

**DESIGN REVIEW COMMISSION  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, August 28, 2012  
6:00 p.m.**

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on August 28, 2012. Chairman Saunders called the meeting to order at 6:05 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Board and established a quorum:

**COMMISSIONERS PRESENT:**

Mr. Keith Saunders, Chairman; Mr. Ralph Smith, Vice Chairman; Mr. Neil Sherman – Secretary; Alderman Greg Marcom; Mr. Paul Bruns; Mr. John Walker; Mr. Parker McCaleb; Ms. Robbie Ann Pahlow and Mr. Eric Alter

**DEVELOPMENT STAFF PRESENT:**

Mr. Andy Pouncey, Economic and Development Services Director; Mr. Wade Morgan, Chief Planner; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, Attorney

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**1. Approval of Minutes for July 24, 2012**

Mr. Sherman moved to approve the Design Review Commission minutes of July 24, 2012, seconded by Mr. McCaleb, with no further comments or discussions.

**ROLL CALL:** Mr. Walker – Yes; Mr. Alter - Yes; Mr. Bruns – Yes; Alderman Marcom – Yes; Mr. Smith – Yes; Mr. Sherman – Yes; Ms. Pahlow – Yes; Mr. McCaleb – Yes; Chairman Saunders – Yes.

**MOTION PASSED**

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Comment: The Chairman stated the Commission reviewed the items on tonight's agenda in the Executive Session meeting and the following items were added to the Consent Agenda:

**2. CONSENT AGENDA**

- a. Mesquite Chop House – 3165 Forest Hill-Irene Rd – Request Approval of a Wall-Mounted Tenant Identification Sign.  
Joey Graves, w/Peck Sign Co. - Representative
- b. State Farm, Charles Giordano – 2199 S. Germantown Road – Request Approval of a Ground-Mounted Tenant Identification Sign.  
Glen Taylor, w/Chickasaw Signs, Inc. - Applicant

Comment: The Chairman stated he would like to remind the Commissioners that voting on all matters on the Consent Agenda constitutes an acknowledgement that the member has read and reviewed the application materials/plans/staff reports and determines further discussion or presentation of an item is not necessary. He stated if there was anyone in the audience that would like an item pulled, please request so at this time, and in seeing none, he asked for a motion.

Mr. McCaleb made a motion to approve the Consent Agenda, seconded by Mr. Sherman.

**ROLL CALL:** Mr. Bruns – Yes; Ms. Pahlow – Yes; Mr. Sherman – Yes; Mr. Smith – Yes; Mr. McCaleb – Yes; Alderman Marcom – Yes; Mr. Alter – Yes; Mr. Walker – Yes; Chairman Saunders - Yes

**MOTION PASSED**

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**STAFF'S COMMENTS / DISCUSSIONS REGARDING THE CONSENT AGENDA ITEMS**

**a. Mesquite Chop House – 3165 Forest Hill-Irene Rd. – Request Approval of a Wall-Mounted Tenant Identification Sign.**

**BACKGROUND:** The building’s most recent tenant was Equestria restaurant. A sign for that restaurant was approved by the DRC in March, 2001. Prior to that, the tenant was Saddles Steakhouse. The property was annexed into the City of Germantown in July of 2000.

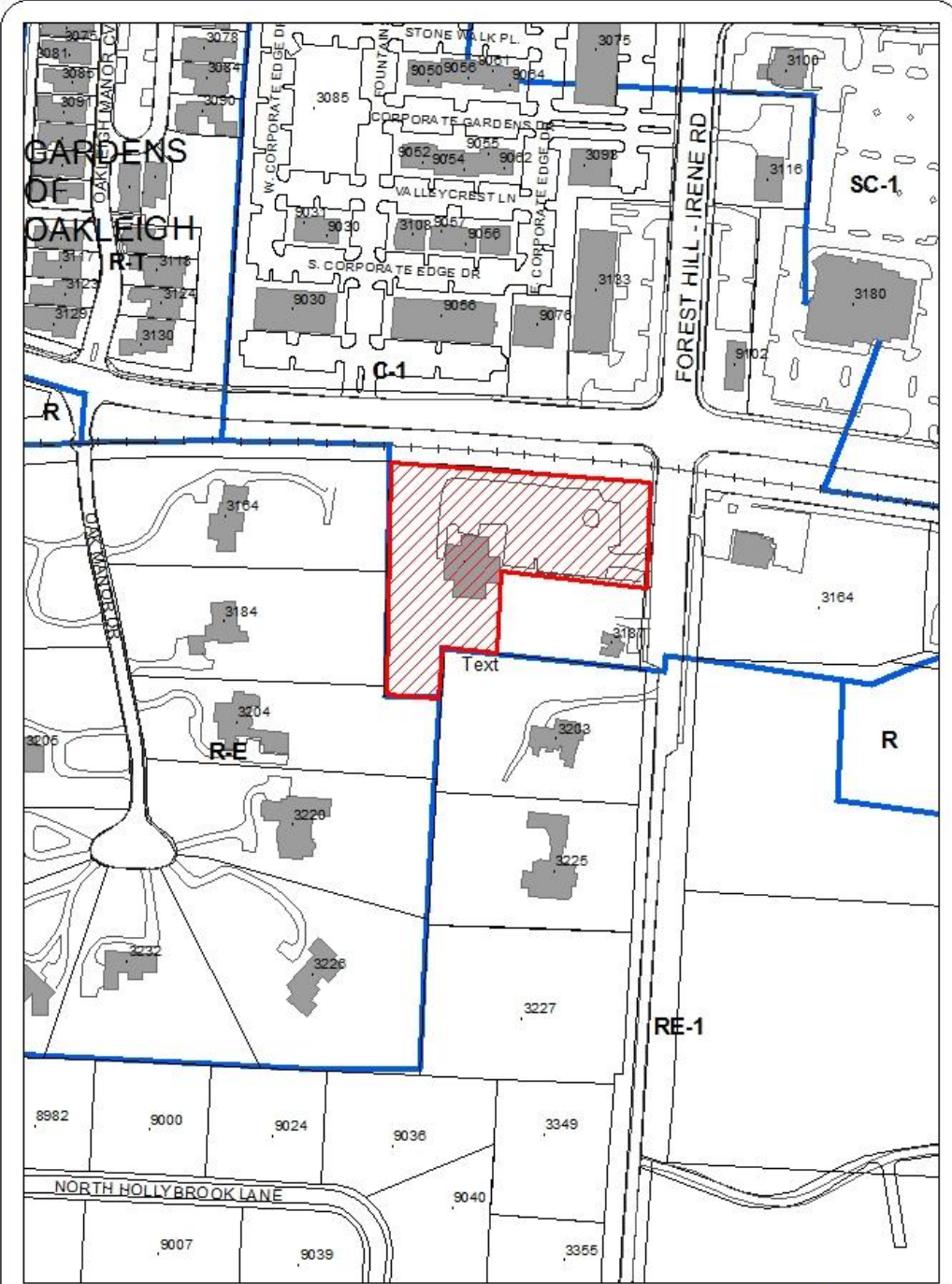
**DISCUSSION:** The applicant is requesting approval of a wall-mounted tenant identification sign. The specifics of the request are as follows:

**SIGN 1: Ground sign**

Location & Height:	the sign is proposed to be located on the east-facing wall of the building, to the right of the main entrance. The building is 150 feet from Forest Hill-Irene Rd.
Content:	
Colors & Materials:	Color: Black letters Materials: aluminum
Font:	block
Sign Area:	34.8 sq. ft.
Logo:	none
Logo Area:	na
Mounting Structure:	Individual letters stud-mounted to the fascia board
Lighting:	Goose neck lamps.

**STAFF COMMENTS:**

1. The proposed sign complies with the sign area and location requirements of the sign regulations.
2. Prior to DRC approval, the applicant shall provide information on the number and wattage of the goose neck lamps.
3. If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.



 SITE

### Vicinity Map



CITY OF GERMANTOWN

DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN  
(COMPLETE INSTRUCTIONS ON REVERSE SIDE)

Date: 7-20-12

1. Sign Owner: Preston Hamm Phone No: 901-525-3891 Fax No: 901-526-5887
2. Sign Owner's Address: 168 Beale St Mem Email Address: ps1374@aol.com
3. Sign Location Address and Name of Shopping Center: 3165 Forrest Hill Irene
4. Zoning District: Commercial ; Residential \_\_\_\_\_; Old Germantown \_\_\_\_\_; Office \_\_\_\_\_.
5. Sign will be mounted on: Wall ; Ground \_\_\_\_\_.
6. Type Sign:  Tenant Identification \_\_\_\_\_ Project Identification \_\_\_\_\_  
 Building Identification \_\_\_\_\_ Traffic Directional \_\_\_\_\_  
 Exterior Directory \_\_\_\_\_ Subdivision Identification \_\_\_\_\_  
 Service Station Sign \_\_\_\_\_ Other (If other, explain on separate page)
7. Number of Sign Faces: One 1; Two \_\_\_\_\_.
8. Linear feet of building frontage occupied by business where sign will be located: 70 feet.
9. Size of Sign: Width: 19 feet 0 inches; Height: 1 feet 10 inches  
TOTAL AREA OF SIGN IN SQUARE FEET: 34.833.
10. Height of sign at its highest point above the surrounding grade: 14 feet 0 inches.
11. Size of Letters: 1) Height 22" Width 12" Font: Block.  
2) Height \_\_\_\_\_ Width \_\_\_\_\_ Font: \_\_\_\_\_.  
3) Height \_\_\_\_\_ Width \_\_\_\_\_ Font: \_\_\_\_\_.
12. Colors: Letters: Black SUBMIT COLOR SAMPLES  
Background: \_\_\_\_\_ SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel ; Perpendicular \_\_\_\_\_; Angled \_\_\_\_\_.
14. Distance sign is set back from the street curb or edge of pavement  
(for corner lots, provide distance from both streets).  
150 Feet 0 Inches Name of Street: Forrest Hill Irene  
100 Feet 0 Inches Name of Street: Poplar Pike
15. Distance building is set back from the street curb or edge of pavement (for corner lots, provide distance from both streets).  
150 Feet 0 Inches Name of Street: Forrest Hill Irene  
100 Feet 0 Inches Name of Street: Poplar Pike
16. Sign Content (words, letters, logos): Mesquite Chop House
17. Size of logo: Horizontal N/A feet \_\_\_\_\_ inches; Vertical \_\_\_\_\_ feet \_\_\_\_\_ inches.
18. Sign Materials: Letters Aluminum; Sign Face Aluminum.  
Mounting Structure (type and materials): 2" S.S. Studs
19. Sign Illumination, if applicable (type, location and wattage): Exterior goose neck lights
20. Sign Landscaping, if applicable landscape plan shall be submitted N/A
21. Additional Comments: \_\_\_\_\_

22. The following materials shall be submitted:
  - A. TWENTY (20) SETS OF ALL REQUIRED MATERIALS SHOULD BE SUBMITTED PRIOR TO THE DEADLINE, INCLUDING THE APPLICATION FORM AND THE FOLLOWING:
    - Sketch of the sign (DRAWN TO SCALE).
    - Site plan, showing the sign location (DRAWN TO SCALE).
    - Details of lighting (if applicable). Provide a plan showing the location of the lights and landscaping.
    - If applying for a wall sign, supply a drawing of the building façade with the sign in place.
  - B. One Floppy Disk or CD of all plans in .jpg format (or other format, as approved by the City)
  - C. One set of color samples (provide manufacturer and name and number of colors)
  - D. Completed disclosure form, which makes up the last two pages of this application.

Name of Applicant / Agent (please print) Joey GRAVES  
Address: 1558 Texas St. Mem. 38106 Email Address: jgraves@peck Sign.com  
Phone No: 901-774-7747 Fax No.: 901-774-7746

## DISCLOSURE OF OWNERSHIP INTERESTS

In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interests, the following information is required to be furnished:

1. For Profit Entities. If the owner of the land which is the subject of this Application ("Owner") is a for-profit entity, i.e. general partnership, limited partnership, corporation, limited liability company, R.E.I.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner. (If another business entity owns 10% or more of the ownership interests in the Owner, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner:

Equestria, LLC

Persons or Entities\* Owning  
10% or More of the Ownership  
Interests of the Owner:

Name	Business or Home Address
<u>Charles Dennis &amp; Michelle Scott</u>	<u>6365 Massey Manor Ln W. Memphis, TN 38120</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\*See language in parenthesis above.



22" reverse channel letters painted black with red border.  
Letters illuminated by 3 gooseneck lights.

Scale: 1/8"=1'

Side View



Scale: 1"=1'

**NOTE TO CLIENT**  
THIS IS AN ORIGINAL UNPUBLISHED DRAWING OWNED BY PECK SIGN CO., INC. IT IS NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PECK SIGN CO., INC. IN CONNECTION WITH A SPECIFIC PROJECT UNDER CONSIDERATION FOR YOU BY PECK SIGN CO., INC. IT IS NOT TO BE SHOWN OR DISTRIBUTED TO ANYONE OTHER THAN THE INDIVIDUALS SPECIFICALLY INTENDED TO BE USED. REPRODUCTION, SALE, LENDING, OR DISTRIBUTION IN ANY MANNER IS PROHIBITED.



CLIENT	MESQUITE CHOP HOUSE	DRAWN BY	B. McDowell
DESCRIPTION	22" Reverse Channel Letters	DRAWING NAME	
		SCALE	Noted
		DATE	7-20-12

PLEASE NOTE: ALL PRINTED COLORS ARE REPRESENTATIONS OF THE INDICATED SPECIFICATIONS, AND MAY NOT BE AN EXACT MATCH TO ACTUAL COLORS USED.



**PROPOSED MOTION:** To approve the request for a wall-mounted tenant identification sign for Mesquite Chop House, at 3165 Forest Hill-Irene Rd., subject to staff comments.

**b. State Farm, Charles Giordano – 2199 S. Germantown Rd – Request Approval of a Ground-Mounted Tenant Identification Sign.**

**BACKGROUND:** The subject property is Lot 4 of the W. H. Drummond’s Subdivision. W. H. Drummond’s Subdivision was approved by the City of Memphis Planning Commission on July 24, 1946 and the Shelby County Commission on August 2, 1946. The principal structure on the subject property was constructed in 1958. Recent tenants have included Visual Thunder (office use) and Lost in Paradise (retail clothing).

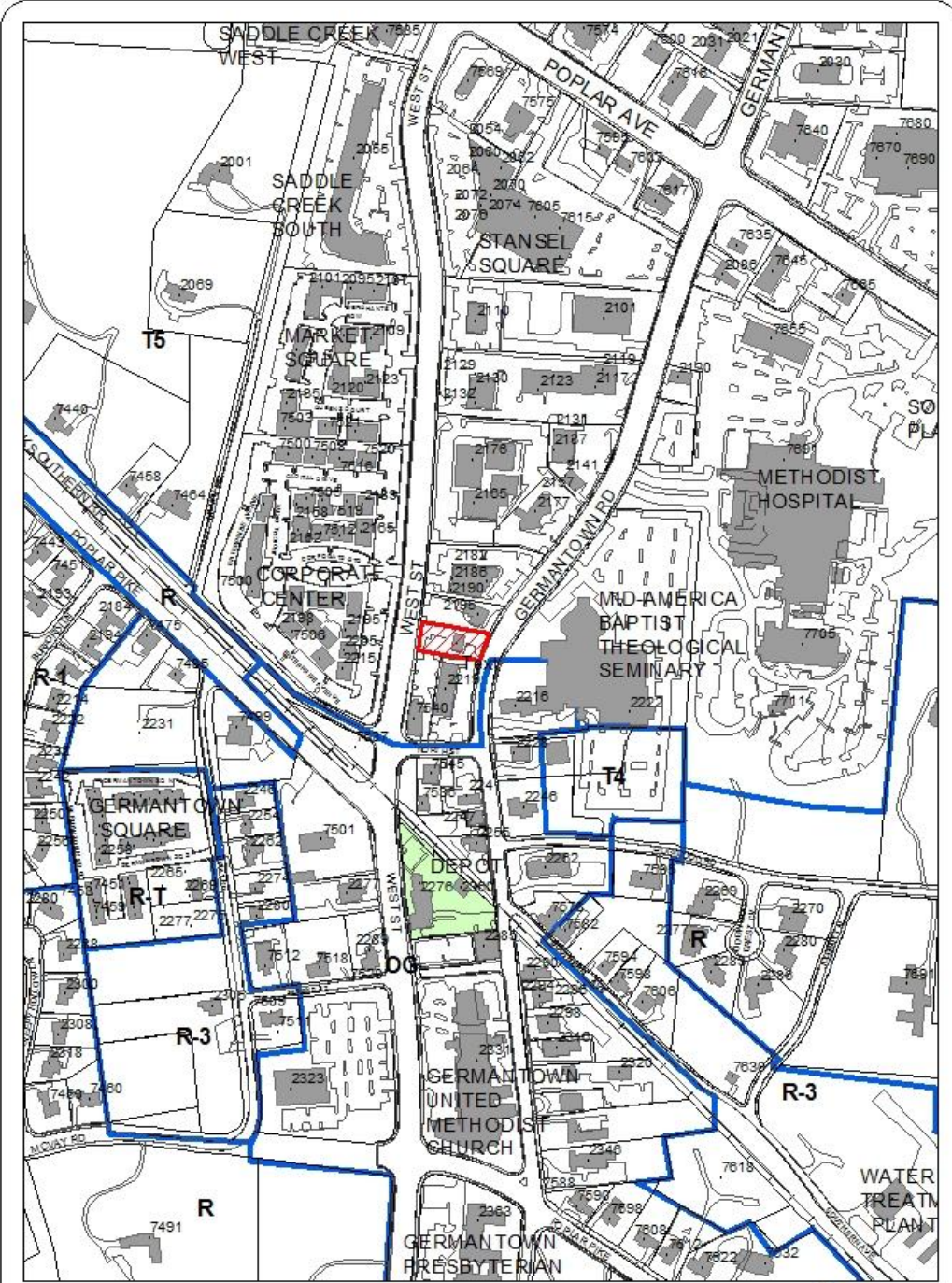
**DISCUSSION:** The property fronts on both Germantown Rd. and West St. The applicant is requesting approval of one ground-mounted sign on the Germantown Rd. frontage. The specifics of the request are as follows:

**Ground sign**

: Location & Height:	the sign is proposed to be located on the Germantown Rd. frontage, 10 feet behind the curb. The sign is 3 feet, 10 inches in height.
Content:	
Colors & Materials:	Color: white background; text – red and dark brown Materials: Sintra sign face, with routed letters; pressure treated wood posts
Font:	corporate and Times Roman fonts
Sign Area:	7.6 sq. ft.
Logo:	
Logo Area:	1.4 sq. ft.
Mounting Structure:	Wood posts in concrete base
Lighting:	NA

**STAFF COMMENTS:**

1. The proposed sign complies with size and height requirements of the sign regulations. However, the sign must be located 30 feet behind the curb rather than the 10 feet proposed. That setback places the sign immediately in front of the parking area.
2. If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.

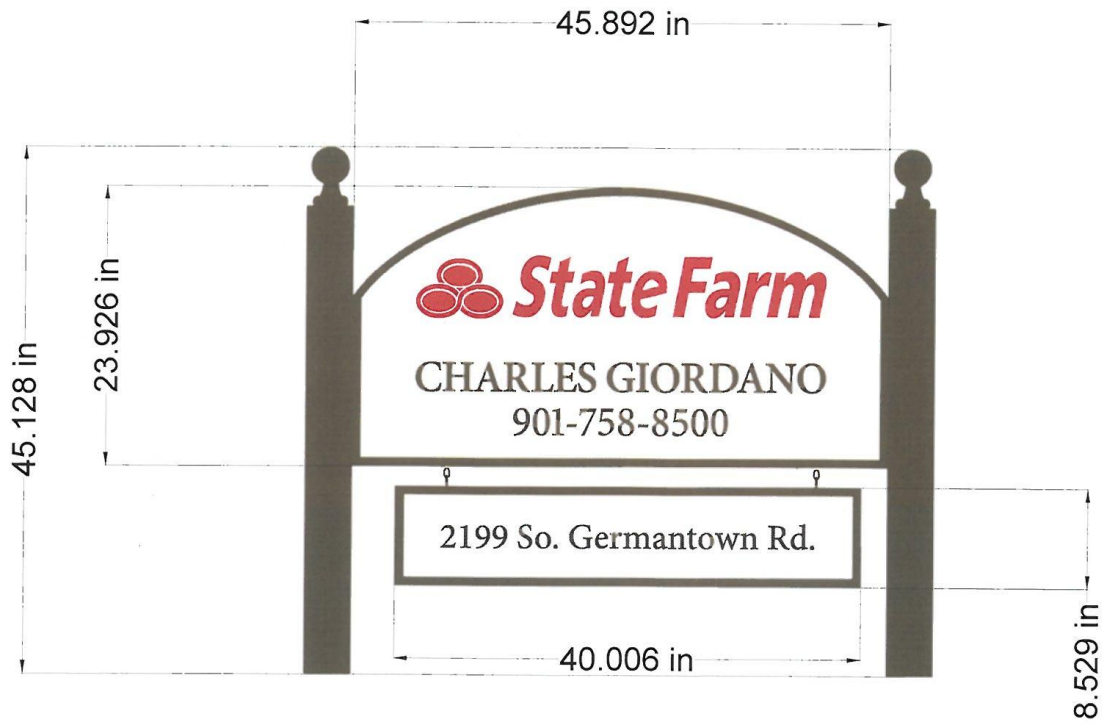


SITE

### Vicinity Map









CITY OF GERMANTOWN

DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN  
(COMPLETE INSTRUCTIONS ON REVERSE SIDE)

Date: 7/15/12

1. Sign Owner: Charles Giordano Phone No: 758 8500 Fax No: N/A
2. Sign Owner's Address: 2199 South Germantown Parkway Email Address: charles@charlesgiordano.com
3. Sign Location Address and Name of Shopping Center: 2199 South Germantown Parkway Pkwy
4. Zoning District: Commercial ; Residential ; Old Germantown ; Office
5. Sign will be mounted on: Wall ; Ground
6. Type Sign:  Tenant Identification  Project Identification  
 Building Identification  Traffic Directional  
 Exterior Directory  Subdivision Identification  
 Service Station Sign  Other (If other, explain on separate page)
7. Number of Sign Faces: One ; Two
8. Linear feet of building frontage occupied by business where sign will be located: 120 feet.
9. Size of Sign: Width: 3 feet 10 inches; Height: 2 feet 0 inches  
TOTAL AREA OF SIGN IN SQUARE FEET: 8
10. Height of sign at its highest point above the surrounding grade: 3 feet 10 inches.
11. Size of Letters: 1) Height 5 Width 5 Font: Paratypik  
2) Height 2.6 Width 2 Font: Times Roman  
3) Height 2.1 Width 2 Font: Times Roman
12. Colors: Letters: Blum Pantone 476 SUBMIT COLOR SAMPLES  
Background: Antique White SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel ; Perpendicular ; Angled
14. Distance sign is set back from the street curb or edge of pavement (for corner lots, provide distance from both streets).  
10 Feet 0 Inches Name of Street: South Germantown Parkway Road  
     Feet      Inches Name of Street:
15. Distance building is set back from the street curb or edge of pavement (for corner lots, provide distance from both streets).  
30 Feet 0 Inches Name of Street: South Germantown Parkway Road  
     Feet      Inches Name of Street:
16. Sign Content (words, letters, logos): Style Firm / Charles Giordano / 901-758-8500  
2199 So. Germantown Rd.
17. Size of logo: Horizontal      feet 5 inches; Vertical      feet 7 inches.
18. Sign Materials: Letters Rocked; Sign Face Signitec (see under 17)  
Mounting Structure (type and materials): Pressure mounted pipe posts
19. Sign Illumination, if applicable (type, location and wattage): N/A
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments:
22. The following materials shall be submitted:
  - A. TWENTY (20) SETS OF ALL REQUIRED MATERIALS SHOULD BE SUBMITTED PRIOR TO THE DEADLINE, INCLUDING THE APPLICATION FORM AND THE FOLLOWING:
    - Sketch of the sign (DRAWN TO SCALE).
    - Site plan, showing the sign location (DRAWN TO SCALE).
    - Details of lighting (if applicable). Provide a plan showing the location of the lights and landscaping.
    - If applying for a wall sign, supply a drawing of the building façade with the sign in place.
  - B. One Floppy Disk or CD of all plans in .jpg format (or other format, as approved by the City)
  - C. One set of color samples (provide manufacturer and name and number of colors)

(John Taylor / Chickasaw Signs Inc)  
Name of Applicant / Agent (please print)  
Address: 6716 Whitton Place Email Address: gtaylor@chickasawsigns.com  
Phone No: 901 386 1919



08.22.2012



08.22.2012



**PROPOSED MOTION:** To approve the request for a ground-mounted tenant identification sign for Charles Giordano State Farm, at 2199 S. Germantown Rd., subject to staff comments.

**3. ProActive Heart and Vascular – 7751 Wolf River Blvd. – Request Approval of a Wall-Mounted Tenant Identification Sign.**

**BACKGROUND:** Welch Realty The Design Review Commission granted site plan approval on April 20, 1993, and the Planning Commission granted site plan approval on May 4, 1993. The Board of Mayor and Aldermen approved Project Development Contract 952 on May 24, 1993 for the development of the Welch Office Building. The current principal structure was constructed in 1994. The ground-mounted sign was approved by the DRC on September 26, 2006.

**DISCUSSION:** The applicant is requesting approval of a wall-mounted tenant identification sign. The specifics of the request are as follows:

**SIGN 1: Ground sign**

: Location & Height:	the sign is proposed to be located on the Wolf River Blvd. frontage, above the main customer entrance to the building.
Content:	
Colors & Materials:	Color: Red and blue letters Materials: acrylic plastic letters
Font:	custom font
Sign Area:	7.7 sq. ft.
Logo:	
Logo Area:	1.5 sq. ft.
Mounting Structure:	Letters are stud mounted to the building facade
Lighting:	NA

**STAFF COMMENTS:**

1. The building is allowed a total of 43 sq. ft. of signs. The existing Welch Realty ground sign is 6 sq. ft. in area, leaving 37 sq. ft. for a wall sign(s).
2. According to the tenant, the main customer entrance leads to ProActive Heart and Vascular, which entitles them to a wall sign above the entrance. The remaining tenants use other entrances.
3. There are three bronze wall plaques to the left and right of the main entrance identifying Biomed LLC, Sowards and Associates and Welch Realty. Staff cannot find records of approval of those plaques. Prior to DRC approval, the applicant shall provide the sizes of those signs.
4. If approved, the applicant must obtain a permit from the Memphis / Shelby County Office of Code Enforcement prior to installing the signs.



**\*\*CUSTOMER'S APPROVAL**

DATE



OFFICE OR ONE SET FILE

© COPYRIGHT JOYCE SIGNS, INC. - 2012  
THIS DOCUMENT MAY NOT BE  
USED, COPIED OR DUPLICATED.

**File Name: Exterior Logo**

CLIENT NAME: ProActive  
FILE LOC: Art > 2012 > ProActive  
DATE: 07/26/12  
TIME: 2:15 pm  
DESIGNER: JB  
SCALE: 1/16" = 1"

DESCRIPTION: 1/4" thick flat cut acrylic; pld. PMS 7469 U Blue and 484 U Red, satin finishes, stud mount

\*\*BY SIGNING THIS DOCUMENT, I AGREE THE SPELLING, CONTENT AND LAYOUT ARE CORRECT. I UNDERSTAND THAT MY SIGNS WILL BE PRODUCED AS SPECIFIED AND ANY CHANGES REQUESTED AFTER THE DATE BELOW WILL BE AT MY EXPENSE.

**CITY OF GERMANTOWN**

DESIGN REVIEW COMMISSION APPLICATION FOR PERMANENT SIGN  
(COMPLETE INSTRUCTIONS ON REVERSE SIDE)

Date: 7-27-2012

1. Sign Owner: Pro Active Heart & Vascular Phone No: 759-5100 Fax No: 759-5111
2. Sign Owner's Address: 7751 Wolf River Blvd Email Address: ANDREW@PROACTIVEHV.COM
3. Sign Location Address and Name of Shopping Center: 7751 Wolf River Blvd.
4. Zoning District: Commercial ; Residential ; Old Germantown ; Office
5. Sign will be mounted on: Wall ; Ground
6. Type Sign:  Tenant Identification  Project Identification  
 Building Identification  Traffic Directional  
 Exterior Directory  Subdivision Identification  
 Service Station Sign  Other (If other, explain on separate page)
7. Number of Sign Faces: One 1; Two
8. Linear feet of building frontage occupied by business where sign will be located: 85-11 feet.
9. Size of Sign: Width: 5 feet 10 inches; Height: 1 feet 6 inches  
 TOTAL AREA OF SIGN IN SQUARE FEET: 71.69
10. Height of sign at its highest point above the surrounding grade:  feet  inches.
11. Size of Letters: 1) Height 18 Width 6.5 Font: LOGO  
 2) Height  Width  Font:   
 3) Height  Width  Font:
12. Colors: Letters: PMS 7469 U Blue / 4840 Red SUBMIT COLOR SAMPLES  
 Background:  SUBMIT COLOR SAMPLES
13. Orientation of Sign to the Street: Parallel ; Perpendicular ; Angled
14. Distance sign is set back from the street curb or edge of pavement  
 (for corner lots, provide distance from both streets).  
48 Feet 6 Inches Name of Street: Wolf River Blvd  
70 Feet  Inches Name of Street: Brier Brook
15. Distance building is set back from the street curb or edge of pavement (for corner lots, provide distance from both streets).  
48 Feet 6 Inches Name of Street: Wolf River Blvd  
70 Feet  Inches Name of Street: Brier Brook
16. Sign Content (words, letters, logos): Pro Active Heart & Vascular
17. Size of logo: Horizontal  1 feet 6 inches; Vertical 5 feet 1.5 inches.
18. Sign Materials: Letters Acrylic; Sign Face   
 Mounting Structure (type and materials): STUD MOUNT
19. Sign Illumination, if applicable (type, location and wattage): NA
20. Sign Landscaping, if applicable landscape plan shall be submitted
21. Additional Comments:
22. The following materials shall be submitted:
  - A. TWENTY (20) SETS OF ALL REQUIRED MATERIALS SHOULD BE SUBMITTED PRIOR TO THE DEADLINE, INCLUDING THE APPLICATION FORM AND THE FOLLOWING:
    - Sketch of the sign (DRAWN TO SCALE).
    - Site plan, showing the sign location (DRAWN TO SCALE).
    - Details of lighting (if applicable). Provide a plan showing the location of the lights and landscaping.
    - If applying for a wall sign, supply a drawing of the building façade with the sign in place.
  - B. One Floppy Disk or CD of all plans in .jpg format (or other format, as approved by the City)
  - C. One set of color samples (provide manufacturer and name and number of colors)
  - D. Completed disclosure form, which makes up the last two pages of this application.

Austin Turner  
 Name of Applicant / Agent (please print)  
 Address: 2950 Beathree Blvd Email Address: Austin @ JoyceSigns.COM  
 Phone No: 901 543-1950 Fax No.: 901 543-1951

**DISCLOSURE OF OWNERSHIP INTERESTS**

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Owner: Welch Investments LLC

Persons or Entities\* Owning  
10% or More of the Ownership  
Interests of the Owner:

Name	Business or Home Address
<u>Danya Welch</u> (50%)	<u>7751 Wolf River Blvd., Germantown, TN 3813</u>
<u>Dawn Kinard</u> (50%)	<u>" "</u>
_____	_____
_____	_____
_____	_____
_____	_____

\*See language in parenthesis above.





EXISTING GROUND SIGN



EXISTING WALL SIGNS

There was substantial discussion of the size and placement of the wall plaque and which tenants used which entrance.

PROPOSED MOTION: To approve the request for a wall-mounted tenant identification sign for Pro-Active Heart and Vascular at 7751 Wolf River Blvd., subject to staff comments.

#### **TABLED BY APPLICANT**

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#### **4. McVay Station Offices – 2231 McVay Road – Request Approval of Modifications to an Approved Plan.**

BACKGROUND: On February 22, 2005, the Design Review Commission (DRC) approved a variance from the required pervious/impervious ratio for the proposed office development. The DRC approved a pervious/impervious ratio of 46.2% / 53.8% as opposed to the required 55% / 45% for property in “O-G” zoning districts. On September 6, 2005, the Planning Commission recommended approval of the site plans. The DRC approved the final plan on September 27, 2005.

DISCUSSION: The applicant is requesting approval of the following modifications to the approved plan (the area of each modification is highlighted on the attached Proposed Plan):

1. Modify the building setback from McVay Road from 40 ft. to 20 ft.
2. Modify the building setback from the south property line from 30 ft. to 20 ft.
3. Modify the building setback from north property line from 20 ft. to 15 ft.
4. Provide a second access drive to the office building to the north. The attached air photo indicates the connection to the adjacent medical office parking lot.
5. Modify the pervious area percentage from 46.18 percent to 36.6 percent.

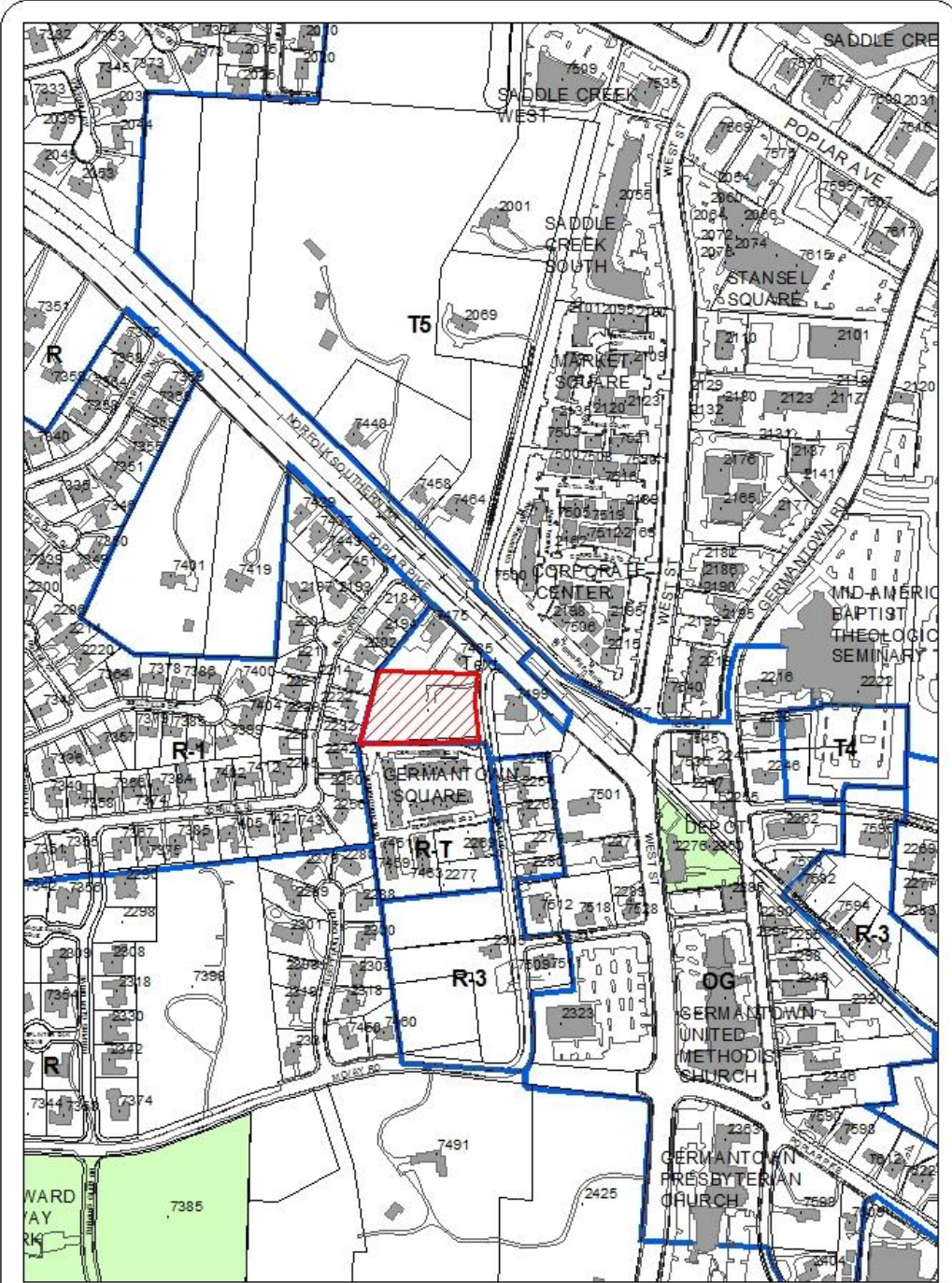
The modifications to the plan are requested in order to comply with current fire code requirements for access to the buildings. The original plan’s single point of access and 24 foot-wide access drive are no longer acceptable. The proposed development requires two points of access and a minimum 26 foot-wide access drive. In order to meet those requirements, the developer has obtained permission from the property owner to the north to connect their parking lots and drives.

In addition, the new plan pushes the buildings closer to McVay Rd. and to the north and south property lines to accommodate the wider driveway. The increased pavement area also reduces the pervious area.

#### STAFF COMMENTS:

1. The applicant has provided photos of nearby developments with similar building setbacks from the street.
2. The proposed pervious area ratio is equivalent to what is required of a typical office development in Germantown.
3. The applicant has stated that the approved landscape plan will be followed, and incorporated into the reduced building setback areas.

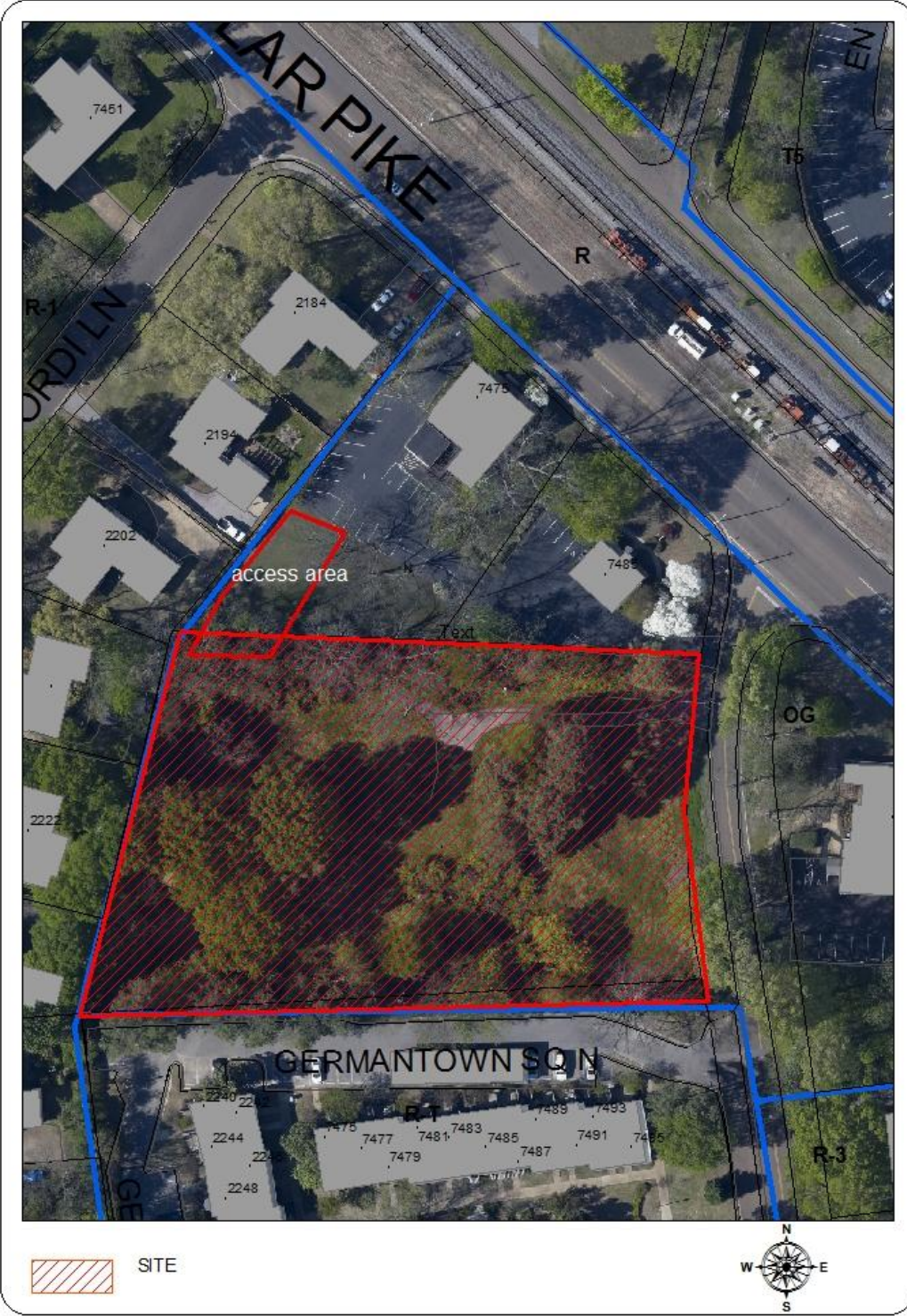
Staff recommends that additional landscape screening be provided along the edge of the new parking spaces near the western property line and between the new parking spaces within the office property to the north.



 SITE

### Vicinity Map





McVay Station – Setback  
comparisons for variance request.

**Subject Property #1:**

‘Original Ink’

10’ +/- Setback\*

2289 West Street

\*Distance from back of curb = 20’



**Subject Property #2:**

‘Ella David Salon’

10’ +/- Setback\*

7518 Second Street

\*Distance from back of curb = 20’



**Subject Property #3:**

‘Langsdon Clinic’

12’ +/- Setback\*

7499 Poplar Pike

\*Distance from back of curb = 22’



**Subject Property #4:**

‘Germantown Aesthetics’

10’ +/- Setback\*

7475 Poplar Pike

\*Distance from back of curb = 20’



**Subject Property #5:**

2285 Germantown Rd.

0' +/- Setback\*

Distance from back of curb = 5'



**Subject Property #6:**

'Landmark Bank'

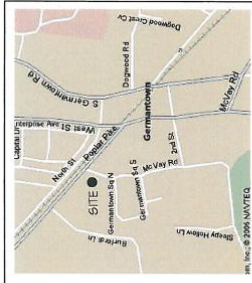
0' +/- Setback\*

2241 Germantown Rd.

\*Distance from back of curb = 10'

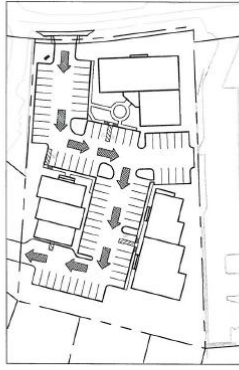
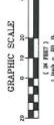






VICINITY MAP  
NOT TO SCALE

- PLAN REVISION AREA



# PROPOSED PLAN



**ITEM 1:** THIS PLAN SHOWS THE PROPOSED BUILDING FOOTPRINTS, INCLUDING THE PROPOSED DRIVEWAY AND PARKING AREAS. THE PROPOSED DRIVEWAY AND PARKING AREAS ARE SHOWN IN THE PLAN. THE PROPOSED DRIVEWAY AND PARKING AREAS ARE SHOWN IN THE PLAN. THE PROPOSED DRIVEWAY AND PARKING AREAS ARE SHOWN IN THE PLAN.

**GREENSPACE CALCULATIONS:**  
PROPERTY AREA: 1,700 ACRES  
IMPERVIOUS AREA: 1,114 ACRES  
GREENSPACE AREA (INCLUDES POND): 0.804 ACRES  
GREENSPACE % = GREENSPACE AREA / PROPERTY AREA  
= 0.473

**TABLE:**  
AREA BLDG FOOTPRINTS: 17,073.90 SQ FT  
HEIGHT OF BLDG SHALL NOT EXCEED 30 FEET



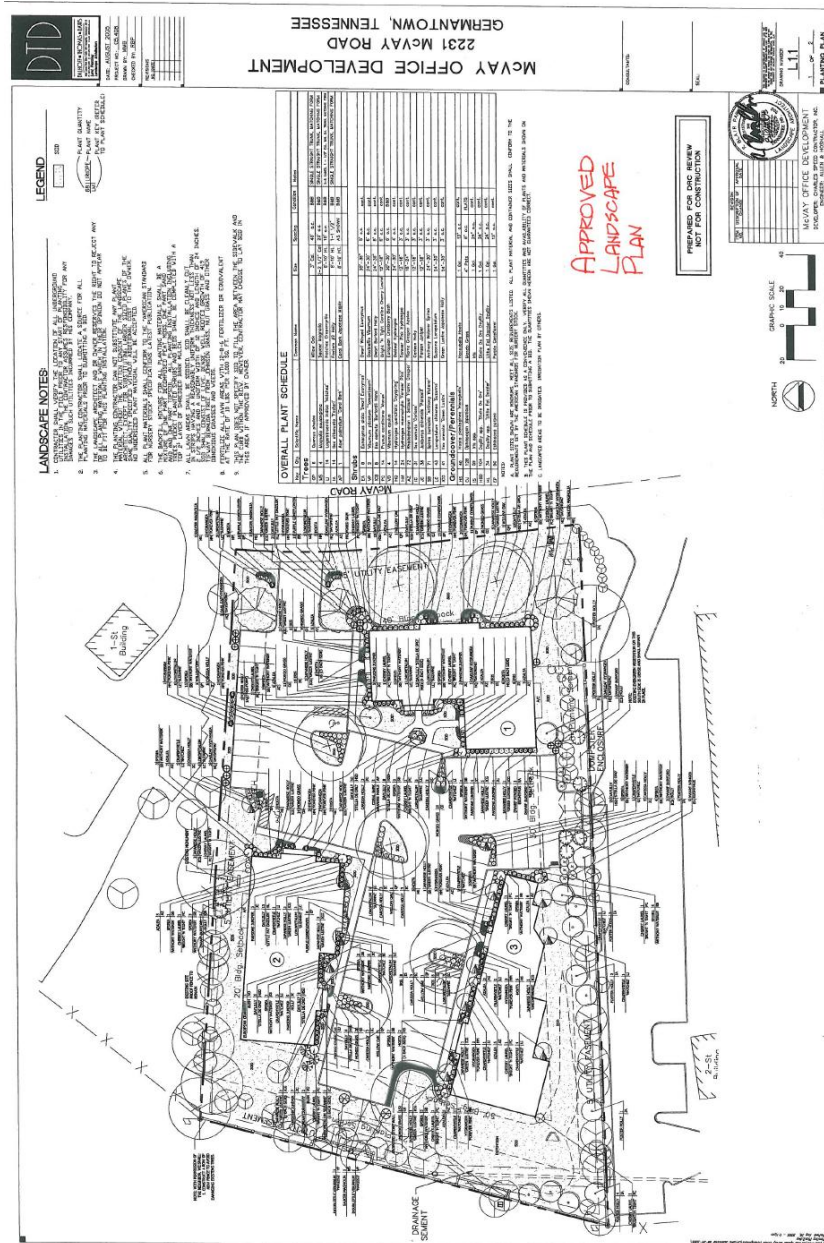
**Alvin M. Hoptel**  
Professional Engineer  
License No. 37181  
State of Tennessee

McVoy Station Professional Center  
CHARTER: ALVIN & ASSOCIATES, INC.

**NOTES:**  
1. THIS SET IS FOR THE PROPOSED DRIVEWAY AND PARKING AREAS.  
2. THE DRIVEWAY AND PARKING AREAS ARE SHOWN IN THE PLAN.  
3. THE DRIVEWAY AND PARKING AREAS ARE SHOWN IN THE PLAN.  
4. THE DRIVEWAY AND PARKING AREAS ARE SHOWN IN THE PLAN.

NO.	DESCRIPTION	DATE





**PROPOSED MOTION:** To approve the request for modifications to the approved McVay Station final plan, subject to staff comments.

Mr. Jason Speed w/Speed Investments requested the commission to approve the adjustment in the green space due to the wider driveway and connectivity to the neighbors to the north and south. The plans show a 10 foot front yard setback and he is requesting a 20 foot setback instead.

Mr. Jody Dwyer, City of Germantown’s Fire Marshall explained that the city needs a minimum 26 foot driveway access in order to have safe operation around the fire truck.

Mr. Sherman moved to approve this motion as discussed and seconded by Mr. McCaleb.

**ROLL CALL:** Ms. Pahlow – Yes; Mr. Sherman – Yes; Alderman Marcom – Yes; Mr. Bruns – Yes; Mr. McCaleb – Yes; Mr. Smith – Yes; Mr. Walker – Yes; Mr. Alter – Yes; Chairman Saunders – Yes.

**MOTION PASSED**

**ADJOURNMENT**

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 7:10 p.m.