

**PLANNING COMMISSION MEETING
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, May 3, 2011**

The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of the Municipal Center on May 3, 2011. Chairman Klevan welcomed everyone and asked the Commission members as well as the audience to please speak into the microphone so they could be heard. Chairman Klevan then called the meeting to order at 6:00 p.m., asking the secretary for the roll.

Ms. Rush called the roll of the Board to establish a quorum:

Commissioners Present: Jon Still, David Klevan, Alderman John Drinnon, Mike Harless, Forrest Owens and Lisa Parker.

Staff Present: Andy Pouncey, David Harris, Wade Morgan, Tim Gwaltney and Pam Rush.

Commissioners Absent: Dike Bacon and Susan Burrow

A quorum for tonight's Planning Commission meeting was established.

1. Approval of Minutes for April 5, 2011

Chairman Klevan stated for those people who just arrived, tonight's agenda is on the front table. The first order of business is the approval of the minutes for April 5, 2011. If there were no additions, corrections or deletions to the minutes of the April 5, 2011, meeting of the Planning Commission, he would entertain a motion for approval.

Mr. Harless moved to approve the Planning Commission minutes of April 5, 2011, as submitted, seconded by Alderman Drinnon.

Chairman Klevan asked for a roll call.

Roll Call: Still – yes; Burrow – absent; Drinnon – yes; Parker – yes; Bacon – absent; Harless –yes; Owens - yes; Klevan – abstain. **The motion was passed**

2. Consent Agenda There was none.

3. Request Outline Plan Approval for Elysium Planned Unit Development, a Residential Development Located on the North Side of Poplar Avenue opposite Ashmont Drive

INTRODUCTION: This is a request for approval of the Outline Plan of a PUD containing 47 lots for single-family detached dwellings. The PUD will provide a Common Open Area with recreational amenities along the stream that divides the PUD.

BACKGROUND: The subject property is zoned "R" Residential Low Density and is surrounded by the "R" Zoning District to the north, south, and west; and by the "R-E" Residential Estate District and by the "RE-1" Residential Estate District to the east. It was formerly approved in March 2005 as the Hidden Hills subdivision. That subdivision contained 27 lots, ranging in area from 23,224 square feet (0.53 acres) to 103,107 square feet (2.37 acres). Two public streets were to provide access.

DISCUSSION: Elysium PUD is intended to provide a range of lot sizes, from 4,800 square feet to over 1 acre. A stream and common open area will separate the smaller and larger lot areas. The one-acre and larger lots will be accessible by a gated private drive that connects to On-the-Hill Drive. The smaller lots

will be accessible by a gated private drive that connects to Poplar Avenue the two drives will not be connected. Approximately 8.26 acres of common open space will be provided for the use of residents.

If the Planning Commission approves the request, the outline plan will proceed to the Board of Mayor and Aldermen for their approval. Final plan(s) may then be submitted for the review and approval of the Planning Commission. The final plan and construction drawings will permit the construction of the PUD.

The applicant has submitted a set of revised outline plan conditions that address the comments made by the Technical Advisory Committee. The conditions address heated space standards for individual dwelling units, which is not an item typically reviewed or controlled by City of Germantown regulations.

A. PRIOR TO OUTLINE PLAN APPROVAL

1. Conditions III.E (1 – 4) concern minimum space standards for dwelling units and shall be noted as private covenants and not subject to enforcement by the City of Germantown.

B. THE FOLLOWING INFORMATION, IN ADDITION TO THE STANDARD FINAL PLAN REQUIRMENTS, SHALL BE PROVIDED PRIOR TO FINAL PLAN APPROVAL

1. The locations of MLGW transformers shall be provided.
2. The locations of streetlights shall be provided.
3. Off-street guest parking spaces shall be provided. The Germantown Technical Advisory Committee shall review the need for and make a recommendation on the number and location, based on the number and width of lots.
4. Streets less than 30 feet in width shall be marked with “Fire Lane No Parking” signs.
5. Dead end access roads in excess of 150 feet shall be provided with an approved area for turning around fire apparatus (International Fire Code (IFC) 2006).
6. Entrance gates shall be designed to meet the City of Germantown gate standards. The minimum width of the opening of any gate shall not be less than 20 feet, (IFC 2006).
7. The buildable area of all lots shall be 1.5’ above the 100-year flood plain.
8. Existing water lines shall be indicated on the Utility Plan.
9. The Tree Survey shall include a summary of the number of trees retained and removed as part of subdivision development.
10. The minimum width of the no disturbance zone along the stream shall be noted.
11. Downstream drainage calculations shall be provided.
12. Fire hydrants shall be spaced so as not to exceed 500 feet in spacing.
13. The water supply for fire hydrants shall be designed so that there are no “dead end” feeds. The water supply for fire hydrants shall be “looped”.

14. The interior water main loop shall be a minimum of 8 inches and should tie into the system in a second location.
15. The existing sanitary sewer easement shall be increased to 15 feet and shall be centered over the pipe.
16. Abandon the existing easements from Lot 42 of the Re-Subdivision of Phases II and III of the Forest Hills Subdivision and relocate all utilities.

STAFF RECOMMENDATION: Approval, subject to the above comments.

Bob Dalhoff at Dalhoff Thomas Design, LLC 6465 N. Quail Hollow #401, Memphis, TN 38120 stated this is a new neighborhood development plan for the property that fronts Poplar Avenue. The proposal is for single-family home development in the form of a neighborhood that has 34% open space, a preservation area, and large estate home area. The proposed development is a private gated neighborhood and only three estate homes have access to On The Hill Road. We feel that this is a much better development than what was previously approved for the property. The square footage of the houses will be from 3000 to 5000 heated.

John Fortino, 2875 Ashmont Drive, Germantown, TN stated he has some concerns about traffic flow, drainage, and the entrance to the PUD.

Mr. Morgan stated all the traffic and the entrance to the PUD would be on Poplar Avenue. All but three of the lots will have access to Poplar Avenue.

Mr. Gwaltney stated a traffic study has been done and we see no problems with the traffic flow. As far as the drainage situation, just from an over all standpoint this development will not affect the drainage on your site. The drainage all flows to the north.

Don Todd, 8824 Poplar Avenue, Germantown, TN stated his driveway is to the west and he appreciates what is being done with this proposed project.

Mr. Harless asked how is the drainage toward On The Hill Road going to be handled?

Bob Dalhoff answered it will be going into the existing box culvert.

Mr. Gwaltney answered that a drainage analysis has been done and can handle the water flow.

Mr. Pouncey stated tonight we are approving the outline plan. There have been several questions about the entrance into the subdivision and we still have some questions on that, so that is not what we are approving tonight.

SUBDIVISION & SITE PLAN REVIEW SUBCOMMITTEE REPORT: (Forrest Owens, Chairman)
The subcommittee met on April 20, 2011 and withheld a recommendation on the request.

PROPOSED MOTION: To recommend approval of the outline plan for the Elysium PUD.

Mr. Owens moved to recommend approval of the outline plan for the Elysium PUD, subject to the staff comments, seconded by Alderman Drinnon.

Chairman Klevan asked for a roll call.

Roll Call: Still – yes; Burrow – absent; Drinnon – yes; Parker – yes; Bacon –absent; Harless –yes; Owens - yes; Klevan – yes. **The motion was passed**

1. Chairman Klevan asked if there was any old business to come before the Commission. **There was none.**
2. Chairman Klevan asked if there was any new business to come before the Commission. **There was none.**
3. Chairman Klevan asked if there were any liaison reports. **Mr. Harless stated we had the Industrial Development Board meeting with three of the PILOT companies coming before us to make sure they are meeting the requirements of the PILOT. We had one company that was questionable and they are coming back within 30 days with a new plan.**

Ms. Parker stated she went to the Parks and Recreation meeting about the new soccer providers for Germantown and she attended the Special Needs Prom put on by Parks and Recreation. She also attended the Neighborhood Preservation Commission meeting. She reported the tour of homes was cancelled.

4. ADJOURNMENT - The meeting adjourned at 6:25 p.m.