approval or Correction of Minutes

September 2, 2025

Moved by Vice Chair Preston Bain for approval of the minutes as written, seconded by Commissioner Rick Lundgren

Vote: 6 - 0 Approved - Unanimously

Consent Agenda

BPC2507-004 Revised Final Plat - Foxboro Estates Subdivision, Section 1, Lot 12, 1003 Steeplechase Drive, Zoning R-2 - Applicant: Homeland Surveying and Mapping, LLC. 4828 Bethesda Duplex Road, College Grove, TN 37046

Homeland Surveying and Mapping, LLC requested approval of a Revised Final Plat for Section 1, lot 12, 1003 Steeplechase Drive in the Foxboro Estates Subdivision to abandon the platted septic area on their lot. The house has been disconnected from septic and has officially switched over to City of Brentwood Sewer with a grinder pump.

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

1. A fence permit will be required for any future changes to the fence to achieve code compliance and must be removed from crossing the property line as well as removal from PUDE encroachments prior to issuance of any City required permit for the property.
2. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.

3. Add the following note to all pages of the final plat:

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

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

4. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
5. Final Plats must be printed on an 18" x 24" mylar copy.
6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
7. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
8. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.)
9. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
11. Deviations from the approved plat in the development of the 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 plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.

13. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2508-005 Minor Site Plan Alteration - Tesla Chargers, EV Auto, 7116 Moores Lane, Zoning C-3 - Applicant: H. Michael Hindman Architects, 1607 Westgate Circle, Suite 100, Brentwood, TN 37027

Michael Hindman Architects requested approval for a Minor Site Plan Alteration for EV Auto located at 7116 Moores Lane to install additional Tesla Superchargers, charging cabinets, and a new switchboard on site.

This site work will also include a new pad mounted transformer added by Middle Tennessee Electric and a new service rack. The site currently had approved EV chargers adjacent to the building and these additional ones will be on the other side of the drive isle.

The supercharger cabinet will have a screen wall that will encompass it to provide a more appealing look. The new superchargers will stand approximately 6.5 feet tall, 3 feet wide, and 1 foot deep.

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

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

2. Add the following note to the site plan:

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **October 6, 2028**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

3. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
4. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
5. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.

6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
7. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2509-001 Minor Site Plan Alteration - Hilton Brentwood/Nashville Suites, Overlook Park, Lot 2, 9000 Overlook Boulevard, Zoning C-2 - Applicant: Hilton Brentwood/Nashville Suites, 9000 Overlook Blvd, Brentwood, TN 37027

Hilton Brentwood/Nashville Suites requested approval for a Minor Site Plan Alteration to add a new manual gate to the rear parking lot entrance coming from Church Street East.

This new metal tube gate will be 26 feet wide and approximately 3.5 feet in height. The gate will remain open during daytime hours and be closed through the night. The gate will have a provided chain with a padlock for locking as well as reflective tape and signage on the gate, so drivers are not hitting the gate in the dark.

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

1. The applicant will be required to put reflective tape and signage on both sides of the gate for nighttime situations.
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 **October 6, 2028**, 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. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
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. 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 **October 6, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2509-003 Revised Final Plat - Governors Club, Lot 389, 25 Sawgrass Lane, Zoning OSRD - Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206

Ragan Smith Associates requested approval of a Revised Final Plat for lot 389, Phase 11, located at 25 Sawgrass Lane in the Govenors Club Subdivision. The property included a total of 0.82 acres and currently was vacant.

The creation of lot 389 was approved as a revised preliminary plan on July 7, 2025 Brentwood Planning Commission and forwarded a recommendation of approval to the Board of Commissioners which was then favorably approved on July 28, 2025.

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

1. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.

2. Add the following note to all pages of the final plat:

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

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

3. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
4. Final Plats must be printed on an 18" x 24" mylar copy.
5. The property owner/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
6. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
7. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.)
8. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
9. 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 commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits,

certificates of occupancy, recordation of plats or other project approvals.

11. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
12. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on October 6, 2025. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2509-006 Minor Site Plan Alteration, Monument Sign - Tennessee Baptist Children's Home, 1310 Franklin Road, Zoning SI-2/SR - Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206

Ragan Smith Associates requested approval for a Minor Site Plan Alteration for two new monument signs at the Tennessee Baptist Children's Home located at 1310 Franklin Road. The two new signs will be located at the entrance of Franklin Road and Wikle Road West. Both signs met the Brentwood sign ordinance.

There were two previously approved signs at each corner of the Franklin Road entrance, but the applicant decided to go down to one sign at this entrance and place it in the median. This new location will not interfere with driving visibility.

The second sign location was at the entrance off of Wikle Road West and will be placed in such a way as to also not interfere with driver visibility when entering and exiting the site.

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

1. Both signs cannot be internally illuminated.
2. Sight distance must be reviewed and approved by Engineering Department prior to sign construction based on staked location of sign.
3. A site inspection is required after the sign is installed.
4. A foundation permit and footing inspection will be required prior to construction of the monument sign.
5. 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 & Codes Department for review. Submit a signage package for review and approval to Jackson Reid at jackson.reid@brentwoodtn.gov. Banners and off-site signage are not allowed per the sign ordinance.
6. Approval of a site plan by the Planning Commission shall remain valid for a period of three years for the original date of the original approval.
7. Add the following note to the site plan: This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site

plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **October 6, 2028**, 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.

8. 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.
9. 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.
10. 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.
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14. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
15. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2026**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

BPC2509-010 Final Plat - Tiburon Subdivision, Section 1, 9809 Sam Donald Road, Zoning R-2

- Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206

Ragan Smith Associates requested approval of a Final Plat for Section One of the Tiburon Subdivision. Section One included 19 lots and three open space tracts on approximately 20.33 acres. The plat also established a reserve parcel intended for the future development of Section Two of the subdivision which was not considered a buildable lot at this time.

A Preliminary Plan for the subdivision was previously approved by the Planning Commission in January 2024, following annexation of the property into the City of Brentwood in September 2023.

The Final Plat established two temporary dead ends that will be abandoned upon future development. The temporary dead end for Vistazo Lane will be abandoned upon the recording of Section Two of the Tiburon Subdivision.

An existing access easement ran along the western boundary of the property and served two existing properties to the south. This easement will continue to be maintained by its beneficiaries. A portion of the existing gravel drive had been relocated by the developer near the southern end to be placed within the easement. In addition, a secondary access easement and driveway was provided in between Lots 10 and 11 of the Tiburon Subdivision to allow the two southern properties access to the new cul-de-sac.

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

1. Prior to the signing of the Final Plat, the private driveway serving Mp 60 Parcel 10, and Map 60, Parcel 10.01 shall be constructed. An as-built drawing of the driveway, for any slopes exceeding 15%, shall be submitted to the Engineering Department for review and approval in accordance with the Transitional Lot Checklist before the plat being signed.
2. Prior to the signing of the Final Plat, the applicant shall submit a Stormwater Management Agreement and Long Term Maintenance Plan along with as-builts for all stormwater management facilities and public stormwater networks to Engineering Dept for review and approval.
3. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
4. Add the following note to all pages of the final plat:

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

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

5. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. The file shall use the Tennessee State Plane

coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.

6. Final Plats must be printed on an 18" x 24" mylar copy.
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. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
9. Per the requirements of Appendix Seven of the Subdivision Regulations, in lieu of individual mailboxes an address post shall be permanently placed in concrete at the end of each driveway, within the street right-of-way, or private ingress/egress easement displaying the assigned address for the structure. The address post must be installed before a Certificate of occupancy will be issued for the future structure. Refer to this Article for additional information.
10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
11. Deviations from the approved plat in the development of the 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.
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13. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Commissioner Ken Travis for approval of the items on the Consent Agenda, seconded by Commissioner John Vitucci

Vote: 6 - 0 Approved - Unanimously

Regular Agenda

BPC2509-005 Revised Site Plan - Baseball Field Lighting and Dugout Addition, Brentwood Academy, 219 Granny White Pike, Zoning SI-2 - Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206

Ragan Smith Associates requested approval of a Revised Site Plan for Brentwood Academy to add lights to the baseball field and construct a locker room addition to the existing home dugout. The lighting

design for the baseball field ensured illumination would not exceed three-foot candles at the property lines. The lights will not be equipped with timers but will be operated from a secure control cabinet. All fixtures will include shielding to direct light downward onto the field. The proposal also included the addition of a locker room at the back of the existing home dugout. The current dugout was 498 square feet, and the proposed locker room will add 598 square feet, resulting in a total area of 1,096 square feet. The addition will be constructed with split-face block consistent with the existing dugout. The home and away dugout will be painted blue to match the school's color.

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

1. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Jackson Reid at jackson.reid@brentwoodtn.gov. The proposed wall sign shall not be internally illuminated.
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 **October 6, 2028**, 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.
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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. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.

9. Unenclosed guarded service equipment on the exterior of the building in commercial and service institution districts shall be limited to mandatory disconnects and metering equipment. All other service equipment shall be placed in an enclosed area of a structure.
10. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Citizen Comments

Mary Williams, 6006 Greenleaf Court

Catherine Wallace, 6010 Greenleaf Court

Shellie Meeks, 6008 Greenleaf Court

Moved by Commissioner Ken Travis for approval subject to the above conditions being met to the satisfaction of staff, seconded by Commissioner John Vitucci

Moved by Commissioner Ken Travis to defer the addition of the baseball field lighting, seconded by Commissioner Rick Lundgren

Moved by Commissioner Rick Lundgren to approve the locker room addition to the dugout subject to the above conditions being met to the satisfaction of staff, seconded by Commissioner Ken Travis

Vote: 6 - 0 Approved - Unanimously

BPC2509-007 Site Plan - AthElite, Envirotest Systems Corporation, Lot 1, 273 Wilson Pike Circle, Zoning C-2 - Applicant: Fulmer Lucas Engineering, LLC, 2002 Richard Jones Road, Suite B200, Nashville, TN 37215

Fulmer Lucas Engineering requested approval of a Site Plan for an 11,982 square foot, one-story building located at 273 Wilson Pike Circle. This was the existing site of the Emmissions Testing Facility. The project proposed to incorporate the existing building into the new building, which will be used for a combination of physical therapy and a fitness facility. The 1.87 acre site will provide a total of 69 parking spaces, including compact spaces, patient drop off spaces, and accessible handicap spaces. An outdoor track surface was also proposed on the south side of the building.

The brick on the existing building will be stained with a light gray masonry stain. The existing openings for the vehicle emission bays will be replaced with a storefront system. A new entry canopy will connect

the existing structure with the proposed addition. The building addition will feature various shades of black metal panels with a light gray brick base to match the existing building. It should be noted that while older metal buildings exist in the area, the most recent approval for the adjacent property at 263 Wilson Pike Circle—a storage facility—features a predominantly brick design with metal accents.

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

1. A revised final plat is required to be recorded before issuance of building or grading permits for the site.
2. Prior to the issuance of a grading permit, applicant shall submit a condition assessment report for the existing bio-retention pond to verify compliance with current stormwater regulations. The report shall also include an assessment of the connection to the existing public storm line.
3. Prior to the issuance of a grading permit, submit a TDEC notice of coverage if disturbance is over 1.0 AC.
4. Prior to the issuance of the Certificate of Occupancy (CO), submit Stormwater Management Agreement and Long Term Maintenance Plan to Engineering Department for review and sign off for recording.
5. The minimum distance between the building and any parking space shall be 10 feet. The northeast side of the building may need to be adjusted to meet this requirement.
6. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) with dimensions shall be submitted to the Planning Department for a compliance review. Please submit a comprehensive sign package to Jackson Reid at jackson.reid@brentwoodtn.gov.
7. A site plan shall be vested for a period of three years from the date of the original approval.
8. 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 **October 6, 2028**, 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. Ground and roof level electrical transformers, heat and air conditioning equipment and similar facilities shall be screened from public view per the requirements of Section 78-246 (l) of the zoning ordinance.
14. Unenclosed guarded service equipment on the exterior of the building in commercial and service institution districts shall be limited to mandatory disconnects and metering equipment. All other service equipment shall be placed in an enclosed area of a structure.
15. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
16. Before a building permit can be issued, acceptable security shall be required to cover the cost of landscaping. The security shall be posted in an amount equal to one hundred ten percent (110%) of the total cost of the materials and installation of the landscaping improvements. Upon the issuance of the Certificate of Occupancy the amount may be reduced to ten percent (10%) and converted to a maintenance bond for a period of one year to ensure that the vegetation remains as a living and viable screen.
17. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
18. 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.
19. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
20. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **October 6, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Moved by Commissioner Ken Travis for approval subject to the above conditions being met to the satisfaction of staff, seconded by Vice Chair Preston Bain

Vote: 6 - 0 Approved - Unanimously

Other Business

Monthly Security Report - September 2025

Moved by Commissioner Connie Weisner for approval, seconded by Commissioner John Vitucci

Vote: 6 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 8:00 pm.

APPROVED _____

A handwritten signature in black ink that reads "Holly Earls". The signature is written in a cursive style and is positioned above a horizontal line.

Holly Earls, City Recorder

BRENTWOOD PLANNING COMMISSION

Meeting Date: 11/03/2025

Current Zoning: C-2 - COMMERCIAL RETAIL

Information

Subject

BPC2509-002 Minor Site Plan Alteration - Patio, Jonathan's, Maryland Commons, Lot A, 107 Creekside Crossing, Zoning C-2 - Applicant: John F. Werne III - Architect, 702 Springer Rd, Lawrenceburg, TN 38464

General Information

John F. Werne III requests approval of a Minor Site Plan Alteration to the newly opened Jonathan's Restaurant for an uncovered patio and turf addition on the eastern side of the building.

The patio will give Jonathan's an outdoor seating area with string lights and a turf area for kids to play on. The patio will be surrounded by a black metal fence with tall posts to attach string lights in order to create a warm feel and allow seating later at night.

Conditions of Approval

Staff does not have additional conditions of approval to recommend for this application

Standard Requirements

Staff recommends that the following **10** conditions 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.
2. Add the following note to the site plan:

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **November 3, 2028**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

3. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site

preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

4. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
5. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
7. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2028**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

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

Attachments

Proposed Site Plan

Proposed Patio and Lighting
Shared Parking for Development



Know what's below. Call before you dig.

OLD HICKORY BOULEVARD (ARTERIAL-120' R/W)

GRASS MEDIAN

END OF MODULAR BLOCK RETAINING WALL

120' R/W

CONCRETE ISLAND

ELECT. BOX

15" PEAR

S85°36'44"E 4.97'

N47°39'10"E 51.77'

S88°11'22"E 131.00'

S01°48'38"W 238.00'

N88°11'22"W 107.72'

N88°11'22"W 126.00'

N01°48'38"E 3.00'

EXISTING 20' SANITARY SEWER EASEMENT

DAVIDSON COUNTY TAX MAP 159 PART OF PARCEL 204 MASSEY & WARD PROPERTIES DEED BOOK 6812, PAGE 70 R.O.D.C., TN

METROPOLITAN NASHVILLE, DAVIDSON COUNTY ZONING: OR20 CITY OF BRENTWOOD, WILLIAMSON COUNTY ZONING: C-2

MINIMUM BUILDING SETBACK LINE COUNTY LINE & ZONING LINE

EXISTING LOT LINE

EXISTING RESTAURANT BUILDING TO REMAIN PROPOSED ARTIFICIAL TURF AREA

EXISTING SIDEWALK TO REMAIN FIN FL. EL: 723.04 TOP SLAB EL: 723.00 BUILDING AREA: 5,697 SQ. FT.

PROPOSED PATIO AREA

PROPOSED FENCE AROUND PATIO AND TURF AREA. SEE DETAIL PROVIDED BY ARCHITECT.

PROPOSED GATE FOR PATIO EGRESS. SEE DETAIL PROVIDED BY ARCHITECT.

6 SPACES OUTSIDE OF LOT 'B' TO BE UTILIZED FOR JONATHAN'S PARKING. SEE INCLUDED MASTER PLAN PARKING NUMBER SPREADSHEET.

PROPOSED LOT "A" MARKETPLACE at MARYLAND FARMS

WILLIAMSON COUNTY TAX MAP 11 PART OF PARCEL 1.31 MARYLAND COMMONS, LLC DEED BOOK 1508, PAGE 123 R.O.W.C., TN

PROPOSED FENCE AROUND PATIO AND TURF AREA. SEE DETAIL PROVIDED BY ARCHITECT.

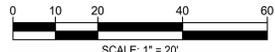
PROPOSED LOT "A" MARKETPLACE at MARYLAND FARMS WILLIAMSON COUNTY TAX MAP 11 PART OF PARCEL 1.31 MARYLAND COMMONS, LLC DEED BOOK 1508, PAGE 123 R.O.W.C., TN

SITE DATA TABLE

PROPERTY INFORMATION	
SITE LOCATION	WILLIAMSON COUNTY TAX MAP 11 PARCEL 1.31 MARYLAND FARMS, LLC PLAT BOOK 37, PAGE 93 107 CREEKSIDE CROSSING MARKETPLACE AT MARYLAND FARMS MARYLAND COMMONS LLC PO BOX 993 BRENTWOOD, TN 37024 1.018 AC, (44,335 SF)
SITE DESIGNATION:	
OWNER:	BRENTWOOD
LOT AREA:	C-2
CITY:	C-2
COUNTY:	RESTAURANT
STATE:	RESTAURANT
STREET SETBACK:	50'
SIDE SETBACK:	20'
REAR SETBACK:	20'
ZONING CLASSIFICATION	
JURISDICTION:	BRENTWOOD
EXISTING ZONING:	C-2
PROPOSED ZONING:	C-2
EXISTING USE:	RESTAURANT
PROPOSED USE:	RESTAURANT
BUILDING AREA	
EXISTING TOTAL BUILDING SQUARE FOOTAGE:	5,697 SF
PROPOSED PATIO AREA:	580 SF
TOTAL PROPOSED BUILDING + PATIO SF:	6,277 SF
PROPOSED TURF PLAY AREA:	215 SF
EXISTING TOTAL COVERAGE:	27,818 SF
PROPOSED TOTAL COVERAGE:	28,613 SF
EXISTING LANDSCAPE AREA:	16,517 SF (37% OF 1.018 AC LOT)
REQUIRED LANDSCAPE AREA:	8,972 SF (20% OF 1.018 LOT)
PROVIDED LANDSCAPE AREA:	15,722 SF (35.5% OF 1.018 LOT)
PARKING SUMMARY	
EXISTING ONSITE PARKING	57 SPACES
JONATHAN'S PARKING REQUIRED (1 PER 100 SF OF BUILDING/PATIO)	63 SPACES
JONATHAN'S TOTAL SPACES PROVIDED:	63 SPACES (6 SPACES SHARED) 60 STANDARD SPACES 3 ACCESSIBLE ADA SPACES
MASTER PLAN PARKING REQUIRED:	
MASTER PLAN PARKING PROVIDED:	461 SPACES - SEE INCLUDED PARKING SPREADSHEET 527 SPACES - SEE INCLUDED PARKING SPREADSHEET

NOTES:

- THE 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 6, 2028, 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.



FULMER LUCAS

2002 RICHARD JONES RD - SUITE B200 NASHVILLE, TENNESSEE 37215 INFO@FULMERLUCAS.COM - (615) 346-3770



SITE DEVELOPMENT PLANS FOR:

JONATHAN'S

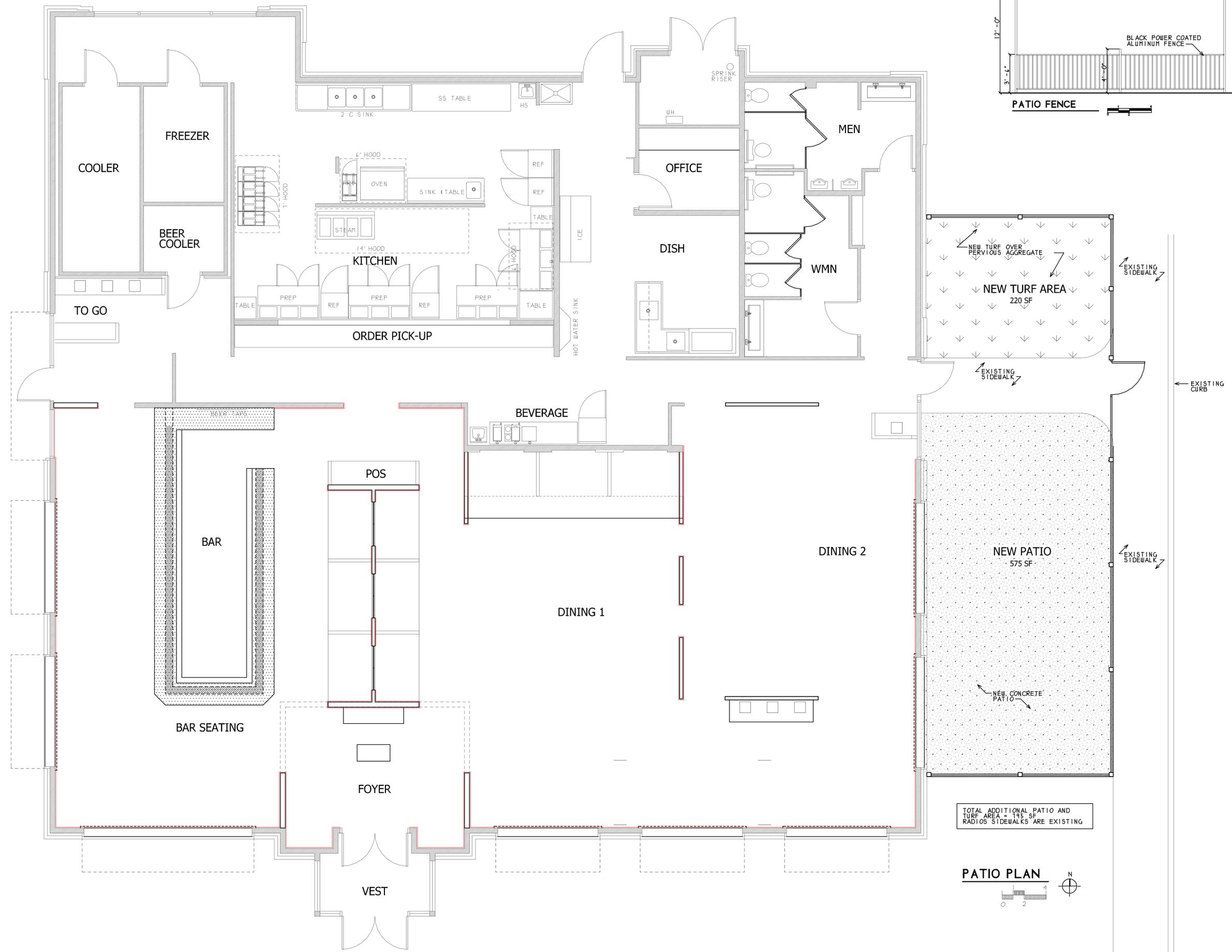
107 CREEKSIDE CROSSING

BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE 37027

DR.	DATE	DESCRIPTION
BRD	09/30/2025	SITE LAYOUT EXHIBIT

SITE LAYOUT PLAN

C 1.0



TOTAL ADDITIONAL PATIO AND TURF AREA = 195 SF
 RADIOS SIDEWALKS ARE EXISTING

PATIO PLAN



Jonathans

107 Creekside Crossing, Brentwood, TN 37027

JOHN F. WERNE ARCHITECT

PO BOX 183, LAWRENCEBURG, TENNESSEE 38464 615-792-3966 jwerne3@gmail.com

A-1.1

DATE: 8/12/25



THIS TYPE OF COVERING/ROOF IS **NOT** PROPOSED AT THE BRENTWOOD LOCATION

EXAMPLE OF STRING LIGHTS ONLY.

SPEC FOR PROPOSED PATIO STRING LIGHTS

Home / Lighting / String_Lights / Hampton_Bay_String_Lights

Internet # 310775242 Model # 10328 Store SKU # 1004683595



Hover Image to Zoom

Feedback

Best Seller



Hampton Bay

24-Light 48 ft. Plug-in Indoor/Outdoor Edison Patio String Light with S14 Single Filament LED Bulbs

★★★★★ (3586) Questions & Answers (404)

\$29⁹⁷ Was ~~\$39.97~~
Save \$10.00 (25%)

Pay **\$4.97** after **\$25 OFF** your total qualifying purchase upon opening a new card. [Apply for a Home Depot Consumer Card](#)

Need help?
Click to chat!

Buy One, Get One 5% Off

This Deal Has Sold Out



October 21, 2025

City of Brentwood
Planning & Codes
Via email

To Whom It May Concern:

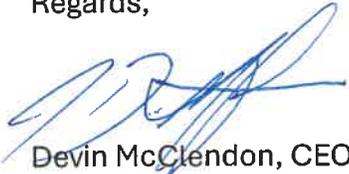
Please accept this letter as evidence that all leases signed at Marketplace Center in Maryland Farms, including all associated outparcels (Jonathan's Grille and Starbucks), provide for open parking in the entire development for all tenants. In accordance with City of Brentwood parking requirements, the development currently has sufficient available parking (as shown in the following exhibit) and has authorized, via their lease, Jonathan's to continue to use parking as needed for the expansion of their premises via a patio on the east side of the building.

The combined shopping center parking totals 527 spaces as currently striped. Jonathan's Grille has been granted the right to utilize parking on both the outparcel (57 spaces) and within the full development (an excess of 73+ spaces as combined) as needed for their proposed patio and outdoor area.

Current leased parking ratios for the development are considered by each tenant's use including special allocations for F&B and medical uses. There are currently more than 73 excess spaces available compared to City of Brentwood requirements.

We ask that a valuable and locally focused tenant such as Jonathan's Grille be allowed to construct an outdoor dining option as requested in their application. Their opening has been highly anticipated by Brentwood citizens, and we believe they will be both a contributor to our community and a favorite local restaurant.

Regards,



Devin McClendon, CEO
NAI Nashville
Asset & Property Manager for Marketplace at Maryland Farms

Cc: Y. Bateman, R. Crump, J. Werne, M. Revelette

EXHIBIT A

RETAIL - MARKETLACE AT MARYLAND FARMS

101 Creekside Crossing (See Suite # Below), Brentwood, TN 37027

as of 10/15/25

Rent Roll				
Tenant	Ste.	Sq. Ft.	Required	Use
Jet's Pizza	100	1,300	5.2000	Retail
Divine Nails	200	1,200	4.8000	Retail
Red Light	300	1,870	7.4800	Retail
Moe's Southwest Grill	400	3,029	30.2900	Resturant
Publix	500	44,841	179.3640	Retail
Club Pilates	600	2,679	10.7160	Retail
Premier Fitness	700	3,167	12.6680	Retail
Wine & Spirits	800	6,000	24.0000	Retail
Happy Retales	900	2,650	10.6000	Retail
Duck Donuts	1000	1,500	6.0000	Retail
BJIT	1100-1300	4,610	18.4400	Medical
Jimmy Johns	1400	1,545	15.4500	Resturant
Arch Masters	1500	1,345	5.3800	Retail
Great Clips	1600	1,500	6.0000	Retail
UPS Store	1700	1,390	5.5600	Retail
Pay More/UBreakiFix	1750	1,390	5.5600	Retail
Pei Wei Asian Diner	1800	3,300	33.0000	Resturant
Total LOT SF		83,316	380.5080	
Jonathan's Grille		5,555	55.5500	Resturant
Starbucks		1,750	17.5000	Resturant
Total REQUIRED		90,621	453.5580	
Current Parking Spaces			527.00	
Over (Under) Spaces			73.44	

1 per 250sf = Retail	250
1 per 100sf = Restaurant	100
1 per 250sf = Medical (+2 patient)	250

RETAIL - MARKETLACE AT MARYLAND FARMS

101 Creekside Crossing (See Suite # Below), Brentwood, TN 37027

1 per 250sf = Retail 250
 1 per 100sf = Restaurant 100
 1 per 250sf = Medical (+2 patient) 250

Rent Roll				
Tenant	Ste.	Sq. Ft.	Required	Use
Jet's Pizza	100	1,300	5.2000	Retail
Divine Nails	200	1,200	4.8000	Retail
Red Light Therapy	300	1,870	7.4800	Retail
Moe's Southwest Grill	400	3,029	30.2900	Resturant
Publix	500	44,841	179.3640	Retail
Club Pilates	600	2,679	10.7160	Retail
Premier Fitness	700	3,167	12.6680	Retail
Wine & Spirits	800	6,000	24.0000	Retail
Happy Retales	900	2,650	10.6000	Retail
Duck Donuts	1000	1,500	6.0000	Retail
BJIT	1100-1300	4,610	18.4400	Medical
Jimmy Johns	1400	1,545	15.4500	Resturant
Arch Masters	1500	1,345	5.3800	Retail
Great Clips	1600	1,500	6.0000	Retail
UPS Store	1700	1,390	5.5600	Retail
UBreakIFix	1750	1,390	5.5600	Retail
Pei Wei Asian Diner	1800	3,300	33.0000	Resturant
Total LOT A SF		83,316	380.5080	
Jonathan's		6277	62.7700	Resturant + Patio
Starbucks		1,750	17.5000	Resturant
Total		91,343	460.7780	
Current Parking Spaces			527.00	
Over (Under)			66.22	

BRENTWOOD PLANNING COMMISSION

Meeting Date: 11/03/2025

Current Zoning: OSRD - OPEN SPACE RESIDENTIAL
DEVELOPMENT

Information

Subject

BPC2509-008 Final Plat - Parkside at Brenthaven, Phase 2, Section 2, Zoning OSRD - Applicant: Anderson, Delk, Epps & Assoc. Inc, 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211

General Information

Anderson, Delk, Epps & Associates Inc. requests approval of a final plat for Phase 2, Section 2 of the Parkside at Brenthaven Subdivision. Phase 2, Section 2 includes 19 lots on approximately 19.15 acres. The plat also includes perpetual scenic easements located within Open Space Areas 2D, 2E, and a portion of 2B.

The Preliminary Plan for Phase 2, Section 2 and 3 were previously approved by the Planning Commission in January 2024.

Conditions of Approval

Staff does not recommend additional conditions of approval at this time.

Standard Requirements

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

1. Prior to the signing of the Final Plat, the applicant shall submit a Stormwater Management Agreement, a Long-Term Maintenance Plan, and as-built drawings for all stormwater management facilities and public stormwater infrastructure to the Engineering Department for review and approval prior to recording.
2. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
3. Add the following note to all pages of the final plat:

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

Brentwood to determine if development may continue as depicted on the plan.

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

4. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
5. Final Plats must be printed on an 18" x 24" mylar copy.
6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
7. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
8. Per the requirements of Appendix Seven of the Subdivision Regulations, in lieu of individual mailboxes an address post shall be permanently placed in concrete at the end of each driveway, within the street right-of-way, or private ingress/egress easement displaying the assigned address for the structure. The address post must be installed before a Certificate of occupancy will be issued for the future structure. Refer to this Article for additional information.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. Deviations from the approved plat in the development of the project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
11. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
12. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and

re-approval by the Planning Commission.

Staff Recommendation

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

Attachments

Proposed Final Plat

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 19 SINGLE FAMILY LOTS, AND TO DEDICATE RIGHT-OF-WAY AND OPEN SPACE.
- EXISTING ZONING: OSRD
- MINIMUM REQUIRED BUILDING SETBACKS:
LOTS ADJOINING EXISTING SUBDIVISIONS (LOTS 146-153)
 MINIMUM REQUIRED LOT AREA: 1 ACRE
A SMALLER LOT SIZE IS ALLOWABLE PROVIDED THE COMBINED AREA OF THE NEW LOT AND ANY PERMANENT OPEN SPACE BETWEEN THE NEW LOT AND THE EXISTING RESIDENTIAL DEVELOPMENT IS AT LEAST ONE ACRE.
 MINIMUM FRONT SETBACK: 50 FT.
 MINIMUM SIDE SETBACK: 20 FT.
 MINIMUM SIDE SETBACK ADJOINING STREET: 30 FT.
 MINIMUM REAR SETBACK: 30 FT.
 MINIMUM SETBACK FROM ANY BOUNDARY LINE OF THE DEVELOPMENT: 35 FT.
 MINIMUM LOT WIDTH AT BUILDING SETBACK: 110 FT. CONVENTIONAL LOTS
 120 FT. TRANSITIONAL LOT

- OWNER:
 JAMES E. ADAMS, JR 2016 REVOCABLE TRUST
 3150 SOUTHWALL ROAD
 FRANKLIN, TN 37064
 CONTACT: JAMES E. ADAMS

 DON & LYNNE ADAMS LIVING TRUST
 4995 MURFREESBORO ROAD
 ARRINGTON, TN 37014
 CONTACT: DON DAVID ADAMS

 ALAN D. ADAMS FAMILY TRUST
 1259 DEVENS COURT
 BRENTWOOD, TN 37027
 CONTACT: ALAN D. ADAMS

 LARRY T ADAMS
 8255 DALEWOOD COURT
 BRENTWOOD, TN 37027
 CONTACT: LARRY ADAMS

 STEVE E. ADAMS
 1431 GREEN HILL BLVD
 BRENTWOOD, TN 37027
 CONTACT: STEVE E. ADAMS
- DEED REFERENCE:
 JAMES E. ADAMS, JR 2016 REVOCABLE TRUST
 BOOK 9670 PAGE 769 R.O.W.C.

 DON & LYNNE ADAMS LIVING TRUST
 BOOK 9670 PAGE 769 R.O.W.C.

 ALAN D. ADAMS FAMILY TRUST
 BOOK 9670 PAGE 769 R.O.W.C.

 LARRY T ADAMS
 BOOK 9670 PAGE 769 R.O.W.C.
 BOOK 9670 PAGE 775 R.O.W.C.
 BOOK 9681 PAGE 818 R.O.W.C.

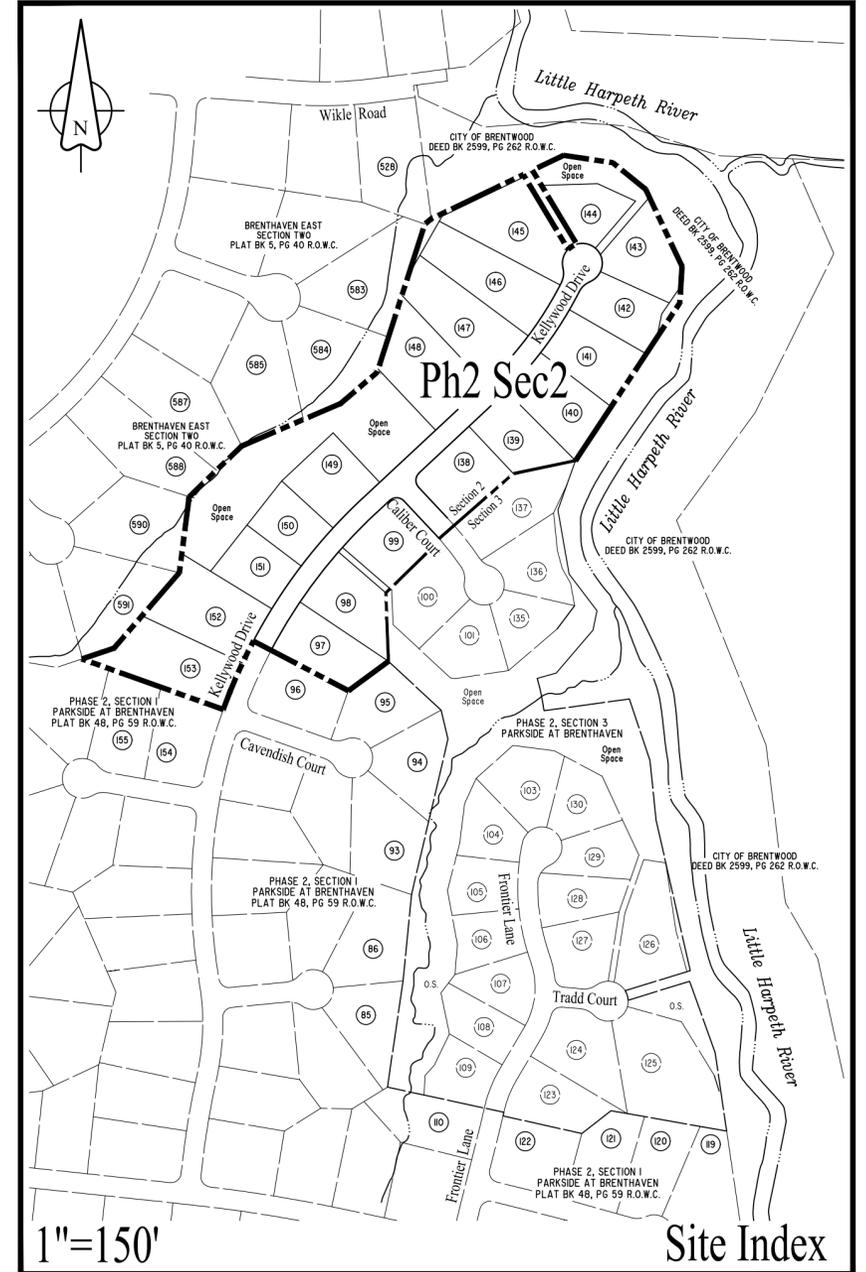
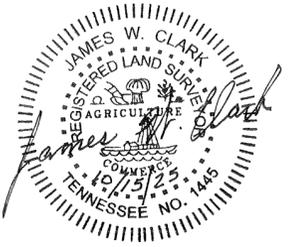
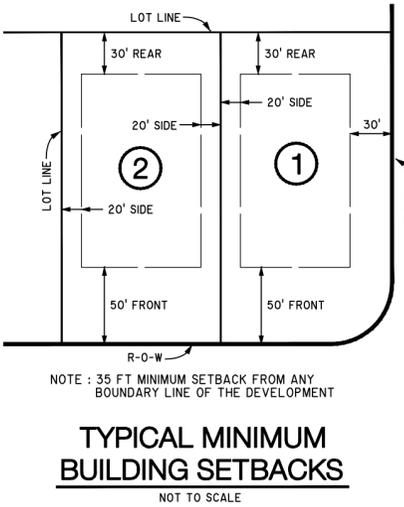
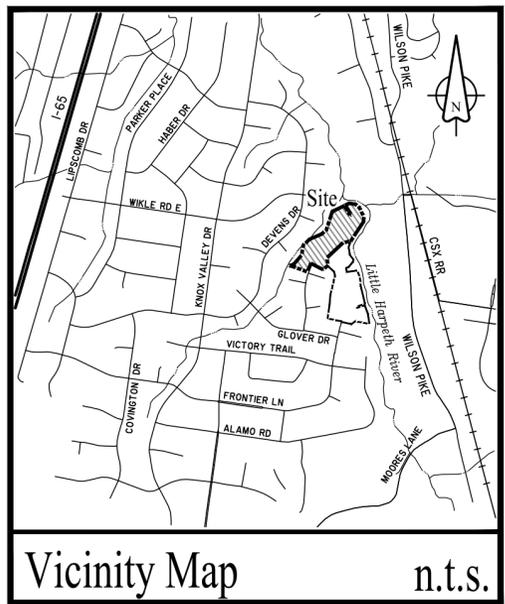
 STEVE E. ADAMS
 BOOK 9670 PAGE 769 R.O.W.C.
 BOOK 9671 PAGE 27 R.O.W.C.
- DEVELOPER:
 LARRY T. ADAMS CONSTRUCTION
 8255 DALEWOOD COURT
 BRENTWOOD, TN 37027
- PLANNER/SURVEYOR:
 ANDERSON, DELK, EPPS & ASSOCIATES, INC.
 618 GRASSMERE PARK DRIVE, SUITE 4
 NASHVILLE, TN 37211
 (615) 331-0809
- SITE:
 PROPERTY MAP 35, PARCEL 3.00
 15th CIVIL DISTRICT - WILLIAMSON COUNTY, TN
 CITY OF BRENTWOOD

- THIS PROPERTY IS LOCATED IN ZONES "AE" AND "X" AS SHOWN ON F.E.M.A. MAP No. 47187C02066 AND MAP No. 47187C02076, EFFECTIVE DATE FOR BOTH BEING DECEMBER 20, 2024.
- THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000, AS SHOWN HEREON.
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED PRIOR TO THIS SURVEY.
- ALL HOUSES CONSTRUCTED ON CORNER LOTS SHALL FACE DIRECTLY TOWARD THE FRONT YARD SETBACK.
- ALL PROPERTY CORNERS AND NEW LOT CORNERS SHALL BE MONUMENTED WITH IRON PINS SET THIS SURVEY (WITH CAP) UNLESS OTHERWISE NOTED.
- MAINTENANCE OF DETENTION POND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- DEVELOPMENT ON ALL LOTS WITHIN THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58-6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL OPEN AREAS IDENTIFIED AS SCENIC EASEMENTS SHALL BE UNDISTURBED AND REMAIN IN THEIR NATURAL STATE.
- THIS FINAL PLAT IS SUBJECT TO A VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAT EXPIRES ON _____, UNLESS EXTENDED BY THE CITY OF BRENTWOOD.

 PERSONS RELYING ON THIS PLAT AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.
- LOWEST FLOOR ELEVATION (L.F.E.) SHOWN ON LOTS ARE BASED ON ADJACENT FLOODPLAIN STREAMS, DITCHES, ETC. ALLOWABLE GRAVITY SERVICE ELEVATION IN NOT TAKEN INTO ACCOUNT WITH THIS ELEVATION SHOWN. BUILDER TO VERIFY ALLOWABLE GRAVITY SEWER SERVICE ELEVATIONS BASED ON DEPTH OF INSTALLED SEWER SERVICES. BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION FOR FINISHED GRADES SURROUNDING PROPOSED HOUSES.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 78-14 OF THE MUNICIPAL CODE, LOTS DESIGNATED WITH (*) HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE-DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED
- WATERWAY NATURAL AREAS RELATE TO WATERCOURSES CLASSIFIED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AS STREAMS OR "WATERS OF THE STATE." THESE STREAMS ARE INTENDED TO REMAIN IN THEIR NATURAL CONDITION AND TO BE BUFFERED IN ACCORDANCE WITH TDEC CRITERIA. NO DISTURBANCE IS TO OCCUR WITHIN THE BUFFER LIMITS EXCEPT AS PERMITTED BY TDEC OR THE U.S. CORPS OF ENGINEERS.
- IN LIEU OF INDIVIDUAL MAILBOXES AND ADDRESS POST SHALL BE PERMANENTLY PLACED IN CONCRETE AT THE END OF EACH DRIVEWAY IN ACCORDANCE WITH THE CITY OF BRENTWOOD, WITHIN THE STREET RIGHT-OF-WAY, OR PRIVATE INGRESS/EGRESS EASEMENT DISPLAYING THE ASSIGNED ADDRESS FOR THE STRUCTURE. THE ADDRESS POST MUST BE INSTALLED BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THE FUTURE STRUCTURE.
- OPEN SPACE AREA 2D, 2E AND PORTION OF OPEN SPACE AREA 2B ARE SUBJECT TO PERPETUAL SCENIC EASEMENTS AS RECORDED IN BOOK _____, PAGE _____, AND SHALL REMAIN UNDISTURBED AND IN ITS NATURAL STATE.

O.S.R.D. Calculations

SITE AREA	PHASE 2		SEC 2 & 3
	SECTION 2	SECTION 3	TOTAL
19.155 Ac ±	20.213 Ac ±	39.368 Ac ±	
AREA WITHIN R-O-W	1.755 Ac ±	1.545 Ac ±	3.300 Ac ±
SITE AREA LESS AREA IN R-O-W	17.400 Ac ±	18.668 Ac ±	36.068 Ac ±
NUMBER OF LOTS	19	20	39
AREA REQUIRED FOR 1.0 UNIT/AC. (TO BE TAKEN FROM PARK DEDICATION CREDIT)	1.600 Ac ±	1.332 Ac ±	2.932 Ac ±
OPEN SPACE REMAINING FROM PARK DEDICATION			25.719 Ac ±
EXCESS OPEN SPACE FOR BRENTHAVEN DEVELOPMENT			22.787 Ac ±



See Sheet 2 of 3 for Lot & O.S. Charts
See Sheet 3 of 3 for Curve Charts

Sheet 1 of 3
Phase 2, Section 2
Parkside
at Brenthaven

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Owner Name: JAMES E. ADAMS, JR 2016 REVOCABLE TRUST
JAMES E. ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: DON & LYNNE ADAMS LIVING TRUST
DON DAVID ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: ALAN D. ADAMS FAMILY TRUST
ALAN D. ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: LARRY T. ADAMS

Title: _____ Date: _____

Owner Name: STEVE E. ADAMS

Title: _____ Date: _____

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Water System _____ Date _____ Name, Title
Brentwood Water & Sewer

Sewer System _____ Date _____ Name, Title
Brentwood Water & Sewer

CERTIFICATE OF APPROVAL OF STREET NAMES

I hereby certify that Williamson County Department of Emergency Communications has approved the street name(s).

Williamson County Department of Emergency Communications Date _____

CERTIFICATE OF PROVISION OF ELECTRIC SERVICE

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklists and tree planting guidelines have been met for the electrical provider below. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Middle Tennessee Electric Membership Corporation Date _____

CERTIFICATE OF APPROVAL OF ADDRESSES

I hereby certify that the subdivision plat shown hereon has been assigned the addresses in conformance with the City of Brentwood addressing standards.

City of Brentwood Addressing Authority Date _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the specifications of the Brentwood Planning Commission.

Name James W. Clark
By *James W. Clark* Date 10/15/25

CERTIFICATION OF APPROVAL OF STREETS

I hereby certify that all streets designated on the final subdivision plat have been constructed in accordance with current applicable regulations.

Engineering Director _____ Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I hereby certify that the City of Brentwood Planning and Codes Department has approved the subdivision name.

Secretary, Planning Commission or Planning and Codes Director _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the City of Brentwood, with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission.

Secretary, Planning Commission or Planning and Codes Director _____ Date _____

FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD PLANNING COMMISSION

TOTAL ACRES 19.155 Ac.± TOTAL LOTS 19

ACRES NEW STREETS 1.755 Ac.± FEET NEW STREETS 1,387±

CIVIL DISTRICT 15th CLOSURE ERROR 1:10,000+

SCALE: 1" = 100 ft. DATE: Sept. 2, 2025

LOT No.	SQ. FT.	ACRES	TYPE
97	31,044	0.713	C
98	31,005	0.712	C
99	29,143	0.669	C
138	31,010	0.712	C
139	31,000	0.712	T
140	34,976	0.803	T
141	31,849	0.731	T
142	29,037	0.667	T
143	30,888	0.709	T
144	21,845	0.501	T
145	42,767	0.982	T
146	44,336	1.018	T
147	43,570	1.000	T
148	43,666	1.002	T
149	28,970	0.665	T
150	22,649	0.520	T
151	24,089	0.553	T
152	43,560	1.000	T
153	43,564	1.000	T

LOT No.	SQ. FT.	ACRES
2A	16,045	0.368
2B	98,528	2.262
2C	2,354	0.054
2D	2,076	0.048

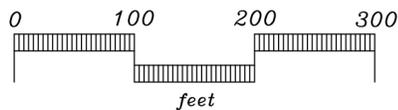
LOT No.	L.F.E.
139	699.0
140	699.0
141	699.0
142	698.0
143	698.0
145	696.0
146	697.0
147	698.0
148	700.0

SEE NOTE 16 SHEET 1 OF 3

LINE No.	BEARING	DISTANCE
L6	S 56°21'31" W	175.19'
L7	N 58°20'20" W	20.42'
L8	N 58°20'20" W	8.63'
L9	N 18°06'37" E	35.00'
L10	N 32°26'30" E	123.08'
L11	S 46°02'59" W	106.49'
L12	N 46°02'59" E	124.04'
L13	N 50°52'18" E	61.57'
L14	N 50°52'18" E	140.69'
L15	N 66°40'52" E	69.46'
L16	S 05°42'57" E	16.59'
L17	N 56°33'02" E	248.29'
L18	N 8°20'58" E	40.51'
L19	S 66°21'43" E	164.77'
L20	N 89°02'48" E	182.87'
L21	S 20°18'56" E	35.00'
L22	S 46°53'22" W	122.01'
L23	S 43°06'38" E	54.62'
L24	N 70°30'10" E	139.09'



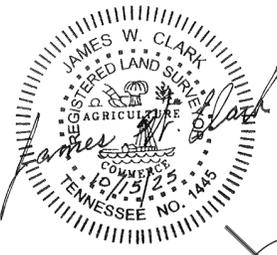
Bearings based on Final Plat of Parkside at Brenthaven, Phase Two, Section I, recorded in Plat Book P48, Page 59, Registers Office of Williamson Co., Tennessee.



Legend

- 8" S ○ SANITARY SEWER W/ MANHOLE
- 8" W ○ WATER LINE
- FIRE HYDRANT
- ★ STREET LIGHT
- IR(OLD) ● IRON ROD (OLD)
- IR(NEW) ○ IRON ROD (NEW)
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- ★ SEE NOTE 18 - SHEET 1 OF 3
- #### ADDRESSES
- LFE LOT WITH MIN. LOWEST FLOOR ELEVATION SEE CHART SHEET 2 OF 3
- SCENIC EASEMENT

See Sheet 1 of 3 for Notes
See Sheet 3 of 3 for Curve Charts



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

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JAMES E. ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: DON & LYNNE ADAMS LIVING TRUST
DON DAVID ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: ALAN D. ADAMS FAMILY TRUST
ALAN D. ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: LARRY T. ADAMS

Title: _____ Date: _____

Owner Name: STEVE E. ADAMS

Title: _____ Date: _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled PARKSIDE AT BRENTHAVEN, PHASE 2, SECTION 2 have been installed in accordance with current applicable regulations.

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Sewer System _____ Date _____ Name, Title
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City of Brentwood Addressing Authority Date _____

CERTIFICATE OF ACCURACY

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Name James W. Clark
By *James W. Clark* Date 10/15/25

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I hereby certify that all streets designated on the final subdivision plat have been constructed in accordance with current applicable regulations.

Engineering Director Date _____

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Secretary, Planning Commission or Planning and Codes Director Date _____

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Secretary, Planning Commission or Planning and Codes Director Date _____

FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD PLANNING COMMISSION

TOTAL ACRES 19.155 Ac.± TOTAL LOTS 19

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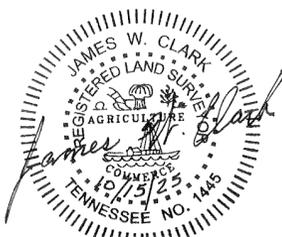
SCALE: 1" = 100 ft. DATE: Sept. 2, 2025

Sheet 2 of 3
Phase 2, Section 2
Parkside at Brenthaven

Curve Table						
CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	028°57'18"	50.00'	25.27'	12.91'	25.00'	S59°07'54"W
C5	007°58'32"	1347.27'	187.54'	93.92'	187.39'	S23°44'18"W
C6	000°20'04"	740.00'	4.32'	2.16'	4.32'	N41°07'48"W
C22	019°09'48"	1347.27'	450.62'	227.43'	448.52'	S37°18'28"W
C23	020°02'38"	916.35'	320.57'	161.94'	318.94'	N36°52'03"E
C24	041°24'35"	50.00'	36.14'	18.90'	35.36'	N06°08'27"E
C25	059°13'06"	50.00'	51.68'	28.41'	49.41'	S15°02'42"W
C26	174°38'45"	50.00'	152.41'	1069.36'	99.89'	N19°04'04"W
C27	041°24'35"	50.00'	36.14'	18.90'	35.36'	S47°33'01"W
C28	020°02'38"	966.35'	338.06'	170.78'	336.34'	N36°52'03"E
C29	090°00'00"	25.00'	39.27'	25.00'	35.36'	S01°53'22"W
C30	001°48'47"	790.00'	25.00'	12.50'	25.00'	N42°12'14"W
C36	001°48'47"	740.00'	23.42'	11.71'	23.42'	N42°12'14"W
C37	090°00'00"	25.00'	39.27'	25.00'	35.36'	N88°06'38"W
C38	019°09'48"	1297.27'	433.89'	218.99'	431.87'	S37°18'28"W

Legend

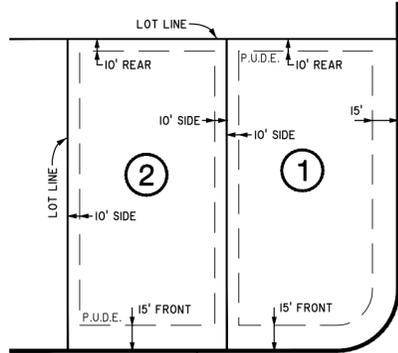
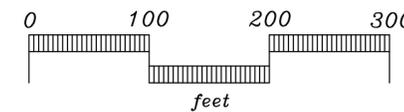
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- ★ SEE NOTE 18 - SHEET 1 OF 3
- #### ADDRESSES
- LFE LOT WITH MIN. LOWEST FLOOR ELEVATION SEE CHART SHEET 2 OF 3
- SCENIC EASEMENT



LINE TABLE		
LINE No.	BEARING	DISTANCE
L1	S 25°41'32" E	211.6'
L2	N 64°28'30" E	15.64'
L3	S 82°4'27" E	91.00'
L4	S 46°12'54" E	44.59'
L5	S 34°43'47" E	68.85'



Bearings based on Final Plat of Parkside at Brenthaven, Phase Two, Section I, recorded in Plat Book P48, Page 59, Registers Office of Williamson Co., Tennessee.

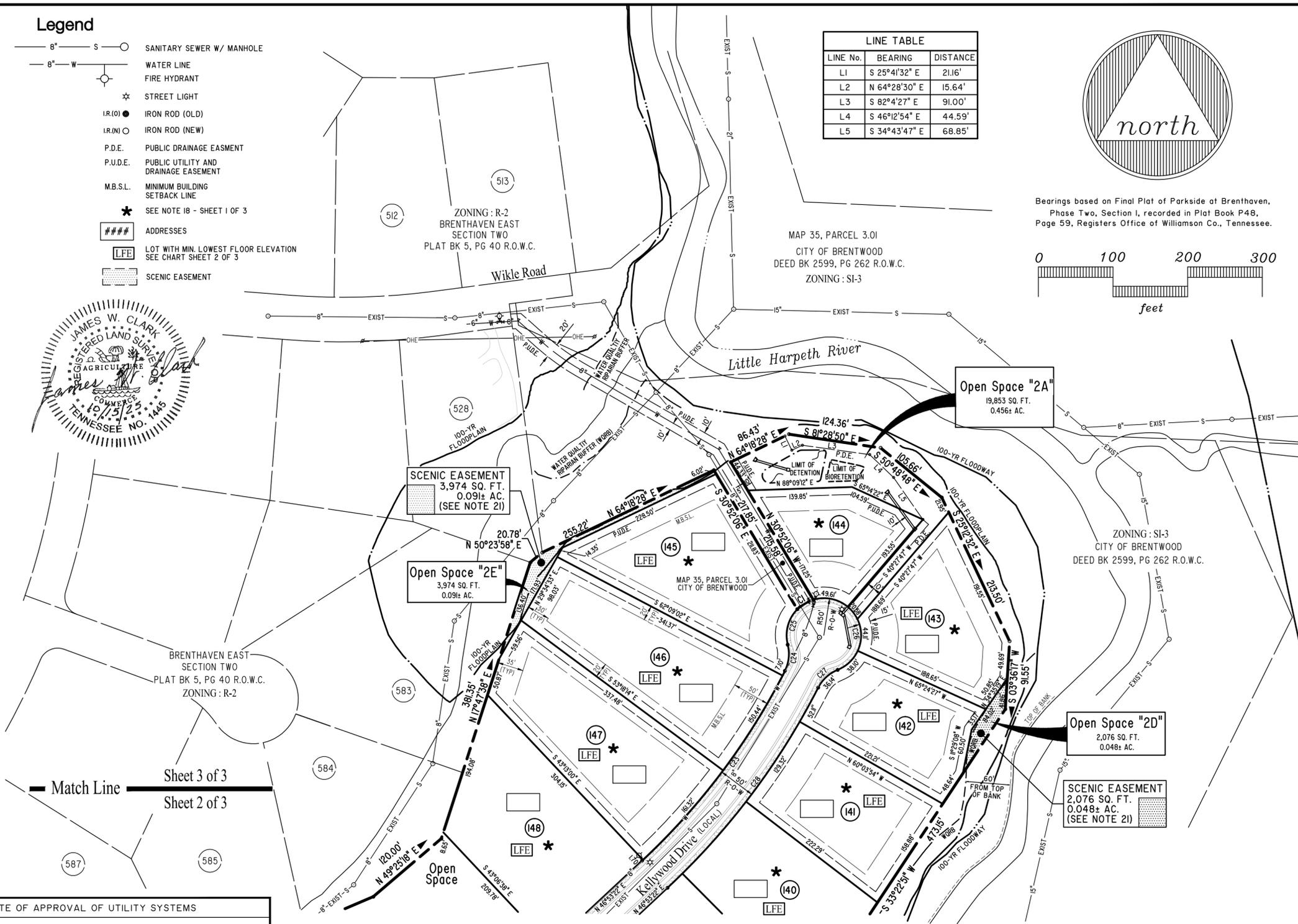


NOTE : 35 FT MINIMUM SETBACK FROM ANY BOUNDARY LINE OF THE DEVELOPMENT

TYPICAL EASEMENT CONFIGURATION DETAIL

NOT TO SCALE
APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

See Sheet 1 of 3 for Notes
See Sheet 2 of 3 for Lot & O.S. Charts



CERTIFICATE OF OWNERSHIP AND DEDICATION

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JAMES E. ADAMS - TRUSTEE

Title: _____ Date: _____

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DON DAVID ADAMS - TRUSTEE

Title: _____ Date: _____

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ALAN D. ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: LARRY T. ADAMS

Title: _____ Date: _____

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Sewer System _____ Date _____ Name, Title
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Name James W. Clark
By *James W. Clark* Date 10/15/25
Engineering Director

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Date _____
Engineering Director

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Secretary, Planning Commission or Planning and Codes Director Date _____

FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD PLANNING COMMISSION

TOTAL ACRES 19.155 Ac.± TOTAL LOTS 19
ACRES NEW STREETS 1.755 Ac.± FEET NEW STREETS 1,387±
CIVIL DISTRICT 15th. CLOSURE ERROR 1:10,000+
SCALE: 1" = 100 ft. DATE: Sept. 2, 2025

Sheet 3 of 3
Phase 2, Section 2
Parkside
at Brenthaven

BRENTWOOD PLANNING COMMISSION

Meeting Date: 11/03/2025

Current Zoning: OSRD - OPEN SPACE RESIDENTIAL
DEVELOPMENT

Information

Subject

BPC2509-009 Final Plat - Parkside at Brenthaven, Phase 2, Section 3, Zoning OSRD - Applicant: Anderson, Delk, Epps & Assoc. Inc, 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211

General Information

Anderson, Delk, Epps & Associates Inc. requests approval of a final plat for Phase 2, Section 3 of the Parkside at Brenthaven Subdivision. Phase 2, Section 3 includes 20 lots on approximately 20.21 acres. The plat also includes perpetual scenic easements located within Open Space Area 3A.

The Preliminary Plan for Phase 2, Section 2 and 3 were previously approved by the Planning Commission in January 2024.

Conditions of Approval

Staff does not recommend additional conditions of approval at this time.

Standard Requirements

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

1. Prior to the signing of the Final Plat, the applicant shall submit a Stormwater Management Agreement, a Long-Term Maintenance Plan, and as-built drawings for all stormwater management facilities and public stormwater infrastructure to the Engineering Department for review and approval prior to recording.
2. Approval of a final plat by the Planning Commission shall become effective upon the date of the last signature required on the plat for recording. The initial vesting period shall be for a period of five years after approval.
3. Add the following note to all pages of the final plat:

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

Brentwood to determine if development may continue as depicted on the plan.

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

4. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. The file shall use the Tennessee State Plane coordinate system, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
5. Final Plats must be printed on an 18" x 24" mylar copy.
6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
7. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
8. Per the requirements of Appendix Seven of the Subdivision Regulations, in lieu of individual mailboxes an address post shall be permanently placed in concrete at the end of each driveway, within the street right-of-way, or private ingress/egress easement displaying the assigned address for the structure. The address post must be installed before a Certificate of occupancy will be issued for the future structure. Refer to this Article for additional information.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. Deviations from the approved plat in the development of the project or the failure to satisfy any standard requirements or special conditions of approval imposed by the planning commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
11. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
12. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and

re-approval by the Planning Commission.

Staff Recommendation

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

Attachments

Proposed Final Plat

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 20 SINGLE FAMILY LOTS, AND TO DEDICATE RIGHT-OF-WAY AND OPEN SPACE.
- EXISTING ZONING: OSRD
- MINIMUM REQUIRED BUILDING SETBACKS:
MINIMUM REQUIRED LOT AREA: 14,000 SQ. FT. CONVENTIONAL LOT
21,780 SQ. FT. TRANSITIONAL LOT

MINIMUM FRONT SETBACK: 50 FT.
MINIMUM SIDE SETBACK: 20 FT.
MINIMUM SIDE SETBACK ADJOINING STREET: 30 FT.
MINIMUM REAR SETBACK: 30 FT.
MINIMUM LOT WIDTH AT BUILDING SETBACK: 110 FT. CONVENTIONAL LOTS
120 FT. TRANSITIONAL LOT
- OWNER:
JAMES E. ADAMS, JR 2016 REVOCABLE TRUST
3150 SOUTHWALL ROAD
FRANKLIN, TN 37064
CONTACT: JAMES E. ADAMS

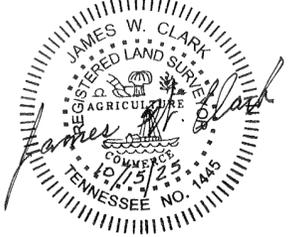
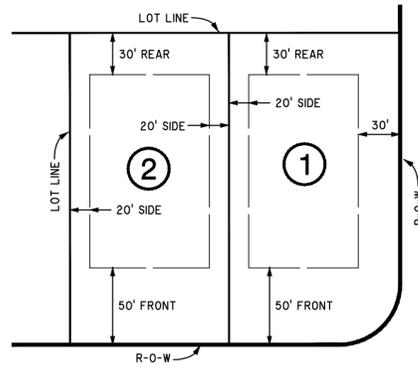
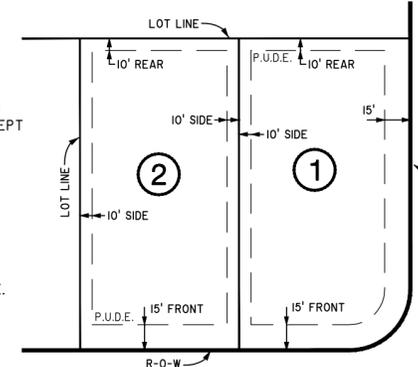
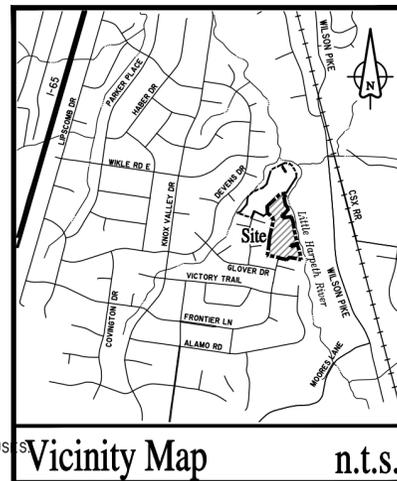
DON & LYNNE ADAMS LIVING TRUST
4995 MURFREESBORO ROAD
ARRINGTON, TN 37014
CONTACT: DON DAVID ADAMS

ALAN D. ADAMS FAMILY TRUST
1259 DEVENS COURT
BRENTWOOD, TN 37027
CONTACT: ALAN D. ADAMS

LARRY T ADAMS
8255 DALEWOOD COURT
BRENTWOOD, TN 37027
CONTACT: LARRY ADAMS

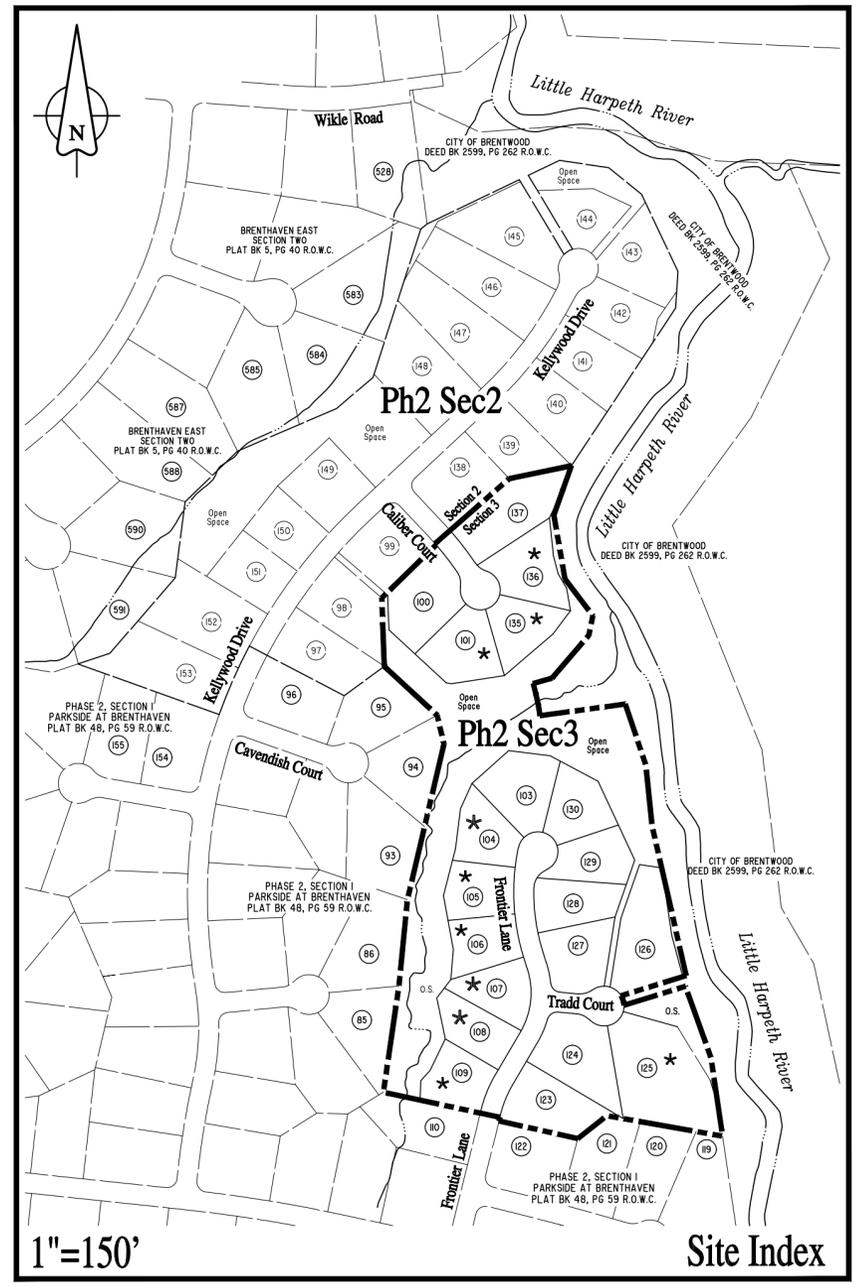
STEVE E. ADAMS
1431 GREEN HILL BLVD
BRENTWOOD, TN 37027
CONTACT: STEVE E. ADAMS
- DEED REFERENCE:
JAMES E. ADAMS, JR 2016 REVOCABLE TRUST
BOOK 9670 PAGE 769 R.O.W.C.
DON & LYNNE ADAMS LIVING TRUST
BOOK 9670 PAGE 769 R.O.W.C.
ALAN D. ADAMS FAMILY TRUST
BOOK 9670 PAGE 775 R.O.W.C.
BOOK 9681 PAGE 818 R.O.W.C.
LARRY T ADAMS
BOOK 9670 PAGE 769 R.O.W.C.
BOOK 9670 PAGE 775 R.O.W.C.
BOOK 9681 PAGE 818 R.O.W.C.
STEVE E. ADAMS
BOOK 9670 PAGE 769 R.O.W.C.
BOOK 9671 PAGE 27 R.O.W.C.
- DEVELOPER:
LARRY T. ADAMS CONSTRUCTION
8255 DALEWOOD COURT
BRENTWOOD, TN 37027
- PLANNER/SURVEYOR:
ANDERSON, DELK, EPPS & ASSOCIATES, INC.
618 GRASSMERE PARK DRIVE, SUITE 4
NASHVILLE, TN 37211
(615) 331-0809
- SITE: PROPERTY MAP 35, PARCEL 3.00
15th CIVIL DISTRICT
WILLIAMSON COUNTY, TN
CITY OF BRENTWOOD
- THIS PROPERTY IS LOCATED IN ZONES "AE" AND "X" AS SHOWN ON F.E.M.A. MAP No. 47187C0206G AND MAP No. 47187C0207G, EFFECTIVE DATE FOR BOTH BEING DECEMBER 20, 2024.
- THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000, AS SHOWN HEREON.
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED PRIOR TO THIS SURVEY.
- ALL HOUSES CONSTRUCTED ON CORNER LOTS SHALL FACE DIRECTLY TOWARD THE FRONT YARD SETBACK.

- ALL PROPERTY CORNERS AND NEW LOT CORNERS SHALL BE MONUMENTED WITH IRON PINS SET THIS SURVEY (1/2" DIA. REBAR WITH CAP) UNLESS OTHERWISE NOTED.
- MAINTENANCE OF DETENTION POND WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- DEVELOPMENT ON ALL LOTS WITHIN THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58-6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL OPEN AREAS IDENTIFIED AS SCENIC EASEMENTS SHALL BE UNDISTURBED AND REMAIN IN THEIR NATURAL STATE.
- THIS FINAL PLAT IS SUBJECT TO A VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE INITIAL VESTING PERIOD FOR THIS PLAT EXPIRES ON _____, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAT AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.
- LOWEST FLOOR ELEVATION (L.F.E.) SHOWN ON LOTS ARE BASED ON ADJACENT FLOODPLAIN STREAMS, DITCHES, ETC. ALLOWABLE GRAVITY SERVICE ELEVATION IN NOT TAKEN INTO ACCOUNT WITH THIS ELEVATION SHOWN. BUILDER TO VERIFY ALLOWABLE GRAVITY SEWER SERVICE ELEVATIONS BASED ON DEPTH OF INSTALLED SEWER SERVICES. BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION FOR FINISHED GRADES SURROUNDING PROPOSED HOUSES.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 78-14 OF THE MUNICIPAL CODE, LOTS DESIGNATED WITH (*) HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE-DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED
- WATERWAY NATURAL AREAS RELATE TO WATERCOURSES CLASSIFIED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AS STREAMS OR "WATERS OF THE STATE." THESE STREAMS ARE INTENDED TO REMAIN IN THEIR NATURAL CONDITION AND TO BE BUFFERED IN ACCORDANCE WITH TDEC CRITERIA. NO DISTURBANCE IS TO OCCUR WITHIN THE BUFFER LIMITS EXCEPT AS PERMITTED BY TDEC OR THE U.S. CORPS OF ENGINEERS.
- IN LIEU OF INDIVIDUAL MAILBOXES AND ADDRESS POST SHALL BE PERMANENTLY PLACED IN CONCRETE AT THE END OF EACH DRIVEWAY IN ACCORDANCE WITH THE CITY OF BRENTWOOD, WITHIN THE STREET RIGHT-OF-WAY, OR PRIVATE INGRESS/EGRESS EASEMENT DISPLAYING THE ASSIGNED ADDRESS FOR THE STRUCTURE. THE ADDRESS POST MUST BE INSTALLED BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THE FUTURE STRUCTURE.
- A PORTION OF COMMON OPEN SPACE AREA 3A IS SUBJECT TO PERPETUAL SCENIC EASEMENTS AS RECORDED IN BOOK _____, PAGE _____, AND SHALL REMAIN UNDISTURBED AND IN ITS NATURAL STATE.



O.S.R.D. Calculations

	PHASE 2		SEC 2 & 3 TOTAL
	SECTION 2	SECTION 3	
SITE AREA	19,155 Ac ±	20,213 Ac ±	39,368 Ac ±
AREA WITHIN R-O-W	1,755 Ac ±	1,545 Ac ±	3,300 Ac ±
SITE AREA LESS AREA IN R-O-W	17,400 Ac ±	18,668 Ac ±	36,068 Ac ±
NUMBER OF LOTS	19	20	39
AREA REQUIRED FOR 1.0 UNIT/AC. (TO BE TAKEN FROM PARK DEDICATION CREDIT)	1,600 Ac ±	1,332 Ac ±	2,932 Ac ±
OPEN SPACE REMAINING FROM PARK DEDICATION			25,719 Ac ±
EXCESS OPEN SPACE FOR BRENTHAVEN DEVELOPMENT			22,787 Ac ±



See Sheet 2 of 3 for Lot & O.S. Charts
See Sheet 3 of 3 for Curve Charts

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Owner Name: JAMES E. ADAMS, JR 2016 REVOCABLE TRUST
JAMES E. ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: DON & LYNNE ADAMS LIVING TRUST
DON DAVID ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: ALAN D. ADAMS FAMILY TRUST
ALAN D. ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: LARRY T. ADAMS

Title: _____ Date: _____

Owner Name: STEVE E. ADAMS

Title: _____ Date: _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current applicable regulations.

Water System _____ Date _____ Name, Title _____
Brentwood Water & Sewer

Sewer System _____ Date _____ Name, Title _____
Brentwood Water & Sewer

CERTIFICATE OF APPROVAL OF STREET NAMES

I hereby certify that Williamson County Department of Emergency Communications has approved the street name(s).

Williamson County Department of Emergency Communications Date _____

CERTIFICATE OF PROVISION OF ELECTRIC SERVICE

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklists and tree planting guidelines have been met for the electrical provider below. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Middle Tennessee Electric Membership Corporation Date _____

CERTIFICATE OF APPROVAL OF ADDRESSES

I hereby certify that the subdivision plat shown hereon has been assigned the addresses in conformance with the City of Brentwood addressing standards.

City of Brentwood Addressing Authority Date _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the specifications of the Brentwood Planning Commission.

Name James W. Clark
By *James W. Clark* Date 10/15/25
Engineering Director

CERTIFICATION OF APPROVAL OF STREETS

I hereby certify that all streets designated on the final subdivision plat have been constructed in accordance with current applicable regulations.

Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I hereby certify that the City of Brentwood Planning and Codes Department has approved the subdivision name.

Secretary, Planning Commission or Planning and Codes Director Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the City of Brentwood, with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission.

Secretary, Planning Commission or Planning and Codes Director Date _____

FINAL SUBDIVISION PLAT

CITY OF BRENTWOOD PLANNING COMMISSION

TOTAL ACRES 20.213 Ac.± TOTAL LOTS 20

ACRES NEW STREETS 1.545 Ac.± FEET NEW STREETS 997±

CIVIL DISTRICT 15th CLOSURE ERROR 1:10,000+

SCALE: 1" = 100 ft. DATE: Sept. 2, 2025

Sheet 1 of 3
Phase 2, Section 3
Parkside
at Brenthaven

LOT No.	SQ. FT.	ACRES	TYPE
100	31,712	0.728	C
101	27,165	0.624	T
103	29,254	0.672	C
104	22,571	0.518	T
105	22,550	0.518	T
106	21,851	0.502	T
107	22,107	0.508	T
108	22,049	0.506	T
109	21,984	0.505	T
123	29,686	0.681	C
124	35,056	0.805	C
125	58,849	1.351	T
126	37,636	0.864	C
127	26,493	0.608	C
128	23,513	0.540	C
129	22,611	0.519	C
130	23,582	0.541	C
135	22,520	0.517	T
136	27,378	0.629	T
137	30,748	0.706	T

LOT No.	SQ. FT.	ACRES
3A	235,003	5.395
3B	16,308	0.374
3C	2,231	0.051
3D	319	0.007

LOT L.F.E.	
LOT No.	L.F.E.
136	700.0
136	701.0
103	708.0
104	711.0
105	715.0
106	719.0
107	720.0
108	722.0
109	718.0
125	703.0
126	704.0

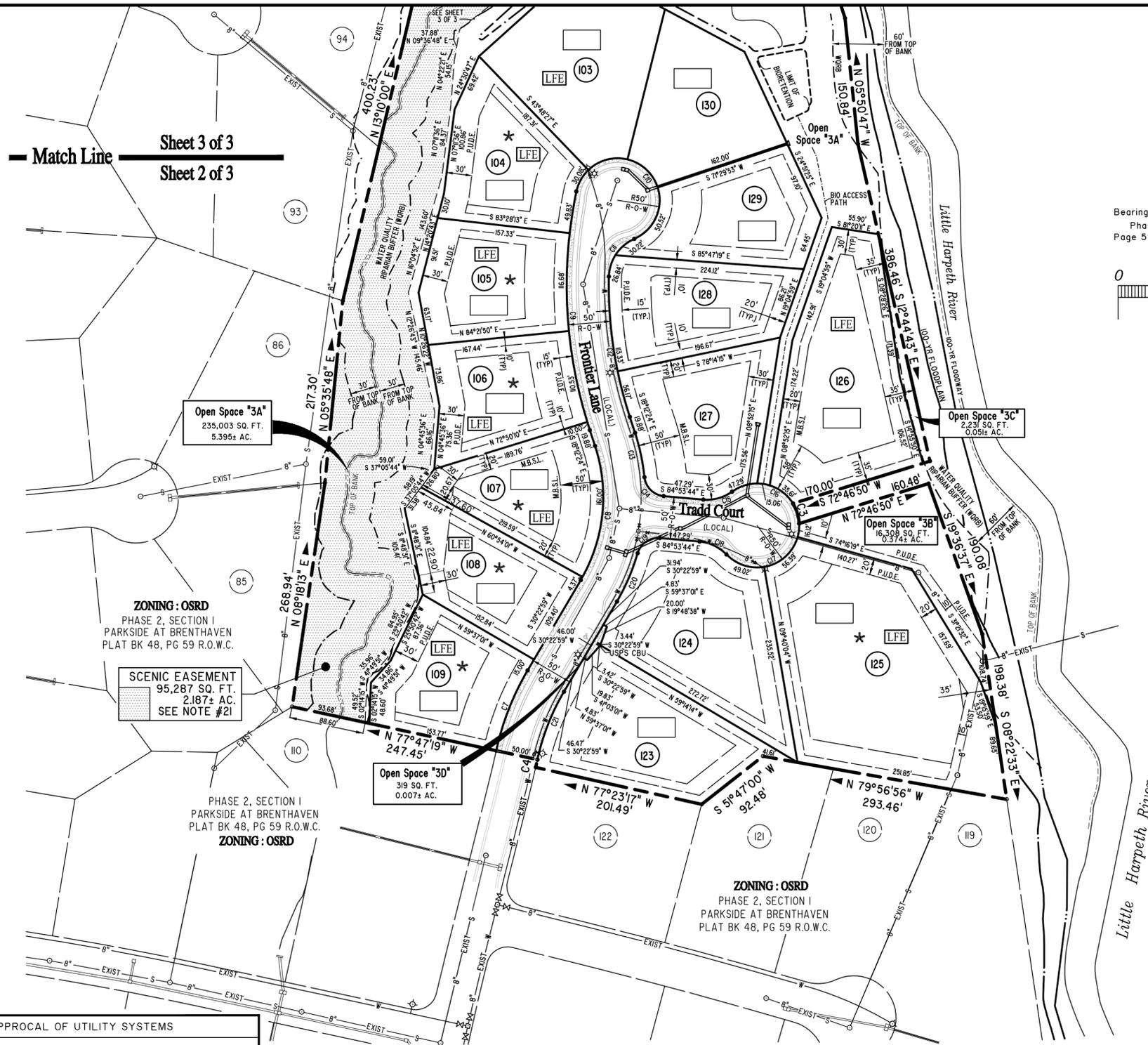
C : CONVENTIONAL LOT
T : TRANSITIONAL LOT

SEE NOTE 16 SHEET 1 OF 3

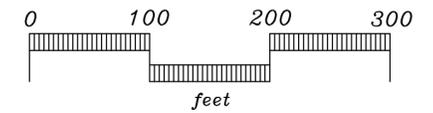
Legend

- 8" S SANITARY SEWER W/ MANHOLE
- 8" W WATER LINE
- FIRE HYDRANT
- STREET LIGHT
- IR.(O) IRON ROD (OLD)
- IR.(N) IRON ROD (NEW)
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- SEE NOTE 17 - SHEET 1 OF 3
- #### ADDRESSES
- LOT WITH MIN. LOWEST FLOOR ELEVATION SEE CHART SHEET 2 OF 3
- SCENIC EASEMENT

See Sheet 1 of 3 for Notes
See Sheet 3 of 3 for Curve Charts



Bearings based on Final Plat of Parkside at Brenthaven, Phase Two, Section I, recorded in Plat Book P48, Page 59, Registers Office of Williamson Co., Tennessee.



ZONING : SI-3
CITY OF BRENTWOOD
DEED BK 2599, PG 262 R.O.W.C.



CERTIFICATE OF OWNERSHIP AND DEDICATION	
I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.	
Owner Name: JAMES E. ADAMS, JR 2016 REVOCABLE TRUST JAMES E. ADAMS - TRUSTEE	Title: _____ Date: _____
Owner Name: DON & LYNNE ADAMS LIVING TRUST DON DAVID ADAMS - TRUSTEE	Title: _____ Date: _____
Owner Name: ALAN D. ADAMS FAMILY TRUST ALAN D. ADAMS - TRUSTEE	Title: _____ Date: _____
Owner Name: LARRY T. ADAMS	Title: _____ Date: _____
Owner Name: STEVE E. ADAMS	Title: _____ Date: _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	
I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current applicable regulations.	
Water System _____ Date _____	Name, Title, and Agency of Approving Agent _____
Sewer System _____ Date _____	Name, Title, and Agency of Approving Agent _____

CERTIFICATE OF APPROVAL OF STREET NAMES	
I hereby certify that Williamson County Department of Emergency Communications has approved the street name(s).	
Williamson County Department of Emergency Communications	Date _____

CERTIFICATE OF PROVISION OF ELECTRIC SERVICE	
I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklists and tree planting guidelines have been met for the electrical provider below. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.	
Middle Tennessee Electric Membership Corporation	Date _____

CERTIFICATE OF APPROVAL OF ADDRESSES	
I hereby certify that the subdivision plat shown hereon has been assigned the addresses in conformance with the City of Brentwood addressing standards.	
City of Brentwood Addressing Authority	Date _____

CERTIFICATE OF ACCURACY	
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the specifications of the Brentwood Planning Commission.	
Name James W. Clark	Date 10/15/25
Engineering Director	Date _____

CERTIFICATION OF APPROVAL OF STREETS	
I hereby certify that all streets designated on the final subdivision plat have been constructed in accordance with current applicable regulations.	
Engineering Director	Date _____

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I hereby certify that the City of Brentwood Planning and Codes Department has approved the subdivision name.	
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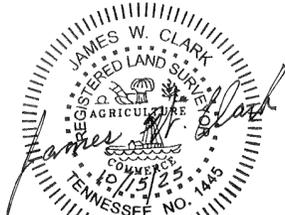
CERTIFICATE OF APPROVAL FOR RECORDING	
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the City of Brentwood, with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission.	
Secretary, Planning Commission or Planning and Codes Director	Date _____

FINAL SUBDIVISION PLAT	
CITY OF BRENTWOOD PLANNING COMMISSION	
TOTAL ACRES 20.213 Ac.±	TOTAL LOTS 20
ACRES NEW STREETS 1.545 Ac.±	FEET NEW STREETS 997±
CIVIL DISTRICT 15th	CLOSURE ERROR 1:10,000±
SCALE: 1" = 50 ft.	DATE: Sept. 2, 2025

Sheet 2 of 3 Phase 2, Section 3 Parkside at Brenthaven

Curve Table						
CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C2	008°13'37"	575.00'	82.56'	41.35'	82.49'	N11°55'11"W
C3	028°57'18"	50.00'	25.27'	12.91'	25.00'	N17°31'0"W
C4	000°24'02"	1343.06'	9.39'	4.70'	9.39'	N12°24'42"E
C5	007°58'32"	1347.27'	187.54'	93.92'	187.39'	S23°44'18"W
C6	000°20'04"	740.00'	4.32'	2.16'	4.32'	N4°07'48"W
C7	018°10'18"	324.33'	102.86'	51.87'	102.43'	S2°17'50"W
C8	048°35'23"	195.00'	165.37'	88.02'	160.46'	N06°05'17"E
C9	029°55'59"	549.44'	287.04'	146.88'	283.79'	S03°14'25"E
C10	234°53'40"	50.00'	204.98'	96.27'	88.74'	N50°49'35"W
C11	065°22'56"	50.00'	57.06'	32.09'	54.01'	S33°55'47"W
C12	019°26'43"	499.44'	169.50'	85.57'	168.69'	S08°29'03"E
C13	012°38'22"	245.00'	54.05'	27.13'	53.94'	N11°53'13"W
C14	079°19'41"	25.00'	34.61'	20.73'	31.91'	S45°13'53"E
C15	041°24'35"	50.00'	36.14'	18.90'	35.36'	N74°23'59"E
C16	094°36'29"	50.00'	82.56'	54.19'	73.50'	N79°00'04"W
C17	139°15'22"	50.00'	121.52'	134.65'	93.75'	N66°53'10"E
C18	041°24'35"	50.00'	36.14'	18.90'	35.36'	N64°11'26"W
C19	079°19'41"	25.00'	34.61'	20.73'	31.91'	S55°26'26"W
C31	007°29'02"	790.00'	103.19'	51.67'	103.12'	N37°33'19"W
C32	039°06'02"	50.00'	34.12'	17.76'	33.46'	S53°21'49"E
C33	262°41'50"	50.00'	229.25'	56.82'	75.07'	N58°26'05"E
C34	044°05'09"	50.00'	38.47'	20.24'	37.53'	N12°15'34"W
C35	006°39'37"	740.00'	86.02'	43.06'	85.97'	N37°37'58"W

LINE TABLE		
LINE No.	BEARING	DISTANCE
L1	N 21°57'12" E	62.30'
L2	N 17°40'49" W	70.39'
L3	N 05°57'01" W	152.79'
L4	N 16°07'24" W	92.87'
L5	N 15°59'07" E	24.65'
L6	N 82°11'38" E	9.48'
L7	S 82°11'38" W	21.86'
L8	S 15°59'07" W	30.45'
L9	S 81°42'01" W	175.49'
L10	S 70°02'57" W	90.76'
L11	S 48°39'59" W	136.58'
L12	S 07°11'36" W	82.67'
L13	S 13°17'57" E	5.60'
L14	N 70°10'26" E	141.72'
L15	S 59°43'03" E	36.13'
L16	N 77°33'43" E	13.46'
L17	N 45°55'06" E	11.29'
L18	N 59°43'03" W	32.34'
L19	N 70°10'26" E	49.32'
L20	N 48°06'02" E	158.84'
L21	N 35°09'02" E	67.88'
L22	N 29°15'53" W	71.91'



See Sheet 1 of 3 for Notes
See Sheet 2 of 3 for Lot & O.S. Charts

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Owner Name: JAMES E. ADAMS, JR 2016 REVOCABLE TRUST
JAMES E. ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: DON & LYNNE ADAMS LIVING TRUST
DON DAVID ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: ALAN D. ADAMS FAMILY TRUST
ALAN D. ADAMS - TRUSTEE

Title: _____ Date: _____

Owner Name: LARRY T. ADAMS

Title: _____ Date: _____

Owner Name: STEVE E. ADAMS

Title: _____ Date: _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current applicable regulations.

Water System _____ Date _____ Name, Title, and Agency of Approving Agent _____

Sewer System _____ Date _____ Name, Title, and Agency of Approving Agent _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the specifications of the Brentwood Planning Commission.

Name James W. Clark
B. *James W. Clark* Date 10/15/25

CERTIFICATION OF APPROVAL OF STREETS

I hereby certify that all streets designated on the final subdivision plat have been constructed in accordance with current applicable regulations.

Engineering Director _____ Date _____

CERTIFICATE OF APPROVAL OF STREET NAMES

I hereby certify that Williamson County Department of Emergency Communications has approved the street name(s).

Williamson County Department of Emergency Communications _____ Date _____

CERTIFICATE OF PROVISION OF ELECTRIC SERVICE

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklists and tree planting guidelines have been met for the electrical provider below. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Middle Tennessee Electric Membership Corporation _____ Date _____

CERTIFICATE OF APPROVAL OF ADDRESSES

I hereby certify that the subdivision plat shown hereon has been assigned the addresses in conformance with the City of Brentwood addressing standards.

City of Brentwood Addressing Authority _____ Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I hereby certify that the City of Brentwood Planning and Codes Department has approved the subdivision name.

Secretary, Planning Commission or Planning and Codes Director _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the City of Brentwood, with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission.

Secretary, Planning Commission or Planning and Codes Director _____ Date _____

FINAL SUBDIVISION PLAT

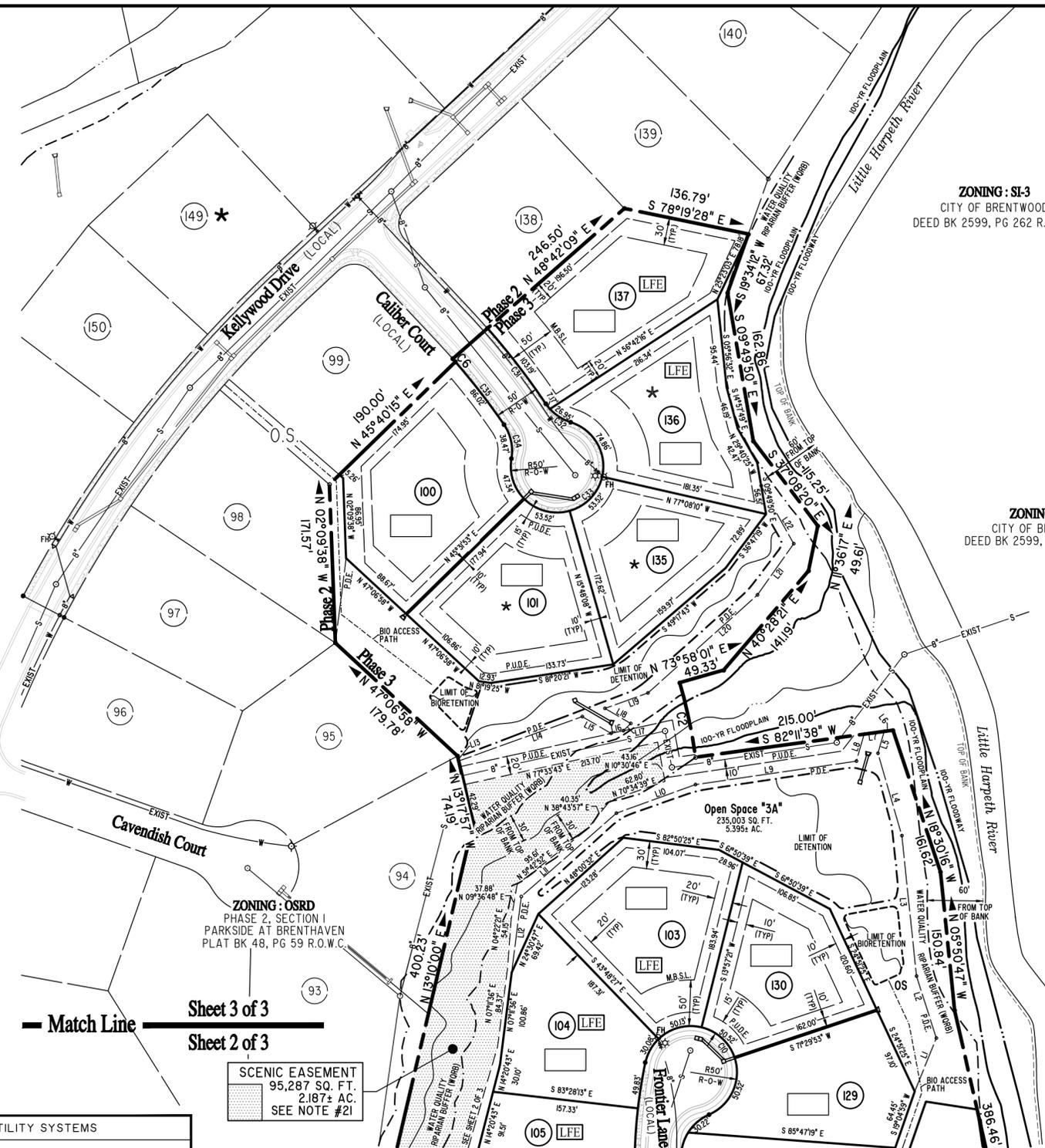
CITY OF BRENTWOOD PLANNING COMMISSION

TOTAL ACRES 20.213 Ac.± TOTAL LOTS 20

ACRES NEW STREETS 1.545 Ac.± FEET NEW STREETS 997±

CIVIL DISTRICT 15th. CLOSURE ERROR 1:10,000+

SCALE: 1" = 50 ft. DATE: Sept. 2, 2025

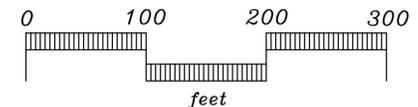


Legend

- 8" S ○ SANITARY SEWER W/ MANHOLE
- 8" W ○ WATER LINE
- FIRE HYDRANT
- ☆ STREET LIGHT
- IR(O) ● IRON ROD (OLD)
- IR(IN) ○ IRON ROD (NEW)
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- ☆ SEE NOTE 17 - SHEET 1 OF 3
- #### ADDRESSES
- LFE LOT WITH MIN. LOWEST FLOOR ELEVATION SEE CHART SHEET 2 OF 3
- SCENIC EASEMENT



Bearings based on Final Plat of Parkside at Brenthaven, Phase Two, Section I, recorded in Plat Book P48, Page 59, Registers Office of Williamson Co., Tennessee.



Sheet 3 of 3
**Phase 2, Section 3
Parkside
at Brenthaven**

BRENTWOOD PLANNING COMMISSION

Meeting Date: 11/03/2025

Current Zoning: C-2 - COMMERCIAL RETAIL

Information

Subject

BPC2510-001 Minor Site Plan Alteration - BluePearl Franklin Pet Hospital, Mallory Park, Phase 2, Lot 205, 1569 Mallory Lane, Zoning C-3/SR - Applicant: MD Architects, PC, 5625 N. Post Road, Indianapolis, IN 46216

General Information

MD Architects requests approval of a Minor Site Plan Alteration for a new dumpster enclosure on Lot 205 of the Blue Pearl Franklin Pet Hospital. The new enclosure will be painted CMU block to match the existing generator enclosure.

On May, 5 2025, the Planning Commission approved this property to be split into two parcels creating lot 203 and 205.

The plan that was approved on May 5, 2025, Lot 205 proposed a total amount of provided parking at 171 spaces. With the addition of the new dumpster enclosure, this brings the new total of provided spaces to 168. The applicant will still be above the minimum parking stalls required for this lot.

Conditions of Approval

Staff does not recommend additional conditions of approval for this project.

Standard Requirements

Staff recommends that the following **10** conditions be attached to the approval of the request.

1. Approval of a site plan by the Planning Commission shall remain valid for a period of three years for the original date of the original approval.
2. Add the following note to the site plan: This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **November 3, 2028**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

3. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period. During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.
4. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
5. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
7. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
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. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

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

Attachments

Proposed Site Plan

EXTERIOR FENCING PLAN KEYNOTES

- 1 GC TO INSTALL TIGER TURF ON 6" DEEP DECOMPOSED GRANITE BASE (COLOR: GRAY).
- 2 NEW GATE TO RECEIVE STANDARD GATE LATCH HARDWARE.
- 3 NEW 3'-0" WIDE X 6'-0" HIGH WHITE PVC GATE W/ ADA COMPLIANT HARDWARE, (MFR: LOCKEY USA SERIES: SERIES: ED41 EDGE VALUE PANIC BAR KITS FOR GATES, HEIGHT: 24", FINISH: BLACK) ON PUSH SIDE.
- 4 NEW 6'-0" HIGH TONGUE & GROOVE STYLE WHITE PVC FENCING WITH:
 - 1 1/2" X 5 1/2" TOP AND BOTTOM RAILS
 - BOTTOM RAIL TO HAVE ALUMINUM CHANNEL INSIDE.
 - 5" X 5" POSTS TO BE CORE DRILLED IN EXISTING CONCRETE.
 - 2" HIGH MAXIMUM BOTTOM GAP.
 - PROVIDE FENCING SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- 5 NEW 4" CONCRETE STOOP TO BE INSTALLED. PROVIDE SMOOTH, FLUSH TRANSITION TO EXISTING SIDEWALK.
- 6 ALIGN FINISHED FACES.
- 7 EXISTING CONCRETE SURFACE TO REMAIN UNLESS NOTED OTHERWISE. GC TO PATCH AND FINISH SURFACE (MATCH EXISTING) AS REQUIRED FOR A CLEAN AND CLEAR FINISH.
- 8 NEW HOSE BIBB TO BE INSTALLED AT THIS LOCATION.
- 9 NEW CONCRETE EQUIPMENT CURB. SIZE TO BE DETERMINED BY FINAL GENERATOR SELECTION. SIZE SHOWN HERE BASED ON BASIS OF DESIGN. GC NOT TO COMMENCE GENERATOR WORK UNTIL AFTER APPROVED GENERATOR SUBMITTAL. SEE STRUCTURAL FOR REINF. INFO.
- 10 NEW GRAVEL TO BE INSTALLED IN GENERATOR YARD. GC TO PROVIDE #5 SIZE GRAVEL.
- 11 NEW CMU GENERATOR ENCLOSURE. PAINT TO MATCH BUILDING.
- 12 NEW CMU TRASH ENCLOSURE. PAINT TO MATCH GENERATOR ENCLOSURE.
- 13 NEW CONCRETE PAD, DESIGN TO WITHSTAND 10,000 # SINGLE WHEEL LOADS.
- 14 NEW 4" HIGH 6" DIA. STL. CONC. FILLED PIPE BOLLARD WITH FOUNDATION. REF. 6/A0.9
- 15 4" - 6" W/ BUMPER X 6" HIGH.
- 16 EXISTING CONC. CURB.
- 17 STL. TRASH ENCLOSURE GATE AND HARDWARE, REF. 2/A0.9



BluePearl Pet Hospital

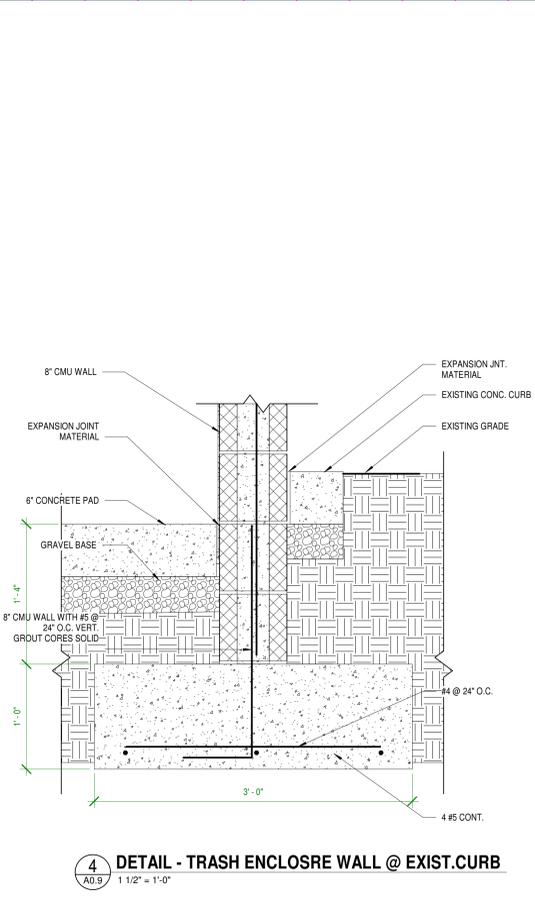
BLUEPEARL FRANKLIN PET HOSPITAL
 1569 Mallory Lane, Brentwood, TN 37027



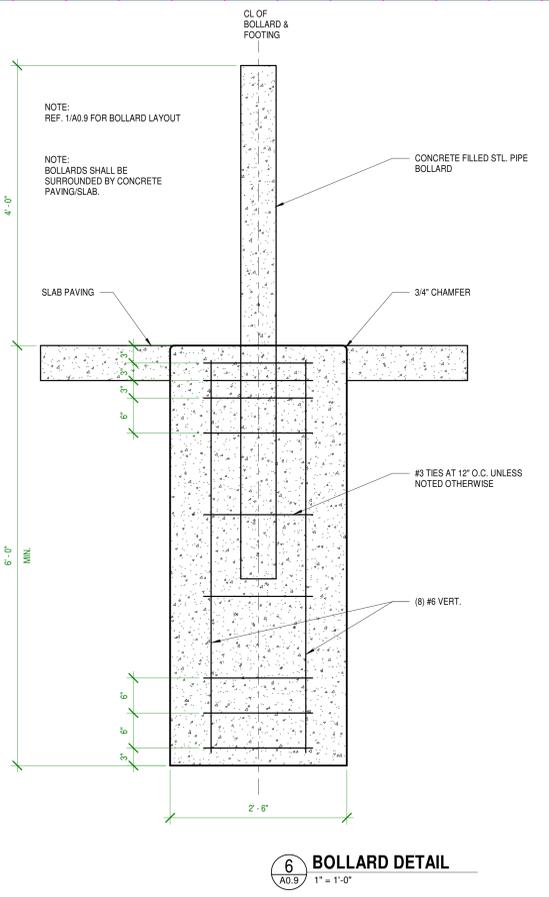
DATE:	02/27/2023
PROJECT NAME:	EXTERIOR TRASH ENCLOSURE PLAN AND DETAILS
DATE:	02/27/2023
PROJECT NAME:	EXTERIOR TRASH ENCLOSURE PLAN AND DETAILS
DATE:	02/27/2023
PROJECT NAME:	EXTERIOR TRASH ENCLOSURE PLAN AND DETAILS
DATE:	02/27/2023
PROJECT NAME:	EXTERIOR TRASH ENCLOSURE PLAN AND DETAILS
DATE:	02/27/2023
PROJECT NAME:	EXTERIOR TRASH ENCLOSURE PLAN AND DETAILS

A0.9

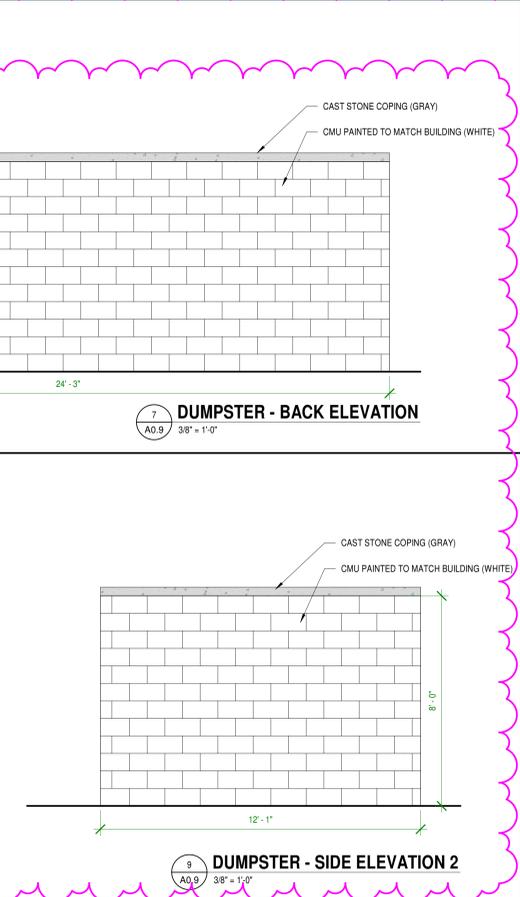
THESE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO THE PROJECT. NO OTHER USES WITHOUT THE WRITTEN CONSENT OF MD ARCHITECTS, P.C. ALL COMMON LAW RIGHTS ARE RESERVED.



4 DETAIL - TRASH ENCLOSURE WALL @ EXIST. CURB
 A0.9 1 1/2" = 1'-0"

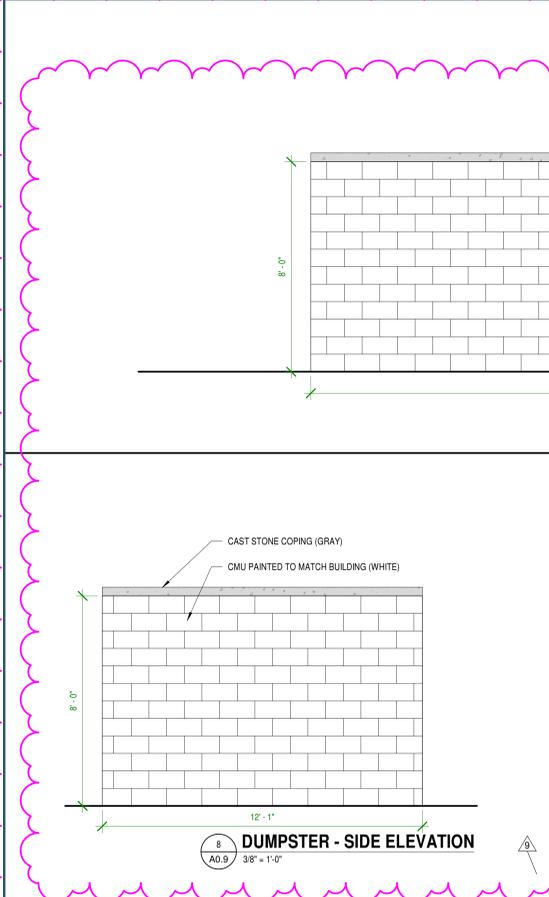


6 BOLLARD DETAIL
 A0.9 1" = 1'-0"

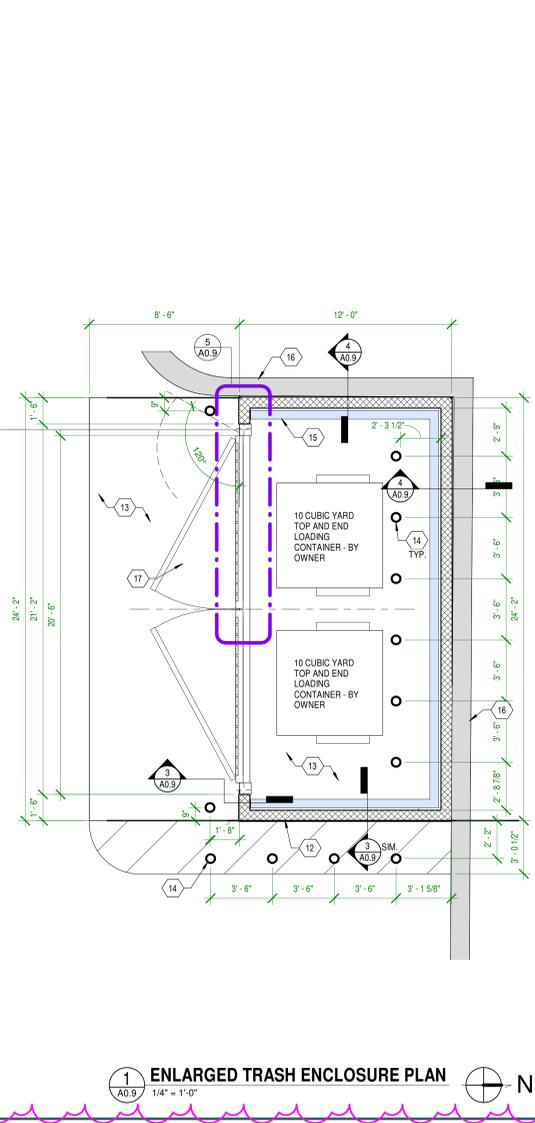


7 DUMPSTER - BACK ELEVATION
 A0.9 3/8" = 1'-0"

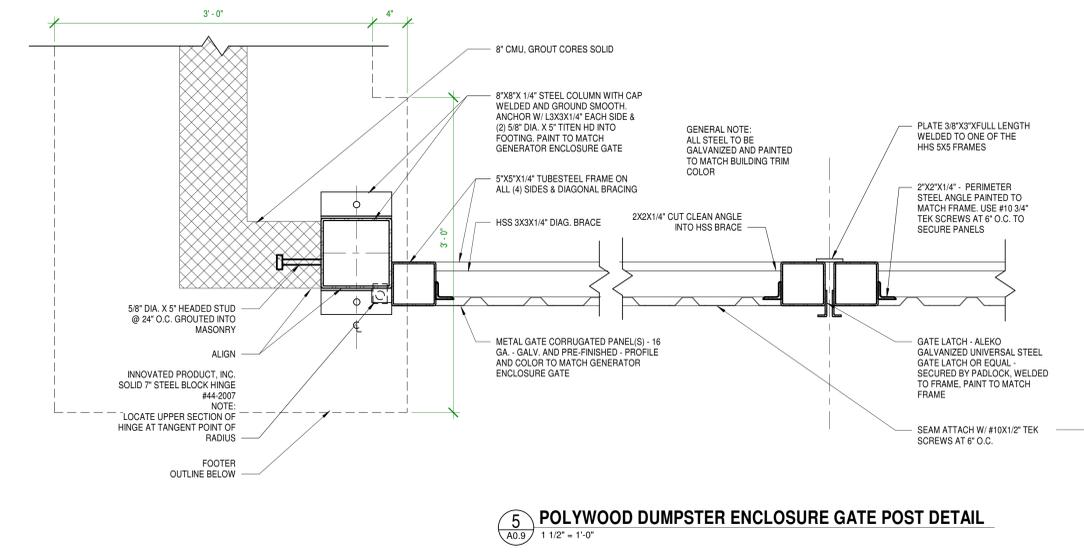
8 DUMPSTER - SIDE ELEVATION
 A0.9 3/8" = 1'-0"



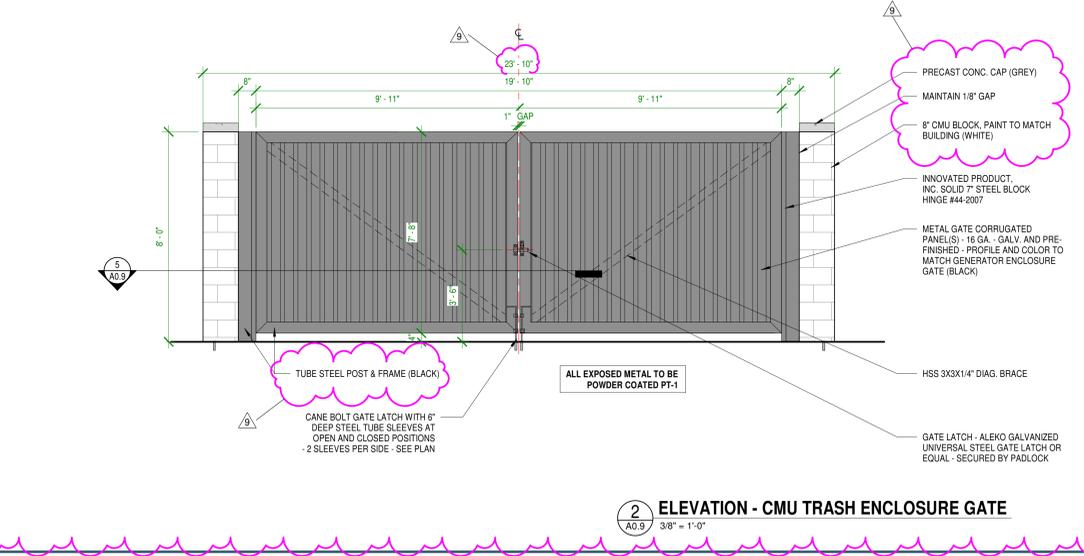
9 DUMPSTER - SIDE ELEVATION 2
 A0.9 3/8" = 1'-0"



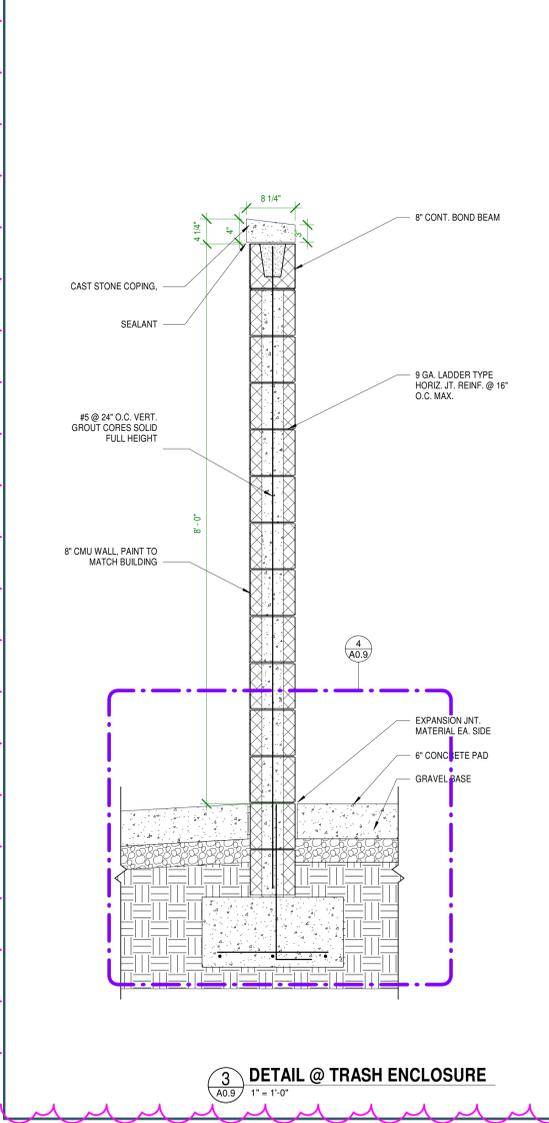
1 ENLARGED TRASH ENCLOSURE PLAN
 A0.9 1/4" = 1'-0"



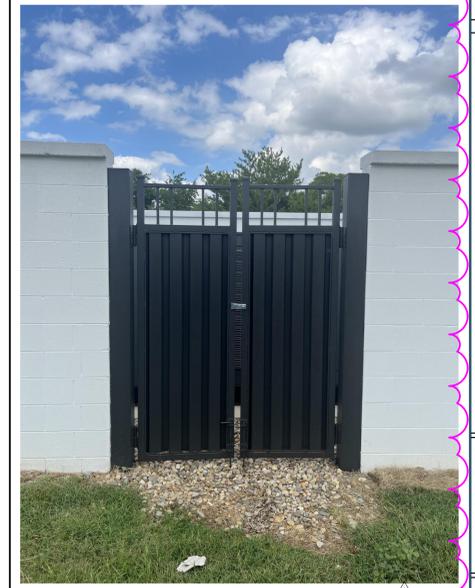
5 POLYWOOD DUMPSTER ENCLOSURE GATE POST DETAIL
 A0.9 1 1/2" = 1'-0"



2 ELEVATION - CMU TRASH ENCLOSURE GATE
 A0.9 3/8" = 1'-0"



3 DETAIL @ TRASH ENCLOSURE
 A0.9 1" = 1'-0"



EXISTING GENERATOR ENCLOSURE DOOR
 TRASH ENCLOSURE DOORS TO MATCH CORRUGATED VERTICAL PANELS AT GENERATOR ENCLOSURE. MATCH COLOR

BRENTWOOD PLANNING COMMISSION

Meeting Date: 11/03/2025

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BPC2510-002 Minor Site Plan Alteration - Monument Sign, Tiburon Subdivision, 9809 Sam Donald Road, Zoning R-2 - Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206

General Information

Ragan Smith Associates requests approval for a Minor Site Plan Alteration to construct a new monument sign for the Tiburon Subdivision. The new sign will be located at the corner of Tiburon Drive and Sam Donald Road.

The sign is 23 feet in width and will stand just under 6 feet in height spelling out Tiburon on precast panels. The sign will also include wall mounted electric copper lanterns to provide an elegant look and feel when entering the subdivision.

The monument sign meets all standards required in the Brentwood Sign ordinance.

Conditions of Approval

Staff does not recommend additional conditions of approval.

Standard Requirements

Staff recommends that the following **13** conditions be attached to the approval of the request.

1. Approval of a site plan by the Planning Commission shall remain valid for a period of three years for the original date of the original approval.
2. Add the following note to the site plan: This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **November 3, 2028**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.
3. When the construction authorized pursuant to a site plan is not completed within three years from the date of initial approval, but the applicant desires to complete the project proposed

for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period.

During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

4. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
5. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
7. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
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. A site inspection is required after the sign is installed.
11. A foundation permit and footing inspection will be required prior to construction of the monument sign.
12. 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 & Codes Department for review. Submit a signage package for review and approval to Jackson Reid at jackson.reid@brentwoodtn.gov. Banners and off-site signage are not allowed per the sign ordinance.

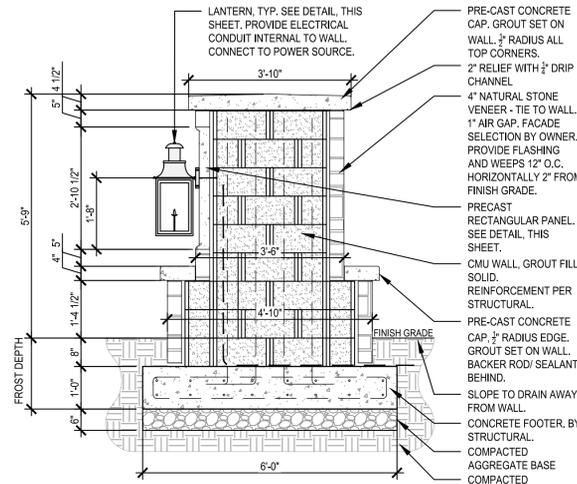
13. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

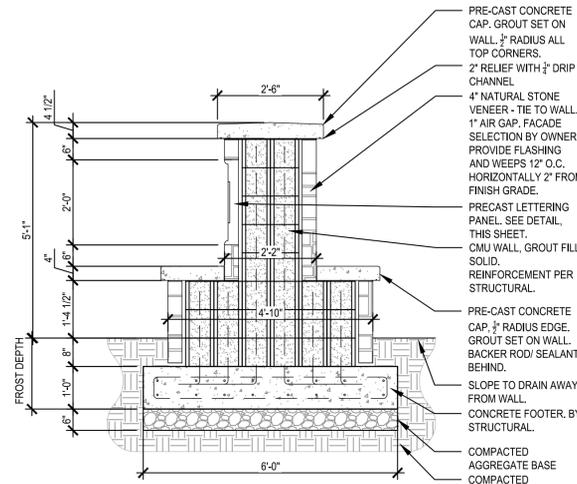
Staff requests that the Planning Commission vote to approve the proposed minor site plan alteration, subject to the requirements of the staff report.

Attachments

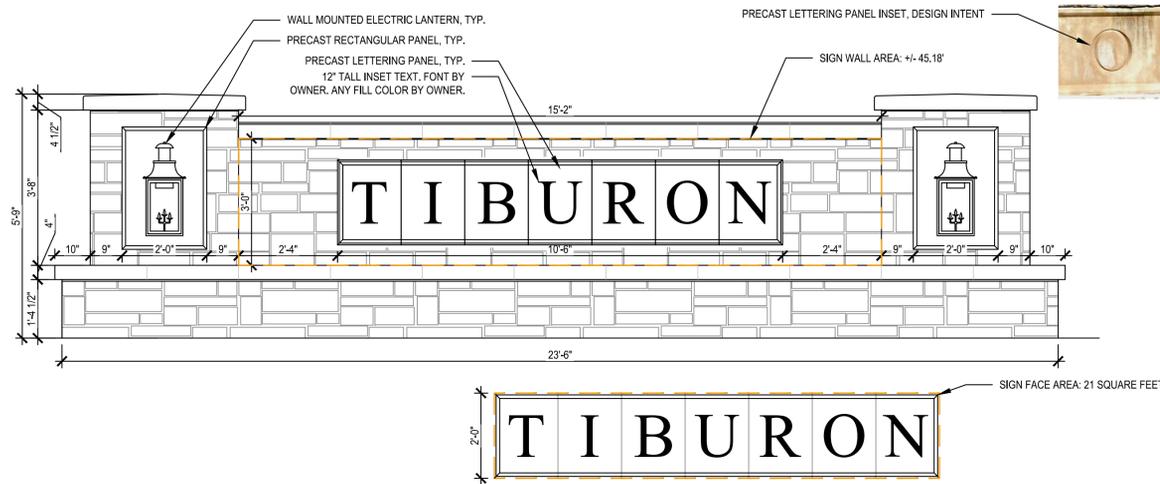
Proposed Site Plan and Signage



1 WALL SECTION "S1"
1/2" = 1'-0"



2 WALL SECTION "S2"
1/2" = 1'-0"



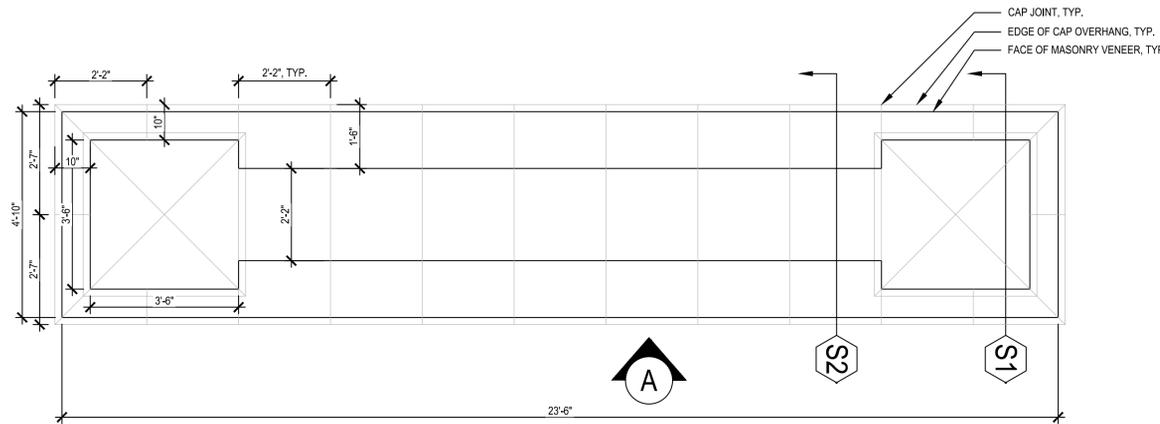
3 SIGN ELEVATION "A"
1/2" = 1'-0"

- NOTES:
- DRAWINGS SERVE AS DESIGN INTENT ONLY. ALL WALLS, STRUCTURES, FOOTERS, AND REINFORCING TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TENNESSEE.
 - ALL MATERIALS, COLORS, FONTS, AND OTHER SELECTIONS TO BE APPROVED BY OWNER PRIOR TO ORDERING.
 - NO PORTION OF THE SIGN MAY EXCEED 72" IN HEIGHT.



IMAGES PROVIDED TO CONVEY DESIGN INTENT ONLY. ALL COLOR AND MATERIAL SELECTIONS TO BE CONFIRMED WITH OWNER. PROVIDE OWNER SAMPLES OF MATERIAL AND COLOR SELECTIONS PRIOR TO ORDERING MATERIALS.

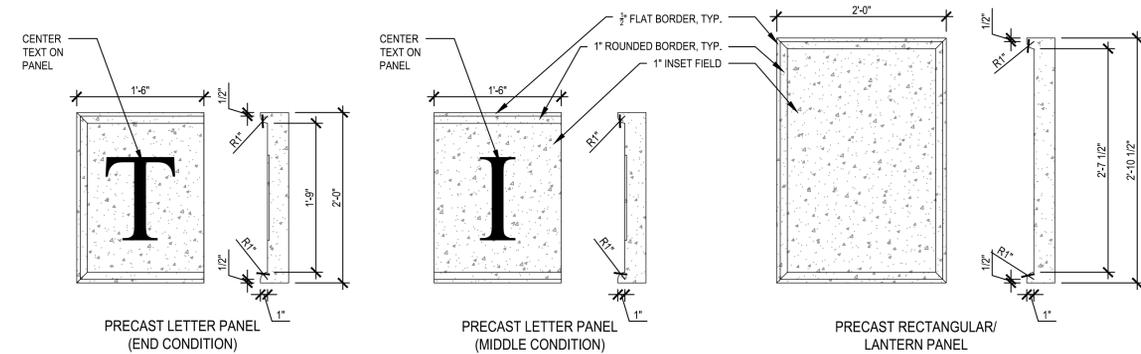
BASIS OF DESIGN:
SOMERSET 26" ELECTRIC WALL MOUNT LANTERN BY PARC LIGHTING/ COPPERSMITH FINISH: COPPER



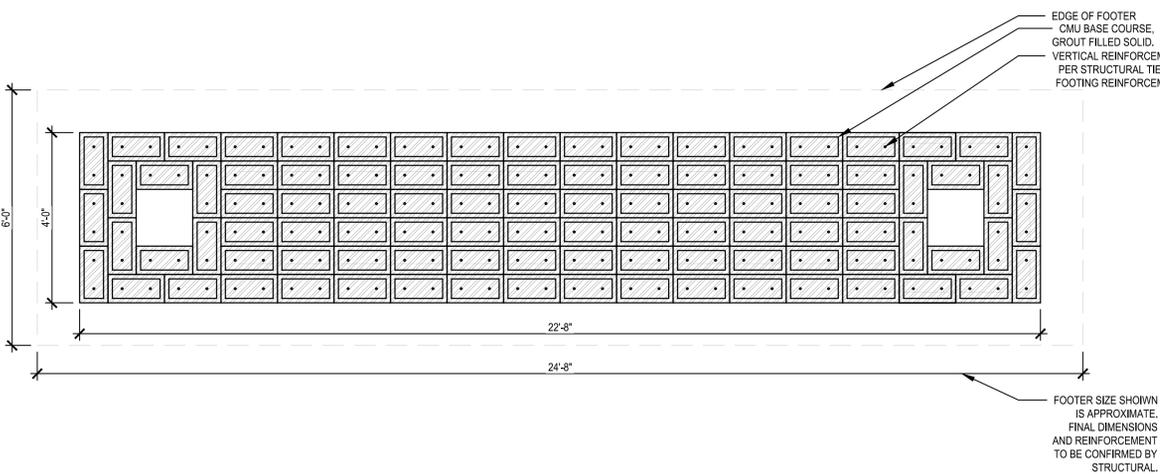
6 WALL PLAN AND PRECAST CAP LAYOUT
1/2" = 1'-0"

4 GENERAL SIGN NOTES
1/2" = 1'-0"

5 LANTERN (DESIGN INTENT ONLY)
1/2" = 1'-0"



7 PRECAST PANELS
1" = 1'-0"



8 FOUNDATION/ CMU BASE COURSE PLAN
1/2" = 1'-0"



RaganSmith
a PAPE-DAWSON company



TIBURON
FOR
TURNBERRY HOMES
BRENTWOOD, TENNESSEE

Scale: NTS

Date: 2025.09.26

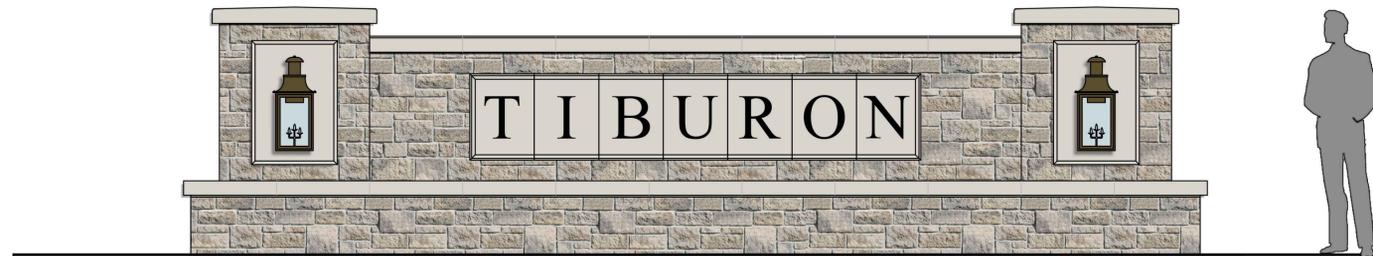
Approved By: T.FISCHER

Revisions:

Drawing Title:
SIGNAGE DETAILS

Drawing No.
L2.0

Project No.
PRJ # 22-0357



MASONRY FACADE
BASIS OF DESIGN

MANUFACTURER: CENTURION
MODEL: CENTURION STONE VENEER
COLOR: TULSA OHIO LIMESTONE
GROUT: NEUTRAL TONES/ BEIGE OR LIGHT GREY
OR APPROVED EQUIVALENT



PRE-CAST CONCRETE
BASIS OF DESIGN

MANUFACTURER: CUSTOM FABRICATED
COLOR: BUFF
OR APPROVED EQUIVALENT



LANTERN/ METAL FEATURES
BASIS OF DESIGN

MANUFACTURER: COPPERSMITH
COLOR: COPPER
OR APPROVED EQUIVALENT



RaganSmith
a **PAPE-DAWSON** company



TIBURON
FOR
TURNBERRY HOMES
BRENTWOOD, TENNESSEE

Scale: _____ NTS

Date: _____ 2025.09.26

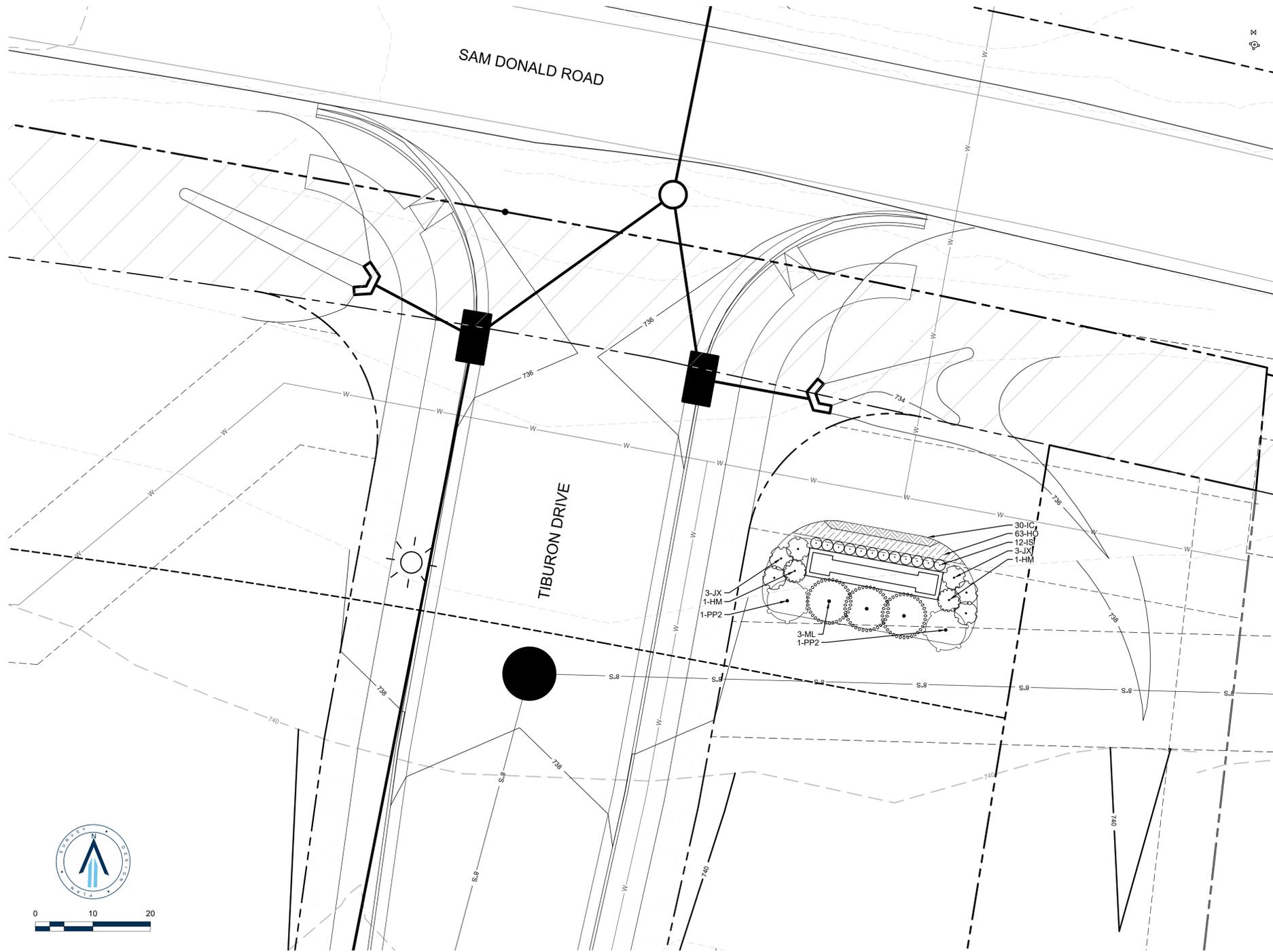
Approved By: _____ T.FISCHER

Revisions: _____

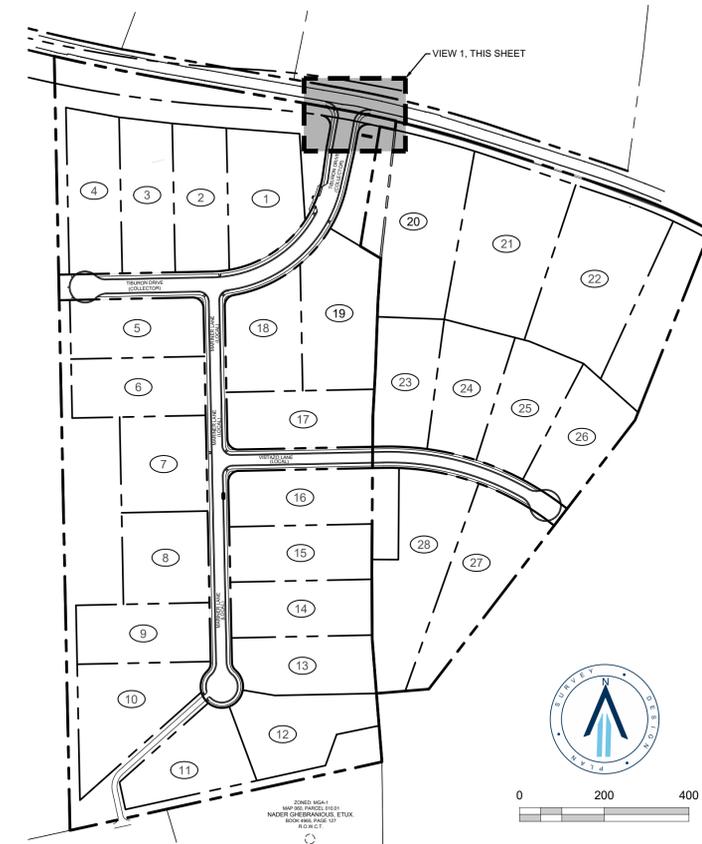
Drawing Title:
**SIGNAGE
ELEVATION AND
MATERIALS**

Drawing No.
L2.1

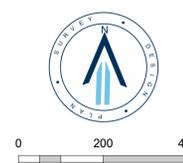
Project No.
PRJ # 22-0357



VIEW 1 - ENLARGED LANDSCAPE



CONTEXT MAP



PLANT SCHEDULE							
CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	REMARKS
TREES							
PP2	2	PARROTIA PERSICA 'JL COLUMNAR'	PERSIAN SPIRE™ PARROTIA	DECIDUOUS		12-14' HT	B&B, STRONG CENTRAL LEADER, FULL TO BASE
BUFFER TREES							
ML	3	MAGNOLIA GRANDIFLORA 'HASSE'	DWARF SOUTHERN MAGNOLIA	EVERGREEN		12-14' HT	B&B, FULL TO BASE, WELL-MATCHED
SHRUBS							
HM	2	HYDRANGEA PANICULATA 'LITTLE LIME'	'LITTLE LIME'	DECIDUOUS	5 GAL		
IS	12	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	EVERGREEN	18"	18"	WELL MATCHED PLANTS
JX	6	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	EVERGREEN	5 GAL		FULL CONTAINER
GROUND COVERS							
HO	63	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	PERENNIAL	1 GAL.		12" o.c.
IC	30	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	EVERGREEN	4"POT		12" o.c.



RaganSmith
a PAPE-DAWSON company



TIBURON
FOR
TURNBERRY HOMES
BRENTWOOD, TENNESSEE

Scale: AS SHOWN

Date: 2025.09.26

Approved By: T.FISCHER

Revisions:

Drawing Title:
LANDSCAPE PLAN

Drawing No.
L3.0

Project No.
PRJ # 22-0357



03/20/25 11:58 AM
 C:\PROJECTS\2025\TIBURON\LANDSCAPE\TIBURON_LANDSCAPE_PLAN.dwg
 PLOTTED BY T.FISCHER
 LAST UPDATED BY T.FISCHER ON 9/26/25 11:58 AM

Meeting Date: 11/03/2025

Information

PROJECT NUMBER

BPC2510-003 Limited Duration Event - Santa's Trees, HG Hill Center, 289 Franklin Road, Zoning C-2 – Applicant: Santa's Christmas Trees LLC

PROJECT DESCRIPTION

Santa's Christmas Trees requests approval of a temporary Christmas tree sales event at the corner of Franklin Road and Williamsburg Road. The sale will be held from November 5th until December 30th. The applicant has also requested the placement of a temporary storage container / office. This is the same plan that was approved last year.

Conditions of Approval

Staff recommends that the following **6** conditions be attached to the approval of the request.

1. The event organizers shall coordinate the event with Planning and Codes, and Police Department personnel as necessary. Additional traffic control measures may be required.
2. The event shall comply with applicable sections of the Municipal Code. The levels of music amplification and public address activity will be governed by the requirements of the noise ordinance. Every effort will be made to mitigate the noise generated by the site.
3. All ingress and egress points must remain clear and accessible at all times during the event. Emergency responders shall have access to the site at all times.
4. A separate tent permit will be required.
5. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance.
6. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

Staff requests that the Planning Commission vote to approve the limited duration event, subject to the requirements of the staff report.

ZONING OF PROPERTY

Zoning C-2

APPLICANT NAME/ADDRESS

Santa's Christmas Trees LLC

Attachments

Site Plan

Site Plan - Street View

Site Plan - Parking Lot View

Example of Shipping Container and Tent



U.S. Bank Branch

Santa's Christmas Trees

Williamsburg Rd



Image Landsat / Copernicus

Google Earth

Click and drag to rotate, or click "N" to reset to north





BRENTWOOD PLANNING COMMISSION

Meeting Date: 11/03/2025

Current Zoning: C-2 - COMMERCIAL RETAIL

Information

Subject

BPC2510-005 Revised Final Plat - Envirotec Systems Corporation, Lot 1, 273 Wilson Pike Circle, Zoning C-2 - Applicant: JTA Land Surveying, 3384 N. Mt. Juliet Rd, Suite 900, Mt. Juliet, TN 37122

General Information

JTA Land Surveying requests approval of a revised final plat that adjusts the size of the ingress/egress easement along the southern boundary of the lot from 50 feet to 34 feet.

This site plan for this lot was approved by the Planning Commission on October 6, 2025.

Conditions of Approval

Staff does not recommend additional conditions of approval for this application.

Standard Requirements

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

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

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

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

3. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in

AutoCAD .DWG or .DXF compatible format. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.

4. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
5. The property owner/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
6. The approved Final Plat must be printed on an 18" x 24" mylar copy.
7. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.)
8. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
9. 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 commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
11. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
12. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

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

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD. BEARING	CHD. LENGTH
C1	4°54'21"	2806.18	111.64	223.15	S 12°41'54"W	223.08



GPS SURVEY DATA INFORMATION

- TYPE OF GPS SURVEY: SPECTRA SP86 RTK
- POSITIONAL ACCURACY: 0.07 FEET
- DATUM/EPOCH: NAD 83 (2011)
- PUBLISHED/FIXED CONTROL USED: TGRN
- OBSERVATION MODE: REAL TIME
- SCALING METHOD: SCALING FACTOR: NONE
- UNITS: US FEET/GRD
- DATE OF SURVEY: MARCH 27, 2025

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

THE REBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLISTS AND TREE PLANTING BULLETINS HAVE BEEN MET FOR THE ELECTRICAL PROVIDER BELOW. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE ABOVE-MENTIONED REQUIREMENTS.

ELECTRIC PROVIDER _____ DATE _____

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAME(S) _____ DATE _____

CERTIFICATE OF APPROVAL OF ADDRESSES

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWS HEREON HAS BEEN ASSIGNED THE ADDRESSES IN CONFORMANCE WITH THE CITY OF BRENTWOOD ADDRESSING STANDARDS.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

ENGINEERING DIRECTOR _____ DATE _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD PLANNING COMMISSION.

JAMES G. TERRY, R.L.S. # 2287 _____ DATE 10-17-2025



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER NAME _____ DATE _____

TITLE _____

CERTIFICATE OF APPROVAL FOR RECORDING

THE REBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR _____ DATE _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD PLANNING AND CODES DEPARTMENT HAS APPROVED THE SUBDIVISION NAME: _____

SECRETARY, PLANNING COMMISSION OR PLANNING AND CODES DIRECTOR _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED AMENDMENT TO LOT 1, BEE SAFE BRENTWOOD SYSTEMS CORP., HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM: _____

SEWER SYSTEM: _____

NAME, TITLE AND AGENCY OF APPROVING AGENT _____ DATE _____

NAME, TITLE AND AGENCY OF APPROVING AGENT _____ DATE _____

NAME, TITLE AND AGENCY OF APPROVING AGENT _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

PARCEL 11

OWNER NAME _____ DATE _____

OWNER NAME _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

PARCEL 11

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY IDENTIFIED AS PARCEL 11 ON WILLIAMSON COUNTY TAX MAP NO. 11-B GROUP "C" AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREET ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

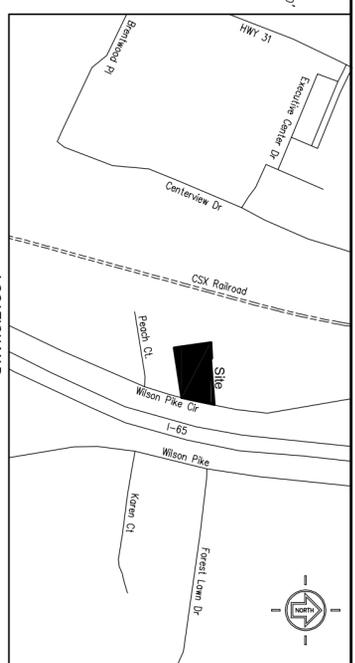
KERRY E. & LISA P. COUCH

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY IDENTIFIED AS PARCEL 11 ON WILLIAMSON COUNTY TAX MAP NO. 11-B GROUP "C" AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREET ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

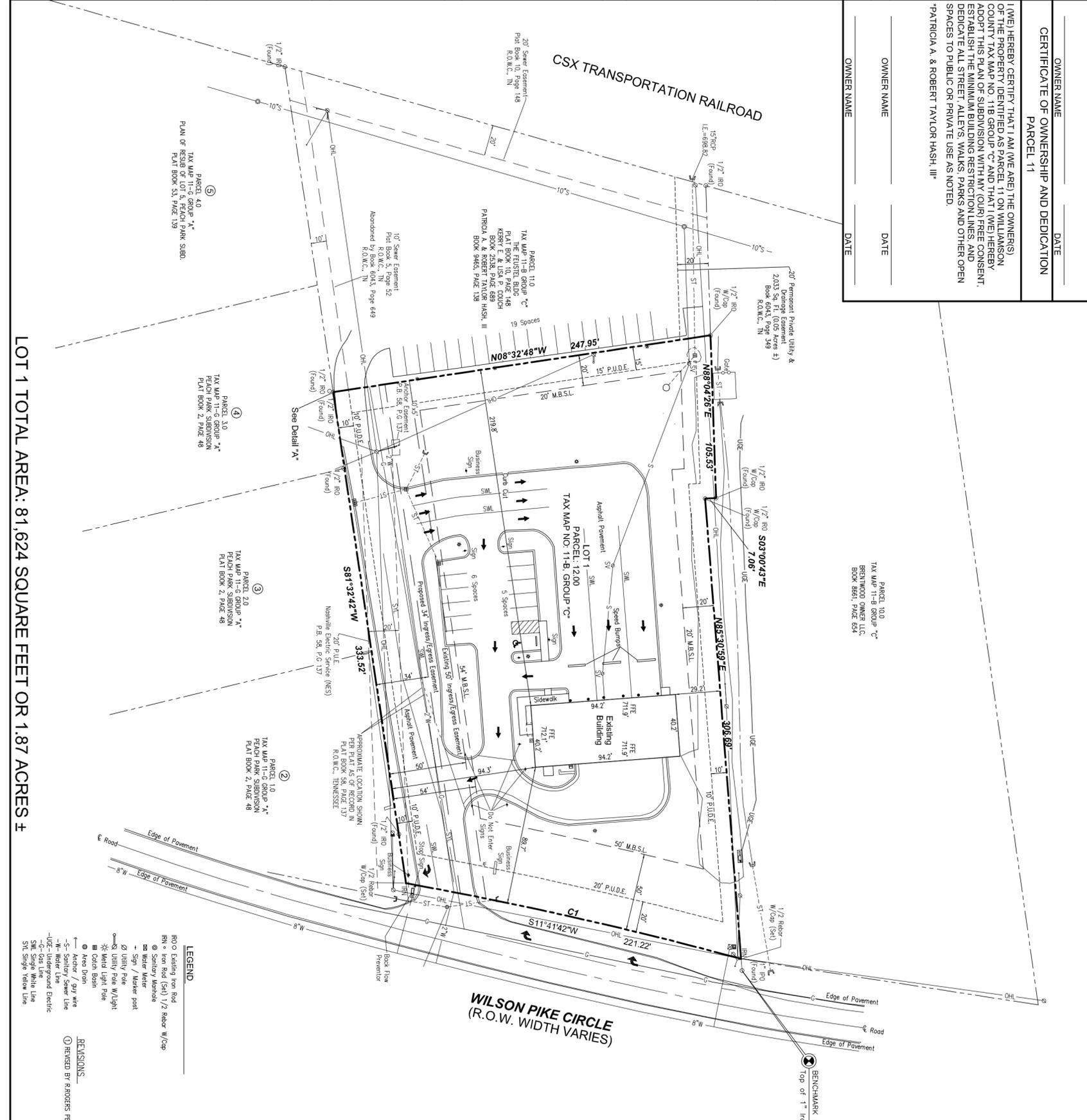
PATRICIA A. & ROBERT TAYLOR HASH, III

OWNER NAME _____ DATE _____

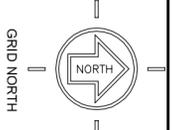
OWNER NAME _____ DATE _____



LOCATION MAP
NOT TO SCALE



LOT 1 TOTAL AREA: 81,624 SQUARE FEET OR 1.87 ACRES ±



DEED REFERENCE

Being the same property conveyed to Bee Safe Brentwood LLC by Special Warranty Deed from Envirotest Systems Corp., a Delaware Corporation, as of record in Book 8938, Page 48 Register's Office for Williamson County, Tennessee.

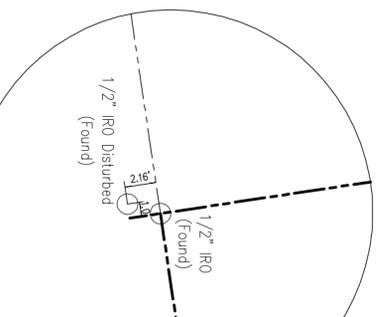
PLAT REFERENCE

Land in Williamson County, Tennessee, being Lot 1 on the Final Plat of Envirotest Systems Corp., as of record in Plat Book P58, Page 137, Register's Office for Williamson County, Tennessee.

GENERAL NOTES

1. The purpose of this Plat is to amend the size of an existing ingress/egress of the subject property.
2. Bearings shown herein are referenced to the Tennessee State Plane Coordinate System (NAD83).
3. Subject property is shown as Parcel 12.00 on Williamson County Tax Map No. 11-B, Group "C".
4. Subject property is currently zoned: C-2
5. This surveyor has not physically located all underground utilities shown on this plat. It is the responsibility of the owner to verify the location of all underground utilities shown on this plat. The surveyor makes no guarantee that the underground utilities shown on this plat are in the area, either in service or abandoned. The surveyor is not responsible for any damage to underground utilities shown on this plat. The surveyor is not responsible for any damage to underground utilities shown on this plat. The surveyor is not responsible for any damage to underground utilities shown on this plat.
6. By graphic notation and scaled map location only, this property is not within an area of flood inundation as designated by current Federal Emergency Management Agency maps which make up a part of the National Flood Insurance Administration report. As shown on FEMA Map No. 47167C0393H, which bears an effective date of 10/11/2003, this property is not within a Special Flood Hazard Area.
7. This survey has not been furnished with a Title Report. Therefore, this survey is subject to the findings of an accurate Title Search.
8. Vertical control is based on NAVD 1988 datum. Elevations shown were taken from a field-run survey using random spot elevations. The elevations were taken from a field-run survey using random spot elevations. The elevations were taken from a field-run survey using random spot elevations. The elevations were taken from a field-run survey using random spot elevations.
9. The recording of this Plat, streets, easements and other features shown on this Plat is subject to the findings of an accurate Title Search.
10. This Final Plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period. The vesting period for this plat expires on _____ unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

Detail "A"
Not to scale



FINAL PLAT
AMENDMENT TO LOT 1
ENVIROTEST SYSTEMS CORP.
BEE SAFE BRENTWOOD LLC, PROPERTY
273 WILSON PIKE CIRCLE
BRENTWOOD, TENNESSEE

REVISIONS: _____

PREPARED BY: JTA LAND SURVEYING, INC.
3984 N. MT. JULIET RD. SUITE 900
MT. JULIET, TN 37122
PHONE: (615) 980-0820
DATE: OCT. 3, 2025

SHEET 1 OF 1
JOB NO. 2025-458

BRENTWOOD PLANNING COMMISSION

Meeting Date: 11/03/2025

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BPC2510-007 Revised Final Plat - Meadow Lake, Lot 149, 5215 Meadowlake Road, Zoning R-2 - Applicant: Brotherton Land Surveying, 256 Seaboard Lane, Suite E-106, Franklin, TN 37067

General Information

Brotherton Land Surveying requests approval of a revised final plat for 5215 Meadowlake Road to abandon a portion of the 20ft drainage easement that runs across lot 149 to create a new drainage easement to run along lot 148 and coincides with the existing drainage channel.

The lot currently has two accessory structures in the rear of the lot. The accessory structure identified as the storage shed will be removed from the property before the plat is signed for recording. The municipal code only allows one accessory for this lot.

Conditions of Approval

Staff recommends that the following **2** conditions be attached to the approval of the request.

1. The accessory structure labeled as 'Storage Shed' is to be removed prior to the plat being signed for recordation.
2. Prior to signing of Final Plat submit to Engineering As-built of proposed swale showing location of top bank and Side MBSL are consistent with he approved grading.

Standard Requirements

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

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

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

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

3. Provide the Planning staff with a digital copy of the proposed subdivision. This request is consistent with Article 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.
4. Applicable security for all required improvements in accordance with the requirements of Article Eight of the Brentwood Subdivision Regulations shall be provided before the final plat may be signed and recorded.
5. The property owner/developer is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees.
6. The approved Final Plat must be printed on an 18" x 24" mylar copy.
7. All proposed underground improvements for the lot should be shown to ensure no conflict with the sewer (storm drainage, underground electric, wall footing, etc.)
8. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
9. 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 commission will be considered a violation of the provisions of the Zoning Ordinance, which shall be subject to punishment as provided in Section 1-9 of the Brentwood Municipal Code. The City may also require the applicant to appear before the Planning Commission to address any deficiencies or unapproved modifications. The project may also be subject to delays in issuance of permits, certificates of occupancy, recordation of plats or other project approvals.
11. Any changes to plats approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
12. Approval of the proposed plat shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

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

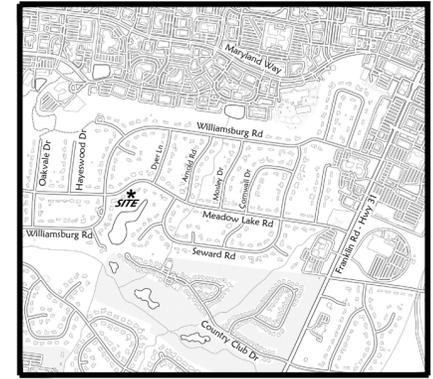
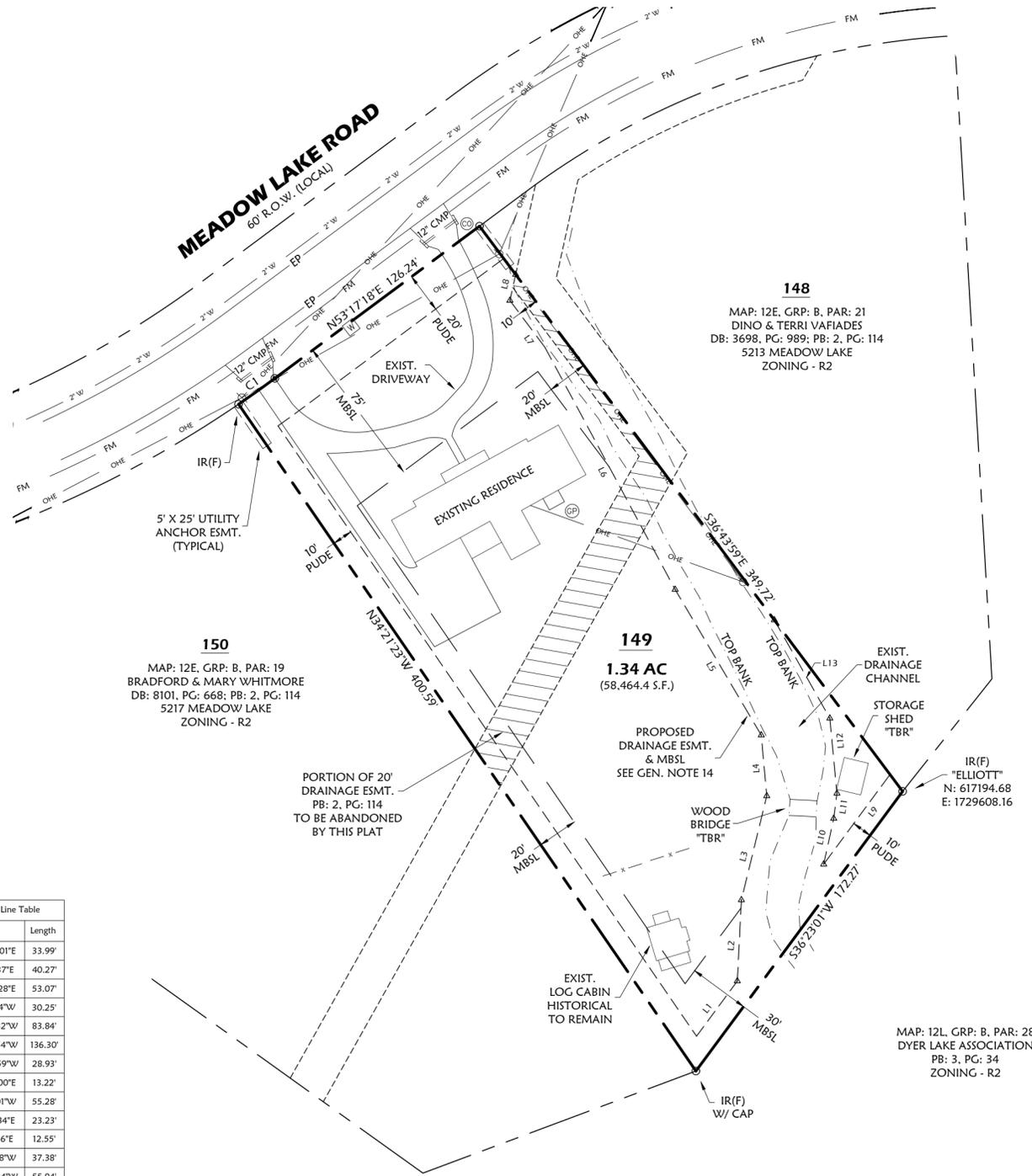
Attachments

Proposed Final Plat
The Story of Art's Cabin

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO ABANDONED THE EXISTING 20' DRAINAGE EASEMENT ON LOT 149 AND TO CREATE A NEW DRAINAGE EASEMENT.
- CURRENT OWNERS: LONG DOG, LLC.
- THE ADDRESS OF LOT 149: 5215 MEADOW LAKE ROAD, BRENTWOOD, TN 37027.
- SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 20.00 ON THE WILLIAMSON COUNTY TAX MAP 12E, GROUP "B". SAID PROPERTY IS FURTHER IDENTIFIED AS LOT 149 OF MEADOW LAKE, SECTION THREE, AS RECORDED IN PLAT BOOK 2, PAGE 114 IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TN. (DEED BOOK: 9692, PAGE: 859).
- PARCEL NUMBER SHOWN THUS [], PERTAIN TO PROPERTY TAX MAP 12E.
- PROPERTY ZONED: R-2 (CITY OF BRENTWOOD)
- R-2 MINIMUM BUILDING SETBACKS:
FRONT: 75'
REAR: 30'
SIDE: 20'
SIDE ABUTTING PUBLIC STREET: 30'
FROM BOUNDARY LINE OF DEVELOPMENT: 35'
- THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 149 OF MEADOW LAKE, SECTION 3, FINAL PLAT OF RECORD IN PLAT BOOK 2, PAGE 114, R.O.W.C. TN.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THESE PARCELS.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF SUCH REPORT.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- ALL SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- DRAINAGE EASEMENT DETERMINED BASED ON A HYDROLOGIC & HYDRAULIC ANALYSIS REPORT PERFORMED ON EXISTING DRAINAGE CHANNEL BY PROSPER ENGINEERING DATED 11/22/2024, REVISED ON 3/7/2025.
- UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO PROVIDE A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0093H EFFECTIVE DATE 12/20/24, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ANY HOME CONSTRUCTED ON LOT MUST FACE DIRECTLY TOWARD THE FRONT YARD SETBACK AS SHOWN.
- THERE SHALL BE NO DISTURBANCE WITHIN THE DESIGNATED STREAM BUFFER WITHOUT OBTAINING NECESSARY LOCAL, STATE, AND FEDERAL PERMITS.
- DEVELOPMENT ON SUBJECT LOT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58-6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- THIS FINAL PLAT IS SUBJECT TO A VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN. UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE VESTING PERIOD FOR THIS PLAT EXPIRES ON _____ UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAT AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.
- I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING SPECTRA S985 AND TRIMBLE R121 DUAL-FREQUENCY RTK GPS EQUIPMENT. THE PRIMARY BASE CONTROL POSITION WAS DETERMINED USING THE TDOT GNS5 REFERENCE NETWORK FROM ONE OBSERVATION OF THREE MINUTES OR LONGER.
 - THE MAXIMUM RMS VALUES FOR FIXED POSITIONS AT 1-SIGMA ARE 0.05 FEET HORIZONTALLY AND 0.07 FEET VERTICALLY.
 - MINIMUM OCCUPATION TIMES FOR BOUNDARY MONUMENTS AND SECONDARY CONTROL POINTS ARE THIRTY SECONDS OR LONGER. THE MINIMUM OCCUPATION TIMES FOR TOPOGRAPHIC FEATURES ARE THREE SECONDS.
 - HORIZONTAL DATUM: TN-4100/NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET).
 - VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID 18).
 - NO COMBINED GRID FACTORS WERE USED.

Line #	Direction	Length
L1	N36° 23' 01"E	33.99'
L2	N2° 52' 37"E	40.27'
L3	N13° 39' 28"E	53.07'
L4	N5° 08' 14"W	30.25'
L5	N30° 31' 32"W	83.84'
L6	N28° 10' 54"W	136.30'
L7	N36° 43' 59"W	28.93'
L8	N12° 26' 00"E	13.22'
L9	S36° 23' 01"W	55.28'
L10	N12° 19' 34"E	23.23'
L11	N7° 17' 36"E	12.55'
L12	N5° 23' 48"W	37.38'
L13	N29° 21' 44"W	55.94'



VICINITY MAP
NOT TO SCALE



Keith Brotherton, RLS
Cell: 615-939-3419
Email: keith@brothertonsurveys.com
256 Seaboard Lane, Suite E-106, Franklin, TN 37067



LEGEND

IRON PIN FOUND-IP(F)	○	GAS VALVE/STUB	□
IRON PIN SET-IP(S)	●	POWER POLE	⊗
WATER VALVE	⊕	COMM/AT&T BOX	⊞
WATER METER	⊗	STORM INLET/MH	⊞
FIRE HYDRANT	⊗	SANITARY SEWER	— 8" SA —
SANITARY SEWER MH	⊗	WATER	— 2" W —
SEWER CONTROL VALVE	⊗	BOUNDARY	— — — —
GRINDER PUMP	⊗	FENCE	— X — X —
STREET ADDRESS	1234	PUBLIC UTILITY & DRAINAGE ESMT. TO BE REMOVED	— PUDE —
MINIMUM BUILDING SETBACK LINE	MBSL		— TBR —

(GP) - GRINDER PUMP NOTE:

GRINDER PUMPS AND ASSOCIATED SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS APPROVED BY THE BRENTWOOD WATER AND SEWER DEPARTMENT. FORCE MAINS FOR GRINDER PUMPS SHALL NOT BE LOCATED UNDER STRUCTURES, DRIVEWAYS, OR CONCRETE SLABS UNLESS SPECIFICALLY APPROVED BY THE WATER AND SEWER DEPARTMENT. THE DEVELOPER SHALL FURNISH THE CITY, FOR ALL DESIGNATED LOTS WITH PRESSURIZED GRINDER PUMP SEWER, THE CASH EQUIVALENT OF \$1,900 PER PUMP FOR EACH LOT SUBJECT TO THE DETERMINATION OF THE WATER/SEWER DIRECTOR. THE CASH EQUIVALENT IS REQUIRED TO MINIMIZE THE CITY'S 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.

Curve #	Length	Radius	Chord Direction	Chord Length
C1	22.00'	553.78'	N54° 25' 35"E	22.00'

<p>CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "MEADOW LAKE, SEC. 3 REV 1, LOT 149" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.</p> <p>WATER SYSTEM (CITY OF BRENTWOOD) DATE _____ AUTHORIZED APPROVING AGENT _____</p> <p>SEWER SYSTEM (CITY OF BRENTWOOD) DATE _____ AUTHORIZED APPROVING AGENT _____</p>	<p>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME</p> <p>I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD PLANNING DEPARTMENT HAS APPROVED THE SUBDIVISION NAME.</p> <p>SECRETARY, PLANNING COMMISSION DATE _____ OR PLANNING AND CODES DIRECTOR _____</p>	<p>CERTIFICATE OF APPROVAL OF STREET</p> <p>I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPLICABLE REGULATIONS</p> <p>DATE _____</p> <p>DIRECTOR OF ENGINEERING _____</p>	<p>CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE</p> <p>I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLISTS AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR THE ELECTRICAL PROVIDER BELOW. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.</p> <p>ELECTRIC PROVIDER (NES) _____ DATE _____</p>
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.</p> <p>OWNER: LONG DOG LLC DATE _____</p>	<p>CERTIFICATE OF APPROVAL OF STREET NAMES</p> <p>I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAME(S).</p> <p>WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS - IT REP DATE _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.</p> <p>DATE _____</p> <p>SECRETARY, PLANNING COMMISSION OR PLANNING CODES DIRECTOR _____</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD PLANNING COMMISSION.</p> <p>COMPANY: BROTHERTON LAND SURVEYING</p> <p>NAME: _____</p> <p>BY: KEITH BROTHERTON, RLS #2850</p>
<p>CERTIFICATE OF APPROVAL OF ADDRESSES</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN ASSIGNED THE ADDRESSES IN CONFORMANCE WITH THE CITY OF BRENTWOOD ADDRESSING STANDARDS.</p> <p>CITY OF BRENTWOOD ADDRESSING AUTHORITY DATE _____</p>			



**MEADOW LAKE, SECTION 3
REVISION 1, LOT 149**

FINAL SUBDIVISION PLAT	
BRENTWOOD - WILLIAMSON COUNTY - TENNESSEE	
TOTAL ACRES: 1.34	TOTAL #OF LOTS: 1
ACRES NEW RD/ST: 0.00	L.F. OF NEW RD/ST: 0.00
ACRES OPEN SPACE: 0.00	CIVIL DISTRICT: 15th
DRAWN BY: KRB	CLOSURE ERROR: <1:10,000
SCALE: 1" = 50'	DATE: 10/20/2025
PROJECT NO. 25-105	SHEET 1 OF 1

The Story of Art's Cabin by Art Burcham, 2-23-2022

Log cabins have always been enchanting to me. The first one I remember visiting was in Wilkes County, North Carolina, where Dad and Mom took Steve, Rosalie, and me to see their old home places when I was about 10 years old. I remember the family walking down a gravel road, and Rosalie learning to skip as we walked along. I also vaguely remember the back porch of the cabin where the relative, whoever it was, had rigged up a type of windlass to draw water from a spring in the back yard.

My first 8 years after high school I worked for a masonry contractor who gave me the opportunity to become a journeyman bricklayer. I developed enough construction skills to build my own brick-veneer home. But, lingering in my mind all along was the dream to build a log house. In 1956, when Eleanor and I decided to sell our home and use the equity to go to college and seminary, I promised her that some day I would build her a log and stone house.

In 1978, that promise was put on hold with our move to 5215 Meadow Lake Road in Brentwood, Tennessee. It was a very desirable residential location for a fellow like me who had spent a lot of time in his boyhood and teenage years fishing in Maryland's Bynum Run and Susquehanna River. The Meadow Lake property bordered Dyer Lake, a 7-acre spring-fed lake well known locally for its monster bluegill and bigmouth bass. But, the dream of a log home never left me.

Sometime in the early fall of 1981, I led a weekend Deacon Ministry Emphasis at the First Baptist Church of Dresden, Tennessee. Charlie Treadway, Deacon Ministry Consultant with the Baptist Sunday School Board, and a personal friend, had a schedule conflict and passed this engagement on to me. Jim Barber was Deacon Chairman and my contact with the church. After the Sunday morning service, he and His wife, Silvia, invited Eleanor and me to have lunch in their home near the church. We learned that the two of them shared a love for crafts and antiques. Silvia had a regular booth at the Nashville flea market. Jim had a partially restored log cabin in his backyard where he repaired and refinished furniture. At the time, he didn't tell me all the story about his cabin. But, I learned that he was a farm-loan officer, and his vocation gave him a general knowledge of log structures in the area surrounding Dresden. So, before the afternoon was over, he agreed to be on the lookout for any log structure a farmer might be willing to sell me that I could move and restore in my backyard.

I remember making a trip to investigate a log crib and a log house that Jim had discovered. The crib was in good shape and a possibility. The other structure was questionable because the oak logs were too large and heavy for me to handle. On November 11, 1981, Jim wrote me a letter to say that the farmer who owned the crib wasn't quite ready to sell. The owner of the other building was a lady who seemed also to be backing out of her agreement to sell because her nephew was using the building for storage.

In the same letter, Jim spoke of some health issues, including arthritis in his spine, that would "prevent much heavy work." He continued in the letter to tell me more about his cabin. It was one room of an original two-room "dog-trot-style" log cabin," two rooms with an open-ended space between called a dog-trot, that was the nucleus of his family home. When he and his brother sold the family farm, they kept the cabin. They sawed the "dog-trot" roof in two with a chain saw. Jim had his room moved to his backyard 5 miles away. His brother had his room

taken down and numbered. Since then, his brother experienced three heart attacks and would never be able to reconstruct his room. Resulting from all this, he and his brother were offering the pile of numbered logs to me for \$200, the amount they paid to have them dismantled and numbered. This was an unbelievable offer. Old log cabins sold then for around \$5000 for a "pen," meaning for the logs reaching up to the ceiling height. Today that price hovers from \$10,000 to \$15,000 if you can find them.

In my response letter of December 17, 1981, I expressed my enthusiastic acceptance of Jim's gracious offer. I told him he was being a real friend to me. I also told him I had applied for a permit to build a permanent stone and barn-lumber utility building, and I was certain a log cabin would fit within that description and be even better accepted by my neighbors. I told him Eleanor and I would drive up one day soon to look over the logs, estimate their weight and decide on the best way to transport them. I vaguely remember making that trip and seeing a manageable pile of beautifully preserved and relatively light-weight cypress logs covered with canvas. No doubt the logs were originally harvested in the Reelfoot Lake area, northwest of Dresden, where there is an abundance of cypress trees. There was no question that I could easily manage their removal and restoration.

On December 19, 1982, I was granted a permit from the Brentwood Board of Zoning Appeals to build a utility building. I had already gotten the approval of the Dyer Lake Association of which I was a member. My first intention was to locate it across the storm drain on the eastern side of my property close to my next-door neighbor's barn. However, when I spoke to another neighbor, Emily Crowe, she said that if I built it there it would block her view of the lake. So, I began to think of another location on the other side of my lot, closer to the lake and near a grove of hackberry trees.

On April 3, 1982, I rented a covered Ryder truck and went by Clarksville on the way to Dresden to pick up James Stacey and his dad, Sidney, who was a deacon in Excell Baptist Church where I was currently serving as interim pastor. Sidney had much more experience as a truck driver and took over the driving. The three of us easily loaded the logs, and I dropped James and Sidney off on my way back to Brentwood. I unloaded the logs by myself and stacked them on my western property line next to my driveway.

With the logs safely on my property, I began to think about a source for barn lumber. My next interim pastorate was at Sulphur Spring Baptist Church in Franklin, Kentucky. I became friends with Earl Shoulders, a deacon in the church, who farmed some property belonging to Irving Link. I talked with Earl about the possibility of a old barn-lumber structure in the community that might be salvaged. Later he told me about an old slave cabin on the Link property that was soon to be burned down to make room for spring planting. Mr. Link had a daughter in the church, Sue Ellis Baird. I spoke to her about the cabin, and she relayed the matter to her father. Later, I visited Mr. Link and received permission to salvage what lumber I could before what was left was burned. I think I made two trips to salvage the oak vertical siding that was beautifully weathered. Joe Bryant, Jeremy's and Holly's dad, went with me the second time. We brought the lumber to Brentwood on a rented flat-bed trailer pulled by my yellow 1972 Volkswagen Beetle.

It took me about five years to complete the cabin mainly because I was traveling a lot as Sunday School Consultant with the Baptist Sunday School Board and serving somewhere as

interim pastor. I won't try to reconstruct all the details of the five years. But, I will mention what I consider to be some significant facts about the reconstruction.

Every aspect of the project was my work with the exception of the wiring. That was done in one day by Lonnie Coursey, an electrician by trade and music director at Elk Lick Baptist Church in Logan County where I served as interim pastor.

Jack Jewell, an artist at the Sunday School Board and personal friend, was also a lover of log cabins. He was an amateur archeologist and, with permission from the state, he excavated several Indian graves on my property during the time I was working on the cabin. I remember one day, when I had rebuilt the logs up to the square, he walked down to the cabin, stood at one corner, and hugged the logs.

Willie Beaty, also a personal friend and workmate at the BSSB, helped me finish the stone chimney. The stones came from an old stone wall that had been partly removed from my property. When we moved there in 1978, the left-over stones were scattered amongst the weeds, Virginia Creeper, poison oak, etc., in the area across the drainage ditch. Eleanor and I cleared this area and gathered up the stones in a pile almost as high as your head.

Joe Barnes, a Lake neighbor, secured a transit instrument for me to use in laying out the batten boards to determine the lines and level of the cabin foundation. The cabin is 17'- 2" square outside measurement, and, with 7" thick hand-hewn logs, the inside measures 16' square. The foundation is cement block resting on a concrete footer below freeze level. The floor is concrete. I treated the ground with chlordane, a termite control product that has since been removed from the market.

The top full-length logs were too heavy for me to set by myself. So, I got Bill Leach and Willie Beaty to help me. I had earlier built fireplaces and chimneys for the two of them.

I had the chimney about head high when I slipped a disk in my back while working on the spillway of the dam that impounds Dyer Lake. I had to wait for about a year before I was able to complete the chimney.

The original roof was of red-cedar shingles that I bought from a saw mill in Newport, Tennessee. I hauled them in a van I had rented to take materials to Ridgecrest Conference Center. Jack Jewell helped me unload the shingles because it was during the time my back was healing. I thought the shingles would last indefinitely, but in about 5 years or so Tom Ervin and I replaced them with a metal roof.

The chinking is two layers of mortar, inside and out, plastered to strips of metal lath recessed about an inch with insulation in between. The formula for the chinking is one part Portland cement, two parts dehydrated lime, and three parts sand. This year, 2022, I plan to replace some of the chinking on the east side that gets the most weather. But, for the most part, the chinking has endured well these 40 years.

As a member of the Dyer Lake Association, I personally treated the lake with an algaecide for the first 25 years I lived here. So, my original purpose in building the cabin was to use it as a storage place for the chemicals we used to manage the lake and as a place to store my lawnmower, tiller, and other lawn and garden tools. I also thought I might do woodwork in the

cabin, so it was originally wired with a separate circuit to power a wood-working tool called a Shop-Smith. But, I never transferred my wood-working hobby from my garage. The cabin was just too small, and my girls had other ideas.

One Christmas they gave me a hooked rug for the cabin floor. I told them, “ You don’t put a hooked rug in a woodworking shop.” But, we did, and the cabin gradually evolved into a storage place for fishing and boating equipment and a personal and family quiet place. The back porch is a favorite spot to watch the lake activity - turtles, Canada geese, ducks, Kingfishers, Great Blue Heron, kayakers, fly-fishermen, and, once in a while, a Ball Eagle that flies in from the Radner Lake area. Oh, I almost forgot to mention that one Sunday afternoon Mary Frances and I sat in the swing on the back porch and watched a neighbor girl’s baptismal service on the other side of the lake across from my dock.

During the years I gardened, I cooked turnip green many times on an apartment-size gas stove on the back porch. And, one time, when Lennie Burcham, my decoy-carving cousin, visited for a few days, he and I cooked fish cakes following the recipe for Maryland crab cakes but using bluegill rather than crab meat. I also remember baking a sausage casserole in the stove oven for Harry Piland and me to eat as we met to discuss Evangelism Through The Sunday School, a book we were jointly writing to be used in training Sunday School members to reach people for Christ.

In its more recent years, the cabin became a favorite meeting place for Tom Crow, Harry Hollis, and me when we fished together on Dyer Lake. Harry also was one of a group of four from my Sunday School class who met monthly in the cabin with no agenda other than to enjoy one another’s company. The other two members of the group were Eli Landrum and Curtis Freed. Those good times are now a memory with Harry’s passing, Tom’s move to Denver, and Curtis’ move to Knoxville. Tom used the cabin for planning retreats with Senior Pastor Frank Lewis, and Worship Pastor Joe Fitzpatrick. Once Tom and Jackie stayed there while their hardwood floors were being refinished. My girls have met there once in a while with friends or workmates. My brother, Jim, and his wife, Rose Ann, sometimes stay there on their rare visits. And Arnold and Angie Dillon, next-door neighbors, have stayed there a time or two when their house was overflowing with relatives. Most recently, Brad, Mary Frances’ son, and his wife, Karalee, stayed there during a brief visit. This may seem like a lot of activity, but stretching over a period of years, overnight stays have been relatively few and far between due to the Lake Association’s desire to keep the recreational area around Dyer Lake as private as possible.

There is much more to this story, but I think I have included most of its essential facts. I don’t want to end without mentioning that the cabin’s most significant family event was the bridal tea we held for Holly and Rachael in the spring of 2020. And, I would be amiss if I didn’t mention how much Mary Frances loves the cabin. In her early years with Bob, they would drive around looking at houses. Bob would say he wanted a castle. Mary Frances would say she wanted a cabin. Now everyone who reads this story will know the real reason she married me.

During the writing and editing of this story, I have contracted with Martinez Landscaping to have 4 hackberry trees removed from behind the cabin. It’s an expensive undertaking because the trees are large and close to the cabin. It will take an expert to remove them safely. But, I have no other choice. Last December, a couple weeks before Christmas, a windstorm blew down a giant hackberry that narrowly missed the cabin and demolished one section of the decorative rail fence in front. This was the fourth tree to blow down in the last year that

narrowly missed the cabin. If any one of them was to fall on the cabin, it would be a disaster. Removing them will allow me to sleep at night.

I have chosen to end this story with the following poem I wrote in 2019. It describes the cabin as “a place to draw apart,” a place to enter, close the door behind you, and go back in time to a simpler lifestyle.

Art's Cabin

*Have you not heard, for goodness sake,
About Art's cabin down by Dyer Lake?*

*It's made of logs and stones and boards
From buildings yearning to be restored.⁵⁵*

*The smoke from its chimney ascends
Up through a maze of hackberry limbs.*

*If you go there, don't make a sound;
You're on an Indian burial ground.*

*For years now, this handiwork of Art
Has served as a place to draw apart.*

*Some happy times within these walls,
With family and friends, can be recalled.*

*For some great memories to make,
Visit Art's cabin down by Dyer Lake*

- Art Burcham, 1-23-2025

BRENTWOOD PLANNING COMMISSION

Meeting Date: 11/03/2025

Current Zoning: SI-2 - SERVICE INSTITUTION -
(EDUCATIONAL)

Information

Subject

BPC2509-005 Revised Site Plan - Baseball Field Lighting, Brentwood Academy, 219 Granny White Pike, Zoning SI-2 - Applicant: RaganSmith Associates, 315 Woodland Street, Nashville, TN 37206

General Information

Ragan Smith Associates requests approval of a Revised Site Plan for Brentwood Academy to add lights to the baseball field. The lighting design for the baseball field ensures illumination will not exceed three-foot candles at the property lines. The lights will not be equipped with timers but will be operated from a secure control cabinet. All fixtures will include shielding to direct light downward onto the field.

This lighting proposal and a dugout expansion plan were originally presented to the planning commission at the October 6, 2025, meeting. The field lighting portion of the plan was deferred.

Conditions of Approval

Staff does not have any additional conditions of approval beyond the standard requirements listed below.

Standard Requirements

Staff recommends that the following **12** conditions 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.
2. Add the following note to the site plan:

This site plan is subject to a three-year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The Initial vesting period for this plan expires on **November 3, 2028**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

3. When the construction authorized pursuant to a site plan is not completed within three years

from the date of initial approval, but the applicant desires to complete the project proposed for the site, the plan as initially approved for the project or as amended shall be considered a preliminary site plan. If the applicant secures all necessary permits, commences site preparation and obtains approval of a final site plan within the three-year vesting period following approval of the preliminary site plan, then the vesting period shall be extended an additional two years beyond the expiration of the initial three-year vesting period.

During the two-year extension, the applicant must commence construction and maintain any necessary permits to remain vested.

4. If necessary permits are maintained and construction, as defined by Section 78-43, has commenced by the end of the two-year extension, then the vesting period shall remain in effect until the Planning and Codes Department has certified final completion of the project, provided the total vesting period shall not exceed ten years from the date of approval of the preliminary site plan.
5. If the construction authorized pursuant to a site plan is completed within three years from the date of approval, the site plan shall then be considered the final site plan for the project.
6. The property owner is responsible for all development fees including water and sewer service and tap fees, building permit fees and Public Works Project Fees. The required fees shall be used for future infrastructure related improvements required by the proposed development.
7. Complete building plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun. Additionally, all required electrical permits, issued by the State of Tennessee must be received before any work is begun.
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 **November 3, 2025**. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

Staff Recommendation

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

Attachments

Proposed Site Plan



RaganSmith
a PAPE-DAWSON company



BRENTWOOD
ACADEMY



219 GRANNY WHITE PIKE, BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=80'

Date: SEPTEMBER 16, 2025

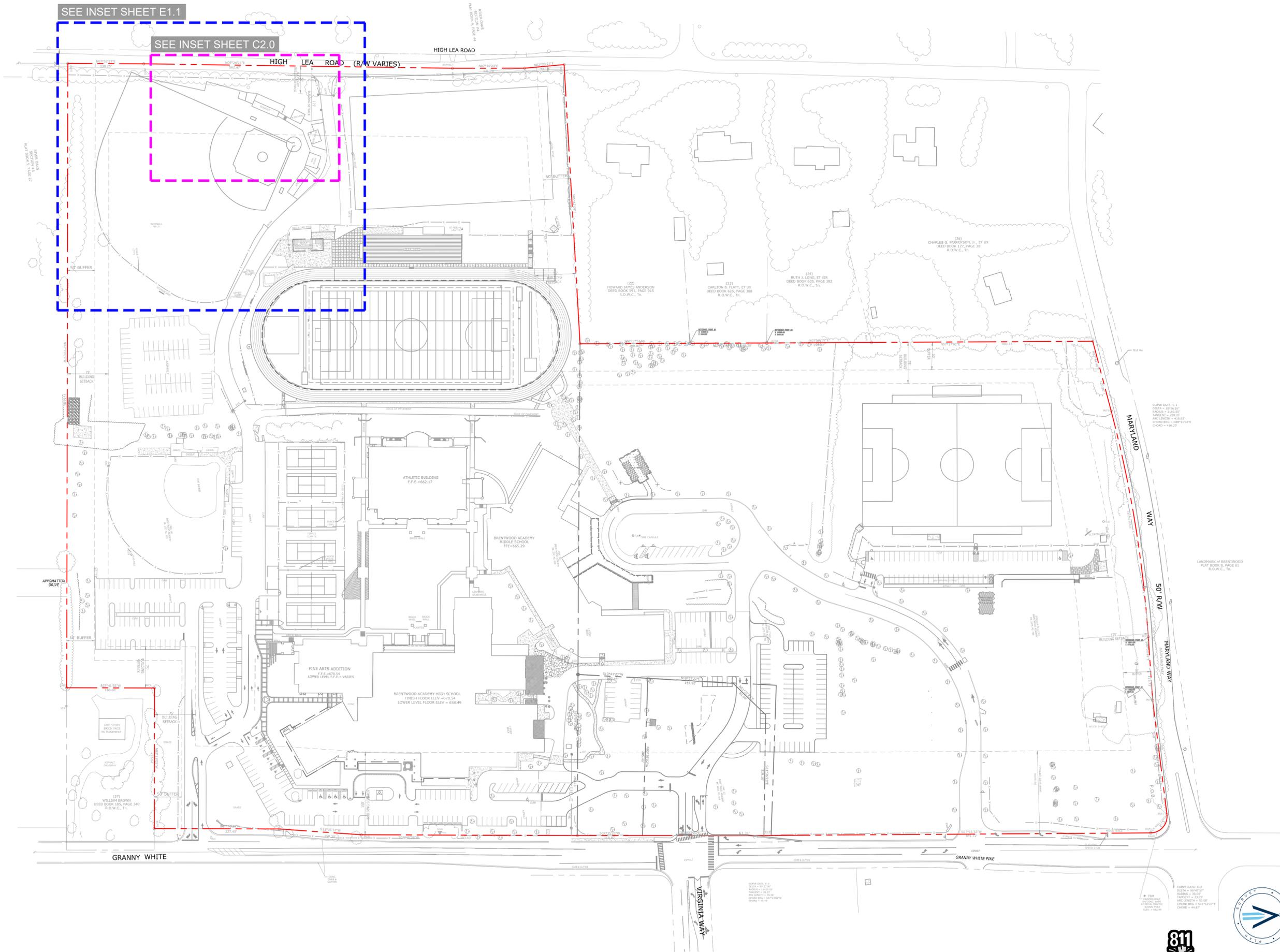
Approved By: B. SLAYDEN

Revisions:

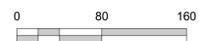
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CONDITIONS PLAN

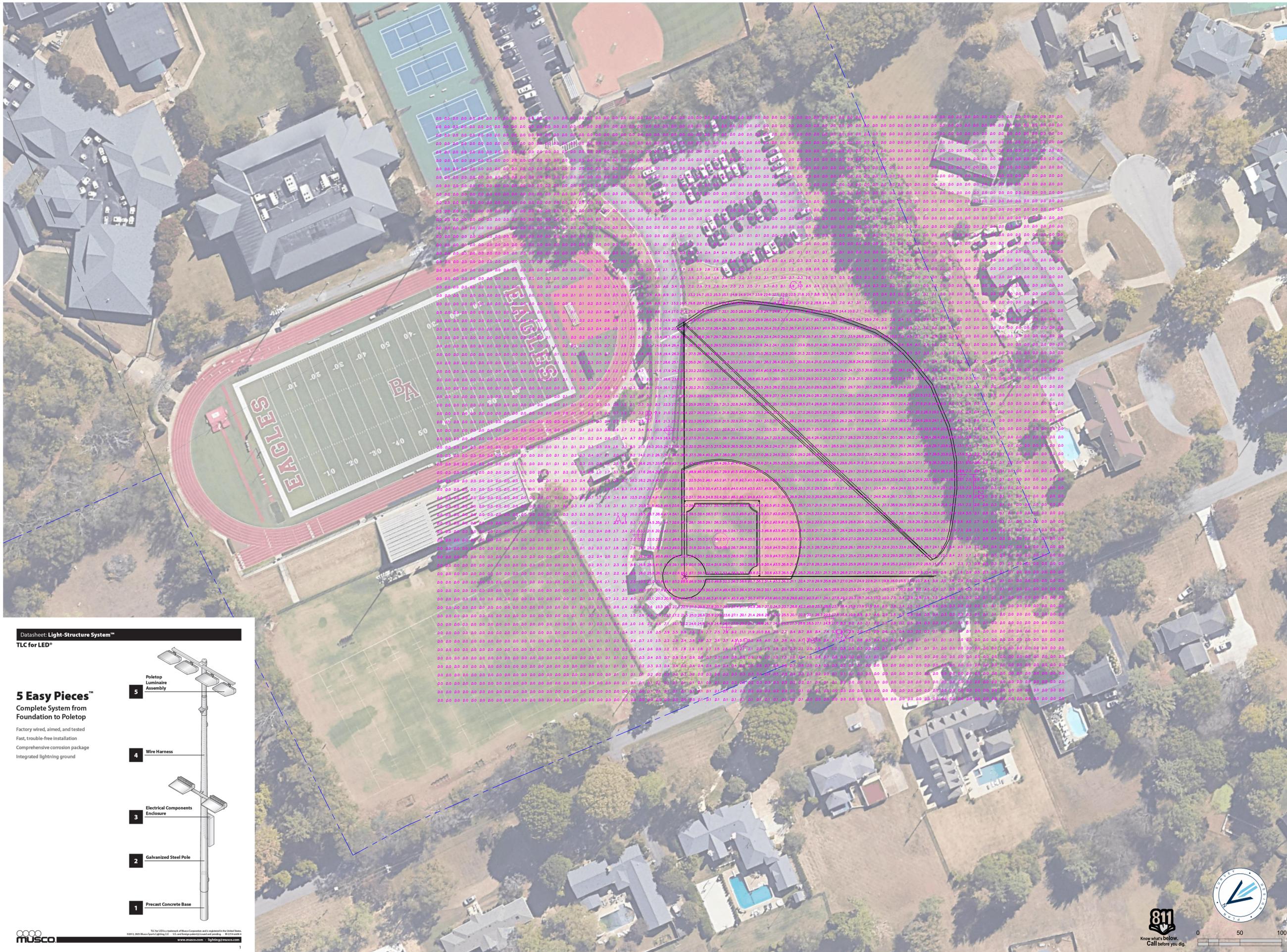
Drawing No.
C1.0

Project No.
25-0251



03/20/25 CIVIL ENGINEERED AND SEALSHEETED BY: B. SLAYDEN
PLOTTED BY: B. SLAYDEN ON: 9/16/2025 8:07 AM. LAST UPDATED BY: B. SLAYDEN ON: 9/16/2025 8:07 AM

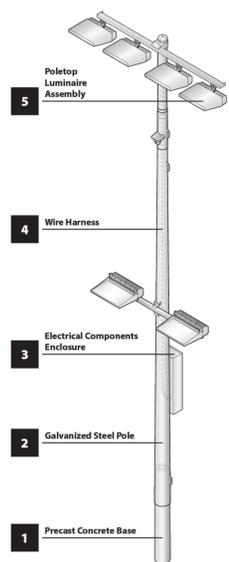




Datasheet: Light-Structure System™
 TLC for LED®

5 Easy Pieces™
 Complete System from Foundation to Poletop

Factory wired, aimed, and tested
 Fast, trouble-free installation
 Comprehensive corrosion package
 Integrated lightning ground



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**BRENTWOOD
 ACADEMY**



219 GRANNY WHITE PIKE, BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=50'

Date: SEPTEMBER 16, 2015

Approved By: B. SLAYDEN

Revisions:

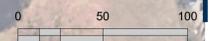
Drawing Title:

**SITE LIGHTING
 PHOTOMETRIC
 PLAN**

Drawing No.

E1.1

Project No.
 25-0251



BRENTWOOD PLANNING COMMISSION

1.

Meeting Date: 11/03/2025

Information

PROJECT NUMBER

Approval of the 2026 Schedule of Meetings for the Planning Commission

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Proposed 2026 Meeting Schedule

2026 BRENTWOOD PLANNING COMMISSION MEETING SCHEDULE

<u>APPLICATION DEADLINE</u> 12:00 NOON	<u>INFORMATIONAL MEETING</u> ANNEX ROOM -- 8:00 a.m.	<u>MEETING DATE</u> COMMISSION CHAMBERS -- 7:00 p.m.
MONDAY, DECEMBER 1, 2025	TUESDAY, DECEMBER 30, 2025	MONDAY, JANUARY 5, 2026
MONDAY, JANUARY 5, 2026	THURSDAY, JANUARY 29, 2026	MONDAY, FEBRUARY 2, 2026
MONDAY, FEBRUARY 2, 2026	THURSDAY, FEBRUARY 26, 2026	MONDAY, MARCH 2, 2026
MONDAY, MARCH 2, 2026	THURSDAY, APRIL 2, 2026	MONDAY APRIL 6, 2026
MONDAY APRIL 6, 2026	THURSDAY, APRIL 30, 2026	MONDAY, MAY 4, 2026
MONDAY, MAY 4, 2026	THURSDAY, MAY 28, 2026	MONDAY, JUNE 1, 2026
MONDAY, JUNE 1, 2026	THURSDAY, JULY 2, 2026	MONDAY, JULY 6, 2026
MONDAY, JULY 6, 2026	THURSDAY, JULY 30, 2026	MONDAY, AUGUST 3, 2026
MONDAY, AUGUST 3, 2026	THURSDAY, SEPTEMBER 3, 2026	TUESDAY, SEPTEMBER 8, 2026
TUESDAY, SEPTEMBER 8, 2026	THURSDAY, OCTOBER 1, 2026	MONDAY, OCTOBER 5, 2026
MONDAY, OCTOBER 5, 2026	THURSDAY, OCTOBER 29, 2026	MONDAY, NOVEMBER 2, 2026
MONDAY, NOVEMBER 2, 2026	TUESDAY, NOVEMBER 24, 2026	MONDAY, DECEMBER 7, 2026*
MONDAY, DECEMBER 7, 2026	TUESDAY, DECEMBER 29, 2026	MONDAY, JANUARY 4, 2027

***REGULAR MEETING IN APRIL SHALL BEGIN AT 6:30PM.**

***REGULAR MEETING IN DECEMBER SHALL BEGIN AT 7:30PM.**

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

Highlighted and bolded dates are departures from the normal Monday submittal deadlines, the Thursday briefings and Monday regular meeting dates.

BRENTWOOD PLANNING COMMISSION

2.

Meeting Date: 11/03/2025

Information

PROJECT NUMBER

Monthly Security Report

PROJECT DESCRIPTION

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Securities -- October 2025

Todd Petrowski
PLANNING & CODES DIRECTOR

Michael Rinehart
CHIEF BUILDING OFFICAL



Joe Hunter
PLANS EXAMINER

Allison Roberts
PLANNER

BRENTWOOD PLANNING AND CODES

PLANNING DEPARTMENT MEMORANDUM

TO: Planning Commission Members
FROM: Todd Petrowski, Planning & Codes Department
SUBJECT: Security Summary – October 2025
DATE: **October 23, 2025**

The following securities were received or administered by Planning and Codes Department staff during the month of October 2025, and since the last Security Report.

Grand Oaks Subdivision, September 30, 2025: Release of LOC in the amount of \$19,802.25 for RDU.

True Foods, 1809 Mallory Lane, October 1, 2025: Acceptance of Escrow in the amount of \$60,335.00 for landscaping.

Beech Creek Hill Subdivision, October 3, 2025: Release of LOC in the amount of \$13,400.20 for RDU.

Brentwood Academy, October 7, 2025: Release of Escrow in the amount of \$53,629.00 for LAND.

Hawthorne Subdivision, October 23, 2025: Acceptance of LOC in the amount of \$270,000 for RDU & W/S.

111 Westwood Place, October 23, 2025: Acceptance of Escrow in the amount of \$22,606.55 for LAND.

Should you have any questions or require additional information, please feel free to contact me at Todd.Petrowski@Brentwoodtn.gov

SECURITY REPORT

CITY OF BRENTWOOD

AMOUNTS HELD IN ESCROW

<i>PROJECT NAME</i>	<i>AMOUNT OF ESCROW</i>	<i>DESIGNATED IMPROVEMENT</i>	<i>P/M</i>	<i>ORIGINAL CASHIERS CHECK NUMBER</i>	<i>DATE RECEIVED</i>
Local Taco Restaurant	\$1,000.00	LAND	M	34725	6/2010
Clearwire Co-Location -- Chenoweth	\$7,750.00	LAND	M	695110938	6/1/2010
Princeton Hills, Sections 3, 4, & 5	\$50,000.00	DRAINAGE	M	7031641428	3/2011
PWSF -- 8217 Alamo Drive	\$5,747.50	LAND	P	5501777477	4/24/2014
Hidden Creek Sections 1 & 2	\$25,000.00	LAND	M	001402	8/8/2018
Brentwood TMCX - Landscaping for Trane Signal	\$13,090.00	LAND	P	5303771841	10/1/24
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
Carlock - Landscaping 1598 Mallory Lane	\$70,000.00	LAND	P	5305097290	7/18/2025
111 Westwood Place	\$22,606.55	LAND	P	1565	10/23/2025
Fellowship Bible Church - Landscaping	\$155,688.00	LAND	P	8000136106	6/23/2025
True Foods - 1809 Mallory Ln - Landscaping	\$60,335.00	LAND	P	1432263	10/1/2025
EV Auto - 7116 Moores Lane - Landscaping	\$121,484.00	LAND	P	730254700	8/4/2025
Preserve at Arden Woods	\$108,139.00	RDU & W/S	P	5301576623	3/30/2020
Total	\$695,340.05				

TOTAL ESCROW ACCOUNT HOLDINGS	\$695,340.05
TOTAL AMOUNT OF ALL SECURITIES HELD BY THE CITY	\$17,169,939.23

SECURITY REPORT
CITY OF BRENTWOOD
 BY EXPIRATION DATE

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 RATING Q1 2022	ORIGINAL DATE OF ISSUANCE
Rosebrooke, Sec. 2B	90761260	\$369,500.54	RDU, Street Trees	P	Pinnacle Bank	LOC	9/7/2025	10/25/2025	9/11/2024	YES	B	11/8/2022
Taramore, Subdivision Ph. 11	IS0342670U	\$8,290.00	RDL,W/S	P	Wells Fargo Bank	LOC	9/13/2025	10/13/2025	8/22/2024	YES	B	10/13/2015
Broad Oaks Sub	SLCMMS10192	\$423,531.80	RDU, W/S & LAND	P	U.S. Bank	LOC	9/22/2025	10/22/2025	10/1/2024	YES	Aa3*	7/31/2019
Marshall Place	40037500	\$47,549.33	RDL, W/S & LAND	M	Lineage Bank	LOC	11/8/2025	12/22/2025	12/19/2024	YES	B	12/22/2021
Anna Subdivision	1250099103	\$1,221,957.92	RDU, W/S, LAND and Amen	P	FirstBank	LOC	12/26/2025	1/26/2026	1/25/2025	YES	B	1/26/2024
Taramore Subdivision, Ph. 14	70002305	\$53,267.00	RDL, W/S	P	SunTrust Bank -- Truist	LOC	12/30/2025	1/30/2026	1/27/2025	YES	B	1/30/2017
Shaub Office Building - 1641 Mallory Lane	90794318	\$80,821.40	Landscaping	P	Pinnacle Bank	LOC	1/1/2026	2/1/2026	2/10/2025	YES	B	12/6/2024
Bella Collina PERPETUAL	2710088345	\$141,075.75	RDU, Street Lighting, Land, Sewer	P	FirstBank	LOC	1/7/2026	2/7/2026	2/10/2025	YES	B	2/7/2023
Chase Bank Citypark Brentwood Landscaping	NUSCGS045362	\$70,922.00	LAND	P	JPMorgan Chase	LOC	1/11/2026	2/11/2026	2/10/2025	YES	B+	2/10/2023
Primm Farm Subdivision	1366-3	\$1,047,141.50	RDU, WS, LAND	P	Wilson Bank and Trust	LOC	2/21/2026	3/21/2026	3/24/2025	YES	B	3/21/2023
Harlan Subdivision	90744937	\$1,714,735.00	RDU, AMENITY & LAND	P	Pinnacle Bank	LOC	3/20/2026	4/20/2026	5/23/2025	YES	B	4/20/2022
Subdivision of the Grant Ventures, LLC (9784	20180103-10340	\$146,388.00	Drainage	P	Studio Bank	LOC	3/29/2026	4/29/2026	5/23/2025	YES	B	4/29/2024
Academy at Holy Tree	1001	\$10,000.00	RDU & LAND	P	FirstBank	LOC	4/5/2026	5/5/2026	5/23/2025	YES	B	5/5/2021
Taramore, Phase 15	70002531	\$87,007.00	RDL, W/S	P	SunTrust Bank -- Truist	LOC	4/18/2026	5/18/2026	5/23/2025	YES	B	5/18/2017
Townplace Suites	69918027	\$205,000.00	Sidewalks and Landscape	P	Simmons Bank	LOC	4/21/2026	5/21/2026	5/23/2025	YES	B	5/21/2023
Telluride, Phase 2	1250102574	\$1,373,686.00	RDU, Land, Monument Sign	P	First Bank	LOC	4/21/2026	5/21/2026	5/22/2024	YES	B	5/21/2024
Echo Subdivision	1801789-3	\$325,356.90	RDU, WS, LAND	P	First Farmers Bank	LOC	4/22/2026	5/22/2026	5/23/2025	YES	B+	5/22/2023
Crown Castle Small Cell Node Removal- Veriz	68145854	\$15,000.00	SMALL CELL REMOVAL	P	Bank of America	LOC	4/22/2026	5/22/2026	4/25/2025	YES	B	5/3/2019
Rosebrooke, Sec. 3	90805242	\$340,852.00	RDU, St. Trees and Lights	P	Pinnacle Bank	LOC	5/7/2026	6/7/2026	6/10/2024	YES	B	6/7/2024
Taramore, Subdivision, Ph 13	IS0432338U	\$60,709.00	RDL,W/S	P	Wells Fargo Bank	LOC	5/16/2026	6/16/2026	6/5/2024	YES	B	6/16/2016
Reserve at Raintree Forest, Sec 5 and 6	40117900	\$900,204.31	RDU, WS, LAND	P	Lineage Bank	LOC	5/23/2026	6/23/2026	6/26/2023	YES	B+	6/23/2023
Eastmans Preserve, Phase 1	1803584-1	\$999,558.23	RDU, Land, Water	P	First Farmers and Merchants Bank	LOC	7/6/2026	8/6/2026	8/7/2024	YES	B+	8/6/2024
Rosebrooke Sub., Sec. 2A	90755320	\$367,584.25	RDU, Amenity, Landscape St Trees Entrance	P	Pinnacle Bank	LOC	7/30/2026	8/30/2026	9/22/2025	YES	B	8/19/2022
Taramore, Subdivision Ph.10	IS0333349U	\$5,060.55	RDL, W/S	M	Wells Fargo Bank	LOC	8/3/2026	9/3/2026	8/22/2024	YES	B	9/3/2015
Reserve at Raintree Forest, Sec. 10	0000002690083195	\$99,988.80	RDU, WS	P	FirstBank	LOC	8/6/2026	9/6/2026	8/23/2024	YES	B	9/7/2022
Oman Subdivision	1250038637	\$103,135.75	RDL,W/S & LAND	P	FirstBank	LOC	8/7/2026	9/7/2026	8/30/2024	YES	B	9/6/2019
Taramore, Subdivision, Ph. 12	70004240	\$53,261.45	RDU, W/S	P	SunTrust Bank -- Truist	LOC	8/20/2026	9/20/2026	8/23/2024	YES	B	9/19/2019
American Tower	3029729	\$20,000.00	CELL TOWER REM.	P	Bank of America	LOC	8/26/2026	9/26/2026	8/23/2024	YES	B	9/26/2000
Rosebrooke Sub., Sec. 5	90817738	\$582,841.00	RDL, W/S, ST	P	Pinnacle Bank	LOC	9/15/2026	10/15/2026	10/22/2024	YES	B	10/16/2024
Calistoga, Section 1	1250108044	\$1,790,162.00	RDL, LAND	P	FirstBank	LOC	11/2/2026	12/2/2026	12/19/2024	YES	B	12/2/2024
Baron Construction Office Bldg 5023 Harpeth	1527	\$55,000.00	LAND	P	First Citizens National Bank	LOC	11/6/2026	12/6/2026	12/9/2024	YES	B+	12/6/2024
Arcadia Subdivision, Sec. 1	1549-2	\$1,178,546.00	RDL, W/S & LAND	P	Wilson Bank and Trust	LOC	11/9/2026	12/9/2026	12/10/2024	YES	B+	12/9/2024
Tennessee Baptist Childrens Home	68203692	\$992,822.70	D, Storm, Bio, Phase I land	P	Bank of America	LOC	3/30/2027	4/30/2027	4/8/2025	YES	A-	4/7/2025
Rosebrooke 4A	90852430	\$503,900.00	RDL, LAND	P	Pinnacle Bank	LOC	4/23/2027	5/23/2027	6/4/2025	YES	B	5/20/2025
Reserve at Raintree Forest, Sec 7 & 8	55111634	\$549,260.00	RDU, W/S	P	Regions	LOC	5/25/2027	6/25/2027	7/2/2025	YES	B	6/25/2025
Hawthorne	IS000561013U	\$270,000.00	RDU & W/S	P	Wells Fargo Bank	LOC	8/4/2027	9/4/2027	10/23/2025	YES	B	9/4/2025
Amelia Subdivision	90862818	\$260,483.00	RDL, W/S	P	Pinnacle Bank	LOC	9/5/2027	9/5/2027	10/7/2025	YES	B	9/5/2025
TOTAL	\$16,474,599.18											
*Moody's Rating -- Aa3, Fitch Rating -- AA												