PLANNING COMMISSON MEETING

June 15, 2026
6:30 P.M.

TOWN OF
ARLINGTON
ESTABLISHED 1900

TOWN OF
ARLINGTON
ESTABLISHED 1900

AGENDA

Planning Commission

Monday, June 15, 2026
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the **April 20, 2026,** Meeting Minutes

III. Old Business

A. **OTHER AS PROPERLY PRESENTED**

IV. New Business

A. **SUMMERS SQUARE SUBDIVISION PHASE 2 – FINAL PLAT –** requesting approval of a final plat to create 6 commercial lots totaling 6.60 acres out of the overall 23 acres located north of Summers Rd., west of Airline Rd.

B. **7 BREW COFFEE – SITE PLAN –** requesting approval of a 1,277 SF restaurant with drive through and associated parking on 0.883 acres located west of Airline Rd., north of Summers Rd.

C. **BIG LEAGUE MULTI-SPORTS COMPLEX – SITE PLAN –** requesting approval of a 30,660 SF commercial building with associated parking on 6.841 acres located at 5290 Jetway Dr.

D. **OTHER AS PROPERLY PRESENTED**

V. Adjourn

TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

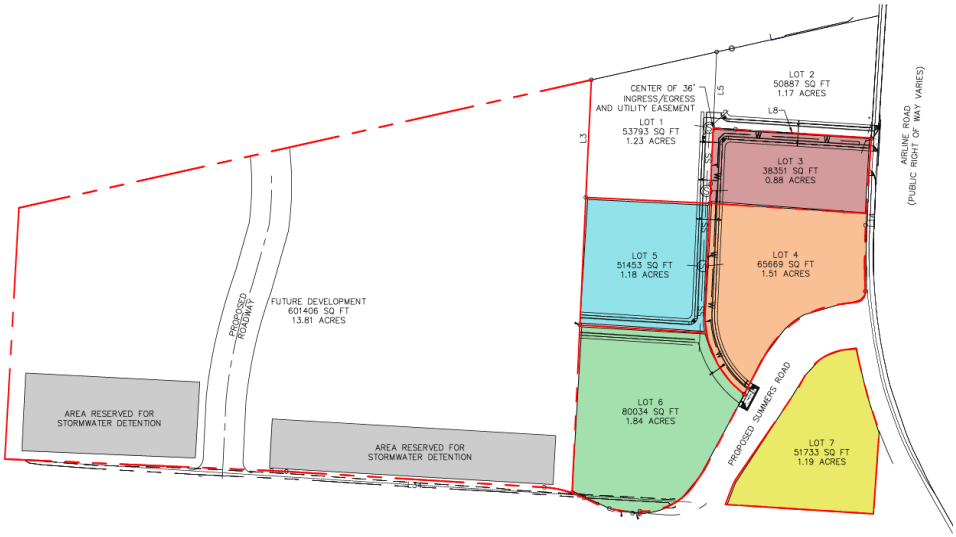
SUMMERS SQUARE SUBDIVISION PHASE 2
FINAL PLAT REVIEW

DATE:	June 15, 2026
STAFF:	Jeremy Credeur, BS, M-Arch, Town Planner Steve Hill, P.E., Town Engineer
SUBJECT:	Final Plat Review
APPLICANT:	Summers Square LLC; David Kelly
DESIGN PROF/ CONSULTANT:	Lanier Land Surveying; Lance Lainer
SITE LOCATION:	North of Summers Rd., west of Airline Rd
SITE ACREAGE:	23 acres
ZONING:	B2 (PD)

PROPOSAL:

The applicant is requesting Planning Commission approval of a Final Plat for Summers Square Subdivision Phase 2. Located at the corner of Airline and Summers Roads, the proposed plat would create 5 commercial lots.

Initially, a preliminary plat was approved on November 17, 2025, proposing 6 commercial lots and a remainder lot. After the approval of the preliminary plat the decision was made to break the project into 2 phases in order to expedite approval of lots 1 and 2. The first phase consists of lots 1 and 2

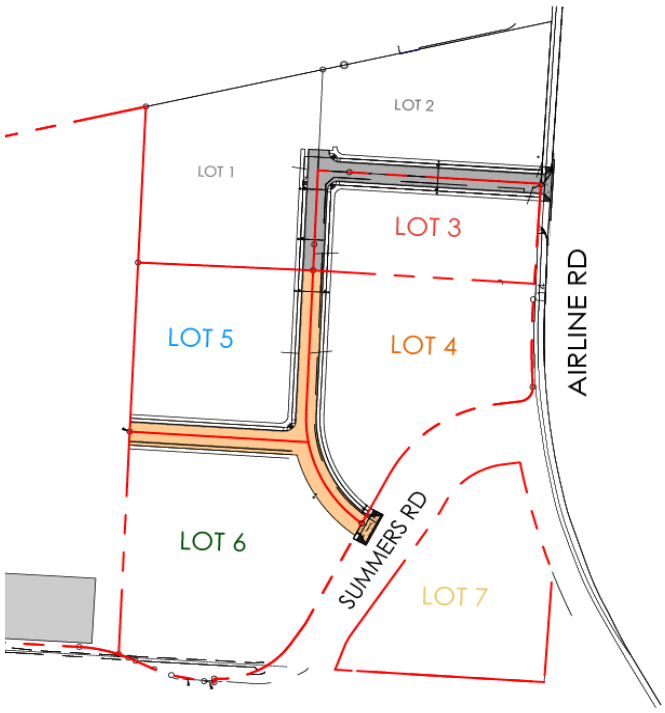


along with defining the area south of Summers Rd as a remainder lot. Phase 1 was approved by the Planning Commissison on April 20, 2026.

ANALYSIS:

The proposed Phase 2 includes lots 3 through 7 and includes 6.60 acres out of the overall 23 acres. Proposed Lots 3 through 6 are located north of Summers Rd., and west of Airline Rd. Lot 7 is the lot defined as a "remainder" lot in Phase 1. The Phase 2 plat will redefine this area as a developable lot.

Lot 3 has three fronts: one on Airline Rd and two on the access road public easement running along the north and west property lines. Lot 4 also has three fronts: one on Airline Rd. on the east side of the lot, one on the realigned Summers Rd to the south and one on the access road public access easement along the west property line.



Lot 5 fronts on the access road public easement running on the eastern and southern property lines. Lot 6 fronts on the same ingress/egress easement on the north and part of the east property line while also fronting on Summers Rd. on a portion of the east property line and the southern properly line.

Lot 7 fronts on Airline and Summers Roads on the western and a portion of the eastern property line.

The plat as submitted does not include setback lines. A condition has been added requiring all setbacks to be indicated prior to recording the plat.

In addition to creating the above-mentioned lots, the plat will define the remainder of the access easement that not only provides the necessary access through the development but also creates the frontage necessary for Lot 5 to be a legal lot.

The proposed subdivision, with attached conditions, meets requirements set forth by the Town of Arlington ordinances for the subdivision of a lot. Future development will require a site plan approval.

RECOMMENDATION:

Staff recommends approval of the applicant's request, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

STANDARD CONDITIONS:

S-1. It is found that the application as presented, with plans received May 1, 2026, and revisions received May 26, 2026, with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to record the Plat.

S-3. A completed Development Agreement shall be prepared and executed prior to construction of any infrastructure within the development.

S-4. Prior to recording the final plat, the developer shall furnish the Town of Arlington approved security, per the Subdivision Regulations, in order to ensure the work will be completed in accordance with approved drawings and applicable specifications.

S-5. The developer shall provide the Town with a copy of the Final Plat using state plane coordinate system with NAD – 27 or NAD – 83 datum on disk or CD in a generally accepted format at the time the Final Plat is presented for recording.

S-6. The applicant's design professional shall address all Preliminary Plat mark-ups prior to submitting and recording the Final Plat.

PROJECT SPECIFIC CONDITIONS:

P-1. A Final Plat for the Site must be processed and recorded prior to issuance of any building permits for the site, and full security for public improvements must be on file with the Town.

P-2. Revise the Final Plat to address comments as noted on the marked-up sheet provided by the Town Engineer and provide for Town review and approval.

P-3. Approval of the Final Plat is contingent upon approval of the Construction Plans.

P-4. Abandonment of the existing Summers Rd. ROW that encroaches Lots 3 & 4 contained in this plat must be completed prior to recording the plat.

P-5. Indicate required building setbacks on each lot.

P-6. Indicate 5' utility easement along each property line.

Town of Arlington

Planning Commission
FINAL PLAT APPLICATION
(Major and Minor Subdivisions)

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Subdivision Name: Summers Square Phase: 2

Location: Northwest corner of Airline Rd. and Summers Rd.

Owner of Record: Summers Square LLC

Owner Address: 203 Tennessee Ave., Signal Mountain, TN 37377

Daytime Phone: 901 485 9724 Fax Number: N/A

E-mail Address: dkellyetal@outlook.com

Developer Contact: David Kelly

Company Name: Summers Square LLC

Mailing Address: 203 Tennessee Ave., Signal Mountain, TN 37377

Daytime Phone: 901 485 9724 Fax Number: N/A

E-mail Address: dkellyetal@outlook.com

Engineer/Designer Contact: Roy Lamica

Company Name: EFI Global

Mailing Address: 7975 Stage Hills Blvd., Ste. 1, Memphis, TN 38134

Daytime Phone: 901 729 1304 Fax Number: N/A

E-mail Address: roy.lamica@efiglobal.com

Town of Arlington
MAY 05 2026
Received

Instructions for Submitting an Application:

OFFICE USE ONLY
Date Received: _____
Amount: _____
Fee Receipt #: _____

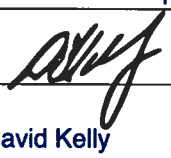
- [x] Fee Schedule: $300.00
  Make checks payable to the Town of Arlington
  Additional fees may be required prior to recording the plat
- [ ] Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.
- [ ] If it becomes necessary to make changes to the subdivision, review the procedure in Article 2, Section E.5.
- [ ] Refer to the Town of Arlington Subdivision Regulations, at www.townofarlington.org, for subdivision requirements.

Planning Commission
Final Plat Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.
2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department until all items are complete and will not be placed on the Commission/Committee agenda.
3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.
4. By signing this document, the applicant and owner accept the above conditions.

Copy and use additional pages if necessary

APPLICANT:	**OWNER:** (if different from applicant) **Owner information is required*
If an Entity:	**If an Entity:**
Name of Entity: Summers Square LLC	Name of Entity:
By (Signature): 	By (Signature):
Print Name: David Kelly	Print Name:
Title: Managing Member	Title:
If an Individual(s):	**If an Individual(s):**
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:

Disclosure Of Ownership Interests

To assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. **For Profit Entities**: If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., 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: Summers Square LLC

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

Name	Business or Home Address
David Kelly	203 Tennessee Ave., Signal Mountain, TN 37377
Glen Bascom	1101 B St., Cordova, TN 38018
Gerald Lawson	275 S. Walnut Bend, Ste. 100, Cordova, TN 38018

2. **For Profit Entities**: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee 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 Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, 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 Owner and Lessee, 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.

   Owner and Lessee: _____

   Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

Name	Business or Home Address

TOWN OF ARLINGTON
ESTABLISHED 1900

TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

7 BREW COFFEE RESTAURANT
SITE PLAN REVIEW

DATE:	June 15, 2026
STAFF:	Jeremy Credeur, BS March, Town Planner Steve Hill, P.E., Town Engineer
SUBJECT:	Site Plan Review
APPLICANT:	7B Memphis LLC; James Cheatham
DESIGN PROF/ CONSULTANT:	Cedar Creek; Andrew Wilson
SITE LOCATION:	West of Airline Rd., north of Summers Rd.
SITE ACREAGE:	0.883 acres
ZONING:	B2: General Business

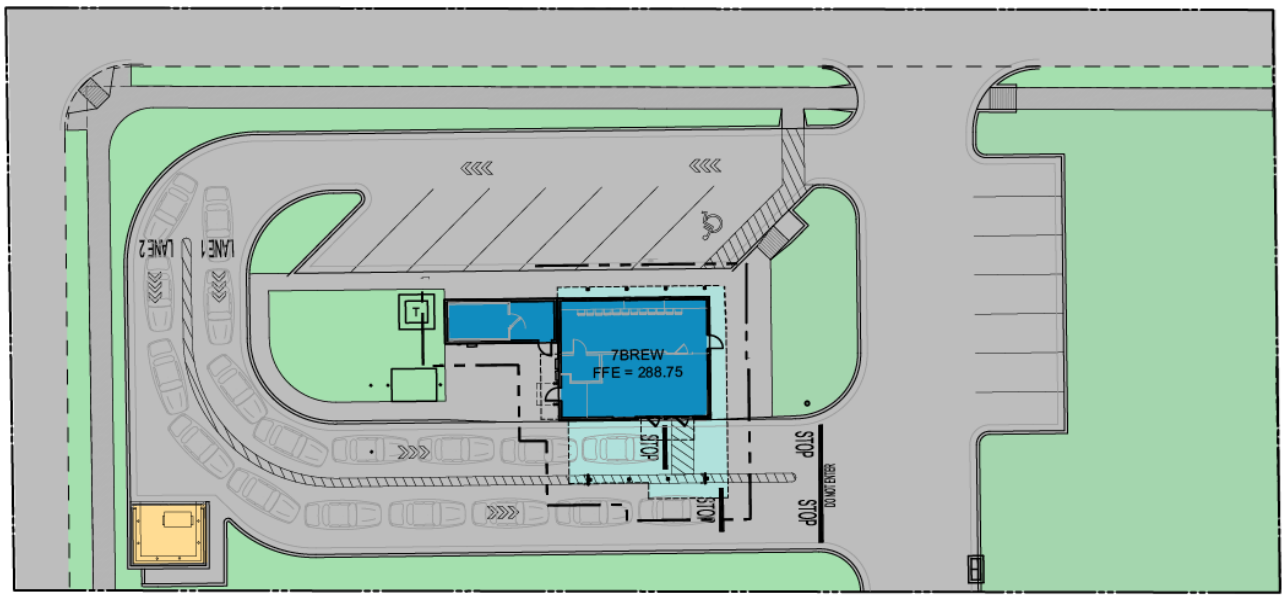
ANALYSIS: The applicant is requesting Planning Commission approval of a site plan for a 7Brew Coffee Restaurant located on the west side of Airline Rd., north of Summers Rd., on Lot 3 in the Summers Square Subdivision.

PROPOSAL:
The applicant proposes to construct a 1,277 square foot building with a drive through, and associated parking. The 0.883-acre lot is zoned B2: General Business. Restaurants with drive-throughs are a permitted use.

The new building is centered on the site, with parking to the east and north of the building. A drive through wraps around the building from north to south into two lanes with a pick-up window on the southern

façade of the building. The layout also proposes a canopy that will wrap around the building from the north to the south covering the area of the pickup window.

The site plan indicates proposed setbacks of 30' front, 10' side and 20' rear, however this lot fronts on public drives or easements on three sides; as such, the setbacks should be indicated as front setbacks on the north, west, and east sides. A condition has been added requiring adjustment of the setbacks indicated.



Restaurants with a drive-through are required to have a minimum of 20 seats per TOA Zoning Ordinance. The applicant indicates that 20 seats will be provided. A floor plan indicating seating will need to be provided to staff as part of the final plans to ensure the 20-seat minimum has been met. This condition has been added.

A pedestrian access is proposed that connects from the northeast corner of the building back to the private access drive with connection back to Airline Rd.

Garbage Collection: The proposed dumpster enclosure and concrete pad is located at the southwest corner of the drive-through.

Access: Access to the site will be achieved through the ingress/egress private drive to the north of the property that connects back to Airline Rd. The site proposes a future inner connection to the south lot once developed.

Parking: Parking is proposed on the east and north sides of the building. The plan provides a total of 14 parking spaces, which includes 1 ADA space. Table 2 of the TOA parking ordinance indicates parking for sit-down restaurants at 1 space per 125 sq. ft. minimum and 1 space per 50 sq. ft. maximum or a range of 10 to 25 spaces.

Road Improvements: There are no road improvements associated with this project. Road and access drive improvements are to be installed by the Summers Square subdivision development.

Drainage/Grading: Drainage plans indicate that the western side of the site including 0.41 will drain to an existing area inlet near the southwest corner and the remaining 0.34 acres will discharge through a curb inlet that is piped to an existing 30" line to be installed with the development of the subdivision. Detention requirements for this lot are being done by the subdivision developer via a common detention basin for the subdivision.

Sanitary Sewer: The sewer connection is proposed to be made to an 8" sanitary sewer line service that will be installed during the construction of the Summers Square SD. A grease interceptor is indicated on the plans. TOA ordinances require a 750-gallon minimum interceptor.

Landscaping and Tree Ordinance: The site will be cleared as part of the development of the approved subdivision. Plans indicate that the proposed development will meet the minimum requirement of 20 Density Units (DU)/Acre with18 DU (0.883 x 20 = 17.66 DU). Open space of 31.92% is indicated on the site, which exceeds the Town's requirements of 30%.

Summers Road Right of Way (ROW): The creation of this lot is contingent upon the abandonment of ROW for the existing Summers Road alignment across the front of the lot.

Utility Easements: The Summers Square SD developer is coordinating with MLGW regarding utility relocations and/or utility easements that may impact this lot. As part of this process, the SD developer has indicated that an existing 16" water main will remain in place within this lot. Approval of this site plan is contingent on the water line easement being located outside of the building footprint proposed for this lot.

RECOMMENDATION:

Staff recommends approval of the applicant's request, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

STANDARD CONDITIONS:

S-1. It is found that the application as presented, with plans received April 27, 2026, and revised submittal received May 26, 2026, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.

S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-4. Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site, if necessary.

S-5. Erosion control measures as approved by the Town Engineer shall be implemented and in compliance with the applicant's filed Notice of Intent, and approved Notice of Coverage prior to any earth disturbance activity.

S-6. All signage design and location are subject to the review and approval of the Design Review Committee or its designee.

S-7. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

S-8. All sidewalk paths, including those across driveways, shall be ADA compliant, including the installation of truncated domes to provide tactile surfaces were ADA routes cross driveways. This requirement applies both in the public right-of-way and within the site.

S-9. All signage is to be on black decorative posts meeting TOA standards.

PROJECT SPECIFIC CONDITIONS:

P-1. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town Design Guidelines.

P-2. Provide a floor plan indicating seating meeting the 20-seat minimum requirement per TOA Zoning Ordinance guidelines.

P-3. Creation of this lot is contingent upon the abandonment of ROW for the existing Summers Road alignment across the front of the lot.

P-4. Provide written confirmation that the MLGW water line easement proposed to be located within this lot does not conflict with the proposed site improvements.

P-5. Construction on this site is contingent upon the Summers Square Subdivision being under contract with the Town of Arlington.

P-6. Indicate front setbacks on the north, west and east sides.

TBREW

Town of Arlington

Planning and Development
5854 Airline Rd Arlington TN 38002 • (901)867-5442

Planning Commission

Site Plan Application

Refer to Meeting and Submittal Dates for Application Deadlines

Development Name (if applicable): Summers Square Site Zoning: B2
Location: 5121 Airline Rd Arlington, TN 38002
Owner of Record: David Kelly
Owner's Address: 203 Tennessee Ave, Signal Mountain, TN 37377
Daytime Phone: 901.485.9724 Mobile Phone: 901.485.9724
Email Address: dkellyetal@outlook.com

Name of Applicant: James Cheatham
Company Name: TB Memphis, LLC
Mailing Address: 8100 E 22nd St. N 300-100 Wichita, KS 67226
Business Phone: 502.321.3500 Mobile Phone: 502.321.3500
Email Address: James.Tbgroup@outlook.com

Developer Contact (if different from applicant) David Kelly
Company Name: Summers Square, LLC
Mailing Address: 203 Tennessee Ave. - Signal Mountain, TN 37377
Business Phone: 901.485.9724 Mobile Phone: 901.485.9724
Email Address: dkellyetal@outlook.com

Town of Arlington
APR 27 2025
Received

Engineer Contact: Andrew Wilson
Company Name: Cedar Creek
Mailing Address: PO Box 14534, Oklahoma City, OK 73113
Business Phone: 405-778-3385 Mobile Phone: 501-454-1667
Email Address: awilson@cedarcreekinc.com

REQUESTED PC MEETING DATE June 15

Prior to submitting an application a preliminary meeting with staff is required. Staff meets the 2nd and 4th Wednesday of each month. Contact Planning to schedule.

OFFICE USE ONLY
Date Received 4.27.20
Amount 900.00
Fee Receipt 5446546

__ Schedule preliminary meeting provide meeting date Meeting held June 2025 with James Cheatham.

Revised 2025 6

DISCLOUSER OF OWNERSHIP INTERESTS

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. **For Profit Entities**: If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.I.T., 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 JB Memphis, LLC / James Cheatham
Persons or Entities owning 10% or more of the Ownership Interests of the Applicant

NAME	BUSINESS OR HOME ADDRESS
Tim Heaven	
Paul Hoover	
David Martin	
Dwayne Pointer	

2. **For Profit Entities**: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee 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 Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, 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 Owner and Lessee, 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.

OWNER OR LEASSEE _____
Persons or Entities owning 10% or more of the Ownership Interests of the Owner and Lessee

NAME	BUSINESS OR HOME ADDRESS

TOWN OF ARLINGTON
ESTABLISHED 1900

TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

BIG LEAGUE MULTI-SPORTS COMPLEX
SITE PLAN REVIEW

DATE:	June 15, 2026
STAFF:	Jeremy Credeur, BS March, Town Planner Steve Hill, P.E., Town Engineer
SUBJECT:	Site Plan Review
APPLICANT:	Purnima Pachai
DESIGN PROF/ CONSULTANT:	The Bray Firm; David Bray
SITE LOCATION:	5290 Jetway Drive
SITE ACREAGE:	6.841 acres
ZONING:	M1: Light Industrial

ANALYSIS:
The applicant is requesting Planning Commission approval of a site plan for a commercial building on a lot located on Jetway Dr.

The site is 6.841 acres and is currently undeveloped and basically covered in trees. The site is zoned M1: Light Industrial and the use "commercial amusements, indoor" is permittable. The adjacent uses include industrial, commercial and civic. Staff does not foresee conflict with surrounding businesses if this proposal is approved.

PROPOSAL: The applicant proposes to construct a 30,660 SF building to house multi-sports complex

consisting of two sections. The first section is a reception building consisting of approximately 6,800 SF, and the second is an arena building making up the remainder of the 33,600 SF.

The building is shifted towards the southern side of the site sitting slightly off-center to address the topography. A driveway circles the building, and four (4) overhead doors (two on each side) are indicated on the plans. The office portion of the building is oriented with the narrow side facing Jetway Drive.

Access: Access will be through two full access drives off Jetway Dr. Circular access around the site is achieved via a 26' access drive circling the building.

Parking: Parking is proposed on all four sides of the building. Table 2 indicates a parking count for indoor athletic and exercise facilities based on a ratio of 1/300 SF minimum and 1/100 SF max., yielding a range of 102 to 307 spaces. The applicant is proposing 124 spaces, which is less than half of the maximum allowed parking. Staff has concerns with the parking being at the lower end of the allowed range. Inadequate parking could lead to blockage of fire lanes as well as overflow vehicles being parked illegally along streets. Discussion at the Planning Commission meeting is recommended to clarify the parking need versus expected building load to determine if additional parking should be added.

A loading area is provided as per TOA Ordinance requirements.

Garbage Collection: The proposed dumpster enclosure and concrete pad is located at the southeastern corner of the site and is tucked behind the building. The proposed location requires trucks servicing the dumpster to circle the building; as such, heavy duty paving has been required on all drive isles.

Road Improvements: There are no road improvements required as part of the development of this site.

Drainage/Grading: Site will be graded to sheet drain to a dry detention basin at the northwestern side of the parking lot. The basin is sized in accordance with TOA drainage regulations.

Sanitary Sewer: Sanitary sewer service will be provided by connection to an existing 8" public sewer line running through the northern portion of the property via a new service connection on the existing line. A determination of the elevation of the existing sewer manholes in the site will be required to verify a gravity flow service connection can be made.

Landscaping and Tree Ordinance: Currently the site is mainly treed with underbrush having been cleared. The tree preservation plan indicates approximately 2.9 acres of the 6.8-acre site is to be cleared with the perimeter of the site on the north, east and west sides remaining as is. Plans indicate the applicant proposes to exceed 137 TDU minimum requirement with existing trees to remain totaling 259 TDU. No fencing is proposed as part of this project; screening is to be accomplished with existing tree cover along property lines.

RECOMMENDATION:

Staff recommends approval of the applicant's request, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

STANDARD CONDITIONS:

S-1. It is found that the application as presented, with plans received April 27, 2026, with subsequent revisions received on May 26, 2026, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.

S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-4. Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site, if necessary.

S-5. Erosion control measures as approved by the Town Engineer shall be implemented and in compliance with the applicant's filed Notice of Intent, and approved Notice of Coverage prior to any earth disturbance activity.

S-6. All signage design and location is for reference only and is subject to the review and approval of the Design Review Committee or its designee.

S-7. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.
S-8. All sidewalk paths, including those across driveways, shall be ADA compliant, including the installation of truncated domes to provide tactile surfaces were ADA routes cross driveways. This requirement applies both in the public right-of-way and within the site.

PROJECT SPECIFIC CONDITIONS:

P-1. Revise the construction plans to address all staff comments and "red-line" notes provided by the Town Engineer prior to final approval of Site Plan.
P-2. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town Design Guidelines.
P-3. All handicap and directional poles shall be black, round and capped.

Town of Arlington

Planning and Development
5854 Airline Rd Arlington TN 38002 • (901)867-3449

Planning Commission

Site Plan Application

Refer to Meeting and Submittal Dates for Application Deadlines

Development Name (*if applicable*): BIG LEAGUE MULTI-SPORTS COMPLEX Site Zoning M-1
Location: 5920 JETWAY DR., ARLINGTON, TN 38002
Owner of Record: _____
Owner's Address: _____
Daytime Phone: _____ Mobile Phone: _____
Email Address: _____

Name of Applicant: PURNIMA PACHAI
Company Name: BIG LEAGUE MULTI-SPORTS COMPLEX
Mailing Address: 475 OLD HEARTH STONE CR N., COLLIERVILLE, TN 38017
Business Phone: 901-910-5152 Mobile Phone: _____
Email Address: BLMSCOMPLEX@GMAIL.COM

Developer Contact (*if different from applicant*) _____
Company Name: _____
Mailing Address: _____
Business Phone: _____ Mobile Phone: _____
Email Address: _____

Town of Arlington
APR 27 2025
Received

Engineer Contact: DAVID BRAY, P.E.
Company Name: THE BRAY FIRM
Mailing Address: 2950 STAGE PLAZA NORTH, BARTLETT, TN 38134
Business Phone: 901-383-8668 Mobile Phone: _____
Email Address: DGBRAY@COMCAST.NET

REQUESTED PC MEETING DATE JUNE

Prior to submitting an application a preliminary meeting with staff is required. Staff meets the 2nd and 4th Wednesday of each month. Contact Planning to schedule.

__ Schedule preliminary meeting provide meeting date _____

OFFICE USE ONLY
Date Received 4.27.26
Amount 1000=
Fee Receipt 546556

APPLICANT ACKNOWLEDGEMENT

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.
2. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Planning Commission Agenda.
3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.
4. By signing this document, the applicant and owner accept the above conditions.

APPLICANT	OWNER (If different from applicant) *Owner information is required
If an Entity	If an Entity
Name of Entity	Name of Entity
By (signature)	By (signature)
Print Name	Print Name
Title	Title
If an Individual(s)	If an Individual(s)
Print Name	Print Name Purnima Pachai
Signature	Signature PPachai
Title	Title OWNER
Print Name	Print Name
Signature	Signature
Title	Title
Print Name	Print Name
Signature	Signature
Title	Title
Print Name	Print Name
Signature	Signature
Title	Title
Print Name	Print Name
Signature	Signature