

CITY OF BRENTWOOD
MUNICIPAL PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT
TUESDAY, APRIL 7, 2015 -- 7:00 P.M.
FINAL

CONSENT AGENDA -- ITEM 5:

REQUEST: **REVISED SITE PLAN -- ANTENNA FOR HARPETH VALLEY UTILITIES DISTRICT, MURRAY LANE WATER TANK**

PROJECT NUMBER: **BPC1503-012**

CURRENT ZONING: **C-2 -- COMMERCIAL RETAIL**

GENERAL INFORMATION:

Harpeth Valley Utilities District requests approval to construct a 130 foot tall SCADA (supervisory control and data acquisition) communications tower at their existing water tank location. The proposed lattice tower will be used for HVUD communications only. The tower will have a galvanized finish and will be a grey color. The tower will not be painted.

The foundation will be constructed so that HVUD will have the option to extend the height of the tower to 160 feet in the future (10-15 years). No co-location or other telecommunications equipment will be permitted on the tower by HVUD. There will also be no lighting on the tower, except as required by the FAA/FCC.

The site is accessed via Highland Road in the Hillview Estates Subdivision.

The parcel includes an area of approximately 0.58 acres. The Harpeth Valley Utility District is a public utility and is exempt from the City's requirements.

PROJECT LOCATION:

The subject property is accessed via Highland Road in the Hillview Estates Subdivision.

APPROVAL HISTORY:

There has been no recent action by the Planning Commission related to the subject property.

CONDITIONS OF APPROVAL:

Staff recommends that the following **two** conditions be attached to the approval of the request.

1. Site Plan approval shall remain valid for a period of three years, and shall expire on April 6, 2018.
2. Planning Commission approval of a revised site plan is required when it is decided to extend to tower to 160 feet.

STANDARD REQUIREMENTS:

Staff recommends that the following **11** standard requirements be attached to the approval of the request.

1. Add the following note to the Commercial Site Plan;

*This site plan is subject to a three year vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. If construction is not completed during the first three years, the original site plan is considered a preliminary site plan and the applicant must obtain approval of a final site plan. Development of the property shown on this plan may be subject to standards other than those that were applicable during the vesting period. The initial vesting period for this plan expires on **April 7, 2018**, unless extended by the City of Brentwood. Persons relying on this plan after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.*

2. Add the following note to the plans that are to be submitted for building permit review: "This document certifies that the materials specified in the Planning Commission approval of this project (BPC1503-012) are likewise provided for in the plans submitted. Any deviation from the approved building materials will negate any staff approval of said plans. Proposed changes to project specifications will be submitted to the Planning Commission for further consideration.
3. Approval of the site plan does not constitute approval of the signage plan. All signs must comply with the Brentwood Sign Ordinance. A comprehensive sign package including all signs (temporary or permanent, wall or ground) must be submitted to the Planning Department for review.
4. All mechanical equipment including ground and roof level electrical transformers, heat and air conditioning equipment and similar facilities shall be screened from public view per the requirements of Section 78-246 (l) of the zoning ordinance.
5. Provide the Planning staff with a digital copy of the entire project. This request is consistent with Section 2.3 of the Brentwood Subdivision Regulations. The file should be in AutoCAD .DWG or .DXF compatible format and CD-ROM. The file shall use the Tennessee State Plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 datum. The digital copies must be received before the plat may be recorded.

6. Complete plans shall be submitted to the Planning and Codes Department for review, approval and issuance of the required permits before any work is begun.
7. Failure to comply with any condition of approval as required may result in re-appearance before the Planning Commission to address any deficiencies. Delays of project actions may also occur, such as issuance of permits recordation of the final plat and extensions to approvals.
8. Any changes to plans approved by the Planning Commission will require staff review and re-approval by the Planning Commission.
9. Development of this project shall comply with all applicable codes and ordinances of the City of Brentwood.
10. All previous conditions placed on the project by the Planning Commission shall remain applicable to the project.
11. Approval of the proposed plan shall be limited to the illustrations and plans presented to the Planning Commission for review and approval on April 7, 2015. Any changes to Planning Commission approved plans and specifications will require staff review and re-approval by the Planning Commission.

RECOMMENDATION:

Staff recommends approval of the proposed revised site plan, subject to the requirements of the staff report.

