



City of Bartlett
David Parsons, Mayor

Municipal Planning Commission

AGENDA

Monday, June 5, 2023 — 7:00

Bartlett City Hall Assembly Chamber

Opening Prayer

****Official Business of the Day****

Minutes of the Monday, April 3, 2023 Meeting

NEW BUSINESS

Construction Plan

1. Resubdivision of Lot 3A of Whitten Lakes Subdivision, East Side of Kirby Whitten Road at Mt. Palomar Drive (David Bray, The Bray Firm)

Lot 3A of the Whitten Lakes Subdivision is being resubdivided into two lots. The Construction Plan includes the sanitary sewer layout.

Final Plan

2. Resubdivision of Lot 3A of Whitten Lakes Subdivision, East Side of Kirby Whitten Road at Mt. Palomar Drive (David Bray, The Bray Firm)

Lot 3A of the Whitten Lakes Subdivision is being resubdivided into two lots. The Final Plan/Plat includes building setback lines, a written boundary survey, reservations for all easements, and street names. This is the document that will be recorded with the Shelby County Register of Deeds if approved by the Planning Commission.

Discussion

Adjourn



**City of Bartlett, Tennessee
Municipal Planning Commission
Staff Report**

Subdivision: Final Plan

**Resubdivision of Lot 3A of Whitten Lakes
Subdivision**

DATE: June 5, 2023

STAFF: Kim Taylor, Planning Director; Sam Harris, Senior Planner; Leslie Brock, Planner; John Horne, City Engineer; Erin Campbell, Assistant City Engineer; Max Pedro-Gomez, Land Development Engineer; Trey Arthur, Code Enforcement Director; Matt Crenshaw, Public Works Director; Aaron Davidson, Public Works Assistant Director; Howard McNatt, Fire Marshal; Craig Jones, Assistant Fire Marshal

SUBJECT: Final Plan Application Review

APPLICANT: David Bray, The Bray Firm

DEVELOPER: Gary Blume, Whitten Road Partners LLC

SITE LOCATION: East Side of Kirby Whitten Parkway, northeast of the intersection of Mt. Palomar Drive and Kirby Whitten Parkway

SITE ACREAGE: 1.74 acres

ZONING: "SC-1" Planned Unit Commercial

LOTS: 2

INTRODUCTION:

Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a Final Plan for the Resubdivision of Lot 3A of Whitten Lakes Subdivision. The subject property is located along the east side of Kirby Whitten Parkway, north-east of the intersection of Mt. Palomar Drive and Kirby Whitten Parkway. It is within the "SC-1" Planned Unit Commercial Zoning District.

BACKGROUND:

On January 3, 2006, the Planning Commission granted Final Plan approval for the resubdivision of two existing commercial subdivisions to create the subject property known as the Whitten Lakes Subdivision (formerly Whitten Station Subdivision). On December 4, 2006, the Planning Commission granted Final Plan approval for the Whitten Lakes Subdivision Resubdivision of Lot 3. On June 4, 2018, the Planning Commission granted Final Plan approval for the Whitten Lakes Subdivision Phase 2 Resubdivision of Lot 3.

DISCUSSION:

The specific request by the applicant is to approve the Final Plan to subdivide Lot 3A of the Whitten Lakes Subdivision, a 1.74-acre lot, into a 2-lot commercial subdivision. Lot sizes will range from 0.76-acres for Lot 3A-1 to 0.97-acres for Lot 3A-2. Access to Lots 3A-1 and 3A-2 will be from an existing 50-foot wide ingress/egress easement along the south property line. Other features of the development a streetscape landscape buffer along the ingress/egress easement on Lots 3A-1 and 3A-2, and a landscape buffer along the rear property lines adjacent to the bordering residential zoning. The stormwater detention will be handled by the existing drainage detention area in Kirby Lakes Subdivision.

Recommendation: Approval with conditions.

Engineering Conditions:

General:

- 1) A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
- 2) A SWPPP may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
- 3) All new utilities shall be underground.
- 4) Since this project is located in the Fletcher Creek Sewer Basin approval is dependent on the City of Memphis for sewer connection.
- 5) Fire protection must be approved by the City of Bartlett Fire Marshall.
- 6) Correct all markups

Plat:

- 7) The plat should include information from the previously recorded plats, including the tank sites on 3D and 3B.
- 8) A note shall be added to the plat that Lot 3A-1 will require the new sewer service connection to be approved by the City of Memphis. Once the holding tanks are approved and installed as part of the Union Depot development Lot 3A-1 may proceed without an individual on-site sewer tank.

Sanitary Sewer Plan:

- 9) If any sewer cleanout is located in a paved area, then it shall comply with the detail approved by Bartlett Codes which involves a brass connections and a concrete collar.
- 10) Show where the existing water services are to Lot 3a. Based upon where they are, need to identify where the two new 2" water services will be located.
- 11) Additional details will need to be shown for sewer cleanout.
- 12) Tracer wire must be installed on all sewer lines, including services.

Erosion Control Plan:

- 13) During construction extra care will be needed to ensure that silt is not tracked out onto Kirby- Whitten Parkway.

Erosion Control Details:

- 14) Metal posts with wired backed fence are required on the proposed silt fences.

Planning Comments:

1. A minimum 20 foot landscape screen is required per the City of Bartlett Tree Ordinance for commercial developments. However, the subdivision plat was approved permitting a 10 foot landscape screen.

Planning Conditions:

1. The owner/applicant shall revise the plat to show the landscape plate to be utilized along the frontage of the ingress/egress easement.
2. The owner/applicant shall revise the plat to show the landscape plate to be utilized along the rear property lines adjacent to the residential zoning.
3. The owner/applicant shall revise the plat to show the sewer holding tank locations on Lots 3A-1, 3B, 3C, and 3D.
4. The owner/applicant shall make application for Planning Commission and Design Review Commission Site Plans prior to obtaining permits for construction.
5. The owner/applicant shall identify all utilities on site by contacting Tennessee One Call at 811 before commencing any site work.
6. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.



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Subdivision: Construction Plan

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Subdivision**

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APPLICANT: David Bray, The Bray Firm

DEVELOPER: Gary Blume, Whitten Road Partners LLC

SITE LOCATION: East Side of Kirby Whitten Parkway, northeast of the intersection of Mt. Palomar Drive and Kirby Whitten Parkway

SITE ACREAGE: 1.74 acres

ZONING: "SC-1" Planned Unit Commercial

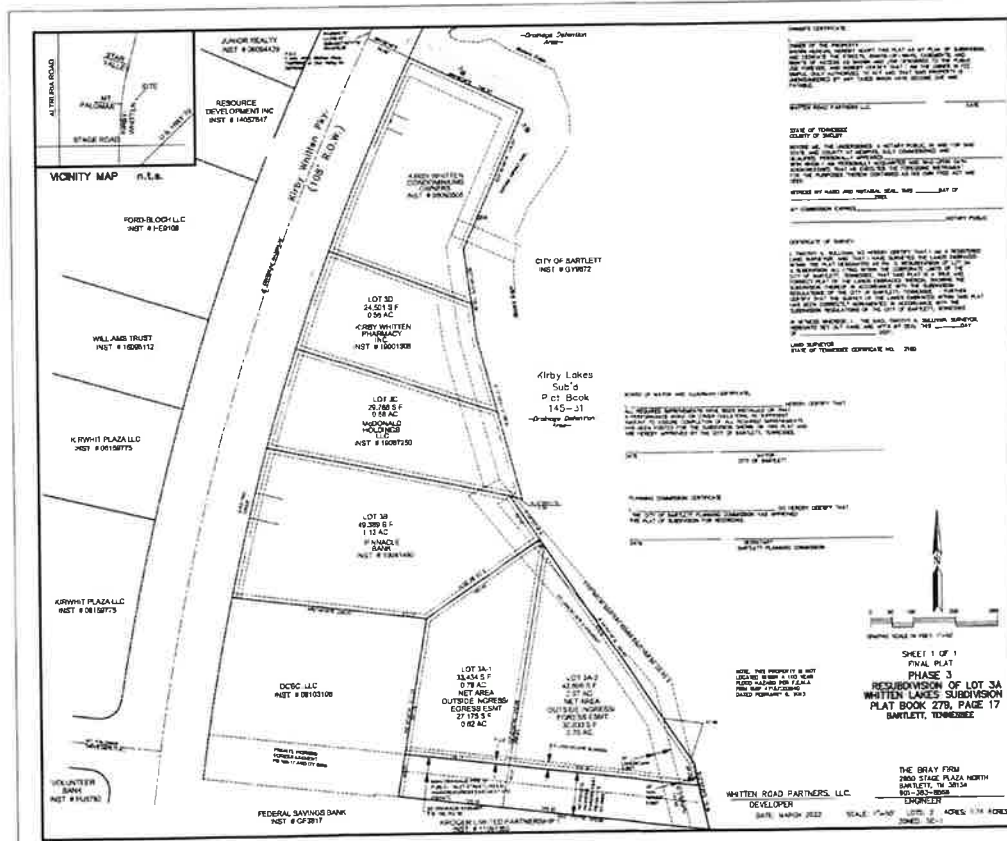
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INTRODUCTION:

Mr. David Bray with The Bray Firm is requesting Planning Commission approval of a Construction Plan for the Resubdivision of Lot 3A of Whitten Lakes Subdivision. The subject property is located along the east side of Kirby Whitten Parkway, northeast of the intersection of Mt. Palomar Drive and Kirby Whitten Parkway. It is within the "SC-1" Planned Unit Commercial Zoning District.

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Recommendation: Approval with conditions.

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- 7) The plat should include information from the previously recorded plats, including the tank sites on 3D and 3B.
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