

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, March 8, 2021**

**Call to order:** 7:00 p. m.

**Pledge of Allegiance:**

**Roll call:** Scott Wiggins-Chairman, Clif Hutson, Bob Dorris, Martha Wilkinson, Richard Berry, Jerry Summers, Paula Eller, Vice-Chair

**Members Absent:** Scott Wiggins

**Staff Members Present:** Valerie Webb-City Attorney, Gerald Herman, City Administrator, Jason Reynolds-Engineer Consultant, Ceagus Clark-Planning and Codes Director

**Approval of prior minutes dated:** from the February 8, 2021 Joint Study Session and February 8, 2021 Planning Commission Meeting. Motion was made by Clif Hutson to approve all minutes, seconded by Richard Berry. Martha Wilkinson-aye, Jerry Summers-aye, Clif Hutson-aye and Richard Berry-aye, Paula Eller-aye, Bob Dorris-aye. Motion passed.

**Changes/Additions to Agenda:** Item #3 was withdrawn by the applicant. Motion was made to approve agenda by Paula Eller, seconded by Bob Dorris. Clif Hutson-aye, Richard Berry, aye, Paula Eller-aye, Bob Dorris-aye, Jerry Summers-aye, Martha Wilkinson-aye

**AGENDA**

**Item # 1    White House Towne Center/GreenLID Design:** Requests Preliminary Master Development Plan Approval for 31 townhomes. Property is referenced as Sumner County Tax Map 77G, Group C, Parcels 005.00, 006.00, 008.00, 009.00, 010.00, & 011.00. Property is zoned C-6, Town Center and is located at Portland Road and Tyree Springs Road.  
Owner: TGTC

Staff stated this would be the first development in the Town Center. Staff stated it is a proposed 31-unit residential town home development. Staff stated one of the comments he had to the architect is that the plans showed vinyl. Staff stated the city's design

standards prohibit vinyl. Staff stated that they have amended the plans to show Hardie-Board and brick on the exterior elevations. Staff stated that they are still working on the connectivity of the sidewalks. Staff stated the sidewalks are offset from where the city would like them to be. Staff stated that the city would like to see the plans revised to show the sidewalk on the perimeter of the development. Zack Baker with GreenLID Design was present. Mr. Baker stated the reason the sidewalks are offset on Tyree Springs and Portland Road is due to the future expansion of both of those roads so that it doesn't have to be torn up post construction. Staff stated that the city would agree to the sidewalks being within the right-of-way which would promote more connectivity to the greenway and future expansion of the Town Center. Mr. Baker stated that they would agree to that. Mr. Baker discussed that moving the sidewalks on Portland Rd. could potentially cause some drainage issues due to a swell located there. Martha Wilkinson stated that the developer should submit street names to Sumner County 911. Paula Eller asked about the parking area south of the proposed development property line. Staff stated that is for over flow parking that would be for their proposed next phase. Staff discussed that if the intentions are to purchase this property, and it does not develop, the city would require a transitional buffer that is required between each zoning district to protect the adjacent neighbors. Property Owner, Donnie Eden was present. Mr. Eden asked what the transitional buffer requirement. Staff stated it would be 10 ft. which is shown on the plans. Staff stated he would have to research to verify the transitional buffer requirement for C-6 and discuss with the engineer to have that included on the plans. Commission asked if the stormwater meets city requirements. Staff stated that the stormwater looks appropriate for this development, but has not been designed yet. Commission asked if there would be sufficient parking. Staff stated yes, there would be sufficient parking. Commission asked if the townhomes would have 2-car garages. Staff stated yes. Commission asked if there would be room to put buffer where the stormwater elevations are on the southside. Staff stated yes, they would be able to do a 10 ft. buffer along the property line. Donnie Eden discussed the overall concept for this development. Mr. Eden stated that they eventually want to acquire more property piece by piece. Mr. Eden stated that they had water line issues much like the city has, and have been working through that. Mr. Eden stated their vision is to ultimately expand this project. Mr. Eden stated that they own the corner lot across from city hall at College St/Hwy 31W. Commission asked about the western property that faces Hwy 31W, and what their vision is for that property as it relates being next door



to this proposed residential development. Mr. Eden stated they would like to have a development with commercial on the lower level and residential on the upper level. Mr. Eden stated they are not sure if this would be condos or apartment type units, but they would like to have 4-story buildings with a nice appeal from the road. Commission asked about their future plans for Highway 31W/Portland Rd. Mr. Eden stated it would be a blend of residential like on Portland Rd/Tyree Springs, and depending on the demand for commercial, would include

**Motion was made to approve by Richard Berry with the stipulation that the plans show the sidewalk on the perimeter of the development, and the required transitional buffer be installed, seconded by Bob Dorris. Paula Eller-aye, Clif Hutson-aye. Martha Wilkinson-aye, Jerry Summers-abstain**

**Motion passed.**

**Item # 2** **Cardinal Point/CSDG:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 11.02 acres from C-2, General Commercial to NCRPUD, Neighborhood Center Residential Planned Unit Development for 212-unit multi-family residential development. Request is further made for a Preliminary Master Development Plan Approval. Property is referenced as Robertson County Tax Map 106, Parcel 190.00. Property is located at Sage Road. ***(This item was deferred at the May 2020 Planning Commission Meeting)***  
**Owner:** TNHomesites.com

Staff stated that there was a study session last month with the Commission and Board of Mayor and Aldermen regarding this development. Staff stated that he also met with the property owners adjacent to this property and the developers. Staff stated that the developers came back with a design based on the Commissioners request a year ago and the result from the study session discussion. Staff stated that they moved the entrance further south, and they reduced the number of 3-story level apartments and replaced them with the Bib House design concept. Jim Harrison with CSTG was present. Mr. Harrison stated that they added more open space and created a more park-like layout, and dedication of right-of-way along Sage Road. Mr. Harrison stated that they have eight (8) two-story Big House buildings and three (3) Garden Style three (3) story buildings at the rear of the property which would be closer to the industrial properties. Paula Eller, Vice-Chairperson discussed that the

Commission received letter from the adjacent property owners regarding their concerns. Staff noted that the overall lighting would be something that would have to be looked at. Ms. Eller stated that two of the concerns from the property owners are the future proposed road connection easement at Sage Rd to Union Rd and the TVA power line easement. Commission and Staff discussed where the proposed road extension would go in reference to the existing property owners lot line. Staff stated that the developers request would not have anything to do with the future road connection since the developers would not be putting in the road extension. Staff stated the proposed road connection is part of the city's approved comprehensive plan major throughfare plan. Commission discussed concern if a proposed road is located on a property line that the burden of land donation should be divided equally between the property owner and developer. Mr. Harrison discussed that the map exhibit presented tonight represents the city's future roadway, and would not be built at this time. Mr. Harrison stated that they worked closely with city staff to depict an accurate rendering of the proposed road connection. Mr. Harrison stated that the map shows the dedicated right-of-way at Sage Road. Gerald Herman, City Administrator discussed the Sage Rd connection not only involves the power lines, but there is a 3<sup>rd</sup> party property owner that owns property between this proposed development and the Johnson property. Commission asked if this property owner was aware of the proposed road connection. Staff stated that the city's Comprehensive Plan was approved in 2010, and the approval process included public input. Staff stated he was not aware if the 3<sup>rd</sup> party property owners were aware of the proposed multi-family development. Rob Horton, one of the property owners was present. Mr. Horton discussed that they are not changing the proposed road extension plan that was approved by the city. Mr. Horton stated they are only showing an illustration of it on the map, and committing to dedicating the right-of-way at Sage Rd. Mr. Harrison stated that they would be dedicating 22 ft. of right-of-way at Sage Rd. Mr. Harrison had lengthy discussion regarding the placement of the proposed roadway and dedication of right-of-way. Jason Reynolds discussed that the proposed road would not be able to be shifted much more to the north due to the TVA poles and there will be features other than the road itself. Mr. Reynolds stated that the map lines up to the city's future thoroughfare plan. Martha Wilkinson asked the status of the traffic study. Mike Stanton stated that a traffic study was submitted, and the conclusion was determined that there were no improvements required. Bob Dorris stated concern with the number of apartments already built and that have already been approved;



and when should the city determine that we don't want to rezone any more properties for apartments. Mr. Stanton discussed that the apartments in White House are currently at capacity, and that there isn't access for people who want this type of housing. Mr. Stanton stated the Big House concept is not offered in White House. Paula Eller stated that there is a need for rental homes inside the city, and that there currently is a housing shortage. Ms. Eller stated that the housing shortage is being addressed with new residential subdivisions such as The Parks. Ms. Eller discussed that the proposed plan still shows the Garden Style apartment buildings, and that the adjacent property owners would have to look at the large 3-story apartment building right beside their house. Mr. Stanton stated that these apartments would back up to the Industrial area, and would provide a buffer between residential and industrial. Ms. Eller asked why could they not have the entire development The Big House type buildings, and what is the benefit to have the 3 typical type apartment buildings in the back. Mr. Stanton stated the larger apartment buildings would be required to meet the economic concept of providing higher end amenities and maintenance. Mr. Horton stated if these larger units were changed to the Big House that would remove 30 units and would take it down from 210 to 180 units. Mr. Horton discussed that some of the recently approved apartment developments have over 200 units. Ms. Eller asked about the apartment amenities. Mr. Horton stated that there would be a 5,000 sq. ft. clubhouse, resort style pool, fitness facility, coffee house, outdoor fire pit area. Ms. Eller asked the size of the retail space. Mr. Horton stated approximately 1,000 sq. ft. Clif Hutson asked if there were any other 3-story apartments in the city. Staff stated no, they are 2-story. Mr. Hutson asked at what height are elevators required. Staff stated 4-story buildings. Gerald Herman, City Administrator had discussion on determination of when the city should slow apartment growth. Mr. Herman stated that the demand is there, and also in surrounding cities, but Commission has a decision on whether to rezone a property or not to allow apartments. Commission discussed concern that it is not really a mixed-use type development since the proposed coffee shop area would take up a small portion of the clubhouse. Ms. Eller discussed adjacent property owners concerns regarding detention area regarding a pond. Staff stated the stormwater plan requirements would catch any irregularities that might exist. Mr. Harrison stated that they would meet and exceed any detention and water quality requirements. Mr. Horton discussed that the city's comprehensive plan encompasses a larger area than just their property. Mr. Horton stated that there is commercial on the Sage Rd frontage. Mr. Horton stated that they

have had a lot fronting Sage Rd that has been for sell for several years without any activity. Mr. Horton stated this corridor would attract more office type use or residential, not they type of commercial that you would see along Highway 76. Clif Hutson stated that the property is more of an infill type use, but had concerns with the 3-story Garden style apartment buildings. Ms. Wilkinson stated that the Commission had expressed concern in the past that they would like to limit rezoning any more properties for multi-family residential. Ms. Wilkinson asked Staff how many properties are currently zoned for apartments, but have not been built. Staff discussed recent properties that have been zoned to allow mixed-type uses. Jerry Summers stated concern that we already have enough properties rezoned for multi-family. Ms. Eller asked if they would break even if the 3-story Garden style apartment next to the adjacent property owner by the proposed new road extension was changed to a Big House. Mr. Horton stated that they would agree to changing it from 3-story to 2-story. Commission discussed that the development is a really nice concept. Commission discussed concern with traffic study, and not requiring improvements with adding more apartment units, and the proposed residential development across the road. Jason Reynolds discussed that he has reviewed the traffic study, and that this development should not create any issues. Mr. Reynolds stated that they have worked with the city on some modifications including: moving the entrance to help with the alignment for the future development across the street, widening Sage Rd, and adding sidewalks.

**Motion was made to deny by Bob Dorris, seconded by Jerry Summers. Martha Wilkinson-voted to deny, Clif Hutson-abstain, Paula Eller-abstain, Richard Berry-voted to deny**

**Motion passed.**

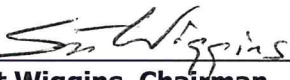
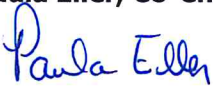
**(Item Withdrawn by Applicant)**


**Item # 3 Sage Road Residential Development/Klober Engineering:**  
Requests Preliminary Master Development Plan Approval for 148 single family lots and 128 multi-family units. Property is referenced as Robertson County Tax Map 106, Part of Parcels 193 and 196. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development and is located at Sage Road.

Staff stated the applicant for Item # 3 plan to resubmit for the April 12<sup>th</sup> Planning Commission Meeting.

Meeting adjourned at 8:07 p.m.

ATTEST:

  
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Scott Wiggins, Chairman  
Paula Eller, Co-Chair  


  
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Ceagus Clark, Planning Secretary