

**PLANNING COMMISSION MEETING
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, August 1, 2017**

The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of City Hall on August 1, 2017. Regular meetings of the Planning Commission are broadcast and recorded electronically. Minutes reflect a summary of the proceedings and actions taken.

1. 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 6:00 p.m. requesting the roll call.
2. Pam Rush called the roll of the Commission and established a quorum.

Commissioners Present: Mike Harless, Dike Bacon, Alderman Forrest Owens, Hale Barclay, George Hernandez, David Clark, and Keith Saunders

Commissioners Absent: Mayor Mike Palazzolo, and Rick Bennett

Staff Present: David Harris, Cameron Ross, Sarah Goralewski, Jody Dwyer, Sheila Pounder, Tim Gwaltney, and Pam Rush

Chairman Harless stated for those people who just arrived, tonight's agenda is on the front table.

3. Approval of Minutes for May 2, 2017:

Chairman Harless stated that the next order of business is the approval of the minutes for the May 2, 2017, meeting. If there are no additions, corrections or deletions to the minutes of the May 2, 2017, meeting of the Planning Commission, he would entertain a motion for approval.

Mr. Bacon moved to approve the Planning Commission minutes of May 2, 2017, seconded by Mr. Saunders.

Chairman Harless asked for a roll call.

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

4. Goodwin Farms Planned Unit Development (PUD)

Ms. Goralewski made a presentation of the application to the Planning Commission.

INTRODUCTION:

Development Case Number:	17-729
Case Name:	Goodwin Farms PUD
Location:	North side of Winchester Rd., approx. 1,000 feet east of Crestwyn Drive
Owner/Developer Name:	Regency Homebuilders
Applicant/Representative:	Cindy Reaves w/ SR Consulting, Inc. and Paul Ryan w/ Regency Homebuilders (Agent)
Zoning District:	“R” Low-Density Residential

- (2) Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.
- (3) Functional and beneficial uses of open space areas.
- (4) Preservation of natural features of a development site.
- (5) Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
- (6) Rational and economic development in relation to public services.
- (7) Efficient and effective traffic circulation, both within and adjacent to the development site.

The applicant has submitted a letter of intent and justification for the PUD (please see attached).

Per Section 23-567(b)(2), "The approval of the outline plan for the planned development may provide for such exceptions from the district regulations governing area, bulk, parking and such subdivision regulations as may be necessary or desirable to achieve the objectives of the proposed planned development, provided that such exceptions are consistent with the standards and criteria contained in this section and have been specifically requested in the application for a planned development; and further provided that no modification of the district requirements or subdivision regulations may be allowed when such proposed modification would result in:

- a. Inadequate or unsafe access to the planned development.
- b. Traffic volumes exceeding the anticipated capacity of the proposed major street network in the vicinity.
- c. An undue burden on public parks, recreation areas, schools, fire and police protection and other public facilities which serve or are proposed to serve the planned development.
- d. A development which will be incompatible with the purposes of this division.
- e. Detrimental impact on surrounding area including, but not limited to, visual pollution.

The burden of proof for these variances rests with the developer, per Section 23-567.

While the subject property is zoned "R" (low-density residential), through the PUD process, the applicant is requesting variances from the regulations of the "R" zoning district. Approval of the PUD involves the following exceptions from the standard development requirements:

1. Minimum lot area: The PUD's minimum lot area for lot types B, C, and D are 12,000 s.f., 9,000 s.f. and 6,500 s.f., respectively, whereas the "R" district requires a minimum 15,000 s.f. lot area.
2. Minimum Lot width: The minimum proposed lot width for lot types B, C, and D are 90 ft., 70 ft., and 60 ft., respectively, whereas the "R" district requires 100 ft. of lot width.
3. Minimum building setback: The PUD proposes a 5 foot side yard setback for lot types B, C, and D, whereas the "R" district requires a 10 ft. side yard setback.

The applicant has provided a description of the development concept and bulk regulations in their letter of intent, as well as an information packet on the housing types (see attached document), which serves as their justification for the exceptions.

On July 12, 2017, the Technical Advisory Committee (T.A.C.) met, reviewed the revised plans, and provided comments. The revised plans, submitted on July 24, 2017, addressed the necessary comments for the outline plan approval.

REVISIONS: On June 21, 2017, the Planning Commission Sub-Committee reviewed the proposed project and requested that the applicant revise the plans to address numerous comments. On July 19, 2017, the Planning Commission Sub-Committee reviewed the revised application and requested that the

applicant address the points listed below prior to the Planning Commission meeting. On July 24, 2017, the applicant again submitted revised plans. The revisions and responses to the Planning Commission Sub-Committee's points are noted below in *italics*.

1. Increase the side setbacks to 10' on the lot types, particularly the 15,000 s.f. lots
 - *The side yard setbacks for the 15,000 s.f. lots have been increased to 10'. The side yard setbacks for all other lots types remain 5'.*
2. Coordinate with the Parks and Recreation Department about dedicating land at the southern end of the site as a city community park
 - *Initial discussions with the Parks and Recreation Department have taken place, and the developer will strive to provide neighborhood park opportunities within the overall development.*
3. Re-order the phasing of the project to minimize construction impacts
 - *The phases have been reordered. See sheet C3.2.*
4. Group similar lot types together and/or place same width lots across the street from each other.
 - *The layout of the proposed site plan remains unchanged.*
5. Clarify the natural buffer on the west perimeter of the site.
 - *The natural buffer has been removed.*

STAFF COMMENTS:

A. PRIOR TO PRELIMINARY AND FINAL SITE PLAN REVIEW

1. Utility easements. Prior to Preliminary and Final Site Plan approval, the applicant shall clarify necessary utility easements with MLGW, ensure that a note that states no equipment or structures shall be constructed in the easements is placed on all plans, and provide documentation of this.
2. Parkland Dedication. Prior to Preliminary and Final Site Plan approval, specifications on a potential community park at the southern portion of the site will be clarified with the Parks and Recreation Department.
 - a. Per Section 17.60 of the Municipal Code, the parkland dedication fee for this project would be \$60,731.04 (or 1.8535 acres).
3. Tree Plan. Revise the Tree Plan to include (sheets C5.0, C5.1 and C5.2):
 - a. Revise inventory table to include a column: "remain/remove."
 - b. Provide a Tree Preservation Plan for those trees that are to remain, as well as a proposed plan for the trees which are to be removed (see Sec. 22-108 Tree Preservation Ordinance)
4. The minimum sewer pipe slope for the 10" sewer shall be .350 (feet/100feet).
5. All off-street drainage, sewer or water easements shall be fully within an individual lot, not crossing or centered on a lot line.
6. All infrastructure improvements for all phases of the entire project shall take place in phase 1.
7. The water connection to Poplar Ave. (including boring underneath the railroad tracks) shall take place with phase 1 of the development.
8. Stub-street on the west side of lot #224: Stub-out water and sewer to future proposed street on west side of lot #224. The developer shall put in all utilities to the end of the stub street. The developer shall have the option of: 1) improving the street with pavement to the property line; or 2) paying the city an in-lieu fee for the future street improvement.
9. The applicant shall provide the sanitary sewer load for this project.

10. Revise COS-E to add a stormwater detention area, as this is one of the most critical drainage areas of the site.
11. Gravel road base must be pre-approved by the City Engineer.
12. All street cross sections should be 1/4"/ft slope.
13. Plat should note the ordinance regarding no structures in utility easements.
14. Space fire hydrants a maximum of 500' apart.
15. Minimum sewer pipe slope for the 10" sewer should be .350 (feet/100feet).
16. Street names change in phase 3 (Kingston View to Sunset Ridge). The name should remain consistent for the same street.
17. During all phases of the project, responsibility, maintenance and repair of all the streets shall be the requirement of the developer until the completion of the entire project (e.g. phase 10). This language will be part of the development contract.
18. Provide a circulation plan with construction access and haul notes.
19. A physical barrier to Green Knoll and Forestwood Roads shall be erected until completion of the entire project, e.g. phase 10. (Clarify this with the Fire Department.)
20. Recommend adding additional yard drains in rear lots where 6 lots or more have runoff draining to other lots.
21. ARAP permit will required for road crossing the water of the state portion of the stream/open ditch.
22. Developer is required to get NPDES permit, coverage and SWPPP.
23. Provide calculations on a potential dam breach.
24. Provide hydraulic calculations for the detention basins.
25. Developer shall be responsible for contributing an as yet to be determined \$ amount to needed downstream sanitary sewer improvements as identified in the Forest Hill Heights Small Area Plan (FHH SAP). (Check with Engineering on this amount.)
26. Developer shall be responsible for contributing an as yet to be determined \$ amount for a needed future traffic signal at Winchester/Crestwyn intersection as indentified in the FHH SAP.
27. Every effort shall be made by developer and the City to secure roadway access from the northern portion of this proposed development westward to the proposed new elementary school site on Forest Hill Irene. If roadway access is not possible, at least bike/ped access/path would be of benefit. Provide documentation of how this comment has been addressed.
28. Verify the development contract language under the paragraph titled "Water Mains". If a portion of the subdivision fronts on one side of an existing water main (such as Poplar and Winchester), the Developer will pay the equivalent of one-half the construction cost of such main and appurtenances not to exceed one-half the current replacement of an 8" diameter main. The Developer must pay either amount, if applicable to the City prior to the issuance of a building permit. This language needs to be verified on the Goodwin Farms contract.)
29. Also verify development contract language under paragraph titled "Water Mains"—Oversize Water Mains. If the Developer must install, at its own cost, water mains and appurtenances in excess of eight inches in diameter because such water mains must serve developments other than his subdivision, the City will pay to the developer, upon Final Acceptance of the subdivision and Final Acceptance of the sidewalks and the final cost of asphalt on the streets in the subdivision, a sum equal to the following: (see chart in contract). If water mains and appurtenances in excess of 8" diameter are necessary to provide adequate water and fire flow for the subdivision alone, the Developer will pay

the entire cost of the installation. This language needs to be verified on Goodwin Farms development contract.

30. The entire infrastructure for the entire project shall be installed during phase 1.
31. The water lines shall be looped at every connection to have maximum water pressure for fire protection for the houses in phase 1.
32. Grading and drainage plans shall address larger elevation changes and the lack of rear inlets in the rear yards of development. Solutions beyond the natural flow of land and retaining walls shall be proposed.
33. Septic tanks and wells. Provide documentation from the Shelby County Health Department that all the old septic tanks, septic fields and wells have been properly abandoned.
34. The sanitary sewer system shall be gravity-driven (no pumping).
35. Developer shall be responsible for contributing an as yet to be determined \$ amount needed for expanding water service to this development.
36. The 8" water main shall connect to the 12" main at Winchester, and also to a 12" on Poplar Ave., connecting to both Forestwood Rd. and Green Knoll Drive.
37. Verify that water lines go through Forestwood Rd.
38. A 12" water line shall be extended through the site from Winchester. (It will be necessary to bore under the railroad tracks from Poplar Ave.)
39. A permit from the railroad entity will most likely be needed and it is recommended to start this conversation in the early stages of the project.
40. Fire apparatus access roads shall have a minimum pavement width of 26 feet exclusive of curb and gutter. (24 feet unobstructed) (Germantown City Ordinance, GCO), (IFC D103.1)
41. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet exclusive of shoulders. (IFC D103.1)
42. Using an auto turn program, verify fire department aerial apparatus access to all structures.
43. 96' minimum diameter for all cul-de-sacs.
44. Hydrant spacing requirements per City of Germantown standards. (500' travel distance for residential areas).
45. Phase 1 should include infrastructure to include fire access roadway and water supply for entire development.
46. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with a turnaround cul-de-sac of 96' diameter cul-de-sac. (IFC D103.4)
47. Dead end mains are not permitted unless approved by the fire code official.
48. An approved automatic sprinkler system shall be provided for one and two family dwellings in which the distance between adjacent buildings is less than 20 feet. (Germantown City Ordinance sec. 10-12)

NOTE: *The City Ordinance states that a monitored fire and smoke alarm system may be installed as an alternative to an automatic sprinkler system in single family detached houses which are less than 20 feet apart. The density of the development does not warrant a reduction in the fire protection requirement.*

Sec. 10-12. - Same—One-family and two-family dwellings.

(a) An approved automatic sprinkler system shall be provided for the following new group R3 buildings:

(1) All buildings exceeding 7,500 square feet finished floor area, excluding garages.

(2) All buildings exceeding 35 feet in height, as measured by the building code

(3) All buildings that are farther than 300 feet from approved fire department access roadway.

(4) All buildings that are farther than 500 feet from a fire hydrant that is capable of supplying the minimum required fire flow.

(5) All buildings in which the distance between adjacent buildings is less than 20 feet; provided, however, that except within the retirement housing district a monitored fire and smoke alarm system may be installed as an alternative to an automatic sprinkler system in single-family detached houses which are less than 20 feet apart.

50. The applicant was also provided with general comments for additional fire department requirements.

B. GENERAL COMMENTS

1. After approval from the Planning Commission, the outline plan shall proceed to the Board of Mayor and Aldermen for approval.

STAFF RECOMMENDATION: Approval, with the exception that the variance for lot widths be revised so that the widths are uniform for each lot type, and not a range.

ZONING AND ANNEXATION SUB-COMMITTEE: (DAVID CLARK, CHAIRMAN)

The Sub-Committee met on June 21, 2017 and July 19, 2017, and made no recommendation on this application.

Chairman Harless asked if they could discuss the Fire Code requirements regarding less than a 10 feet side yard setback on these residential lots.

Fire Marshall Jody Dwyer answered that fire code requires a sprinkler system in the houses, if there is less than 20 feet separation from structure. But in single family residential structures, the code allows a variance that may be used with a monitor fire alarm system in lieu of a sprinkler system. In this case, the Fire Dept. will not allow this variance. Thus, the houses must either have 20 feet separation from each other, or they must be sprinkled.

Board Discussion:

Chairman Harless asked if there were any questions of staff.

Chairman Harless invited the applicant up to discuss the project.

Paul Ryan with Regency Homes Builders, 1364 Cordova Cove, Germantown TN 38138, stated the development is designed to provide a transition between the single family homes to the west, and the higher intensity uses planned to the east and south. The site is approximately 99.08 acres on the north side of Winchester Road, between Crestwyn Drive and Houston Levee Road. The property was annexed into Germantown 17 years ago as part of the annexation of 1,450-acres around Forest Hill Irene and Winchester roads. The property was rezoned to residential in 2004. In December 2014, an application for

a 50-lot residential planned unit development (PUD) with varied lot sizes and 11.56 acres of common open space was filed on the southern 31.12-acre portion. However, the City's Planning Commission denied the development. In January 2016, commissioners approved a revised application for Ainsley Park, a final plat of a 51-lot subdivision. As part of the proposed Goodwin Farms projects, we will construct a series of model homes and pre-sell all of the lots. Full build-out of the development, which includes 20 acres of common space with five ponds, will take an estimated 7 to 10 years. The houses are designed to be between 2,949 to 3,272 square feet, and will range in value from \$350,000 to \$425,000. There are four lot sizes planned for the development, with the larger lots located along the western property line. Our plan provides for a mix of lot sizes with a neighborhood feeling including sidewalks, trails and open space, with neighborhood amenities that create a walkable neighborhood. The developer will provide a neighborhood community park. We had a neighborhood meeting on Thursday, July 27, 2017, which was well attended. I met with David Grant and Mr. King (both of whose properties abut to the north) on an individual basis to discuss the plan. Mr. Grant has asked that we add a stub street leading into his property, and we agreed to do that by eliminating one proposed lot in our project. It was also requested to revise the street pattern with the Lakes of Forestwood in a way to minimize the traffic. We are willing to look at that. One of the suggested plans that was submitted to us by the neighbors doesn't allow us to address the drainage like we would hope to. What we are trying to do is get all the drainage into the street.

Bob Sweeney with SR Consulting, LLC, 5909 Shelby Oaks Drive, Suite 200, Memphis, TN 38134, stated that the property to the west of us has drainage problems; it's an older subdivision and doesn't have the drainage requirements we have today. However, we are going to do the best we can to avoid making the problem any worse. We are going to pick up all the drainage in the road and pile it down to the big detention pond. The project will have four detention areas.

Alderman Owens asked if the overall density of the project includes the roads?

Mr. Ryan answered that does include the roads. It's the gross density.

Mr. Saunders asked Tim Gwaltney (the City Engineer) with regards to the downstream, it was indicated they will be cleaning that area out. Exactly what is the City looking at in regards to that downstream area?

Mr. Gwaltney stated the ditch that is being clear out is going to be straightened, and deepened where it can carry more water. Once it gets to that new road crossing and to the existing box culvert under Winchester Road, that's where it becomes a blue line stream.

Chairman Harless asked if anyone in the audience would like to speak in favor on this project. There were none.

Chairman Harless asked if anyone in the audience would like to speak against this project.

Edgar Babian at 3580 Crestwyn Drive stated I am the President of the Homeowners Association for Winchester Forest. The residents of the Winchester Forest Hills are somewhat upset that we were informed of this development at 6:15 p.m. on the July 19th after the Planning Commission work session started. No one that I have found has had any contact with any of the developers or personnel from the City about this. Normally we receive some kind of concept drawing or work with the developer's way before this point in the process. We did have a meeting with the developers this past Thursday, July 27th, but it was more an informational meeting than a work session. We are greatly concerned with the size of the lots being less than 15,000 square feet and the traffic flow increase into our subdivision along with drainage.

I have another concern under the staff comments #26: "Developer shall be responsible for contributing and as yet to be determined money amount for a needed future traffic signal at Winchester/Crestwyn

intersection as indentified in the Forest Hill Heights Small Area Plan." This appears to be encouraging the traffic to use Crestwyn Drive for an exit and the funds should be used for a traffic light out of their subdivision. A physical barrier to Green Knoll Road and Forestwood Road shall be erected until completion of the entire project, e.g. phase 10 (Clarify this with the Fire Department). We would like to verify this if possible.

Lot 224 is on the South side of Forestwood Rd. This lot in our subdivision has major drainage problems with water coming from this subdivision. The drainage issue needs to be dealt with; the topography does not appear to show any improvement of the drainage problem. The lots on the northern section of this development, those adjacent to the RE-1 zoning, should all be a minimum of 15,000 square feet. The developers have done an excellent job of reducing the traffic flow into Green Knoll Rd. and I would like to see a similar effect at Forestwood Rd.

David Grant at 9585 Hwy 72, Germantown, stated he has a 25 acre parcel just west of the project. I have been working with Paul Ryan at Regency Homes with getting a stub street on my property. The main reason is that my property is land locked and I have no right of way in to my 25 acres. I have a license to cross the railroad tracks on to Poplar Avenue. But I do not have a public right of way to get services, utilities, or a fire truck. The developers of Goodwin Farms did agree to put the utilities on the east line. One thing that wasn't address, on the south end of my property, is where a future stub street is to go into it. I would asked the utility access easement to cover the entire common open space, on the north side of Forestwood Rd., and that would allow access to my property, and to the King's property; which is to my west and land locked like my property is.

Ted Pepin at 3569 Crestwyn Drive stated we have young children riding their bicycles up and down the street, and the older gentleman down the street walks their dogs early in the morning. If this development goes through as promised, it will have some advantage for the City and some disadvantage for our neighborhood. The quality of life along our street will no longer be the same. As it is right now two cars can barely pass. What's going to happen in the morning and the afternoon when all the traffic along Winchester Road that enters or exits FedEx in both directions, and this new neighborhood will have to exit on to Winchester Road? Once the traffic light is put in on Crestwyn Drive, the neighborhood is going to jump on Crestwyn Drive, so they could use that traffic light. That means what you have done is changed the zoning, from what it is zoned now to almost double the number of lots. This will raise the tax revenue, but will ruin the neighborhood next door.

Kevin Speed at 9181 Forest Downs Road stated I represent the Forest Downs Homeowners Association. If you look back on the history of the zoning district, this area had two acre lots until sewer lines were put in, and then the zoning was changed to one acre lots. Then it got zoned down, and it was changed to "R" (Single Family Residential) – 15,000 square foot lots, and now this project is asking for 6,000, 7,000, and 9,000 square foot lots. The subdivision to the west called the Vinings changed hands twice but was not developed and became an eyesore until it was gated. For some reason being gated seems to go a long way, especially since you are talking about Winchester Road. This one is not supposed to be gated. I would like the lots to stay at 15,000 square feet.

Phil Conner at 3664 Crestwyn Drive stated I would like to thank Paul Ryan and Cindy Reaves for the meeting last Thursday. We are trying to find a way to work through those differences. The first is to study the proposals from Edgar Babian and I'm asking this body to do the same. He has come up with a proposal plan that would sufficiently reduce any movement of traffic from this development onto Crestwyn Drive. Part of the design of the traffic flow would encourage traffic to come over to our street.

John Inman at 3655 Green Forest Cove stated there will be more drainage issues with removing the trees. All the drainage is going to flow down to the lower part.

David Clark asked if Mr. Ryan could just address the 15,000 square foot minimum a lot. What are the size lots in Somerset and what demand have seen in terms of lot sizes?

Mr. Ryan answered I think the changes that occurred in the Forest Hill Heights Small Area Plan, has made a change in this area. Since having T-3 zoning immediately adjacently to this property with 60 foot lots, in all honesty with the 2004 plan being 13 years ago and nothing developed here. I think we have addressed the drainage issues and will continue to address the drainage issues, and we are willing to look at the traffic to try and minimize traffic in their subdivision. There is nothing that's going to destroy the nature of their community by having smaller lots.

Mr. Ryan answered that in Somerset there are 60 foot lots with no rear access. The 5400 square foot lot sizes have rear access. These are bigger houses of 4000 square foot and more. In Goodwin Farms, we would like to build new houses for under \$400,000, maybe \$350,000 or \$375,000 with a common area.

Mr. Hernandez asked have you had a chance to look at the redesign of the northwest corner, to address the neighbor's suggestions?

Mr. Ryan answered we have looked at it and from a traffic standpoint I don't see an issue with it. The concern we have is the drainage in the streets where one of Coves would block that. We will look at that and meet with Mr. Babian.

Mr. Ross stated within the Subdivision Ordinance 17-56. – Streets (b) *Adjoining street system*. The arrangement of streets in subdivisions shall provide for the continuation of existing or proposed streets in adjoining subdivisions. If you look back to the 2004 Versailles plan with 185 lots, while not the 232 lots that Goodwin Farms is proposing, they provided the same connection points with the same straight line that Mr. Ryan was just talking about. The other thing I think we should all consider is the change of the landscape over the last 13 years and current TDEC regulations with regard to stormwater. The Versailles Plan from 2004 versus the Goodwin Farms Plan that Regency has now created that addresses blue line streams, and flow of water, with TDEC regulations. This one addresses it where the concept from 2004 showed a sufficient amount of lots laid out in 15,000 square foot fashion. So, time has changed along with history changing. When you look at the Versailles Plan versus the Goodwin Farms Plan that Regency has developed, it responding more to the context of the development patterns that are starting to occur in this general area of the city. Mr. Speed is correct; there have been developments and zoning changes that have occurred over time. The residents agreed to the change in the zoning from "R-E" Residential Estate to "R" (single-family residential) 15,000 square foot lots, in favor of this subdivision concept in 2004. The other development would be an office campus O-51 zoning on the south side of Winchester Road in the area we zoned for the Smart Growth.

Alderman Owens: I am looking at the Babian plan presented by the neighborhood to address traffic, and you may have already addressed this. I think the concerns we are hearing tonight are about the lot size and drainage; but also traffic primarily. This sure seems to address it to a great degree, but I think you have the drainage running through the streets. Would this not altar the drainage or make it as effective? If we approved this tonight as shown, and the modifications seem to work. I think this plan which addresses traffic into the adjoining neighborhood has to come back to the Planning Commission before it comes to the Board of Mayor and Aldermen.

Mr. Sweeney answered; we are looking at that plan. My concern was if we break up that east-west area where all the drainage goes, and all the flow is not in the pipe, it has to go to the surface.

David Harris answered, let's think about some options. Option one is doable, working on considerations of Mr. Babian plan. Option two is to take this matter under advisement or to reschedule it for next month. Another option, it could go forward and, under our ordinance, the Board of Mayor and Aldermen could approve the plan with conditions. So the question is would the Board of Mayor and Aldermen, at its level, approve it with some new conditions that might incorporate for components of Mr. Babian suggestions.

Mr. Ross stated the outline plan really focuses on the terms of the Planning Commission's approval and the Board of Mayor and Aldermen's approval, the major road network and the proposed density, as it examined with the residential zoning district and the PUD layout. So, part of Mr. Babian's potential suggestions could influence the Preliminary and Final Site Plan approvals, which is the next phase. Having reviewed Mr. Babian's extensive suggestions, the project may lose lots if those suggestions are incorporated, and lower the density of the proposed project further. So, to incorporate solutions that may change the site layout slightly, wouldn't negatively impact the approved Outline Plan.

Mr. Harris answered, while I agree with all that, it comes back down to what is the scope of the proposed changes.

Chairman Harless stated Mr. Ryan said that they would consider it.

Mr. Ryan stated I have been advised from our engineers that the proposed solution from Mr. Babian could create some other drainage issues. I just want to look and consider those drainage considerations.

Chairman Harless noted you and your engineers are doing the right job. The last thing we want is to create water problems, because we put the road too high, etc. I agree with Mr. Ross, that the modifications that are being talked about are so minor, that they are not going to address the major road system, and if anything, they will result in a couple of water problems being eliminated. So therefore, I don't see a reason for us to have to postpone making a decision on the Outline Plan right now. I think we can go forward with a decision on the Proposed Outline Plan tonight. I am asking the applicant to meet with then adjacent homeowners. I think it's better if both parties come together and talk it out, communication is the key. For the adjacent homeowners, I think you have done a great job tonight expressing your concerns with decorum. I'm going to recommend that we continue forward with the process.

Chairman Harless asked Mr. Harris so we have three variances on this project, do we have to vote on each of the variances?

Mr. Harris answered no.

Mr. Hernandez asked about the density once the streets are removed from the nominator. I think we said that brings it up somewhat, but do we know how much, and how that relates to the standard density for this zoning district of 2.9?

Mr. Ross answered we don't. The gross density is how all this is calculated, 2.9 is gross, so the proposed 2.34 for this project is also gross.

Mr. Clark stated since Mr. Ryan does not know exactly if he is going to adopt the Babian plan, or what extent the changes would be based on the engineer's input. It could have an effect on the main road if more changes had to be made. I guess my question is, if we are to approve this Outline Plan and that changes the Babian road structure, and it has to come back, does that mean he has to start all over with a new application?

Mr. Ross answered it's roughly a risk. The Outline Plan, if approved tonight, would go to the Board of Mayor and Aldermen for discussion and then approval. The next step would be Preliminary and Final Site Plan, where the adjustments that Mr. Babian suggested could be considered, and that comes back here again for approval. At that point, if there have been changes to the major road that was approved as part of the Outline Plan, the application would then be modified to include the amended Outline Plan.

PROPOSED MOTION: To approve an outline plan for Goodwin Farms PUD, a 232-lot single-family residential development on the north side of Winchester Rd. (approx. 1,000 feet east of Crestwyn Drive), subject to the Commission's discussion, staff comments as contained in the staff report, and documents and plans submit with the application.

Mr. Clark moved to approve an outline plan for Goodwin Farms PUD, a 232-lot single-family residential development on the north side of Winchester Rd. (approx. 1,000 feet east of Crestwyn Drive), subject to the Commission's discussion, staff comments as contained in the staff report, and documents and plans submit with the application, seconded by Mr. Saunders.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes; on this piece of property, we have had a lot of proposals over a couple of years. It's interesting to comment that nothing has been developed yet. I'm not convinced entirely that these small lots are going to provide better market opportunity. I think it's very dense; it's probably from a standpoint of transitional density of T-3 and T-4 districts for that area of the City. On the traffic, I have always been in favor of neighborhood connectivity. I am more concerned about the Fire access, and the length of those streets to the north.

Mr. Barclay voted yes; I am glad the developers want to work and resolve the traffic and drainage issues.

Mr. Clark voted yes; I am also in favor of this project; there are a number of hurdles to overcome. It seems with the Babian plan tries to mediate these traffic issues that the homeowners to the west are concerned about. I encourage you to look at and consider the Final Outline Plan.

Mr. Hernandez voted yes; I hope Mr. Ryan and his team considers some of those suggestions.

Alderman Owens voted yes; I think we all agree that stub streets are put in for a reason and that is to accommodate the future development. I don't disagree with Mr. Ross's comments that if you modify a certain portion of the plan, that there are sometimes cascade effects on other portions of the plan.

Mr. Saunders voted yes; I echo my fellow commissioners' comments. I really think that willingness of the developers to sit down, and see what they can do about some of the issues the neighbors have indicated, one of them being traffic with trying to rearrange possibly the street, is commendable. I am concerned that the alternate Babian Plan doesn't meet the requirements of our first responders being able to get to all the areas in case there a block to front.

Chairman Harless voted yes; I want to commend both parties. I think it was an excellent turn out by the neighbors and you handle yourself with a lot of decorum. Secondly, to the developers because you listened to the neighbors. He asked Mr. Babian if he would get with the developer and set a time, so they can talk about any changes that could be made on the project.

Chairman Harless said congratulations and the motion passes.



CITY OF GERMANTOWN
Economic & Community Development Department

Engineering Division

MEMORANDUM

DATE: ~~July 28, 2017~~ Revised **August 2, 2017**

TO: C. Reaves, B. Sweeney (SRC)

FROM: Tim Gwaltney

COPY: C. Ross, T. Ladd, B. Joralemon, B. Smith, C. Starnes, J. Dwyer, S. Pounder, S. Goralewski, P. Ryan (Regency), B. Mills, J. Dwyer

SUBJECT: Proposed Goodwin Farms P.U.D.

This memo serves to summarize a meeting that was held at ECD on July 28, 2017 related to the proposed Goodwin Farms P.U.D.:

Attendees:

T. Gwaltney (ECD)	B. Smith (GPW)	C. Reaves (SRC)
T. Ladd (ECD)	C. Starnes (GFD)	B. Sweeney (SRC)
B. Joralemon (ECD)		

Subject: Waterline

The original condition of approval of the proposed outline plan included the requirement for the developer to install a 12' diameter waterline from Poplar to Winchester with Phase I. The reason being that water pressure and fire flows are known to be less than desired in that area of the city. As per in-house fire hydrant flow testing in the area, the existing water system barely meets code requirements. Any new development in that area without substantial waterline enhancements is not in the best interest of the City as a whole or for this proposed development.

The developer at first agreed to this condition, but, after putting pen to paper, has reconsidered this commitment. He is now requesting to install the waterline in phases 1 – 4 **3** of the development (please refer to sheets C3.2 and C6.0). Staff is supportive of this request with the following conditions:

- Developer responsible for providing 3rd party flow/pressure testing of existing water system. **The results of this 3rd part testing will determine whether the waterline can be installed in phases as requested or whether entire line must be installed in Phase I.**
- Developer responsible for securing an agreement with NSRR for waterline x-ing and installation of said **waterline** x-ing **and connecting new line to existing line at Poplar/Devonshire Way** prior to initial acceptance of Phase I, along with looping the waterline from Winchester to Green Knoll.
- Developer responsible for looping the waterline to tie into existing waterline at Forestwood Road in Crestwyn Subdivision prior to initial acceptance of Phase II.
- **The new waterline shall be tied into the previously mentioned NSRR x-ing (Phase I item) prior to initial acceptance of Phase III. At this point the waterline shall be fully installed and in operation from Winchester to Poplar. Developer was requesting to complete waterline in Phase IV. However, due to prohibition of dead-end waterlines, waterline must be completed in Phase III.**

- Developer is responsible for constructing a construction road along the alignment of proposed Goodwin Farms Drive beginning with Phase III. This construction road shall be extended as additional phases proceed to the North. With this in mind...
- Developer is responsible for maintenance of all streets of Goodwin Farms Drive in all phases of the project until final acceptance of the final phase of the overall PUD.
- During plans review process, Developer will be responsible for providing a revised phasing plan to account for the waterline looping and completion requirements and the construction road.
- Phasing plan must also indicate temporary turn-arounds for emergency access.

Sarah, you can include this in the Planning Commission packet if you care to.

Thank you and please let me know if anyone has any questions or comments.

Tim Gwaltney, P.E.

Tim Gwaltney

City Engineer

1920 South Germantown Road

Germantown, TN 38138

Ph: [\(901\) 757-7281](tel:9017577281)

Fax: [\(901\) 751-7526](tel:9017517526)

tgwaltney@germantown-tn.gov

**GOODWIN FARMS (17-729)
LETTERS FROM RESIDENTS**

EMAIL #1

From: **David Grant** <dgrant@grantnewhomes.com>
Date: Thu, Jul 27, 2017 at 1:32 PM
Subject: RE: Goodwin Farms
To: Paul Ryan <Paul.Ryan@newregencyhomes.com>
Cc: "cross@germantown-tn.gov" <cross@germantown-tn.gov>, "Goralewski, Sarah (sgoralewski@germantown-tn.gov)" <sgoralewski@germantown-tn.gov>

Paul,

This layout with the stub street starting 522' from the southeast corner of my property and with 90' lots adjoining my property will work.

As we discussed, the COS with the future stub street on the south side of my property will need to include an Access/Utility easement across the ENTIRE Common Open Space. This easement will allow the future stub street to enter EITHER my property OR the King's property, allowing both properties access to the public Right of Way.

I appreciate you working with me on resolving our concerns with the project. I think this should be a very good community for your company.

Thanks
David Grant
[901-870-7093](tel:901-870-7093)

From: Paul Ryan [mailto:Paul.Ryan@newregencyhomes.com]
Sent: Thursday, July 27, 2017 11:27 AM
To: David Grant
Subject: RE: Goodwin Farms 522 feet from south line.

From: David Grant [mailto:dgrant@grantnewhomes.com]
Sent: Thursday, July 27, 2017 9:51 AM
To: Paul Ryan
Subject: Re: Goodwin Farms

Paul

Could you ask Bob for the dimension from my southeast property line to the beginning of the 50' ROW for the stub street?

Thanks
David

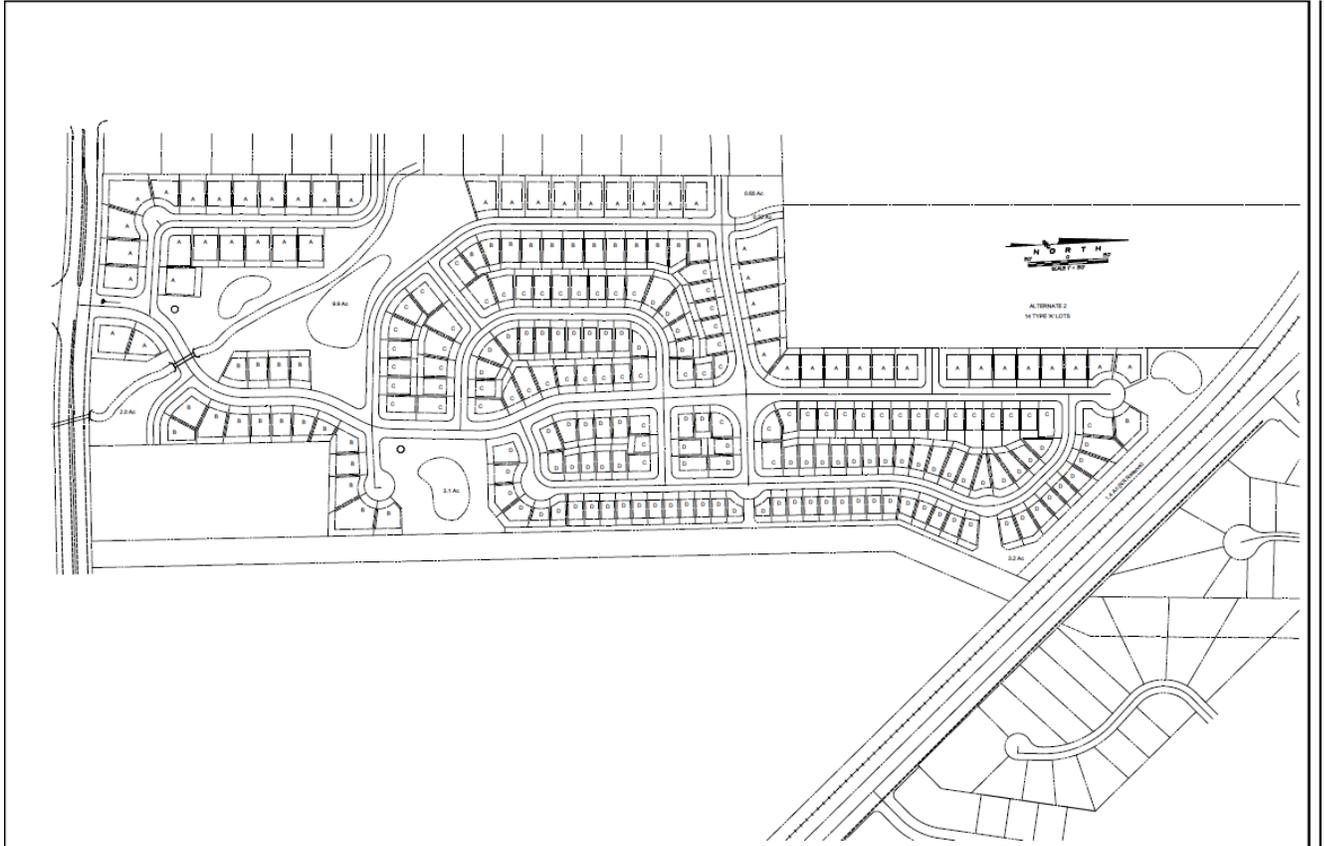
On Jul 27, 2017, at 9:29 AM, Paul Ryan <Paul.Ryan@newregencyhomes.com> wrote:

David,

Attached is a revised plan showing the second stub street. Bob Sweeney thinks all of the lots along you property line can be 90' lots.

Let me know if this will work and we will make this change at the PC meeting on Tuesday.

Paul



EMAIL #2

From: **EDGAR BABIAN** <edgar_babian@bellsouth.net>
Date: Mon, Jul 31, 2017 at 1:02 PM
Subject: Goodwin Farms
To: sgoralewski@germantown-tn.gov

Cindy

It was great to talk with you this morning. The residents of the Winchester Forest Hills area are somewhat upset that we were informed of this development at 6:15 on the 19th of July 45 minutes after the planning commission work session started. No one that I have found has had any contact with any of the developers or personnel from the city about this normally we receive some kind of concept drawing or work with the developer's way before this point in the process. We did have a meeting with the developers this past Thursday the 27th but it was more an informational meeting then a working type session. We are greatly concerned on the size of the lots being less than 15,000 sq feet the traffic flow increase into our subdivision and drainage. I have another concern under the staff comments #26 "Developer shall be responsible for contributing an as yet to be determined \$ amount for a needed future traffic signal at Winchester/Crestwyn intersection as indentified in the FHH SAP." This appears to be encouraging the traffic to use Crestwyn for an exit the funds should be used for a traffic light out of their subdivision.

19. A physical barrier to Green Knoll Road and Forestwood Road shall be erected until completion of the entire project, e.g. phase 10. (Clarify this with the Fire Department.) We would like to verify this if possible.

Lot 224 that is on the South side of Forestwood the lot in our subdivision has major drainage problems for water coming from this subdivision this drainage issue needs to be dealt with the topo does not appear to show any improvement of the drainage problem.

The lots on the northern section of this development that are adjacent to the RE-1 zoning should all be a minimum of 15,000 square feet

The developers have done an excellent job of reducing the traffic flow into Green knoll and I would like to see a similar effect at Forestwood. I have attached a drawing that shows two possibilities to greatly reduce the traffic flow from this subdivision at Forestwood.

If you have any questions feel free to contact me at any time.

Edgar Babian
President Winchester Forest Home owners Association
901-496-6528
901-853-9582



GOODWIN FARMS
232 Lots

July 17, 2017



GOODWIN FARMS
232 Lots

July 17, 2017

EMAIL #3

From: **Todd Marx** <toddmarxhs@gmail.com>

Date: Mon, Jul 31, 2017 at 1:43 PM

Subject: Re: Goodwin Farms

To: EDGAR BABIAN <edgar_babian@bellsouth.net>

Cc: sgoralewski@germantown-tn.gov

All of that sounds really good Edgar. I was not involved in any of those discussions however I do agree that a barrier would be a good idea. Also I would love to know more about the red light as I'm the owner of 3694 Crestwyn drive and I need to speak to someone in regards to the traffic concerns and seeing if my driveway is far enough from a major intersection for our safety. I have left a message with Tim Gwaltney last week on Wednesday have not heard anything from him as of today.

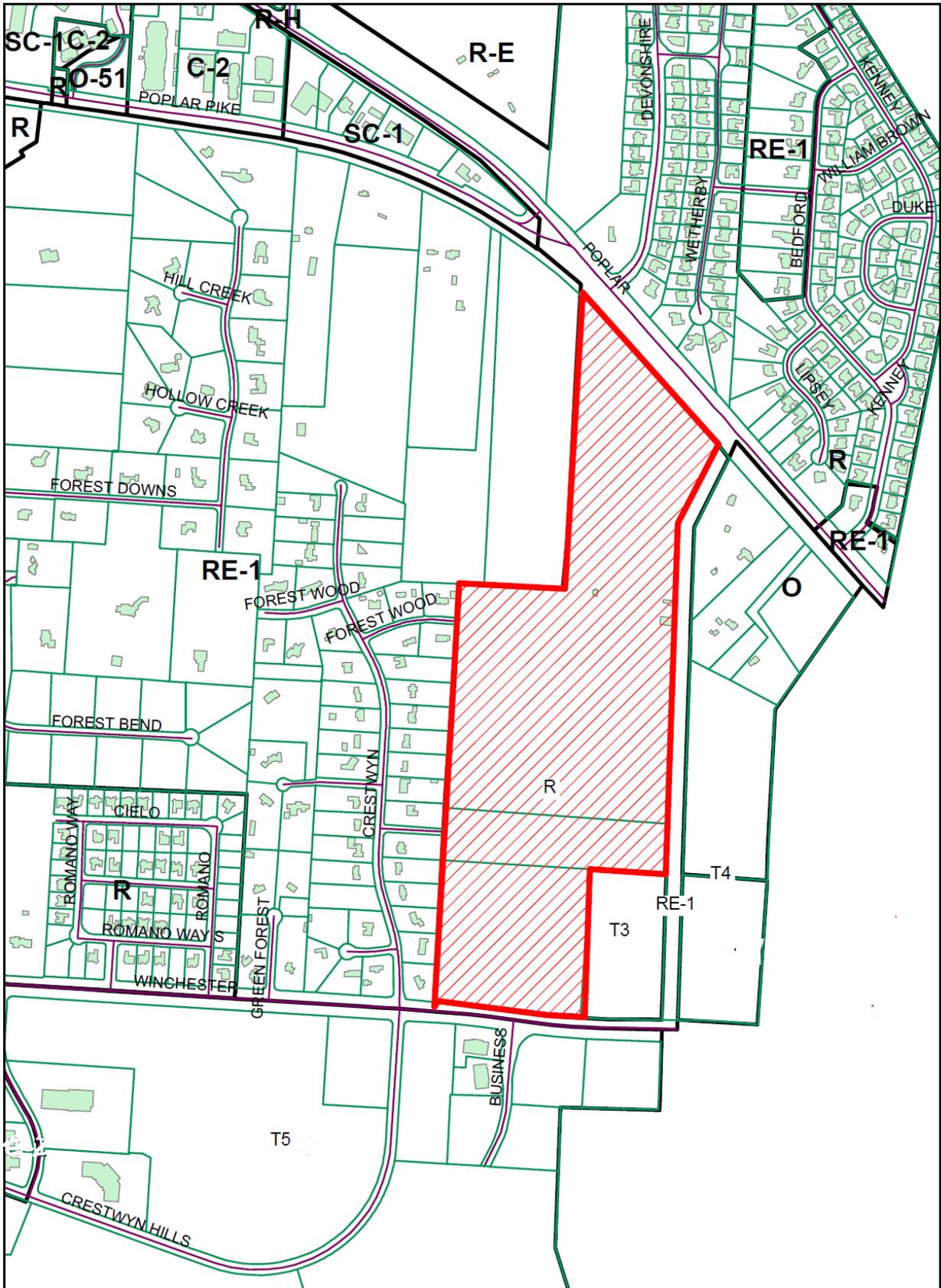
I completely agree that there was a lack of informing our neighborhood in regards to the development. From the meeting Thursday what I have gathered is that this was the Ansley subdivision that has now been turned over to Goodwin Farms. The last meeting that I was notified of was last year and in that meeting with the city we were all in agreement that the houses butting up to us we're going to be one acre lots and then all other Lots in the neighborhood would be 15,000 square feet.

We were also told that a fence would be built behind all of our properties with Evergreen and a deciduous plant for a privacy barrier and that has now been changed to leave 30 ft of wooded area.

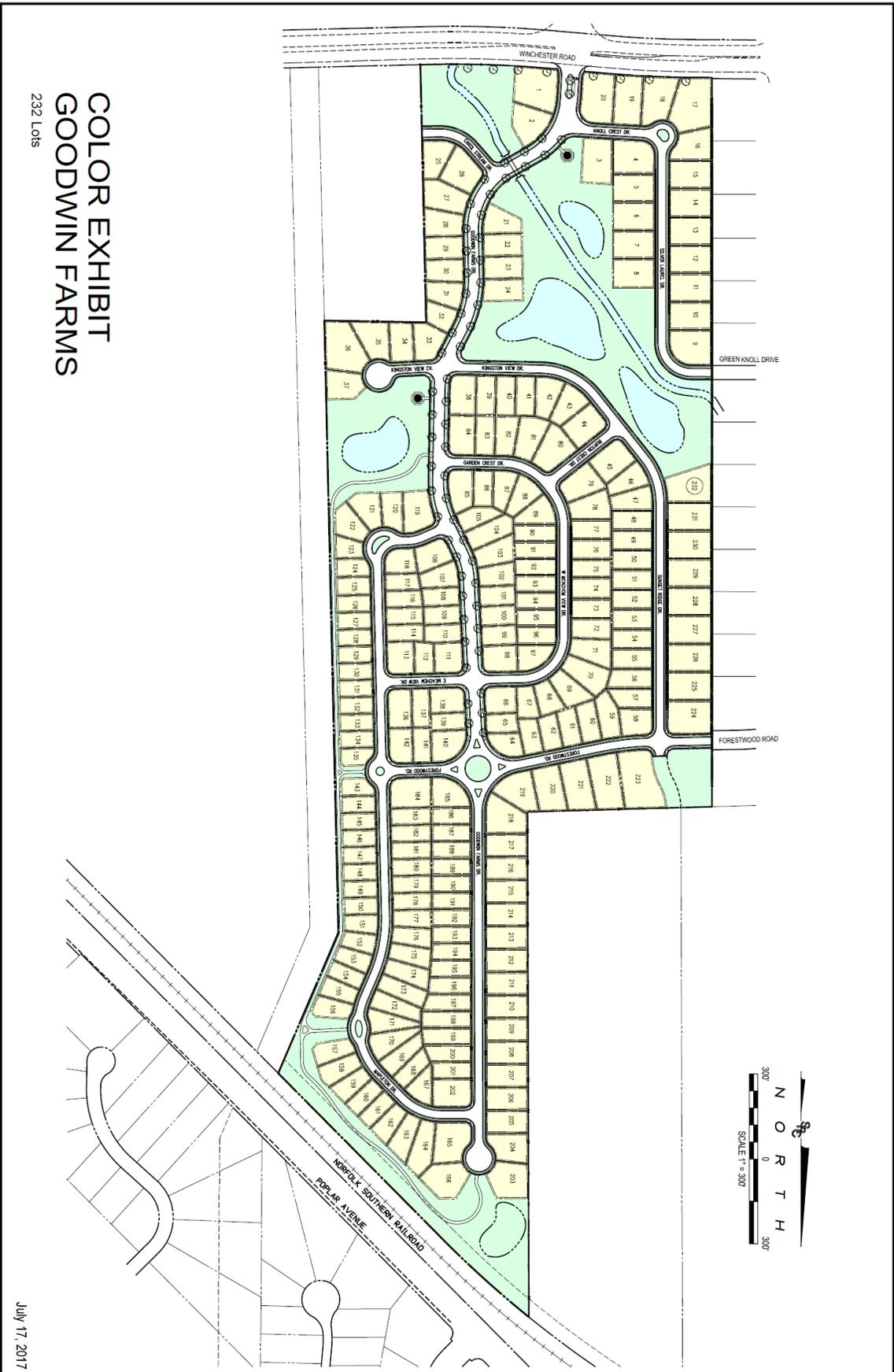
What happened to those agreements from that last meeting?

I think that the meeting for Tuesday needs to be delayed until we can have some further planning meetings that are not just one sided between us and the Developers.

Thank you
Stephanie Marx



ZONING MAP



**COLOR EXHIBIT
GOODWIN FARMS**
232 Lots

July 17, 2017

APPLICANT'S LETTER OF INTENT – Page 1



Date: July 24, 2017

To: City of Germantown Planning Commission

From: Dave Watkins

Re: Goodwin Farms P.U.D.
Winchester Road
Germantown, TN

Job #: 16-0099

LETTER OF INTENT AND JUSTIFICATION

We are submitting an Outline (Master) P.U.D. application for property on the north side of Winchester Road, between Crestwyn Drive and Houston Levee Road. The property is currently zoned R – Residential and is approximately 99.08 acres in area. We are limited on how this large tract of land should be developed with the railroad to the north, providing no connection to Poplar Avenue and the eastern edge belonging to MLGW. The property has a depth of over 4,000 feet from Winchester to Poplar Avenue and an average width of 1,000 feet. The developer, Regency Homebuilders, LLC plans to build a residential subdivision of mixed lot sizes on the property. With the recent adjacent Forest Hill Heights Small Area Plan being adopted by the City on April 11, 2016, we feel this P.U.D. request is consistent with the recently adopted surrounding zoning and will allow for a gradual transition along Winchester Road and Poplar Avenue. Our plan provides for a mix of lot sizes with a neighborhood feeling including sidewalks, trails and open space with neighborhood amenities that create a walkable neighborhood. It offers a unique opportunity to develop one of the last large tracts of land while transitioning to the east towards the T-3 and T-4 developments. Our plan also offers an opportunity for Germantown to offer detached home ownership for smaller lots in this area and target the market for empty nesters and young professionals that may not need a large home but want a smaller home with limited maintenance and still be able to live in Germantown.

This property is a natural transition area situated as it is between RE-1 on the west, T-3, T-4 and O on the east and T-5 on the south. We strived to present a logical progression from the less dense zoned property west of us to the more densely zoned tracts to the east. An extensive system of pedestrian paths and common spaces are proposed that will be an asset not only to the development but to the surrounding community as well. Other

APPLICANT’S LETTER OF INTENT – Page 2

benefits to the community include much needed infrastructure improvements to both the sanitary sewer and water systems. This development will provide a connection between existing water lines in Poplar Avenue on the north and Winchester Road on the south. These improvements would likely be delayed without this proposed development. This project will jump start development and infrastructure improvements in the area. The developer will also contribute on a prorated basis for the proposed traffic signal and off-site sanitary sewer upgrades in the immediate area. Both water and sewer connection points will be provided for the adjacent property at the southeast corner of our site. Besides the new Goodwin Farms Drive connection at Winchester Road, a second point of access will be established in Phase 1 via connection to the existing Green Knoll Drive at the west property line. Future phases will connect to the existing Forestwood Road and extend a 50-foot right of way street to property east of us. A payment in lieu of construction will be made for a future connection north to the Grant or King property. The exact location will be coordinated with proposed development of those properties.

Per Sections 23-231, 232 & 233, R-Residential zoned properties at a minimum require single-family dwellings to have;

- 15,000 sq. ft. lots
- 100-foot lot width at the building line
- 40-foot front yards
- 10-foot side yards and
- 25-foot rear yards

We are proposing four alternate lot types and are seeking the following exceptions to the R-Residential requirements.

TYPE	‘A’	‘B’	‘C’	‘D’
Lot Size (Min)	15,000 sq. ft.	12,000 sq. ft.	9,000 sq. ft.	6,500 sq. ft.
Width at B.L.	100 ft.	90 ft.	70 ft.	60 ft.
Front Yard	30 ft.	30 ft.	20 ft.	20 ft.
Side yard	10 ft.	5 ft.	5 ft.	5 ft.
Rear Yard	30 ft.	30 ft.	25 ft.	25 ft.
No. of Lots	34	35	70	93
Home Size (Avg)	3,000 sq. ft.	2,800 sq. ft.	2,600 sq. ft.	2,400 sq. ft.

We are requesting variances to the minimum lot areas and setbacks to allow for a mixture of lot types, thereby allowing Goodwyn Farms to provide a transition from single family homes to the west and the T-3 and T-4 zoning to the east. We are also asking for a waiver of the 1500-foot maximum block length along the south and west sides of Sunset Ridge Drive and Kingston View drive where the existing drainage course makes another roadway connection difficult. Regency will design homes as needed to fit the specific lot conditions in Goodwin Farms. The setbacks should be minimized in order to achieve maximum efficiency in land use as recommended in the Small Area plan and the variances requested will allow for increased building area and maximum flexibility in the design of floor plans. The requested variances will also contribute to the development of more affordable housing in Germantown.

APPLICANT'S LETTER OF INTENT – Page 3

We believe these exceptions will not compromise any of the conditions outline in Section 23-567 (b) in that they will not;

- create inadequate or unsafe access to the planned development.
- substantially increase the number of homes in the development and therefore should not cause traffic volumes to exceed the anticipated capacity of the street network in the vicinity.
- place an undue burden on publicly provided facilities or services proposed to serve the area. The extensive Common Open Spaces proposed in the development will provide some park like opportunities that are needed in the vicinity.
- create a development that is incompatible with the purposes set forth in the division or
- have a detrimental impact on the surrounding area.

Descriptions of the lot types and their location and number in the development are included below and graphically on the accompanying site plans.

On the west side of the property adjacent to the existing Winchester Forest Hill Estates Subdivision which is currently zoned RE-1 we are proposing Type 'A' lots. These Type 'A' lots are also proposed for the frontage along the north side of Winchester Road. There are an additional 5 lots along the north side of the proposed Forestwood Road extension that will meet the same criteria. These lots will make up all of Phase 1 and parts of both Phases 5 and 6. These areas abut existing RE-1 zoning on the west and the existing T-5 zoning on the south side of Winchester Road. There will be a total of 34 Type 'A' lots.

Regency Homebuilders, LLC plans to develop the property in a manner that will minimize construction traffic through developed sections of the project. The first phase will be located at the south end of the site, west of Goodwin Farms Drive. Ultimately that central street extends from Winchester to a point approximately 4100 feet to the north. Only about 400 feet will be built in Phase One. Phase Two will extend Goodwyn Farms north to include Bay Garden Drive and about half of Mapleton Drive. From there Phases 3 and 4 would extend Mapleton Drive north and west back to Goodwyn Farms. This development pattern will result in Phase 2 being made up of 1 Type 'C' and 23 Type 'D' lots. There will be 24 Type 'D' lots in Phase 3. Phase 4 contains 6 Type 'B', 1 Type 'C' and 20 Type 'D' lots. Phase 2,3 & 4 abut an MLG&W easement that is currently zoned RE-1 but there is no reason to believe that property will ever be developed. East of the MLG&W tract are T-4 and O zoned areas. The proposed water line connection between Winchester Road and Poplar Avenue will coincide with the development of Phases 2 through 4.

Type 'C' lots are planned for the interior of the project. Lots in Phases 5 and 6 not previously defined will fall into that category. Phase 7 will most likely be the lots adjacent to W. Meachem View Drive and will include 21 Type 'C' and 7 Type 'D' lots. Phase 8 will be made up of 9 Type 'B' and 12 Type 'D' lots. Phase 9 will have 1 Type

APPLICANT'S LETTER OF INTENT – Page 4

'A', 3 Type 'B', 2 Type 'C' and 5 Type 'D' lots. Phases 8 and 9 may be developed simultaneously. The 17 Type 'B' lots in Phase 10 abut property that is currently zoned T-3.

The Phasing Plan will further illustrate the proposed development plan. The arrangement proposed will let lots be developed from south to north while minimizing the need for construction traffic through previously developed sections of the side streets. The applicant understands that maintenance of public streets will solely be theirs until final acceptance by the City of Germantown. Temporary cul de sacs will be installed where streets end at phase lines. Construction traffic on Goodwyn Farms Drive through Phase 1 is unavoidable.

Goodwin Farms Drive from Winchester to a point approximately 2700' north of Winchester is predominately a 68' wide right of way road with a curb to curb width of 40'. The sidewalks that will be provided are 5' wide and located adjacent to the right of way. The remaining 8.5' wide grass strip will have Type "A" trees at 80' on center. These trees are in addition to any tree requirements that are incumbent to the lots themselves. Trees on opposite sides of the street will be staggered resulting in a tree every 40' along the length of the street. The additional planting area adjacent to this street is not typically found in straight zoned developments. The street will then transition to the typical 50' right of way proposed for the remaining roads. The typical 50' road is 30' curb to curb with 5' sidewalks adjacent to the right of way. The transition will occur at a roundabout that will be developed near the end of the overall development.

We do not believe we can meet a requirement that would limit impervious area on any lot to 35%. We are requesting a waiver of that condition. As submitted, the density of the overall project will be 2.34 units per acre.

There is a blue line stream area that extends about 200' northwest from a point near the southeast corner of the overall property. Steps were taken during the site planning to ensure the stream and the adjacent trees can remain undisturbed. This area is defined as Common Open Space "A" and contains about 1.53 acres.

A 10-foot wide pedestrian/bike pathway is being provided from the north end of Goodwin Farms Drive, through Common Open Space "D" then along the rear of the northern and eastern lots to Common Open Space "C" where it terminates at a pergola and connects to the street sidewalk system. Goodwin Farms Drive at this point is 40' curb to curb and can accommodate bike traffic too. From that point Common Open Space "B" is accessible via that sidewalk system. Common Open Space "B" is approximately 9.85 acres. A major drainage course runs through it but that section is not classified as a blue line stream. Appropriately sized riparian buffers will be maintained on both this and the blue line section described above. A series of wet detention ponds are proposed in the space. There will be opportunities for outdoor activity in this area and a second pergola is proposed at the southeast corner, near Phase 1. The developer will strive to provide neighborhood park opportunities within the overall development. Details on park space are yet to be established. Initial discussions with the Parks Department have already

APPLICANT'S LETTER OF INTENT – Page 5

taken place in this regard. Common Open Space “C” is 3.15 acres including a proposed wet detention pond. Common Open Space “D” is 4.32 acres with a dry detention pond proposed. There is one more proposed C.O.S., “E”. Space “E” contains 0.82 acres and is located adjacent to our west property line and on the north side of the proposed extension of Forestwood Road. Off-site drainage that might be concentrated near C.O.S. “E” will be collected in the roadway drainage system and pass through the detention ponds that will be located in C.O.S. “B”.

Common open spaces will be developed in accordance with Section 23-569(1). The proposed improvements in these areas have not been finalized. The developer will submit a detailed plan for any improvements to the City of Germantown’s review prior to initiation of construction of the phase encompassing a common open space. Covenants for the development will define the responsibilities of the Homeowner’s Association as they relate to maintenance of the common open spaces.

Ultimately the proposed water system will connect at Winchester Road, Poplar Avenue, Green Knoll Drive and Forestwood Road. Connections to the existing systems in Winchester Road and Green Knoll Drive would be made with the development of Phase 1. The remaining system, to close the loop, would be made as the phases of the plan develop. Possibly as early as Phase 4 depending on how the phases come on line. The sanitary sewers would be developed in a similar manner.

We appreciate your support with this request. Please contact me if you have any questions.

APPLICANT'S FISCAL IMPACT ANALYSIS



April 21, 2017

GOODWIN FARMS FISCAL IMPACT ANALYSIS

Goodwin Farms provides for a mix of single family residential types. It is estimated that the homes in Goodwin Farms will range in value from \$350,000 to \$425,000. The average home value will be approximately \$375,000. At full build-out, the value of the homes in Goodwin Farms is estimated to be approximately \$90,000,000.

With an average house value of \$375,000, when completed Goodwin Farms would generate an estimated \$430,000 in annual property taxes. This figure is based on the current Germantown tax rate of \$1.93 per \$1000 of assessed value.

The estimated infrastructure cost is estimated to be \$60,000 per lot excluding the land costs. This will result in a total capital investment of approximately \$14,000,000 in the lots in Goodwin Farms.

At this time Regency intends to build on all of the lots in Goodwin Farms. However if the lots were to be sold, the average lot value is estimated to be \$100,000. The total lot value would be approximately \$24,000,000.



CITY OF GERMANTOWN TENNESSEE

DATE RECEIVED: _____
 RECEIVED BY: _____

1930 South Germantown Road • Germantown, Tennessee 38138-2815
 Phone (901) 757-7200 Fax (901) 757-7292 www.germantown-tn.gov

PLANNING COMMISSION OFFICIAL APPLICATION FORM

TYPE OF APPLICATION	
<p>(Check <input checked="" type="checkbox"/> all that apply):</p> <p> <input type="checkbox"/> Sketch Plan; <input type="checkbox"/> Preliminary Site Plan; <input type="checkbox"/> Final Site Plan <input type="checkbox"/> Minor Subdivision; <input type="checkbox"/> Preliminary Plat; <input type="checkbox"/> Final Plat <input type="checkbox"/> Grading/Tree Removal; <input type="checkbox"/> WTF (Wireless Transmission Facility) <input type="checkbox"/> Rezoning From: _____ To: _____ <input checked="" type="checkbox"/> Other: P.U.D. </p>	
<p>***** IS THIS SITE WITHIN A SMART CODE AREA: (Circle One) YES NO (Please note - if yes, than follow Smart Code Application Instructions to complete this form for submittal)</p>	
<p>PLANNED USE DEVELOPMENT'S (PUD) ONLY:</p> <p> <input checked="" type="checkbox"/> PUD Outline Plan (Master Plan); <input type="checkbox"/> PUD Amendment to Outline Plan; <input type="checkbox"/> PUD Preliminary Plan (individual phases); <input type="checkbox"/> Final Plan (individual phases); </p> <p>Phase: _____ of _____ Date of PUD Outline Plan (Master Plan) Approval: _____ Other: _____</p>	
PROJECT INFORMATION (Provide Additional Pages as Needed)	
<p>Project Name: <u>Goodwin Farms P.U.D.</u></p> <p>Address/Location: <u>north side of Winchester Rd., approx. 1,000 feet east of Crestwyn Drive</u></p> <p>Project Description: <u>Single Family residential development with lots ranging in size from 6,500 - 15,000 s.f.</u></p> <p>No. of Acres: <u>99.08</u> Parcel Identification Number(s): <u>G0243 00236C & G0243 00495</u></p>	
<p>PLEASE ATTACH A LETTER EXPLAINING THE PROJECT, IN DETAIL, AND LISTING ALL VARIANCES REQUESTED FROM THE SUBDIVISION AND ZONING REGULATIONS.</p>	
OWNER/LESSEE/DEVELOPER INFORMATION (All applicable parties shown below must sign the application)	
<p>Owner Name (Print): <u>Regency Homebuilders, LLC</u> Address: <u>1364 Cordova Cv. Germantown, TN 38138</u> Phone No.: <u>275-8502</u> Email Address: <u>paul.ryan@newregencyhomes.com</u></p> <p>Signature of Owner <u></u></p> <p>Lessee Name (Print): <u>n/a</u> Address: _____ Phone No.: _____ Email Address: _____</p> <p>Signature of Lessee _____</p> <p>Developer Name (Print): <u>same as owner</u> Address: _____ Phone No.: _____ Email Address: _____</p> <p>Signature of Developer _____</p>	
<p>PLEASE ATTACH A COPY OF THE DEED REFLECTING OWNERSHIP OF THE SUBJECT REAL PROPERTY</p>	

Planning Commission – Official Application Form
Page 2

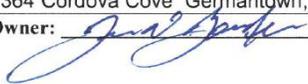
AGENT/REPRESENTATIVE INFORMATION	
Name: <u>Cindy Reaves</u>	Title: <u>principal</u>
Company Name: <u>SR Consulting, LLC</u>	Address: <u>5909 Shelby Oaks Dr. Suite 200 Memphis TN 38134</u>
Phone No.: <u>373-0380</u>	Email Address: <u>cindy@srce-memphis.com</u>
Who will represent this proposal at the Planning Commission meeting? <u>Cindy Reaves</u>	
ENGINEER/SURVEYOR INFORMATION	
Engineer Name: <u>SR Consulting, LLC (Dave Watkins)</u>	Address: <u>5909 Shelby Oaks Dr. Suite 200 Memphis TN 38134</u>
Phone No. <u>373-0380</u>	Email Address: <u>dwatkins@srce-memphis.com</u>
Surveyor Name: <u>Harris & Assoc.</u>	Address: <u>6074 Apple Tree Dr. Suite 14 Memphis TN 38115</u>
Phone No.: <u>362-2345</u>	Email Address: <u>jwiseman@harrisassociateslandsurveyors.com</u>

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 interest, the following information is required to be furnished:

- For Profit Entities.** If the Applicant (including all owners, lessees and developers) submitting this Application ("Applicant") is a for-profit entity, i.e. sole proprietor, general partnership, limited partnership, corporation, limited liability company, RE.LT., a trust, or any other form of for-profit business entity, the authorized representative of the Applicant 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 Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, 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 Applicant, 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.

Applicant: _____
Address: _____
Signature of Applicant: _____

Owner: Regency Homebuilders, LLC
Address: 1364 Cordova Cove Germantown, TN 38138
Signature of Owner:  _____

Lessee: _____
Address: _____
Signature of Lessee: _____

Developer: _____
Address: _____
Signature of Developer: _____

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

Name	Business or Home Address
<u>Sean Carlson</u>	<u>1364 Cordova Cove Germantown, TN 38138</u>
<u>Jere Bowden</u>	<u>1364 Cordova Cove Germantown, TN 38138</u>
_____	_____
_____	_____

Chairman Harless asked if there was any old business to come before the Commission. There was none.

Chairman Harless asked if there was any new business to come before the Commission. There was none.

Chairman Harless asked if there were any liaison reports. There were none.

ADJOURNMENT: The meeting adjourned at 7:30 p.m.