

**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. SEE ATTACHED

1. The applicants, \_\_\_\_\_ [names], are the owner(s)/lessee(s)  
[circle one] of property situated at the following address: \_\_\_\_\_  
2. The applicants' mailing address is \_\_\_\_\_  
3. The applicants' telephone number is \_\_\_\_\_  
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: 4.4, 5.6

2. Description and purpose of Alternative Plan [e.g. Modify development standards to permit building setback matching existing building] PERMIT CONSTRUCTION OF FESSEY

PARK ROAD AS PRIVATE STREET WITH STREET SECTION THAT VARIES

C. Reasons for Request: FROM THAT SHOWN ON PG 5.10 OF BERRY HILL DEVELOPMENT CODE.

1. Describe the existing conditions and land uses of the subject property: \_\_\_\_\_

~ 1.5 AC COMMERCIAL, ~ 8 AC VACANT

2. Describe the purpose and intent of the proposed Alternative Plan: TO DEVELOP

275 UNIT HIGH-QUALITY MULTIFAMILY COMMUNITY WITH

ADEQUATE PARKING AND VEHICULAR AND PEDESTRIAN CONNECTIVITY.

3. List proposed allowable land uses, height, size and location of proposed buildings, and site specific development standards (if different from existing standards): \_\_\_\_\_

N/A.

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 SATISFIES THE INTENT OF THE DEVELOPMENT CODE BY PROVIDING AN ENHANCED PED AND VEHICULAR CONNECTION ON FESSEY PARK RD, BUT WITH A MODIFIED SECTION THAT BETTER SUPPORTS THE EXISTING AND PROPOSED USES.

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?

YES, THE ALTERNATIVE PLAN IS CONSISTENT WITH THE SPIRIT AND INTENT OF THE CODE. IT PROVIDES PEDESTRIAN AND VEHICULAR CONNECTIVITY WITHOUT BURDENING THE CITY WITH ADDITIONAL ROW TO MAINTAIN.

Dated: 2019-01-07

Signatures of Applicants:

Matt Schlicker

MATT SCHLICKEK, P.E.

Contract Buyer: Dan Sufabank

ATTACH SITE PLAN

## Berry Hill Alternative Plan Application

### Property Address:

Parcel ID	Parcel Address
11803000500	1 BUCHI CT
11803009200	2600 FESSEY PARK RD
11803008800	0 BERRY RD
11807022100	708 BERRY RD

### Applicant/Engineer:

**Matt Schlicker, PE**  
**Kimley-Horn and Associates**  
214 Oceanside Drive, Nashville, TN 37204  
[Matt.schlicker@kimley-horn.com](mailto:Matt.schlicker@kimley-horn.com)  
615-564-2708

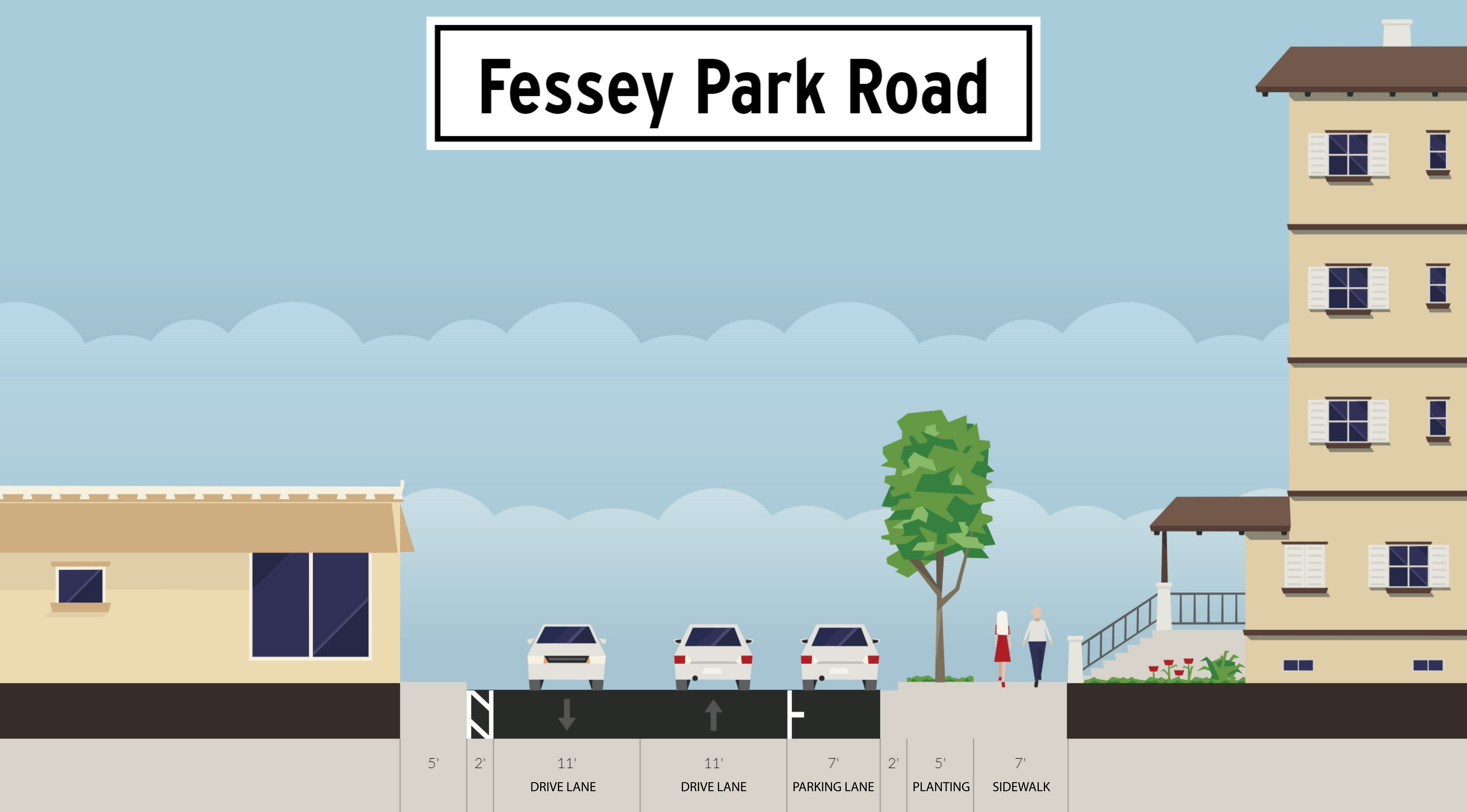
### Developer:

**Brand Properties**  
3328 Peachtree Road, NE, Suite 100, Atlanta, GA 30326  
770-822-2090

### Owner:

**ERBAN COMMERCIAL REALTY, L.P.**  
P O BOX 41162, NASHVILLE TN 37204

# Fessey Park Road



5'

2'

11'

DRIVE LANE

11'

DRIVE LANE

7'

PARKING LANE

2'

5'

PLANTING

7'

SIDEWALK