

**PLANNING COMMISSION MEETING  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, February 2, 2016**

1. The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of the City Hall on February 2, 2016. Regular meetings of the Planning Commission are broadcast and recorded electronically. Minutes reflect a summary of the proceedings and actions taken.

Chairman Harless welcomed everyone and asked the Commission members as well as the audience to please speak into the microphone so they could be heard. Chairman Harless called the meeting to order at 6:05 p.m. requesting the roll call.

2. Ms. Pam Rush called the roll of the Commission and established a quorum.

**Commissioners Present:** Mike Harless, Susan Burrow, Alderman Forrest Owens, Dike Bacon, George Hernandez, David Clark, Mayor Mike Palazzolo, Hale Barclay, and Rick Bennett

**Commissioners Absent:** None

**Staff Present:** David Harris, Tim Gwaltney, Sheila Pounder, Wade Morgan, Cameron Ross, and Pam Rush

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**3. Approval of Minutes for January 5, 2015:**

Chairman Harless stated for those people who just arrived, tonight's agenda is on the front table. The first order of business is the approval of the minutes for the January 5, 2015 meeting. If there are no additions, corrections or deletions to the minutes of the January 5, 2015, meeting of the Planning Commission, he would entertain a motion for approval.

Ms. Burrow moved to approve the Planning Commission minutes of January 5, 2015, seconded by Mr. Bacon.

Chairman Harless asked for a roll call.

**Roll Call:** Barclay – abstain; Burrow – yes; Hernandez – yes; Bacon – yes; Harless – yes; Owens – yes; Clark – abstain; Bennett – yes; Palazzolo- abstain. **The motion was passed**

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**4. Consent Agenda:**

There were no consent items.

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**5. Sanders Ridge PUD**

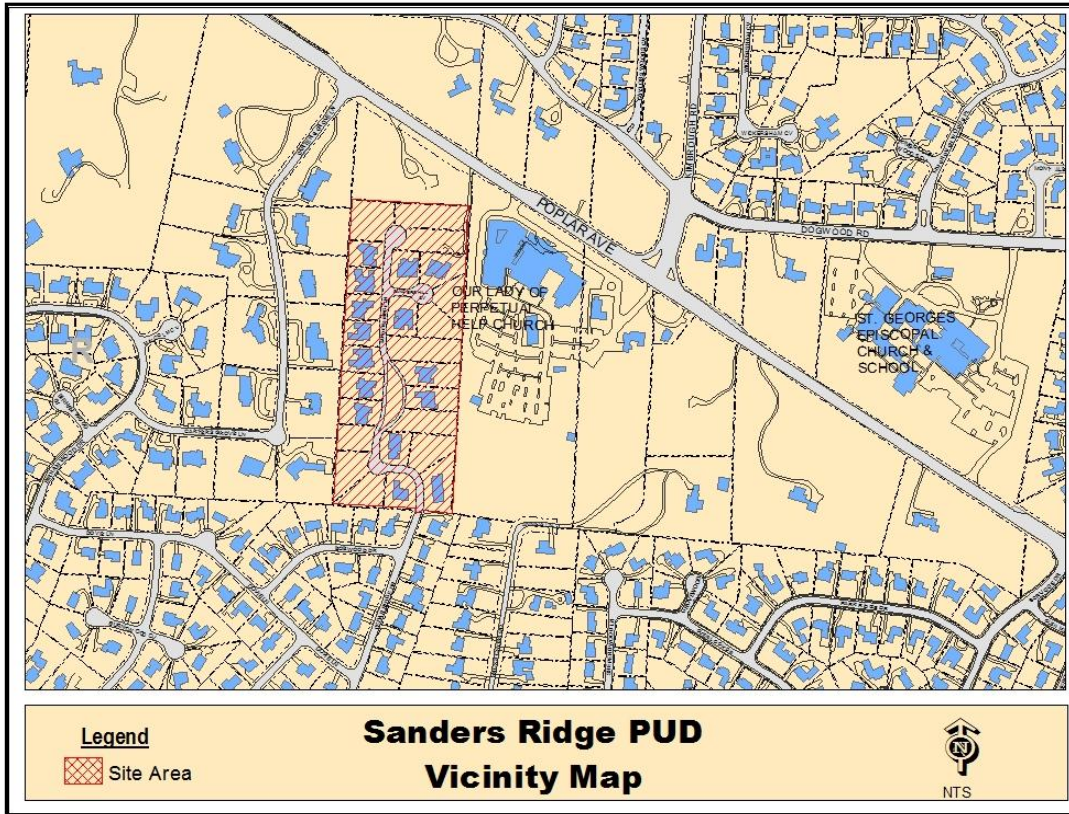
Mr. Ross made a presentation of the application to the Planning Commission.

**INTRODUCTION:**

Development Case Number	16-600
Location:	Northern Terminus of Cedar Ridge Drive, North of Poplar Pike
Owner Name/Applicant Name:	Sanders Ridge Homeowners Association
Representative Name:	Mike Studdard, w/Sanders Ridge Homeowners Association
Zoning District:	R – Low Density Residential

Area:	17.4 acre
Request:	Preliminary Approval of the Conversion from Private to Public of the Streets and Infrastructure within the Sanders Ridge PUD

\*Refer to the Disclosure Form attached for more information



**BACKGROUND:** Sanders Ridge PUD is a Planned Unit Development consisting of 26 lots for single family detached dwellings on a 17.4 acre, “R” zoned tract. It was approved by the Board of Mayor and Aldermen as Subdivision Development Contract number 444 on January 14, 2002. The streets were designed as private streets from the initial planning stage and were approved as private streets. The street system does not connect to any streets outside the PUD except at its entrance to Cedar Ridge.

The Residential Street and Infrastructure Conversion Policy was approved by the Planning Commission on September 7, 2010, and by the Board of Mayor and Aldermen on September 27, 2010. The approved policy is included with this packet.

**DISCUSSION:** The Sanders Ridge Homeowners Association (HOA) is requesting preliminary approval from the Planning Commission of the conversion of their private streets, curbs and sanitary sewers to public streets and infrastructure. The HOA will maintain ownership of the street lights and street signs. The preliminary approval application calls only for a map of the subdivision/PUD and an analysis of the expected maintenance cost to the City during the next ten years. The HOA has submitted the information required for preliminary approval of their request.

Section II (A) of the Policy describes the process and criteria in more detail. The Policy provides for a multi-step approval process, with preliminary planning commission approval as the first step. The HOA has submitted a letter and plat of the PUD (attached) as required by the Policy. If preliminary approval is granted, the HOA may then compile the more detailed information needed for Final Planning Commission approval. Approval from the Board of Mayor and Aldermen of the request for conversion of the streets is also necessary as a final step, as is a contract between the City and the HOA. The contract will describe the detailed repairs and other events that must occur prior to the City’s acceptance of the streets.

The Technical Advisory Committee met on January 14, 2016 and had the following comments on the request:

Comments:

1. The letter supporting the private to public conversion states the City would incur only light maintenance cost over the course of the next ten years. TAC concluded that this is a reasonable expectation, since minimum street repairs are likely to be needed within the 10 year period.
2. The Sanders Ridge street network does not connect to any streets outside the development, except at its entrance at Cedar Ridge.
3. TAC recommends the following:
  - a. Common Open Space Areas and subdivision entrance features (including decorative pavers) will remain private.
  - b. Sidewalks should be installed where missing on the west side of Sanders Ridge Cove.
  - c. Replace street sign poles with City decorative pole and change existing color (blue) of street sign blade to reflect as a public street (green).
  - d. Determine if existing light poles are public (MLGW) or private.
  - e. Brick pavers at entrance to Sanders Ridge PUD will be private or should be removed and street improved to City standards.

**A. PRIOR TO FINAL PLANNING COMMISSION APPROVAL**

1. The HOA must submit the documentation required for final planning commission approval, including a diagnostic review of the infrastructure and an implementation plan for infrastructure improvements, as described in the Street and Infrastructure Conversion Policy.

**STAFF RECOMMENDATION:** The application meets the requirements for preliminary approval of private to public conversion of streets and infrastructure, subject to staff comments.

**SUBDIVISION AND SITE PLAN SUBCOMMITTEE REPORT (Dike Bacon, Chairman):**

The subcommittee met on January 20, 2016, and requested that staff determine if the City still held a Bond for the installation of sidewalks within this project. They also asked that staff make a determination concerning who has ownership and maintenance responsibility for the existing decorative light poles and report back to them at the February 2, 2016 PC meeting.

**The subcommittee withheld a recommendation on this item.**

**Staff's Report on Subcommittee Request:** The Bond on this project has been released and the City no longer holds any funding for the completion of sidewalks within Sanders Ridge PUD. There are 2 Sanders Ridge lots without sidewalks (#23 & #25). In addition lot #26 has sidewalks but some sections are deteriorated and will need to be replaced or repaired. The responsibility for the installation and repair of sidewalks should be the responsibility of the Sanders Ridge Homeowners Association.

The existing decorative light poles within this project are currently owned and maintained by MLGW and leased to the Sanders Ridge Homeowners Association. The association is responsible for payment of the lease fee and for utility services to MLGW for street lighting in this development. If the conversion request is approved, the light poles will be added to the City's inventory and the City will become responsible for paying MLGW for the energy used.

Mike Studdard at 2488 Sanders Ridge Lane, with the Sanders Ridge Homeowners Association stated the property owners incorrectly assumed that a privacy gate would be installed once the development was turned over by the developer. Soon after that the HOA was formed, funds were spent to develop a suitable entrance with a private gate for approval. The City, after discussion with the HOA, did not grant the addition of a privacy gate. In lieu of the gate, the HOA requested and was granted permission to remove the existing entrance structure provided by the developer and built a new entrance to mark the beginning of the Sanders Ridge Lane and the ending of Cedar Ridge Drive. With no opportunity to add a privacy gate to the entrance, the property owners attending the annual meeting in May 2015 voted unanimously to request converting the streets and infrastructure from private to public. The HOA requests the City's approval to convert Sanders Ridge HOA from Private to Public Streets.

- The rationale is to enhance the valuation of the properties in the HOA for resale.
- To make the decision for potential buyers of the remaining six undeveloped lots easier by knowing that the City maintains the streets.
- To take advantage of the City's expertise. We are not large enough to warrant a property management company like LEDIC. As a result, homeowners are responsible for maintaining the infrastructure and are not versed like LEDIC with expertise in streets, sewers or storm drain maintenance).

Alderman Owens asked if the HOA could provide an estimate be designated for the HOA maintenance?

Mr. Gwaltney stated yes.

Mr. Clark asked when will be the sidewalks be installed?

Mr. Ross noted it would be agreed on as final plan approval.

Ms. Burrow asked Mr. Studdard if you have full support from all the homeowners?

Mr. Studdard answered yes.

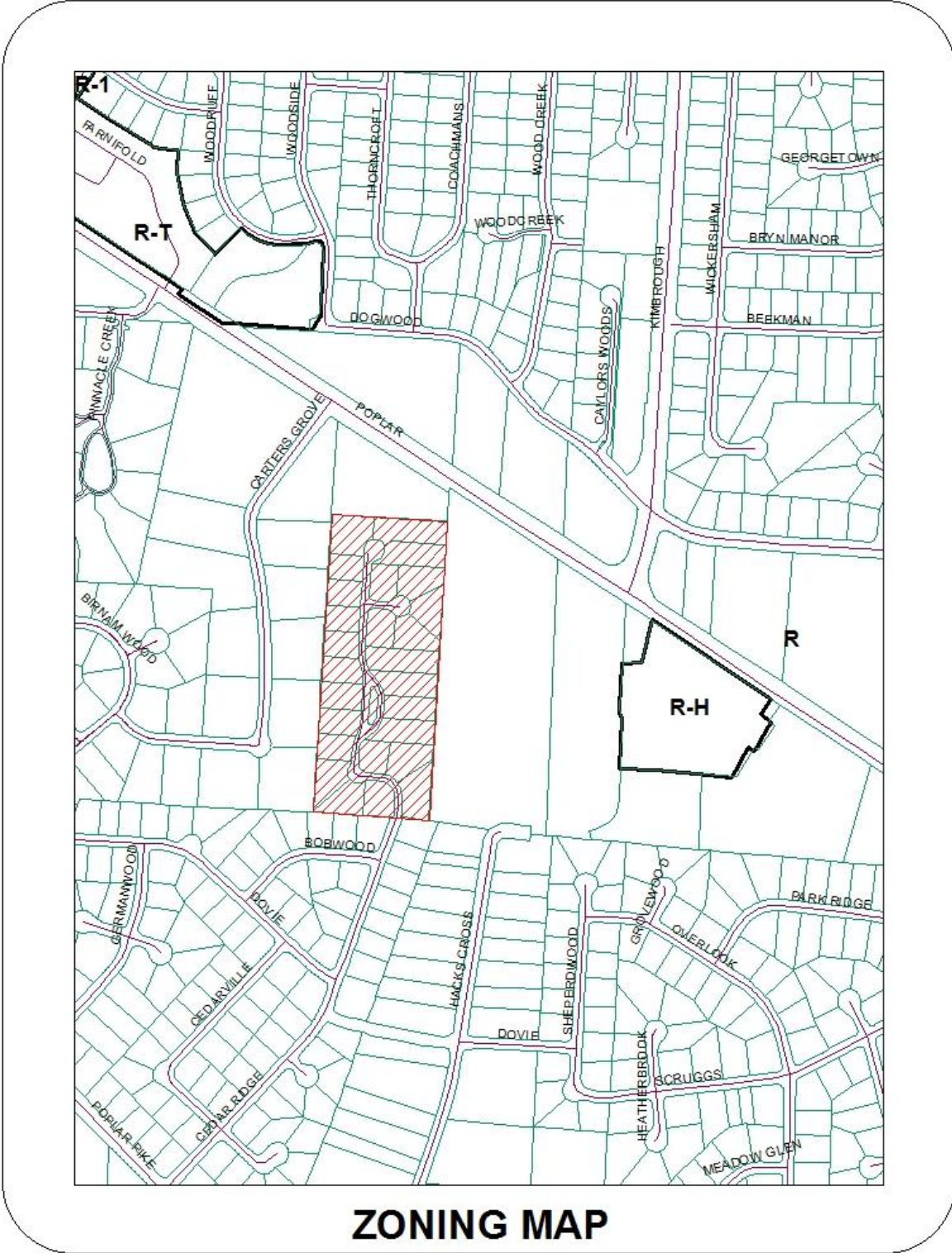
Mr. Bennett noted the sidewalks at some point need to be completed.

**PROPOSED MOTION:** To grant preliminary approval of the conversion from private to public of the streets and infrastructure within the Sanders Ridge Planned Unit Development, subject to staff comments.

Mr. Bacon moved to grant preliminary approval of the conversion from private to public of the streets and infrastructure within the Sanders Ridge Planned Unit Development, subject to staff comments, seconded by Ms. Burrow.

Chairman Harless asked for a roll call.

**Roll Call:** Barclay – yes; Burrow – yes; Hernandez – yes; Bacon – yes; Harless – yes; Owens – yes; Clark – yes; Bennett – yes; Palazzolo - yes. **The motion was passed.**



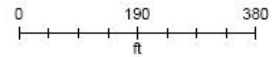
**ZONING MAP**

Sanders Ridge PUD

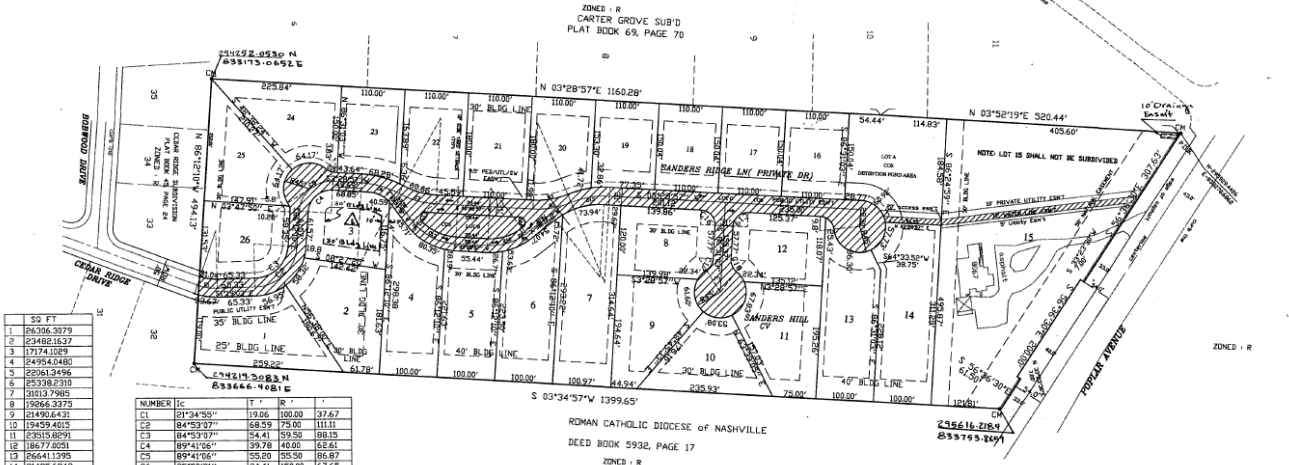
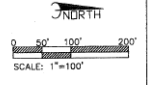


**CHEYENNE JOHNSON, ASSESSOR**  
**SHELBY COUNTY, TENNESSEE**

DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP AND THEREFORE, SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.  
MAP DATE: January 14, 2016



NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE 2 OF THE WELLHEAD OVERLAY DISTRICT (ORDINANCE NO. 1987-21) RESIDENTIAL ACTIVITIES ARE ALLOWED. THE USE OF CERTAIN REGULATED SUBSTANCES SUCH AS PESTICIDES, HERBICIDES, AND FUNGICIDES SHALL BE ALLOWED PROVIDED THAT THE USE IS IN STRICT CONFORMITY WITH THE USE REQUIREMENTS AS SET FORTH IN THE SUBSTANCE EPA REGISTRIES AND AS INDICATED ON THE CONTAINERS IN WHICH THE SUBSTANCES ARE SOLD.



50 FT
1 26306.3079
2 23486.1637
3 17774.1029
4 24954.0480
5 22583.2496
6 25338.2310
7 3813.7985
8 12866.3373
9 21490.6431
10 19459.4613
11 22013.8091
12 18677.0051
13 26641.1395
14 21483.6848
15 122827.6000
16 16504.7712
17 16504.7712
18 16504.7712
19 16540.6430
20 18715.3753
21 19800.0000
22 19457.0993
23 16501.8482
24 20948.4578
25 19960.6674
26 18891.2492
A 29157.74
B 6185.58
C 64538.47

NUMBER	IC	T	R	I
C1	01°34'55"	19.06	100.00	37.67
C2	84°52'07"	68.59	75.00	111.11
C3	89°47'05"	54.41	59.50	88.93
C4	89°47'05"	39.78	40.00	62.61
C5	89°47'05"	55.20	55.50	86.87
C6	89°47'05"	34.41	150.00	67.65
C7	89°47'05"	34.41	150.00	67.65
C8	89°47'05"	34.39	150.00	67.60
C9	89°47'05"	33.83	134.50	60.65
C10	89°47'05"	34.39	150.00	67.60
C11	143°15'16"	38.11	10.00	25.00
C12	41°56'05"	37.49	100.00	71.74
C13	50°24'56"	47.07	100.00	87.99
C14	142°11'51"	28.35	10.00	24.85
C15	36°36'12"	6.33	25.00	16.09
C16	90°00'00"	23.00	25.00	39.27
C17	54°29'00"	12.92	25.00	23.85
C18	54°29'00"	12.92	25.00	23.85
C19	90°00'00"	23.00	25.00	39.27

COVENANTS AND RESTRICTIONS FOR THIS DEVELOPMENT ARE RECORDED UNDER THE FOLLOWING SEPARATE INSTRUMENT NUMBER: 0471006

RE-RECORDING  
 0471006  
 INSTRUMENT NUMBER  
 PLAT BOOK : 230  
 PAGE : 23  
 RECORDING FEE : \$1.00  
 OF FEE : \$1.00  
 TOTAL AMOUNT : \$2.00  
 TOM LEATHERS WOOD  
 REGISTERED PROFESSIONAL SURVEYOR

FLOOD NOTE  
 THIS PROPERTY IS NOT LOCATED WITHIN FLOOD HAZARD AREA AS PER F.I.R.M. COMMUNITY PANEL NUMBER 47157CD235E, DATED DEC. 2, 1994

DATE : JAN, 2003  
 FINAL PLAT  
 SANDERS RIDGE P.U.D.

GERMANTOWN, TENNESSEE  
 AREA: 17.4 ACRES  
 MIN LOT AREA : 15000 SF  
 NO OF LOTS: 26  
 EXISTING ZONING : R

DEVELOPER: SANDERS RIDGE, LLC.  
 8620 TRINITY RD., STE. 101A  
 CORDOVA, TENNESSEE 38018

- NOTE:  
 1. HOMEOWNERS ASSOCIATION RESPONSIBILITY  
 AREAS THAT ARE DENOTED ON THIS PLAT BY ALPHABETICAL LETTERS ( A,B,C ) AND ALL STREETS, DRAINAGE AND SEWER FACILITIES ARE PRIVATE IN SCOPE AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
 2. WATER LINE IS THE PROPERTY OF CITY OF GERMANTOWN AND WILL BE MAINTAINED BY CITY OF GERMANTOWN.  
 3. NO MORE THAN ONE POINT OF ACCESS SHALL BE PROVIDED ONTO POPLAR AVENUE FROM LOT 15.

NOTE: THERE IS A 5' UTILITY EASEMENT ALONG ALL PROPERTY LINES.

STREET NAME	REQUIRED SIDEWALK		LOCATION FROM CURB
	S/W WIDTH	SIDE	
POPLAR AVENUE	6.5' FT.	SOUTH SIDE	0
SANDERS RIDGE LN	5' FT.	WEST SIDE	4.5'

SIDEWALKS TO BE BUILT BY THE DEVELOPER ALONG POPLAR AVENUE .

NOTE:  
 RESIDENCES CONSTRUCTED ON LOTS 8-14 AND 16-17 SHALL BE SPRINKLER PROTECTED, AS REQUIRED BY THE VARIANCE FROM THE CITY OF GERMANTOWN FIRE CODE, GRANTED BY THE BOARD OF MAYOR AND ALDERMAN ON MARCH 25, 2003. TO EXTEND THE DEAD-END ROAD 245 FEET BEYOND THAT OF WHICH IS PERMITTED BY THE CODE.

THE REQUIRED SIDEWALKS ALONG SANDERS RIDGE LN SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF BUILDING. EXISTING SIDE WALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT, FRONTAGE PRIOR TO OCCUPANCY OF THE BUILDING.

NOTE: PER SECTION 22-108 OF CODE OF ORDINANCE WITHIN THE REQUIRED FRONT YARD OF PROPERTY TO BE USED FOR SINGLE FAMILY RESIDENTIAL USES, TWO (2) TREES WITH A DBH OF THICK) INCHES MINIMUM, WHICH SHALL BE INSTALLED AND INSPECTED PRIOR TO FINAL INSPECTION AND APPROVAL OF THE RESIDENCE.

TITLE ID: 1281  
 NAME: SANDERS RIDGE PUD  
 TYPE: RECORDED PLAT  
 CONTRACT: 444  
 INDEX: 52 SHEET: 1 OF 15  
 7278ER PL 214-37, Sanders Ridge Lane, Sanders Hill  
 Cordova, TN 38018  
 TEL: 901-759-4892  
 FAX: 901-759-9625

**E.D.S., INC.**  
 ENGINEERS, PLANNERS  
 816 WILLOW TREE CL. STE. 101  
 CORDOVA, TN 38018  
 TEL: 901-759-4892  
 FAX: 901-759-9625







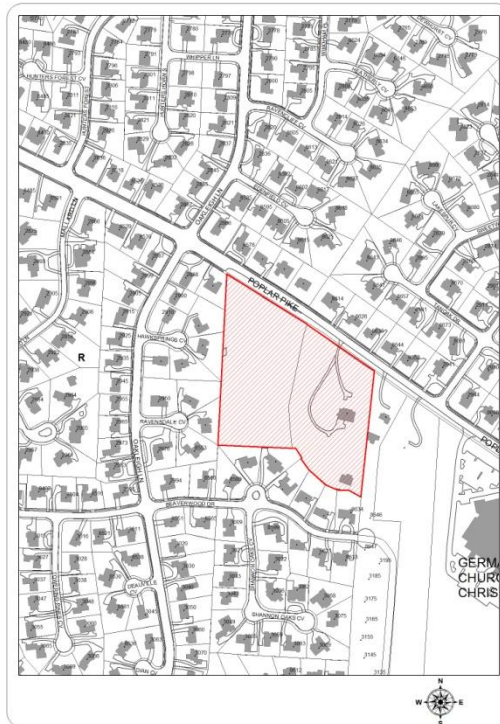
**6. Request Outline Plan Approval of Pike View Estates PUD (case 16-601)**

Mr. Ross made a presentation of the application to the Planning Commission.

**INTRODUCTION:**

Development Case Number	(16-601) Pike View Estates
Location:	South side of Poplar Pike, East of Oakleigh Lane
Owner Name/Applicant Name:	Richard Leike
Representative Name:	Henry L. Porter w/W.H. Porter & Company - Agent/Representative
Zoning District:	R – Low Density Residential
Area:	12.03 Acres
Request:	Outline Plan Approval for 7 Residential Lots

\*Refer to the Disclosure Form attached for more information



**BACKGROUND:** The property was annexed into Germantown in 1975.

**DISCUSSION:**

PROPOSED NUMBER OF LOTS: 7 lots

MINIMUM LOT SIZE: 33,176 sq. ft.

AVERAGE LOT SIZE: 74,052 acres

PHASES: one

COMMON OPEN SPACE: the private street.

EXCEPTIONS FROM STANDARD REGULATIONS: 15 ft. front yard setbacks, instead of 40 ft.

OTHER: The applicant requests that the required improvements to Poplar Pike be waived. 36 ft. from the centerline will be dedicated for future improvements and a box culvert.

REVISIONS TO TAC AND SUBDIVISION SUB-COMMITTEE COMMENTS: W. H. Porter and Co. provided 1) a determination from TDEC of the sections of the stream that are a wet weather conveyance and a blue line stream; 2) the hydraulic studies (HEC-2, etc.) to determine the 100 Year Flood elevations; 3) the setback distances of the existing structures that are to remain. See the attached letter, dated Jan. 25, 2016, for additional information.

Staff had further discussions with the consultant about the remaining information.

**STAFF COMMENTS:**

**A. PRIOR TO OUTLINE PLAN APPROVAL**

1. Identify the buildable area of each lot.
2. Provide the finished floor elevation on all lots. The finished floor elevation shall be a minimum of 30 inches above the base flood elevation.
3. Provide the standard 5 ft. utility easements along the property lines of lots 1 and 2, or alternative locations acceptable to Germantown.
4. Indicate that all drain easements are to be private and maintained by an HOA.
5. TAC recommends that Poplar Pike be improved with curb, gutter, and sidewalk and storm drainage infrastructure as necessary to match the cross-section to the west.
6. The eastern stream has been determined to be a "wet weather conveyance". TAC recommends the construction of a concrete-lined channel to contain the stream. If the stream is to remain in a natural state (the applicant's preference), then provide a 30 foot-wide riparian buffer, measured from the top of bank, with the stream and buffer placed within a common open space area owned and maintained by a homeowners association.
7. The western stream has been determined to be a "blue line stream". It shall be placed within a 30 foot-wide riparian buffer, measured from the top of bank, with the stream and buffer placed within a common open space area owned and maintained by a homeowners association.

**B. PRIOR TO FINAL PLAN APPROVAL**

1. Revise the proposed private street cross-section and/or Grading & Drainage Plan to be consistent. The cross-section shows the street to be super-elevated, while the Grading and Drainage Plan has a different design.
2. Correct the existing grades in adjacent properties: Preserve PUD and Church of Christ.
3. Provide stormwater detention area as needed.

**C. PRIOR TO CONSTRUCTION DRAWING APPROVAL**

1. Provide a structural assessment of the existing bridge to Lot 1.
2. Evaluate the existing sanitary sewer lines and improve as needed.

**D. GENERAL COMMENTS**

1. Part of this site is within the FLOODPLAIN according to the FEMA maps. Appropriate flood protection measures must be taken to prevent flood damage. The 100 Year Base Flood elevation shall be graphically shown on the final plat and grading plan.
2. If a Letter of Map Revision is required, a LOMR must be submitted to FEMA before the final plat is recorded.
3. Minimum finished floor elevations shall be indicated on the plat and grading and drainage plan sheets. FFE are required for Lots 1-5.
4. If an ARAP permit is required, the Developer is responsible for any design modifications that result from the requirements of said permit. Substantial modifications of the plans resulting

- from the ARAP permit shall require re-application and approval by the Planning Commission.
5. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing Stormwater discharge. The construction drawings shall include an erosion control plan, which is in conformance with these regulations, and provide a copy of the Developer's Notice of Intent (N. O. I.) as submitted to the Tennessee Department of Environment and Conservation (TDEC).
  6. Part of this site is within the FLOODWAY according to the FEMA maps. No construction shall be permitted within the floodway. The floodway boundary line shall be graphically shown on the final plat and grading plan.
  7. All recorded easements shall be shown on the plat. A five (5) foot utility easement is required along all property lines, adjacent to and not within any other easement.
  8. Plans for any entrance treatment and common area landscaping shall be submitted to the Design Review Commission for its approval. The development shall obtain the necessary approvals from the Design Review Commission prior to development contract approval.
  9. Any entrance feature/landscaping shall be contained in a landscape easement.
  10. The subdivision covenants shall include a provision for an owner's association that shall be responsible for the maintenance of the fence/entrance structures, landscaping, irrigation, and common open space.
  11. An improved driving surface shall be provided prior to the commencement of construction, so as to provide a hard surface parking area for emergency vehicle access.
  12. All survey data shall be tied to Tennessee State Plane Coordinates and the City of Germantown monumented survey control. The final plat, construction drawings and "as built" plans shall be submitted on electronic media in DXF format. Concrete monuments shall be placed at all corners of the subdivided property.
  13. The Developer agrees to include in all contracts between the Developer and purchaser of any part of the property (Lot Purchasers) the following, unless otherwise authorized in writing by the City Engineer:
    - (a) All streets shall be kept clear and free of dirt and debris;
    - (b) All construction activity shall begin no earlier than 7:00 a.m. and end no later than 6:00 p.m., Monday thru Saturday, and no construction activity shall be permitted on Sundays; and
    - (c) The Developer and Lot Purchasers shall provide the Department of Community Development with the name, address and phone number of person(s) to be contacted and responsible for correcting any of the above should the occasion arise to do so.

**STAFF RECOMMENDATION:** Revise the outline plan to address the comments listed above.

Mr. Bennett asked how much buildable area is in lot 1?

Mr. Morgan answered its 140 feet in width. It looks like the buildable area is limited, but in reality both of those are very large buildable areas; more than enough for a house.

Mr. Butch Porter, 8202 Meadow Glen Drive, with W.H. Porter Consultants, PLLC, 6055 Primacy Parkway, Suite 115, Memphis, TN 38119 stated the first subdivision I designed was Oakleigh, and Dogwood Creek subdivision and I have lived there ever since then. I plan to get the status of stream changed. It will take \$350,000 to improve Poplar Pike and the additional lanes are not needed; it will not increase the traffic. We have 7 lots on 12 acres and we want it to be an attractive place to live.

Henry Porter with W.H. Porter Consultants, PLLC, 6055 Primacy Parkway, Suite 115, Memphis, TN 38119, made a PowerPoint presentation. He stated there will be a minimal increase in traffic in 10 years.

Mr. Bacon questioned the shared driveways on lots 1 and 2.

Mr. Hernandez asked about the maintenance of the streams, with trees falling into it.

Mr. Clark questioned the reason for 15' front setbacks.

Mr. Bacon asked about the stream status.

Mr. Butch Porter, 8202 Meadow Glen Drive, with W.H. Porter Consultants, PLLC, 6055 Primacy Parkway, Suite 115, Memphis, TN 38119 stated we have done a drainage study and there is no impact on the streams from Pike View PUD.

**Support:**

1. Steven Shearer at 8626 Poplar Pike stated six more houses are not going to create a lot traffic. It seems like a lot of effort to annoy a lot of people with widening the road and cost the builder a lot; of money.
2. Alsha Davis at 3055 Inspiration Drive noted it is a beautiful site. My house faces the church property.

**Opposition:**

1. Cynthia Davis at 8596 Poplar Pike has concerns about the drainage issues. My neighbor has been rear ended twice on Poplar Pike pulling into her driveway. How much fill will be needed for the new lots? Poplar Pike is very busy during the high school letting out and rush hour traffic.
2. Bruce Hackler at 2888 Oakleigh noted the ditch is a mosquito pit. He wants the street widened and improvements on Poplar Pike.
3. Jonathan Helfenstein at 8610 Beaverwood Drive has concerns about the drainage issues due to flooding. The culvert is not holding the water.
4. Mr. Porter noted there was a detention basin that was built in that development, that doesn't function. It doesn't fill up.
5. Tim Whelan at 8556 Hawksprings Cove has concerns about the driveway on the western side of the property; it's a service road now. He also questioned the drainage impact of widening Poplar Pike. He noted they love the view.

**SUBDIVISION AND SITE PLAN SUBCOMMITTEE REPORT: (DIKE BACON, CHAIRMAN)**

The subcommittee met on January 20, 2016, and withheld a recommendation.

**PROPOSED MOTION:** To approve the outline plan for the Pike View Estates PUD, subject to the plans filed with the application and the staff comments.

Mr. Clark asked if the blue line stream will be channeled with concrete lining for flooding and flow management.

Mr. Gwaltney answered the existing box culvert under Poplar Pike would have to be extended further to the south to accommodate widening of Poplar Pike.

After the discussion and questions from the commission, Mr. Porter asked to withdraw this item from tonight's meeting.

W. DAVID PORTER  
6055 PRIMACY PARKWAY, SUITE 115  
MEMPHIS, TENNESSEE 38119

JANUARY 25, 20016

Re: 8643 Poplar Pike

Dear Mr. Porter

Thank you for the very informative letter advising my wife and I of the proposed subdivision on the aforementioned property. We have a divested interest in this action as we reside on the northeast corner of Oakleigh Lane and Poplar Pike. We have enjoyed the close proximity of Mr. Leikes property, as it retains the feel of a unique natural green area that drew us to this area some 17 years ago, and are totally against any action that would change it to a broad expanse of tar and asphalt.

We have no problem of developing the property according to your clear description of the layout and proposed home sites. In fact, we support your plan wholeheartedly if the natural state can be retained. What we do have a problem with is the notion that Poplar Pike should be widened to a 5 lane street. The only change in traffic that has occurred in the years we have lived here is a result of two situations, the presence of Germantown High School at the other end of Poplar Pike and the development of FedEx Headquarters. It has changed the traffic pattern drastically between the areas of Germantown Rd and Hacks Cross Rd. twice a day, at the beginning and end of the school day and at 5 PM when FedEx employees leave. The heavy traffic turns at Hacks Cross and goes south or west toward Germantown Rd. The traffic from Hacks Cross eastward has not changed to any degree with the exception of the number of cars that turn north on Oakleigh Lane.

I mention this specifically because, as I said, we live on that corner. As you know, Oakleigh Lane is the only direct street between Poplar Pike and Poplar Avenue until you reach Forest Hill-Irene. Our street is where the majority of traffic turns rather than proceeding eastward. The result is that it has become a virtual race track with cars speeding at 40 - 50 hrs per mile. This presents a tremendous danger as many families have moved in with small children and it is just a matter of time until a child is hit. Many in our neighborhood believe that rather than widen Poplar Pike for a slight increase in traffic twice a day, Oakleigh Lane should be addressed with the addition of Speed Bumps to slow down traffic and an increased police presence to enforce the 30 mph speed limit.

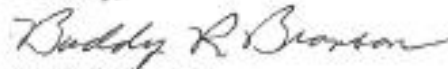
I am familiar with the municipal code requiring Project Improvement as we previously bought a piece of commercial property on Poplar Pike and were required to give the city land to widen Poplar Pike and required to Pay IN ADVANCE to widen the road past our Property. That never happened! The plan as explained to us was that eventually it would be widened all the way to the railroad tracks. To this day that has not been accomplished either and there are no longer plans to do so. Being a much more congested area than the proposed site, we see that exceptions can and have been made to the Municipal Code.

This is another instance when the city of Germantown should use common sense and save everyone unnecessary expense and the inconvenience of making a 5 lane street where 4 lanes are sufficient to handle the traffic.

We will be out of town this Wednesday and unable to attend the Review Commission meeting, but ask that you convey our approval of your plan, but the disapproval of widening Poplar Pike to 5 lanes. I can not speak for others in our neighborhood, but expect I will not be the only one to speak to this.

If we can be of any help in the future, please feel free to contact us for support of your project.

Sincerely,



Buddy R. Branson  
2866 Oakleigh Lane  
Germantown, TN 38138  
(901) 755-0456





## W. H. PORTER CONSULTANTS, PLLC

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6055 Primacy Parkway, Suite 115  
Memphis, Tennessee 38119  
(901) 363-9453 FAX: (901) 363-2722

Engineers, Planners, Surveyors, Consultants

January 8, 2016

Mr. Wade Morgan, Chief Planner  
City of Germantown  
Department of Community Development  
1920 S. Germantown Rd.  
Germantown, TN 38138

Re: The Leike Subdivision

Dear Mr. Morgan,

Thank you for the opportunity to present this plan to develop approximately 12.03 acres of the Leike Property located approximately 1000 feet east of Oakleigh lane on Poplar Pike. On behalf of our client, Mr. Dick Leike, we would like to submit this Preliminary Plan for the Leike Subdivision Planned Development.

The site is zoned R, Low Density Residential, and is bordered by Oakleigh Subdivision to the North and West, Oak Meade Subdivision to the South, and Germantown Church of Christ to the East. These properties are zoned R. In addition the traditional subdivision is the planned development, The Preserve. The site is shown in the figure below.

Figure 1, Project Location:



## W. H. PORTER CONSULTANTS, PLLC

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6055 Primacy Parkway, Suite 115  
Memphis, Tennessee 38119  
(901) 363-9453 FAX: (901) 363-2722

Engineers, Planners, Surveyors, Consultants

January 25, 2016

Mr. Wade Morgan, Chief Planner  
City of Germantown  
Department of Community Development  
1920 S. Germantown Rd.  
Germantown, TN 38138

RE: Pike View Estates P.D. (Formerly The Leike Subdivision) Staff Comments

Dear Mr. Morgan,

Thank you for reviewing the Pike View Estates P.D. (formerly The Leike Subdivision) P.D. Preliminary Plan. We have received the Staff Comments and would like to address them as follows:

1. Indicate how access from a street will be provided to lots 1 and 2.

Access to lot 1 and lot 2 is provided by an existing driveway along the west boundary of the property. An existing bridge provides a way across the stream conveying water from the Oakleigh Subdivision to the West. Lot 2 will be served by a new driveway and proposed 50' Access Easement south of the bridge. Given the depths of these lots, driveway is not expected to cause in issues to the homeowner of Lot 1.

2. Justify the proposed 25 ft. front yard setbacks on the lots, especially along Poplar Pike.

All property setbacks fronting Poplar Pike have been revised to 40 foot setback.

Lots 3, 4, and 5 have been amended to a 15 foot front yard setback. By moving the homes closer to the street, this will provide the subdivision with a more intimate feel and encourage more interaction between neighbors.

3. Identify the buildable area of each lot.

There shall be no restrictions to lots 5, 6 and 7 as to where a home may be placed. For lots 1 through 4, the homes shall not be allowed to be constructed within the floodplain, nor over any easements.

4. Provide a determination of what sections of the stream are wet weather conveyance and blue line stream

A stream determination conducted on the site has been provided with this document. It states that tributary conveying water from Oakleigh Subdivision is Jurisdiction. However, the ditch conveying water from the south to the north is a wet weather conveyance.

5. The plan places the access easement to Lot 2 so as to be in front of the dwelling on Lot 1. Staff suggests a connection/bridge to the internal private street be investigated.

Due to the expense of building a bridge connecting to Street 1 and the depth of Lot 1, it is our opinion that providing an Access Easement through Lot 1 will not harm the value of that property.

6. TAC recommends that Poplar Pike be improved to 36 feet from the centerline with curb, gutter, sidewalk and storm infrastructure.

We understand the city's position.

Thank you for your time and assistance with this project.

Sincerely,



Henry L. Porter, P.E.

We are proposing to develop a 7 lot Planned development. The minimum lot size will be 33,176 square feet (3/4 acre) and the largest lot being 112,534 square feet (2.5 acres). The average lot size for the 7 lots is 68,193 square feet. All lots within this development meet the minimum lot size required for R zoning.

The existing R, Low Density Residential zoning contains a requirement for lots of 15000 square feet or greater. In a typical subdivision, there would be 2.1 lots per acre or a total of 46 lots. However, this is not practical due to a ditch that runs from the along the south property line through the middle of the property to a point beneath Poplar Pike. In addition, there is a ditch on the western property line conveying water from Oakleigh Subdivision to the same point beneath Poplar Pike. To maintain the natural feel of the property, we propose to only grade the minimum amount of property necessary for the purpose of constructing the private road. The existing ditches will be left in the natural state and the minimum number trees will be removed for the home sites.

Within the vicinity of the site, there are few properties along Poplar Pike that are undeveloped. The majority of these were developed during the 1980's and 90's. During this time large areas of land were being developed into subdivisions with 100s of lots. Since then, few large developable properties exist leaving small infill projects as seen here. This puts a greater burden on the developer when considering public improvements. To maintain a financially viable development, we are proposing to dedicate approximately 36 feet along Poplar Pike for future expansion of the road and box culvert.

This plan seeks to keep the natural feel of the current property. Smart development of this property allows for a more seamless transition from the wooded property to a residential planned development. This development is expected to be of the highest quality.

Thank you for your time and assistance with this project.

Sincerely,



Henry L. Porter, P.E.

8. Chairman Harless asked if there was any old business to come before the Commission. There were none.
9. Chairman Harless asked if there was any new business to come before the Commission. There were none.
10. Chairman Harless asked if there were any liaison reports. There were none.
11. **ADJOURNMENT:** The meeting adjourned at 7:30 p.m.