

**PLANNING COMMISSION MEETING  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, August 7, 2018**

The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of City Hall on August 7, 2018. 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 called the meeting to order at 6:08 p.m.
2. Pam Rush called the roll of the Commission and established a quorum.

**Commissioners Present:** Alderman Forrest Owens, Keith Saunders, Mike Harless, Sherrie Hicks, David Clark, George Hernandez, and Dike Bacon

**Commissioners Absent:** Rick Bennett, and Mayor Mike Palazzolo

**Staff Present:** Cameron Ross, Tim Gwaltney, Clint Starnes, Sheila Pounder, Sarah Goralewski, Mac McCarroll, and Pam Rush

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3. Chairman Harless stated for those people who just arrived, tonight's agenda is on the front table. There are no changes on the agenda tonight.

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**4. Approval of Minutes for June 5, 2018:**

Chairman Harless stated that the next order of business is the approval of the minutes for the June 5, 2018, meeting. If there are no additions, corrections or deletions to the minutes of June 5, 2018, meeting of the Planning Commission, he would entertain a motion for approval.

Mr. Bacon moved to approve the Planning Commission minutes of June 5, 2018, seconded by Mr. Clark.

Chairman Harless asked for a roll call.

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

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**5. Approval of Minutes for July 10, 2018:**

Chairman Harless stated that the next order of business is the approval of the minutes for the July 10, 2018, meeting. If there are no additions, corrections or deletions to the minutes of July 10, 2018, meeting of the Planning Commission, he would entertain a motion for approval.

Mr. Bacon noted he had a change on page 21, in the Planning Commission minutes for July 10; this was regarding the discussion of rezoning for the Cordova Triangle, and discussions about Thornwood. I had asked Mr. Ross to verify that the original application for Thornwood was for apartments, not condominiums. I want to make a modification from *and* to **not**, that's very important.

Alderman Owens noted he had a small change on page 24, in the Planning Commission minutes for July 10. I made a statement about: Like the landscape preservation area, street canopies, and rural road sections. I want to make a modification from *route* to *rural*. I think that makes more sense.

Ms. Hicks moved to approve the Planning Commission minutes of July 10, 2018, seconded by Mr. Hernandez.

Chairman Harless asked for a roll call.

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

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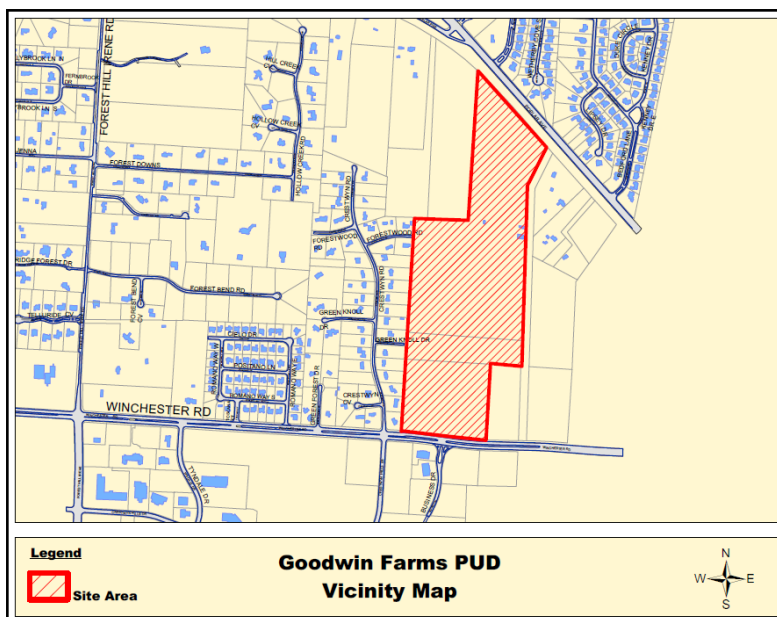
### 6. Goodwin Farms PUD: Final Plan – Phase 1

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 ft. east of Crestwyn Dr.
Owner Name/Applicant:	Regency Home Builders – Paul Ryan
Representative Name:	SR Consulting – Cindy Reaves
Zoning District:	“R” Single-Family Residential
Area:	22.137 acres
Request:	Approval of Final Plan, Phase 1 (21 lots and Common Open Space)

\*Refer to the Disclosure Form attached for more information



**BACKGROUND:** The subject property was annexed into the City of Germantown on June 26, 2000, as part of the annexation of a 1,450 acre area in the vicinity of Forest Hill-Irene Rd. and Winchester Rd. It was placed into the RE-1 (Residential Estate) district as part of the annexation.

The property was rezoned from RE-1 to its current R (Low Density Residential) district on October 25, 2004 (Ordinance 2004-12). As part of the rezoning, a concept plan for the 108-acre Versailles single-family residential development was presented. However, no development application was filed for this concept plan and a plat was not recorded.

In December 2014, an application for Ainsley Park, a 50-lot residential Planned Unit Development (PUD) with varied lots sizes and 11.56 acres of common open space, was filed on a southern 31.12 acre portion. The Planning Commission denied the PUD. On January 5, 2016, the Planning Commission approved a preliminary and final plat for Ainsley Park, a 51-lot subdivision, on the same 31.12 acre parcel. A final plat for this approved Subdivision was never recorded.

On August 1, 2017, the Planning Commission recommended approval of the Goodwin Farms PUD Outline Plan, a 232-lot single-family, 10-phase Planned Unit Development on 99 acres. The Board of Mayor and Aldermen approved the Outline Plan on October 23, 2017.

On June 20, 2018, the Planning Commission Subcommittee reviewed the final plan for phase 1 of the PUD and requested revisions. The applicant requested to hold the application to address the revisions. On July 18, 2018, the Planning Commission Subcommittee reviewed the revised application submittal.

**DISCUSSION:**

<b>TOTAL SITE AREA (Phase 1)</b>	22.137 ac.				
<b>USE: <i>Single-Family Residential</i></b>					
Number of Lots	Size of Lots	Lot Width	Side Yard Setback	Front Yard Setback	Rear Yard Setback
21	15,000 s.f	100'	10'	30'	25'
					(40' along Winchester)
<i>Common Open Space (3 areas)</i>	11.41 acres				

This project is being reviewed under PUD zoning district regulations and shall comply with Sec. 23-566:

- (a) The primary thrust of development in the city has taken place under requirements of uniform regulations within each zoning district that may on occasion prevent or discourage innovative site design and development that will respond to new market demands. The use of improved techniques for land development is often difficult under traditional zoning regulations designed to control single buildings on individual lots. Proper private development requires a flexible approach to be available both to the city and to the landowner. Deviations from the uniformity characteristic of such earlier zoning regulations and the use of new and innovative techniques are henceforth to be encouraged as a matter of policy. However, it should be noted that the planned development regulations are not intended to allow increased densities or the development of incompatible land uses. The standards contained in the following provisions must be strictly adhered to by the applicant.

(b) The city may, upon proper application, approve a planned development for a site of at least one acre to facilitate the use of flexible techniques of land development and site design, by providing relief from zone requirements designed for conventional developments in order to obtain one or more of the following objectives:

(1) Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.

(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

**REVISIONS:** On July 18, 2018, the Planning Commission Subcommittee reviewed the revisions for this project and requested that the applicant revise the project further to provide more specifications in regards to the proposed tree mitigation for this phase and the project as a whole, as well as to address plan clarifications per city staff. The applicant has provided a revised tree mitigation plan (please see p. 13 of this staff report as well as additional plans in the agenda packet).

The Planning Commission also requested that Planning Division staff work with other city departments to determine an appropriate tree mitigation dedication for this project and future single-family projects, especially those with smaller lot sizes. Planning Division staff has met with both Administration and the Parks Department on potential solutions, and talked with Public Works. Also, staff intends to gather input from the Parks and Recreation Commission at their next meeting, prior to the Board of Mayor and Aldermen considering the development contract and final plan for this project.

On July 11, 2018, the Technical Advisory Committee (T.A.C.) met, reviewed the revised plans, and provided comments. T.A.C. has been provided with the most recently revised plans, received on July 30, 2018, and their remaining comments are listed below.

**STAFF COMMENTS:**

**A. GENERAL COMMENTS**

1. **Parkland Dedication.** Per Section 17.60 of the Municipal Code, the parkland dedication fee for Phase 1 shall be \$5,497 (or 0.1677753 acres). This fee shall be collected prior to the development contract being considered by the Board of Mayor and Aldermen (BMA).
2. **Centralized Mailbox Location.** The applicant shall show the centralized mailbox location for the entire development and provide a maintenance plan for the mailboxes. This shall be shown on the DRC plans and considered as part of the final plan approval by DRC. (Per new USPS requirements, all residential developments are now to have centralized mailbox locations, not individual mailboxes for each lot.)

3. Following Planning Commission approval, the applicant shall submit to the Design Review Commission for final plan, landscaping plan and subdivision entrance feature (SEF) approvals. Design Review Commission approval is required, prior to submitting for construction plan review.
  4. Following construction plan approval, the final plan, together with the development contract, shall proceed to the BMA for approval.
  5. The revised phasing plan for the outline plan of the entire planned unit development shall be submitted together with the final plan for BMA approval and shall be re-recorded.
  6. Prior to the BMA approval of the final plan, Planning Division staff shall acquire approval from the Parks Department Director and the Parks and Recreation Commission regarding sufficient tree mitigation.
- B. PRIOR TO CONSTRUCTION PLAN APPROVAL (to be addressed in the construction plan drawings)

***Planning:***

1. Raised Concrete Island at Knoll Crest Drive and Silver Laurel Drive. A detail and section drawing of this island shall be provided on the construction drawings, and if necessary, specifications on its details and maintenance shall be added to the final plan prior to recording.
2. Tree Mitigation Plan. The calculations on the various sheets of the tree mitigation plans do not match and shall be revised to be consistent.
  - a. A complete list of trees to be saved and calculations shall be included after the plan sheet C04.4.
3. Construction Traffic Plan. A construction traffic plan shall be included with the construction plan drawings.
4. Retention Pond. Provide a maintenance plan for the retention pond (eg, aeration, how will water level be maintained).

***Engineering:***

1. On Winchester the MLGW 30" water line is on the north side of the street and the Germantown 12" is on the south side.
2. Connect sewer service lines to manholes everywhere it is practical.
3. Concrete encases the sanitary sewer line under the drainage box culvert.
4. Show water and sewer service lines in the middle of the lots with a 10' horizontal separation.
5. Include only current city standard construction notes.
6. Change water note #22--only fire hydrant accepted is Mueller Super Centurion.
7. Fire hydrant spacing to be 500' max.
8. Use city standard water service detail with Tee curb stop.
9. Use city standard sewer service detail.
10. Use city standard fire hydrant detail.
11. Use city standard bore detail.
12. Add Flexamat installation details.
13. Need details for concrete channel-lined ditch.
14. Add to title block: Signature line for city engineer and line for signature date.

15. Need bore details for new water line under Winchester.
16. At typical street cross-sections, add "proof roll" to subgrade, add 1/4"/ft slope for sidewalks, add 1/2"/ft slope for grass strip and specify binder and surface asphalt.
17. Need all curb and gutter details (city standards).
18. New pavement and base details needed for new turn lane on Winchester Blvd.
19. Need traffic control plan for water work on Winchester Blvd.
20. Route 60" drain pipe from structure #3 to structure #4 across Goodwin Farms Drive to discharge onto the south side of Goodwin Farms Drive instead of discharging the 60" into a 30" tall concrete ditch wall.
21. Provide details and specs for the pond fountain and subdivision fencing/wall features.
22. Include handicap ramp sidewalk details.
23. Include traffic signage details and locations (stop signs, speed limit signs, etc.).
24. Include city standard details for decorative stop and street name sign post.
25. Include landscaping and irrigation details (include location and size of irrigation service line).

***Public Services:***

*Water:*

1. Please provide railroad approval of the permit for this proposed work prior to construction drawings submittal
2. Please provide 10' horizontal spacing between water and sewer lines as opposed to 5' shown in notes.
3. Please denote the following for the tap of the 12" water main shown along Winchester Road:
  - a. A detail for the 12" tap connection
  - b. Please provide a bore detail for the bore denoted under Winchester Road
4. Please ensure that future water meter locations do not conflict with the driveways for the proposed subdivision lots
5. Will the proposed islands within the subdivision have vegetation that will require irrigation?
  - a. Irrigation lines and islands will be maintained by the HOA and it is recommended that they be denoted as Common Open Space on the final plat
6. Please provide City of Germantown standard details for hydrants, water connections, meters, etc.

*Sewer:*

1. Please connect sewer service lines to manholes where practical
2. Under the second paragraph of the Lift Station Notes the contractor should provide a plan to the City and will maintain the existing sewer flow
3. GPW requests that the proposed sewer main follow the proposed street layout instead of running between and behind proposed lots within the subdivision for ease of access and future maintenance
4. Access and utility easements to the proposed utility mains should be 15' minimum
  - a. Please ensure that adequate access to properly maintain proposed sanitary sewer main between Lots 6 and 7 is given by future property owners if the proposed sewer main remains in this proposed location

*Drainage:*

1. In the stormwater section of the final plat: box culvert construction at the stub-out of Goodwin Farms Drive with ramps and gates for access to the proposed concrete channel should be constructed as a part of Phase I
2. Please provide access ramps with gates with public easements at either end of the proposed concrete drainage channel for ease of maintenance of the proposed channel
3. GPW has the following concerns for the proposed concrete drainage channel design and maintenance
  - a. The public easement portion of the proposed ditch should be expanded to 36ft
    - i. This would be 12ft for the concrete channel and 12ft on either side of the channel
      1. The 4ft flat section along both sides of the channel should be expanded an additional 8ft to accommodate this request
  - b. A note should be added within the final plat that denotes the maintenance of the COSA and A-1 being the responsibility of the Goodwin Farms Home Owners Association
    - i. The HOA should be responsible for mowing the COSA area all the way to the proposed channel
  - c. Please ensure that the lots that are adjacent to the proposed drainage channel are not adversely impacted by the proposed design
4. Please annotate the typical section indicating more detail such as backfill material, sod, etc.

*Parks:*

1. Prior to approval of the development contract and final plan by the BMA, a tree mitigation dedication shall be clarified.

*Neighborhood Services and Waste Management:*

1. Construction traffic shall not use Green Knoll Dr. and Crestwyn Dr.

*City Fire Marshal:*

1. A sheet identifying fire department access for the aerial apparatus using an auto turn program shall be provided.
  2. Sheets C01.5 and C05.0 illustrates a hammer head in lieu of a cul-de-sac. Comments on the "Final Plan" sheet 3 of 3, Section VI, Note 6 indicate a 96' diameter cul-de-sac.
  3. Sheet C02.4, Utility Crossing Notes #4, indicates the 12" water main will be reduced to an 8" water main. Water flow calculations reflecting the change shall be provided.
  4. Hydrant fire flow calculations shall be submitted by a 3<sup>rd</sup> party to verify adequate flow requirements.
  5. The developer and contractor shall adhere to the Fire Department General Comments previously provided.
- C. GENERAL REQUIREMENTS (To be placed on all final site plans, PD plans, or subdivision plats)
1. 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.
  2. 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.

3. The developer shall enter into a Project Development Contract with the City of Germantown for this project after it has received final approval from the Design Review Commission.
  - a. Per Section 17-60 (a), this project is required to pay a parkland dedication fee. The fee amount for phase 1 shall be calculated and collected as part of the development contract.
4. The applicant shall provide proof of TDEC approval for the water system and sanitary sewer system. Contact Bill Hinch with TDEC for information.
5. If approved, all materials shall be specified on the construction plans for the proposed project. The applicant must receive Final Construction Plan approval from the Department of Community Development before the Memphis/Shelby County Office of Construction Code Enforcement may issue a building permit for the project.
6. The applicant is required to include the following formal written statement by a certified and licensed professional engineer to be placed on the grading and drainage plans, signed, dated and sealed:

I, \_\_\_\_\_, a duly licensed professional engineer in the State of Tennessee, hereby certify that I have designed the drainage in accordance with the Design Standards of the City of Germantown and have considered upstream and downstream conditions that affect drainage to include topography, present and future land use, existing zoning, and location of natural water courses.
9. No owner, developer, or tenant of property within the subdivision shall commit an act, or allow a condition to exist on property within the subdivision, which act or condition endangers life or health, violates the laws of decency, or obstructs or interferes with the reasonable and comfortable use of other property in the vicinity.
10. The Developer agrees to comply with the following requirements 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.
11. Total acres disturbed shall be provided. A NOC is required for TDEC for the NPDES, Phase II. The NOC shall be posted on the site at all times and the stormwater reports/documentation/inspections shall be available at all times. The SWPP shall be posted at the site and available. Inspections must be performed by personnel who have completed the Level I – Fundamentals of Erosion Prevention and Sediment Control course.
12. Subject to the staff comments, the ECD Director certifies that the application meets the terms of the Ordinance upon which relief is sought.

### **Board Discussion**

Chairman Harless asked if there were any questions of staff. There were none.

Chairman Harless invited the applicant to discuss the project.

Paul Ryan at Regency Home Builders, 3420 South Houston Levee Road, Collierville, TN noted the following individuals of the project team in attendance: Cindy Reaves and Bob Sweeney from SR Consulting, and Mike Hammond from Kimley Horn (landscape architect). Mr. Ryan stated he had no formal presentation, rather the team was available to answer questions.



Chairman Harless asked if there were any questions of the Commissioners.

Mr. Clark noted the first issue is the centralized mailbox locations situation. If the applicant can't obtain a waiver, has he looked how to address that? If there is one with a roof on it and multiple boxes, then one could run into a parking issue. There are also lighting and safety concerns.

Mr. Ryan answered yes, he has spoken with the USPS point person in Nashville (Amanda Morgan). She sent him some information on it. He was in a meeting with other national developers recently, and they are doing this in other places like in Atlanta and Charlotte. They sent him some examples of what can be done. These kiosks appear to be set up in groups of 16 mailboxes at a time. Ms. Morgan from Nashville has asked him to provide her with the locations on his site plan. If one figures with 200 lots, standard mailboxes run about \$250 each, which would add up to \$50,000 for a development like this. The centralized mailbox may be cheaper in the end. The centralized mailboxes will probably be covered; there may be four or five locations throughout the 10 phases. The locations will probably be in the common areas. A location may have 32 boxes and could be expanded to 64 later. The US Postal Service stated this will be a safer way for mail delivery, due to people getting their mail or packages stolen off front porches or in mailboxes.

Chairman Harless stated this is new for the Commission and that the developer is somewhat of a guinea pig. The Commission has some concerns, like parking, what are the centralized mailboxes going to look like, is there a standard maintenance of the area, and who maintains it. The developer will need to work with the city staff and Design Review Commission on this. The Commission wants to set a centralized mailbox template for all projects, going forward.

Chairman Harless asked what about the trees, this is somewhat of a big issue for the Commission. The Commissioners made some comments at the Executive session and passed it on to staff. The whole Tree Mitigation Plan issue is a concern for the Commission.

Mr. Ryan stated that each phase will need to be looked at individually. They are going forward to the Design Review Commission, who is the Board to make the final decision on the tree mitigation plan. There are more trees in this phase (phase 1) than any of the others phases. Thus, the developer does not want to be penalized at this stage, only to be able to make up for the trees removed in phases two or three.

Ms. Goralewski stated that as discussed in Executive Session, after phase three, it would be a good point to take a look at the total amount of trees that have been removed for the Goodwin Farms project thus far, those that have been planted and determine what mitigation needs to occur. Per the phasing plan, phase three has a lot of the smaller lots. At that point, staff and the developer need to determine how many trees can fit on smaller lots or not, and if the trees should be mitigated otherwise. At the end of each phase, a tree mitigation tabulation will be kept. After phase three, it will be determined if an in-lieu fee might need to be assessed for the trees removed (and not thus far mitigated) in phases one through three.

Mr. Ryan answered he doesn't have any problems with this recommendation.

Ms. Hicks asked what is the timeframe for phase three. With the most of trees being removed in phase one, why wait until phase three for the Tree Mitigation Plan, because what if there is no phase two. The Tree Mitigation Plan say there are 127 trees to be saved, but in chart in the plans say 137 trees to be saved. What is the correct number?

Mr. Ryan answered that phase two will probably be submitted before the end of the year. Phase three would be completed sometime during 2019. For phase 1, there are 137 trees to be saved.

Mr. Ross addressed Ms. Hicks' comment. At the staff level, waiting until phase three allows staff the opportunity to work with the other departments, and follow the schedule that was laid out in the Tree Mitigation Plan memo, as well as put together the language within the tree ordinance that allows staff to monitor tree mitigation for development beyond Goodwin Farms. Staff also needs the time to figure out a plan of attack as to how those mitigation funds or plans can be strategically used around the City. The city does not simply want 15,000 actual trees as a mitigation measure, that would just sit on the side of the parks and buildings to die. Staff will be monitoring the tree mitigation in phases one and two.

Ms. Goralewski stated she would like to clarify one point. In executive session, revisions to the phasing plan were discussed. The phasing plan has been revised by the applicant. The new phasing plan would need to be adopted, as well by the Board of Mayor and Aldermen as part of the final plan. With this revised phasing plan, the applicant needs ensure that it meets all the Fire Department requirements, specifically that there are two points access. The applicant will need to work together to sort this out before the phasing plan moves it forward for approval.

Chairman Harless asked Mr. Ryan, if he understood that.

Mr. Ryan answered yes.

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

Phil Conner at 3664 Crestwyn Drive, asked where will the proposed traffic light be located? Winchester Road is becoming more and more dangerous all the time. Can the City cut or trim the median shrubs/bushes on Winchester Road at Crestwyn Drive? They're beautiful, but one can't see any vehicles going from west to east. Are there still going to be about 20 to 30 feet natural buffer at the rear of the lots abutting the Crestwyn neighborhood, which go north and south? That area without any maintenance for the last few years has become a jungle, with vines growing on the trees and choking them to death. Then the trees will fall on either lot, and that is a real concern. Please do something along the back lines of the property to clean it up.

Mr. Ross answered the traffic light is still to be placed at Crestwyn Drive and Winchester Road.

Mr. Ryan answered he didn't know if Mr. Conner wanted them to take the trees down or not in that area. The way the grading for that area is proposed, it will be maintained and certainly all the undergrowth will be cleaned out. It was not necessarily designated as a natural area.

Phil Conner answered that the dead trees may be taken down, so they don't fall and clear the undergrowth.

Chairman Harless asked Mr. Gwaltney, to comment on the issue on the median on Winchester Road.

Tim Gwaltney answered yes; thanks for bringing that to the city's attention; he will call Public Works tomorrow to get this taken care of.

Edgar Babian at 3580 Crestwyn Drive stated that he is in favor of proceeding with the project. He still has issues with possible drainage problems. The fourth house north of Winchester Rd. has a garage in the basement with a drainage pipe running underneath that comes to the back of the first lot. If these lots are raised, it could create flooding for one of the existing residents along Crestwyn. He doesn't want to see anybody get wet. When it rains really hard, water is within four inches of coming in this neighbor's garage. The drainage pipe is only at the first lot and he lives three lots back. They've been told that Mr. Bob Sweeney (project engineer) is the best engineer in the country, so hopefully he has it planned well. Also the trees in the median, about 100 yards west of Crestwyn

one can't see the cars coming; those trees need to be cut down. He loves the 15,000 square foot lots. He also has trees at the back of his property line that are on his property. They are in phase five and he doesn't want to see them bulldozed down.

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

**STAFF RECOMMENDATION:** Approval of Goodwin Farms Planned Unit Development (PUD) Final Plan, Phase 1 (21 lots and Common Open Space), subject to the Board's discussion, staff's conditions and comments in the staff report, and the documents and plans filed with the application.

The subcommittee met on July 18, 2018, and recommended that the applicant clarify tree mitigation for this particular phase and that Planning Division staff research options within the city.

**MAIN MOTION:** To approve Goodwin Farms Planned Unit Development (PUD) Final Plan, Phase 1 (21 lots and Common Open Space), located on the north side of Winchester Rd. (approx. 1,000 feet east of Crestwyn Drive), subject to the Board's discussion, staff's conditions and comments in the staff report, and the documents and plans filed with the application.

**PROPOSED MOTION:** Mr. Bacon moved to approve Goodwin Farms Planned Unit Development (PUD) Final Plan, Phase 1 (21 lots and Common Open Space), located on the north side of Winchester Rd. (approx. 1,000 feet east of Crestwyn Drive), subject to the Board's discussion, staff's conditions and comments in the staff report, and the documents and plans filed with the application, seconded by Mr. Clark.

Chairman Harless asked for a roll call.

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

Mr. Bacon voted yes; he likes the layout of the subdivision and lots. He really likes the wet detention pond; it's going to be the entry feature.

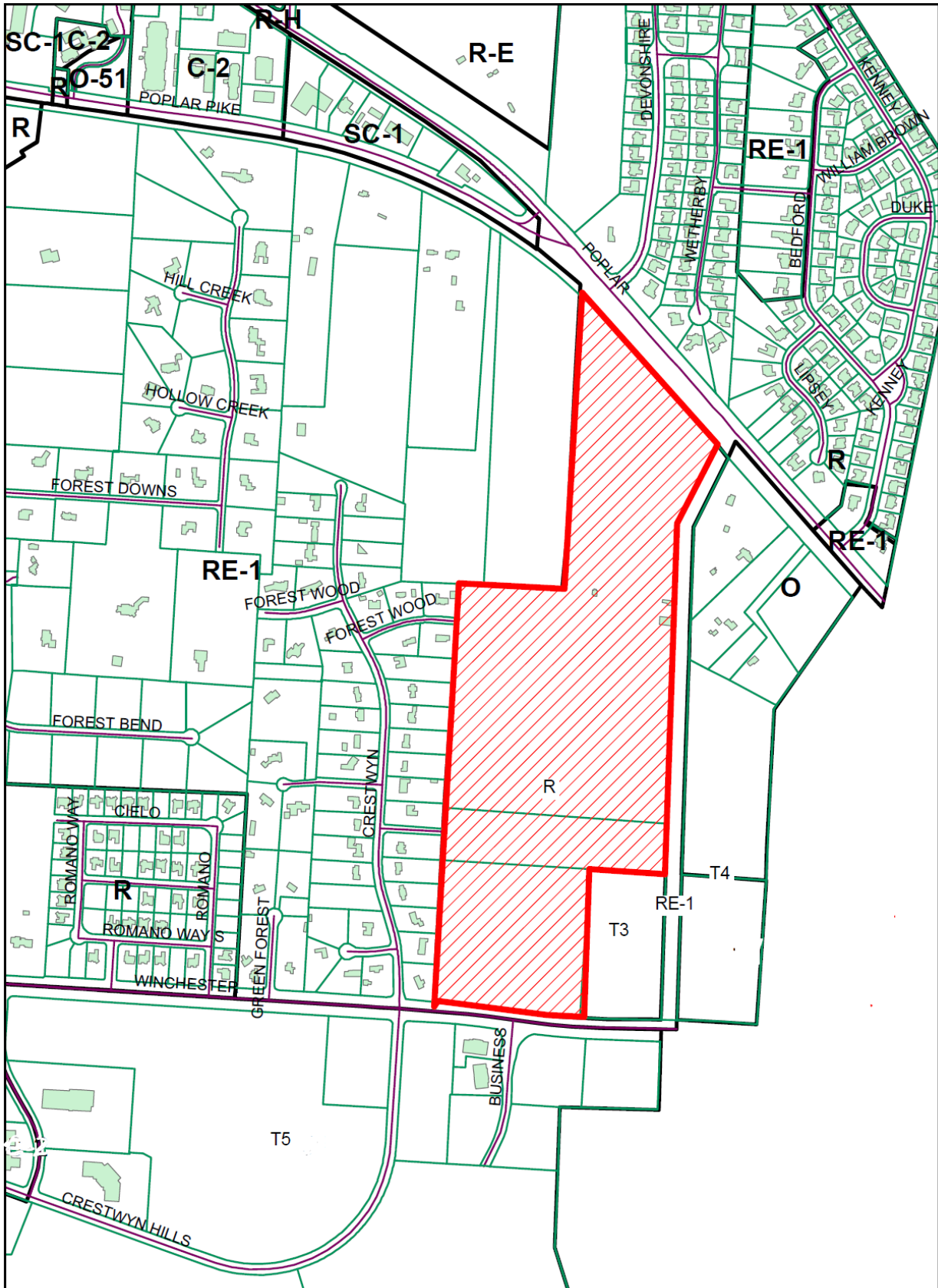
Mr. Clark voted yes; he would like to see the centralized mailbox issue addressed at the Design Review Commission. As far as future developers are concerned, he would love to be able to send them over to Goodwin Farms to see how they did it first class and be an example for future development.

Ms. Hicks voted yes; she appreciated the attention that the developer has given the common open space with the lighted walks, path, gazebo and some of the features that make it a true amenity.

Mr. Saunders stated to answer Mr. Babian question, looking at the grading plan; it appears to drop about four feet from the property line to the street, so hopefully that will get some drainage going that way. Once again designs are one thing and grading is another. It appears they have it going north and south at that particular property line. He will be voting yes, for the reasons mentioned by previous commissioners.

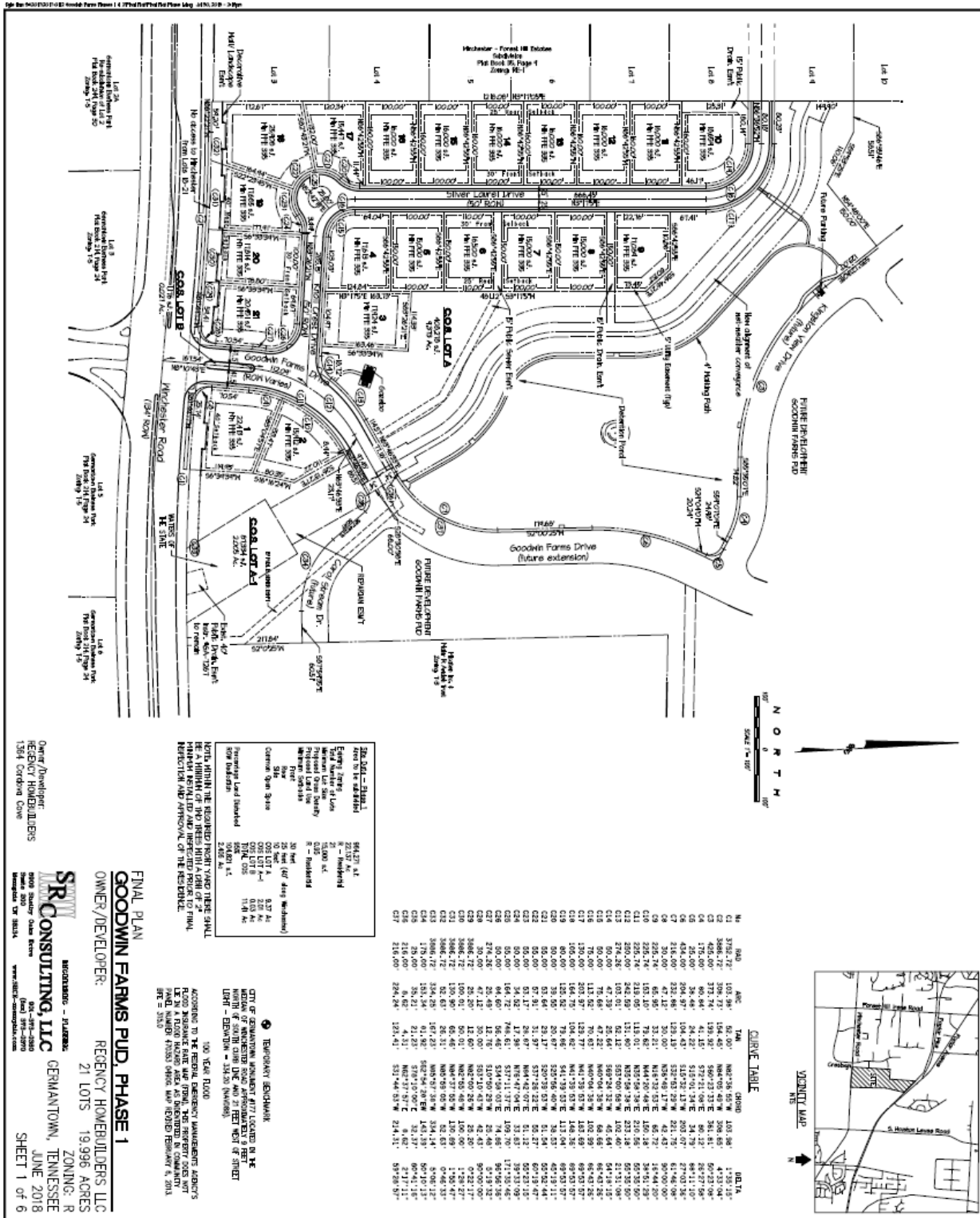
Chairman Harless stated he would like to thank Goodwin Farms for their diligence in meeting all the requirements and hoops that the Commission has put them through. As a result, it's going to be a very good project that not only Regency and the City will be proud of, but the neighbors to west will be proud of. He like to congratulate the developer on that.

Chairman Harless stated he would like to thank the citizens who mentioned the trees on the Winchester Rd. median needing trimming for safety reasons.



# ZONING MAP

**FINAL PLAN**  
 (See complete plan set in agenda packet)



NO.	AREA	TYPE	AREA	PERCENT
1	1.23	1.23	1.23	1.23
2	1.23	1.23	1.23	1.23
3	1.23	1.23	1.23	1.23
4	1.23	1.23	1.23	1.23
5	1.23	1.23	1.23	1.23
6	1.23	1.23	1.23	1.23
7	1.23	1.23	1.23	1.23
8	1.23	1.23	1.23	1.23
9	1.23	1.23	1.23	1.23
10	1.23	1.23	1.23	1.23
11	1.23	1.23	1.23	1.23
12	1.23	1.23	1.23	1.23
13	1.23	1.23	1.23	1.23
14	1.23	1.23	1.23	1.23
15	1.23	1.23	1.23	1.23
16	1.23	1.23	1.23	1.23
17	1.23	1.23	1.23	1.23
18	1.23	1.23	1.23	1.23
19	1.23	1.23	1.23	1.23
20	1.23	1.23	1.23	1.23
21	1.23	1.23	1.23	1.23
22	1.23	1.23	1.23	1.23
23	1.23	1.23	1.23	1.23
24	1.23	1.23	1.23	1.23
25	1.23	1.23	1.23	1.23
26	1.23	1.23	1.23	1.23
27	1.23	1.23	1.23	1.23
28	1.23	1.23	1.23	1.23
29	1.23	1.23	1.23	1.23
30	1.23	1.23	1.23	1.23
31	1.23	1.23	1.23	1.23
32	1.23	1.23	1.23	1.23
33	1.23	1.23	1.23	1.23
34	1.23	1.23	1.23	1.23
35	1.23	1.23	1.23	1.23
36	1.23	1.23	1.23	1.23
37	1.23	1.23	1.23	1.23

NOTICE: THE CITY OF MEMPHIS HAS REVIEWED THIS PLAN AND HAS APPROVED THE PLAN FOR THE CITY OF MEMPHIS. THE CITY OF MEMPHIS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF MEMPHIS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE CITY OF MEMPHIS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

**FINAL PLAN**  
**GOODWIN FARMS PUD, PHASE 1**  
 OWNER/DEVELOPER: REGENCY HOMEBUILDERS, LLC  
 21 LOTS 19,996 ACRES  
 ZONING: R  
 TENNESSEE  
 JUNE 2018

OWNER/DEVELOPER: REGENCY HOMEBUILDERS, LLC  
 21 LOTS 19,996 ACRES  
 ZONING: R  
 TENNESSEE  
 JUNE 2018  
 SHEET 1 OF 6

OWNER/DEVELOPER: REGENCY HOMEBUILDERS, LLC  
 21 LOTS 19,996 ACRES  
 ZONING: R  
 TENNESSEE  
 JUNE 2018  
 SHEET 1 OF 6

OWNER/DEVELOPER: REGENCY HOMEBUILDERS, LLC  
 21 LOTS 19,996 ACRES  
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 JUNE 2018  
 SHEET 1 OF 6

OWNER/DEVELOPER: REGENCY HOMEBUILDERS, LLC  
 21 LOTS 19,996 ACRES  
 ZONING: R  
 TENNESSEE  
 JUNE 2018  
 SHEET 1 OF 6

## LANDSCAPE RENDERING OF COS A (See enlarged drawings in agenda packet)



**Kimley»Horn**  
 LANDSCAPE ARCHITECTS  
 ENGINEERS  
 1105 RICHMOND AVENUE  
 SUITE 100  
 FARMINGTON, TN 37630  
 TEL: 615.898.1234  
 FAX: 615.898.1235  
 WWW.KIMLEYHORN.COM

**COMMON OPEN SPACE A LAYOUT**  
 DATE: 08.07.2018  
 DRAWN BY: JLM  
 CHECKED BY: JLM  
 SCALE: 1/8" = 1'-0"

**DATE: 08.07.2018**

NO.	REVISION	DATE
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**LANDSCAPE ENLARGEMENT OF COS A  
 AND WINCHESTER RD.  
 (See enlarged drawings in agenda packet)**



## TREE MITIGATION PLAN FOR PHASE 1 (See enlarged drawings in agenda packet)



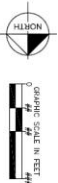
LANDSCAPE ARCHITECTURE BY  
**Kimley-Horn**  
 ENGINEERS, INC.

COOCHIN FARM'S FINAL PLAN PHASE 1  
 DEVELOPER: RICHARD HORNHILLERS  
 ENGINEER: ST CONSULTING, LLC

DATE	DESCRIPTION	APPROVED



OWNER'S RESOLUTION  
 PHASE ONE TREE MITIGATION PLAN  
 LOCATION: SOUTH SIDE OF AMHERST ROAD, SOUTH OF LEAFY PASTURE IN  
 COUNTY: DEKALB COUNTY, TENNESSEE  
 SHEET # OF # OF SHEETS: 1 OF 1  
 DATE: 08/07/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN  
 PROJECT NO.: [Number]



**PHASE ONE TREE DATA:**

EXISTING TREES TO BE REMOVED	QUANTITY	APPROXIMATE SIZE
EXISTING TREES TO BE REMOVED	1414	1.0000'
EXISTING TREES TO BE SAVED	377	2.5000'
TOTAL TREES REMOVED AND REPLANTED PHASE 1	377	801'
TOTAL TREES PLANTED FOR PHASE ONE	464	1,170'

**PUD Site Data:**

EXISTING TREES REMOVED FOR PUD	APPROXIMATE QUANTITY	APPROXIMATE SIZE
TOTAL TREES REMOVED FOR PUD	1414	1.0000'
TOTAL TREES TO BE SAVED WITHIN PUD	783	1.7600'
TOTAL TREES TO BE PLANTED WITHIN PUD	783	1.7600'
TOTAL TREES TO BE PLANTED WITHIN PUD	1,466	4,277'
TOTAL TREES TO BE PLANTED WITHIN PUD	1,466	4,277'
TOTAL TREES TO BE PLANTED WITHIN PUD	1,466	4,277'

**NOTES:**  
 1. This plan shows the locations of trees to be removed and replaced. The locations of trees to be removed and replaced are shown with a circle containing a number. The locations of trees to be saved are shown with a circle containing a number. The locations of trees to be planted are shown with a circle containing a number.  
 2. All trees to be removed shall be removed within 90 days of the start of construction. All trees to be saved shall be saved throughout the construction period. All trees to be planted shall be planted within 90 days of the start of construction.  
 3. The locations of trees to be removed and replaced are shown with a circle containing a number. The locations of trees to be saved are shown with a circle containing a number. The locations of trees to be planted are shown with a circle containing a number.  
 4. The locations of trees to be removed and replaced are shown with a circle containing a number. The locations of trees to be saved are shown with a circle containing a number. The locations of trees to be planted are shown with a circle containing a number.  
 5. The locations of trees to be removed and replaced are shown with a circle containing a number. The locations of trees to be saved are shown with a circle containing a number. The locations of trees to be planted are shown with a circle containing a number.





Date: May 8, 2018

To: City of Germantown Planning Commission

From: Dave Watkins

Re: Goodwin Farms P.U.D. Phase 1  
Winchester Road  
Germantown, TN

Job #: 17-0112

### **LETTER OF INTENT**

We are submitting the Phase 1 Final Plan P.U.D. application for property on the north side of Winchester Road, between Crestwyn Drive and Houston Levee Road. This phase encompasses 14.74 acres and creates 21 lots on the property that is currently zoned R – Residential. The overall property is approximately 99.08 acres in area. The developer, Regency Homebuilders, LLC plans to build a residential subdivision on the property. This phase is on the west side of the property adjacent to the existing Winchester Forest Hill Estates Subdivision which is currently zoned RE and we are proposing to use appropriate for R zoning. These uses are also proposed for the remaining along the western frontage of Winchester Road.

Primary access will be via a new street connection at Winchester Road, with a second point of access via connection to the existing Green Knoll Drive at the west property line.

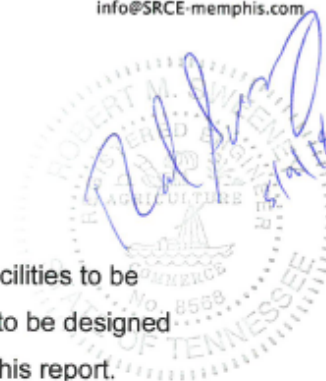
Ultimately the proposed water system will connect at Winchester Road, Poplar Avenue, Green Knoll Drive and Forestwood Road. Connections to the existing systems in Winchester Road and Green Knoll Drive would be made with the development of Phase 1. The remaining system, to close the loop, would be made in subsequent phases per the approved Outline Plan Conditions. 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.



May 7, 2018

**TRAFFIC STUDY  
GOODWIN FARMS  
PLANNED MIXED USE DEVELOPMENT**



Although this submittal is for Phase 1 of the development, the facilities to be constructed at this time serve the entire development and need to be designed as such. We are therefore discussing the large development in this report.

**OBJECTIVE:**

The applicant proposes to develop 99.089 acres on the north side of Winchester east of Crestwyn Hills / Crestwyn Drive with a 230 lot subdivision. The lot sizes vary from 6500 square feet up to 15,000+ square feet.

This study has been made on their behalf in order to assess the impact of the proposed development on the adjacent street traffic, and to evaluate the access to and from the site. It includes the following steps:

- Determine the increase in traffic due to the proposed development
- Evaluate access to the site from the adjacent street system
- Evaluate the ability of the adjacent street system to accommodate the additional traffic volumes
- Recommend appropriate solutions to mitigate congestion that may result from the additional traffic

**EXISTING CONDITIONS:**

This project is on the north side of Winchester and east of Winchester-Forest Hill Estates Subdivision. There are two streets stubbed into this project from the west – Green Knoll Drive and Forestwood Road. The east boundary is the Memphis Light Gas and Water property containing overhead electric lines as well as under utilities with no street

crossings allowed. The north line is the railroad property and Poplar Avenue. There is no existing connection over the railroad to Poplar, and none are anticipated that will serve this development.

There is undeveloped property at the northwest and the southeast portion of this site and stub streets are proposed to be extended into these properties.

Winchester Road is a six (6) lane divided roadway with left-turn lanes in the median. This is a major east/west thoroughfare crossing Shelby County from Frank Pidgeon Industrial park near the Mississippi River on the west to Collierville on the east.

Immediately to the west of this site is a north/south street - Crestwyn Hills on the south / Crestwyn Drive on the north. The south portion of this street is a collector through a mixed use development which has the potential of being a large traffic generator. It is described in the "Forest Hill Heights Small Area Plan" report supplied to us by the City of Germantown. This report mentions that there may be a traffic signal on Winchester at the location. We note that the study did not include the subject property as a part of their analysis.

**PROPOSED PROJECT:**

Goodwin Farms is a residential development with primary access to Winchester Road. This point of access is aligned with an existing intersection on the south side where there is an existing median cut. This area will be improved with an expanded median opening and additional left turn lane in the median to serve this development.

The existing stubs streets from adjacent subdivisions are connected to the street network in the proposed subdivision, but are not designed nor intended to provide major access to this development.

**TRAFFIC GENERATION:**

Traffic that will be generated and attracted by this project has been estimated using the regression equations in the Institute of Traffic Engineers manual "*Trip Generation*" ninth Edition 2012. This manual relates the volume of traffic to certain land uses.

The traffic volumes are shown in Table 1 are 'trip ends'. A trip end is either the origin or the destination of a one-way vehicle movement. In other words, when a vehicle arrives at the site, transacts business, and then leaves, it is counted as two trip ends.

#### **Base Traffic**

Existing traffic counts are taken from the report mentioned above using the "Existing Conditions" portion of the study. Our study is prepared for a build-out plus five (5) years or 2033 using a growth factor of 1.5% per year. We note that during this time, it is likely that a signal could be installed at the Crestwyn Hills / Winchester intersection. Our analysis is based on this signal being in place by the end of build-out.

#### **TRAFFIC IMPACT:**

There is essentially one entry/exit point for this subdivision. The stubs to the adjacent properties are intentionally removed from the main stream of traffic. For this reason we have a four lane divided roadway (Goodwin Farms Drive) at the intersection with Winchester. Very little traffic will be going straight through across the major roadway. We are providing separate left/right turning lanes for exiting traffic.

It is already difficult for the property south of Winchester to turn left onto Winchester during rush hour periods, however the south end of this road ties into Crestwyn Hills which in turn ties into the (future) signalized intersection at Winchester, providing relief for this movement.

The analyses of the intersections are included in the Appendix.

#### **CONCLUSIONS:**

Based on our analysis of existing conditions, intersection geometry and capacities, and projected traffic volumes, we can make the following recommendations regarding the proposed development.

- The proposed project will generate an increase in the volume of traffic, but the capacity of Winchester will absorb the additional load.
- Addition of signal at Crestwyn Hill / Winchester provides relief at that intersection and to some extent, by providing gaps in the flow along Winchester, to allow a better capability of turning movements at the proposed Goodwin Winchester intersection.

End

REGENCY HOMEBUILDERS



May 7, 2018

### **GOODWIN FARMS PHASE 1 FISCAL IMPACT ANALYSIS**

Goodwin Farms Phase 1 includes a total of 21 lots. The typical lot size is 100 feet by 150 feet. The average value of the homes to be constructed in Phase 1 is estimated to be \$425,000. At full build-out, the value of the 21 homes is projected to be approximately \$9,000,000.

With an average house value of \$425,000 Phase 1 will, at completion, generate an estimated \$44,000 in annual Germantown property taxes. This figure is based on the current Germantown tax rate of \$1.97 per \$1000 of assessed value.

The estimated infrastructure cost in Phase 1 is \$66,000 per lot excluding the land costs. This will result in a capital investment of approximately \$1,386,000 for the 21 lots.

Regency Homebuilders intends to construct the homes on all of the lots in Phase 1. If the lots were to be sold, the market value of the lots is estimated to be \$100,000 per lot or a total value of \$2,100,000.



**CITY OF  
 GERMANTOWN  
 TENNESSEE**

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

DATE RECEIVED: \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_

**PLANNING COMMISSION  
 OFFICIAL APPLICATION FORM**

TYPE OF APPLICATION	
<p><b>(Check <input checked="" type="checkbox"/> all that apply):</b></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 checked="" type="checkbox"/> Final Plat  <input type="checkbox"/> Grading/Tree Removal;                      <input type="checkbox"/> WTF (Wireless Transmission Facility)  <input type="checkbox"/> Rezoning From: _____ To: _____  <input type="checkbox"/> Other: _____                 </p>	
<p>*****</p> <p><b>IS THIS SITE WITHIN A SMART CODE AREA: (Circle One) YES NO</b>                      (Please note - if yes, than follow Smart Code Application Instructions to complete this form for submittal)</p>	
<p><b>PLANNED USE DEVELOPMENT'S (PUD) ONLY:</b></p> <p> <input type="checkbox"/> PUD Outline Plan (Master Plan);                      <input type="checkbox"/> PUD Amendment to Outline Plan;  <input type="checkbox"/> PUD Preliminary Plan (individual phases);                      <input checked="" 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 Phase 1</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>14.74</u> Parcel Identification Number(s): <u>G0243 00236C &amp; G0243 00495</u></p>	
<p><b>PLEASE ATTACH A LETTER EXPLAINING THE PROJECT, IN DETAIL, AND LISTING ALL VARIANCES REQUESTED FROM THE SUBDIVISION AND ZONING REGULATIONS.</b></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>3420 S. Houston Levee Rd. Germantown, TN 38139</u>                      Phone No.: <u>275-8502</u> Email Address: <u>paul.ryan@newregencyhomes.com</u>                      Signature of Owner:  Sean Carlson,                      Lessee Name (Print): <u>n/a</u> Address: _____                      Phone No.: _____ Email Address: _____                      Signature of Lessee: _____                      Developer Name (Print): <u>same as owner</u> Address: _____                      Phone No.: _____ Email Address: _____                      Signature of Developer: <u>Same as</u></p>	
<p><b>PLEASE ATTACH A COPY OF THE DEED REFLECTING OWNERSHIP OF THE SUBJECT REAL PROPERTY</b></p>	

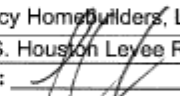
<b>AGENT/REPRESENTATIVE INFORMATION</b>	
Name: <u>Cindy Reaves</u>	Title: <u>principal</u>
Company Name: <u>SR Consulting, LLC</u>	Address: <u>5909 Shelby Oaks Dr. Suite 200 Memphis TN 38134</u>
Phone No.: <u>373-0380</u>	Email Address: <u>cindy@srce-memphis.com</u>
Who will represent this proposal at the Planning Commission meeting? <u>Cindy Reaves</u>	
<b>ENGINEER/SURVEYOR INFORMATION</b>	
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 &amp; 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: Same as  
 Address: \_\_\_\_\_  
 Signature of Applicant: \_\_\_\_\_

Owner: Regency Home Builders, LLC  
 Address: 3420 S. Houston Levee Rd. Germantown, TN 38139  
 Signature of Owner:  Sean Carlson,

Lessee: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Signature of Lessee: \_\_\_\_\_

Developer: Same as  
 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>3420 S. Houston Levee Rd. Germantown, TN 38139</u>
<u>Jere Bowden</u>	<u>3420 S. Houston Levee Rd. Germantown, TN 38139</u>
_____	_____
_____	_____



Chairman Harless said congratulations and the motion passes.

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 7:50 p.m.