

**APPLICATION FOR APPROVAL OF ALTERNATIVE PLAN
NOT QUALIFYING FOR VARIANCE OR SPECIAL EXCEPTION**



To the Berry Hill Zoning and Planning Commission:

A. Statement of Ownership and Interest.

1. The applicants, GREEN TRAILS LLC [names], are the owner(s)/lessee(s) [circle one] of property situated at the following address: 2918 - 2924 BERRY HILL DRIVE
2. The applicants' mailing address is 2925 BERRY HILL DRIVE.
3. The applicants' telephone number is (615) 300-8496.
4. If owners, the applicants acquired the property on _____ [date].
5. If the applicants are lessees, the owner(s) of the property are _____ [names & address].

B. The applicants request approval of the following Alternative Plan not qualifying for variance or special exception:

1. Section of Zoning Ordinance concerned: 4.8 - STREET TYPE.
2. Description and purpose of Alternative Plan [e.g. Modify development standards to permit building setback matching existing building] MODIFY DEVELOPMENT STANDARDS TO ALLOW ON-STREET PARKING (AND SIDEWALKS) IN ORDER TO FULFILL PARKING CAPACITY REQUIREMENTS.

C. Reasons for Request:

1. Describe the existing conditions and land uses of the subject property: EXISTING LOTS CONSIST OF 4 SEPERATE STRUCTURES (1 PER LOT)
2. Describe the purpose and intent of the proposed Alternative Plan: ALTERNATIVE PLAN CONSISTS OF A 34,500 SF +/- OFFICE/RETAIL SPACE & ASSOCIATED PARKING & UTILITIES.
3. List proposed allowable land uses, height, size and location of proposed buildings, and site specific development standards (if different from existing standards): ALL EXISTING STANDARDS ARE PROPOSED TO REMAIN AS THEY ARE WITH AN EXCEPTION TO THE ALLOWANCE OF ON-STREET PARKING.

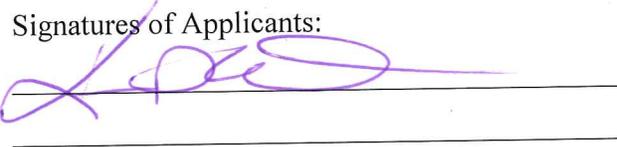
4. Explain why the proposed Alternative Plan does not create an undue burden on roadways within Berry Hill or on municipal utilities or services, and why the proposed Alternative Plan is of a size, nature and intensity that it will not have an undue negative effect on property in the area that is developed in accordance with the Development Code.

THE ALTERNATIVE PLAN HAS BEEN PROPOSED AS A WAY TO ADD PEDESTRIAN CONNECTIVITY IN THE AREA AS WELL AS TO HELP SUPPLY SUFFICIENT PARKING FOR THE PROPOSED SITE. THE ALTERNATIVE PLAN WILL NOT CREATE ANY NEGATIVE IMPACT TO LOCAL ROADWAYS.

5. Why does the proposed Alternative Plan represent the minimum modification necessary and why will the deviation from the Development Code allow for equal or better results in development that are consistent with the spirit and intent of the code?

THE ALTERNATIVE PLAN WILL SUPPLY MORE PARKING AND PEDESTRIAN ACCESS THROUGHOUT THE PROPOSED SITE.

Dated: 11/8/2016

Signatures of Applicants:


ATTACH SITE PLAN