



## City of White House, Tennessee

### Planning and Codes Department

105 College Street • White House, TN 37188

[www.cityofwhitehouse.com/yourgovernment/planning-and-codes](http://www.cityofwhitehouse.com/yourgovernment/planning-and-codes)

Phone (615) 672-4350 ext. 2121 • Fax (615) 616-1050

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# Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Code

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 9/12/2022

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- Item # 1** **The Parks-Phase 2:** Increase
- Item # 2** **Fields at Oakwood-Phase 2.2:** Increase
- Item # 3** **The Parks-Phase 3A:** Increase
- Item # 4** **Summerlin-Phase 3:** Increase
- Item # 5** **Concord Springs-Phase 2B:** Increase
- Item # 6** **Concord Springs-Phase 3:** Increase
- Item # 7** ~~**Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article V, Section 5.053.2 to add an Industrial Overlay District to include certain boundaries within I-1, Light Industrial.~~
- Item # 8** **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance by moving, Article V, Section 5.053.2, C-2, General Commercial, B. #22. "Automobile sales provided buffer screen is provided and banner and flag streamers are not placed on the property" from a permitted use to a special exception to the Board of Zoning and Appeals.
- Item # 10** **Calista Farms:** Requests Final Master Development Plan Approval.

615-672-4350 Ext 2119

Ceagus Clark  
Director, Planning and Codes



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### Item # 1 Staff Notes- **The Parks-Phase 2**

#### Applicant or Representative- Overview:

**Increased from \$167,180 to  
\$192,257**

#### Tax Parcel and ID

NA

#### Zoning

SRPUD

#### Ordinance Reference and

Notes: 3-101.2

**Findings of fact:** The development has not been fully accepted by the city. The increase is warranted.

#### **Staff Overview**

Improvements have not been made beyond last years reduction. Sidewalk/curb and asphalt need further improvement.

#### **Streets and Roads Calculator**

ITEM	TOTALS
Street Lights	\$0.00
Sidewalk / Curb	\$50,000.00
Asphalt	\$117,179.74
<b>Total</b>	<b>\$167,179.74</b>

#### **3-101.2 Surety Instrument**

Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements. Said estimate shall include an additional 15 (fifteen) percent over and above the cost of securing all necessary improvements to cover the rate of inflation over the bondable period. The performance bond or letter of credit shall also secure all lot improvements on the individual lots of the subdivision as required in these regulations.





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## Item # 2 **Fields at Oakwood-Phase 2.2: Bond Increase**

Applicant or Representative-  
Overview:  
**Increased from \$213,202 to  
\$244,023**

Tax Parcel and ID  
NA

Zoning  
SRPUD

Ordinance Reference and  
Notes: **3-101.2**

**Findings of fact:** The  
development has not been  
fully accepted by the city.  
The increase is warranted.

### Staff Overview

Improvements to be made are listed below.

ITEM	TOTALS
Street Lights	\$2,250.00
Sidewalk / Curb	\$164,812.50
Asphalt	\$46,139.65
Sewer	\$0.00
Stormwater	\$0.00
<b>Total</b>	<b>\$213,202.15</b>



### 3-101.2 Surety Instrument

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### Item # 3 Staff Notes- **The Parks-Phase 3A**

#### Applicant or Representative- Overview:

**Increased from \$ 158,500  
to \$182,275**

#### Tax Parcel and ID

NA

#### Zoning

SRPUD

#### Ordinance Reference and Notes: 3-101.2

**Findings of fact:** The development has not been fully accepted by the city. The increase is warranted.

#### **Staff Overview**

Improvements to be made are listed below.

ITEM	TOTALS
Street Lights	\$73,500.00
Sidewalk / Curb	\$85,000.00
Asphalt	\$0.00
Sewer	\$0.00
Stormwater	\$0.00
<b>Total</b>	<b>\$158,500.00</b>

#### **3-101.2 Surety Instrument**

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### Item # 4 Staff Notes- **Summerlin Phase 3**

#### Applicant or Representative- Overview:

**Increased from \$ 150,608  
to \$173,199**

#### Tax Parcel and ID

NA

#### Zoning **SRPUD**

#### Ordinance Reference and Notes: **3-101.2**

**Findings of fact:** The development has not been fully accepted by the city. The increase is warranted.

#### **Staff Overview**

Improvements to be made are listed below.

Summerlin phase 3 still has work to be completed, therefore staff is recommending a bond extension. Work to be done:

#### **Bexley Way and Televera Dr**

Street light Improvements

Sidewalk Repairs

Asphalt Repairs

#### **3-101.2 Surety Instrument**

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### Item # 5 Staff Notes **Concord Springs-Phase 2B:**

#### Applicant or Representative- Overview:

**Increased from \$ 215,340  
to \$247,641**

#### Tax Parcel and ID

NA

#### Zoning

SRPUD

#### Ordinance Reference and Notes: **3-101.2**

**Findings of fact:** The development has not been fully accepted by the city. The increase is warranted.

#### **Staff Overview**

Improvements to be made are listed below.

Reduction Amounts	
ITEM	TOTALS
Street Lights	\$33,000.00
Stormwater	\$0.00
Curbing	\$33,940.00
Sidewalk	\$148,400.00
Asphalt	\$0.00
<b>Total</b>	<b>\$215,340.00</b>



#### **3-101.2 Surety Instrument**

Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements. Said estimate shall include an additional 15 (fifteen) percent over and above the cost of securing all necessary improvements to cover the rate of inflation over the bondable period. The performance bond or letter of credit shall also secure all lot improvements on the individual lots of the subdivision as required in these regulations.



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### Item # 6 Staff Notes **Concord Springs-Phase 3:**

#### Applicant or

#### Representative-Overview:

**Increased from \$ 349,086  
to \$401,449**

#### Tax Parcel and ID

NA

#### Zoning

SRPUD

#### Ordinance Reference and

Notes: 3-101.2

**Findings of fact:** The development has not been fully accepted by the city. The increase is warranted.

#### Staff Overview

Improvements to be made are listed below.

ITEM	TOTALS
Street Lights	\$57,000.00
Stormwater	\$0.00
Sewer	\$0.00
Sidewalk / Curb	\$0.00
Sidewalk / Curb	\$219,800.00
Asphalt	\$72,285.75
<b>Total</b>	<b>\$349,085.75</b>



#### **3-101.2 Surety Instrument**

Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements. Said estimate shall include an additional 15 (fifteen) percent over and above the cost of securing all necessary improvements to cover the rate of inflation over the bondable period. The performance bond or letter of credit shall also secure all lot improvements on the individual lots of the subdivision as required in these regulations.



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- Item # 8**    **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance to move Article V, Section 5.053.2, C-2, General Commercial, B. #22. "Automobile Sales" from a permitted use to permitted as a special exception after review and approval by the Board of Zoning and Appeals.

Staff Notes: At the June Planning Commission, staff is requested the permitted use for Major Motor Vehicle Service and Repair be moved into special exception. Such uses could include autobody shops. By definition Motor Vehicle Service and Repair, Major-Such use includes, but shall not be limited to establishments involved in engine rebuilding, transmission repair, major reconditioning of worn or damaged motor vehicles or trailers, towing and collision service, including body, frame, or frame straightening or repair, and painting of motor vehicles. This is a request to also move B. #22. "Automobile Sales" from a permitted use to permitted as a special exception, to be consistent with the June request. Additional guidelines have been added to give the Board of Zoning Appeals guidance when making decisions on this proposed special exception update. This will ensure that the site not be an undesirable use in a particular area, as it relates to auto body repair.

### **5.053.2      C-2, General Commercial**

#### **A.      District Description**

This district is designed to provide for certain types of commercial establishments which have a minimum of objectionable characteristics and do not involve storage, transfer or processing of goods or chattels.

#### **B.      Uses Permitted**

1.      Medical offices and clinics.
2.      Office buildings for finance, insurance, real estate, legal, engineering, architectural and similar personnel.
3.      Hotels and motels.
4.      Churches and other places of assembly.
5.      Mortuaries and undertaking services.
6.      Government buildings and community centers.
7.      General retail trade.
8.      Entertainment and amusement.
9.      Consumer repair.





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10. Utility facilities (without storage yards) necessary for the provision of public services.
11. Communication business services.
12. Day Care Centers.
13. Business colleges and other similar educational services (excluding auto-diesel schools).
14. Convenience retail.
15. Apparel and accessories retail.
16. Food service.
17. Auto service stations.
19. Essential municipal services.
20. Interstate Sign District (C-2) (Zoning Atlas, Dated: **(July 10, 1995)**)
21. Accessory Firework Sales.
22. ~~Automobile sales provided buffer screen is provided and banner and flag streamers are not placed on the property.~~
23. Retail Package Stores
24. Motor Vehicle Service and Repair, Minor

**\*See Article 4, 4.080 Development Standards for Automobile Wrecking, Junk and Salvage Yards and Motor Vehicle Service And Repair, Major and Minor.**

### C. Uses Permitted as Special Exceptions

In the C-2, General Commercial District, the following uses and their accessory uses may be permitted as a special exception after review and approval by the Board of Zoning Appeals.

1. Warehousing provided that no manufacturing is involved, screening is provided, and the building does not exceed thirty-five (35) feet in height.
2. Twenty (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160. **(Added By Ordinance 05-09, May 19, 2005)**
3. Motor Vehicle Service and Repair, Major
4. **Automobile sales provided buffer screen is provided and banner and flag streamers are not placed on the property. New and used car sales lots are permitted as special exceptions, provided:**  
**All repair operations shall be fully enclosed. Wrecked or junked vehicles shall not be stored for longer thirty (30) days and**



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**shall be completely screened from the public right-of-way and any adjacent residential districts with a decorative fence and/or evergreen shrubs or equivalent screening as may be approved by the Planning Department.**

**\*Note- Any Automobile Sales Business with major repair, including body work, should follow standards under the guidelines of Article 4, Section 4.080 Development Standards for Automobile Wrecking, Junk and Salvage Yards, and Motor Vehicle Service and Repair, Major and Minor.**

#### **D. Uses Prohibited**

1. Industrial uses, automobile wrecking, and/or recycling uses, junk or salvage yards, van or truck storage uses and uses not specifically permitted as a special exception. ***(No body shops per Ordinance 92-12). (Amended by Ordinance No. 99-17, July 15, 1999)***

#### **E. Dimensional Regulations**

All uses permitted in the C-2, General Commercial District, shall comply with the following requirements except as provided in Article VI.

##### **1. Minimum Lot Size Requirements**

No minimum lot size shall be required.

##### **2. Minimum Yard Requirements**

Front Yard	20 feet
Two-thirds (2/3) of the front yards must be dedicated to landscaping).	
Side Yard	10 feet
Rear Yard	20 feet
Building Setback	35 feet

##### **3. Maximum Lot Coverage**

Provided landscaping and parking requirements are met there is no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-2 District.

##### **4. Height Requirements**



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No building shall exceed fifty-three (53) feet in height (**Amended by Ordinance 15-09, May 21, 2015.**), except as provided in Article VII, Section 7.060.

F. Landscape Requirements

1. As regulated in Article III, Section 3.130, (c).

G. Outdoor Storage

1. All outdoor storage shall be prohibited in the front yard which shall be interpreted as that portion of the property abutting the right-of-way.
2. Outdoor storage shall take place in the rear yard and shall be screened by solid, non-transparent fencing or landscaping.

**Finding of Fact:** This would add consistency to the zoning ordinance changes made in June in moving major auto repair to be approved by special exception. Auto Dealerships sometimes have major repair as a component of their business unit.



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## Item # 10 Calista Farms

### Applicant or Representative- Overview: Stage Coach Development

#### Tax Parcel and ID

**Robertson County Tax Map  
096, Parcels 32 and 33.**

**Property is located at Calista  
Road**

#### Zoning and Property SRPUD

#### Description Location Overview **Calista Rd.**

#### Comprehensive Plan District: **Single Family Medium Density**

#### Findings of Fact:

The planned development is in substantial compliance with the substance of the preliminary master development Plan approved by the planning commission in September 2021.



### **Staff Overview**

**There was no change from the submitted PDMP and the FDMP. Staff had no further comments. The below comments are what needed to be updated when the PDMP was submitted.**

The applicant is requesting to annex in 34.6 acres and rezone an existing 93 acres to SRPUD. This land was previously zoned NCRPUD for Calista Farms. The former plan consisted of 401 units (201 townhomes and 200 SF) The proposal is for 305 units at 2.4 units per acres. The site plan outlines amenities and has connections to the surrounding subdivisions. See above pages for PUD zoning.

Developer/engineers have adhered to the below staff comments

- *Road E must be revised to accommodate the requirements from the following City Sub. Reg. sections for roadway design: 4-102.505 Design Standards for Residential Driveways, 4-103.205 Access to Arterial and Collector Routes, 4-104.303/304 Residential Collector/Arterial Streets.*
- *Road E will need to be designed as 35/40 MPH depending on trip calculation*
- *Consider revising the mail kiosk access and location given the design comments noted above, other locations on the lower classification streets seem more appropriate*
- *An additional connection of this subdivision to Phase 5 of Fields at Oakwood needs coordination. Consider tie to road E via lot 288/289, or road F via lot 282*
- *Provide clarification on the sidewalk and ROW dedication requirements for the exterior portion of this project as it affects the existing Calista roadway sections*
- *We still need to review the lane requirements and roadway considerations of the traffic impact study. Set up a meeting with City Staff to discuss requirements.*
- *The general substance of covenants, grants of easements, deed restrictions, or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities.*



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#### **4. Application for Approval of the Final Master Plan**

The action of the board of mayor and aldermen on the zoning request and the preliminary master plan shall authorize and form the basis for the planning commission approval of a final master plan.

##### **a. Application for Final Approval**

After zoning a Planned Development District, the landowner may make application to the planning commission for approval of a final master development plan, provided that the proposed master development plan and other elements associated with the planned development are in substantial compliance with the substance of the preliminary approval of the planning commission. The application shall include all aspects of the preliminary application, the proposed final master development plan, other required drawings, specifications, covenants, easements, and conditions and forms of bonds as were set forth by the planning commission's preliminary approval. Copies of all legal documents required for dedication or reservation of group or common open space and/or for the creation of a non-profit association shall also be submitted. When appropriate, this application shall contain the stage development schedule.

##### **b. Final Approval of Stages**

The application for final approval and the final approval by the planning commission may be limited to each stage as appropriate in a large planned development.

##### **c. Final Master Development Plan**

The final master plan of a planned development, or as submitted in stages if authorized, shall be substantially consistent with the approved preliminary master plan and in addition must show the following:

- (1) Detailed building plans including the use and architectural design of each building. Architectural design including the location and approximate dimensions of structures, other than one and two family dwellings including the architectural features of the buildings to determine design of the development and to ensure compatibility with surrounding properties. Example of architectural features includes: building height and bulk roof slopes, building orientation, porches and exterior materials.
- (2) Plan book for one and two-family dwellings, with typical building elevations, details of building materials and building floor plans.
- (3) Landscaping plans prepared by a Landscape architect.





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- (4) Location of gas, water, sewerage, and drainage facilities,
- (5) Details and locations of signs,
- (6) Plans for street and parking lot improvements,
- (7) Location common open space areas and recreation facilities, with a maintenance plan.
- (8) Grading and drainage plans showing existing and proposed topography, drainage structures, water features and erosion control measures. Plan will need to demonstrate that the plans meet all Federal and State regulations.
- (9) Additional information as determined by the planning commission to indicate fully the ultimate operation and appearance of the PUD.