



## City of White House, Tennessee

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### 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 10/14/2022

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- Item # 1** **Legacy Farms-Phase 1:** Requests bond extension.
- Item # 2** **Cambria-Phase 3A:** Requests bond extension.
- Item # 3** **Drew Christenson Development/Green LID Design:**
- Item # 4** **Burrus Ridge/Cesco, Inc.:** Requests Preliminary Plat Approval for 653 single family lots.
- ~~Item # 5~~** **~~Staff:~~** ~~Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article V, Section 5.053.2~~
- Item # 6** **Staff:** Requests Subdivision Regulation Amendment regarding Article IV, Section 4-104
- Item # 7** **Melton Property:** Requests Recommendation to the Board of Mayor and Aldermen to annex 54.68 acres.
- Item # 8** **Sumner County Board of Education:** Request Recommendation to the Board of Mayor and Aldermen to annex 23.4 acres.
- Item # 9** **Springbrook Reserve-Phase 3/Dewey Engineering:** Requests Final Plat Approval for 43 single family lots.
- Item # 10** **Springbrook Reserve-Phase 4/Dewey Engineering:** Requests Final Plat Approval for 39 single family lots.
- Item # 11** **Dorris Farm at Willow Springs-Ph 1, Sec 1:** Requests Final Plat Approval for 86 single family lots and minor amendment to the Planned Unit Development.
- Item # 12** **Dorris Farm at Willow Springs-Ph 1 Sec 2:** Requests Final Plat Approval for 41 single family lots.

615-672-4350 Ext 2119

Ceagus Clark



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Director, Planning and Codes

### Item # 1 **Legacy Farms-Phase 1: Bond Increase**

Applicant or Representative-  
Overview:

**Increased from \$1,065,475  
to \$1,225,296**

Tax Parcel and ID

NA

Zoning  
**SRPUD**

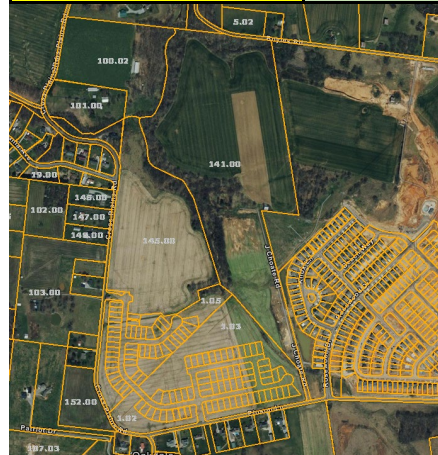
Ordinance Reference and  
Notes: **3-101.2**

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

#### Staff Overview

Improvements have not been made since the plat was recorded.

ITEM	TOTALS
Street Lights	\$84,000.00
Sidewalk / Curb	\$433,000.00
Asphalt	\$278,474.97
Sewer	\$220,000.00
Stormwater	\$50,000.00
<b>Total</b>	<b>\$1,065,474.97</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    Cambria-Phase 3A: Bond Increase**

<u>Applicant or Representative- Overview:</u> <b>Current Bond Amount</b> <b>\$80,989 to \$93,137</b>	<b>Staff Overview</b> Cambria Phase 3A has 9 lots. The plat was recorded in 2019. Construction plans for phase 3B has recently been approved.
<u>Tax Parcel and ID</u> <b>NA</b>	Work left to be done: <b>Montelena Drive</b> 3,350 square feet of Sidewalk <b>-\$50,976</b> Extruded curb asphalt repair, pavement striping- <b>\$30,013</b> <b>Total: \$80,989</b>
<u>Zoning</u> <b>R-15</b>	
<u>Ordinance Reference and Notes:</u> <b>3-101.2</b>	<b>3-101.2 Surety Instrument</b> 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.
<u>Project Area Description</u> <b>Cambria Development</b> <b>Phase 3A-Montelana Dr</b>	
<u>Staff Recommendation:</u> <b>Approval of bond extension</b> <b>of 15% to \$93,137</b>	



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### Item # 3 **Drew Christenson Development/Green LID Design:**

#### Applicant or Representative- Overview:

**Drew Christenson  
Development/Green LID  
Design:**

Tax Parcel and ID  
**Sumner County Tax  
Map 077G, Group A,  
Parcel 006.00. Property is  
located at 202  
Portland Road**

Zoning  
**C-6 Town Center/White  
House Crossroads**

Ordinance Reference and  
Notes: **5.053.6**

#### **Findings of fact:**

The proposed site is adjacent to the same C-6 zoning and across from a similar style of development within the Town Center. The maximum density for C-6 for Multi-Family Residential at a density of 20 units per acre, or 50 units per acre if the residential units are housed in buildings of at least 4 stories and a minimum of 40 feet tall.

#### **Staff Overview**

The applicant requested a zoning change from R-10 to C-6 in 2021. The objective was to do smaller single family lots on 1.6 acres. In order to do single family lots, the applicant had to obtain BZA approval, as a special exception, as the intent of C-6 Town Center is for a mix of commercial and multifamily density. The BZA approved the single-family special exception at the September BZA. The proposed development will consist of 14 single family lots and a 4-unit quadplex. Minimum lot sizes under C-6 are 1,000 sq ft. The proposed development will have roughly 2,200 sq ft lots.

Below are comments from staff and response from the developers engineer.

See preceding pages-





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### **Item # 3     Drew Christenson Development/Green LID Design:**

#### **Staff**

- Elevations should have enough information to discern how the develop is planned (such as but not limited to..... materials used, garage functionality (one car, two car), building heights and basic dimensions)
- Address front setback issue of the C6 zoning at 7.5 foot max vs the 17 proposed (I think this is related to the special exception involving the single family application on this site) 17' does not meet the regulation requirement yet is not large enough for standard parking, and will end up blocking the sidewalks
- Need all driveway dimensions revealed (typical driveways and any variations)
- Remove any ADA sidewalk ramps from driveway entrances
- Ensure 2 parking spaces per unit are accommodated (and overflow parking would be a good idea)
- Show plan for mail kiosk, access, parking etc.
- Add a turnaround (short stub) for the parking lot area (last stall, reverse maneuver)
- Need sidewalks for the parking lot also to tie into current plan
- Show driveways/roadways on both sides of SR76 in the vicinity of this project and check for appropriate alignment and maximize safe traffic flows
- 

#### **Response**

- The buildings have been pushed back to 22' off the right-of-way, 23' from the back of sidewalk. The parking proposed is 18' wide to provide for two cars.
- At turnaround stub has been added to the rear of the parking area.
- The roadway was shifted to align the entrance road with the centerline of the existing street across the road to resolve any turning conflicts.
- The sidewalk has been extended to the parking area.





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## **Item # 3 Drew Christenson Development/Green LID Design:**

### **5.053.6 C-6, Town Center Commercial District**

- A. District Description: This district is designed to provide for a mixed use Commercial, office, and residential zoning district for the redevelopment of the City's Town Center including retail, office service uses with high performance standards, community facilities, and high density residential uses. The regulations are structured to permit maximum freedom of pedestrian traffic. A relatively high intensity of use is permitted in this district.
- B. Permitted Uses: In the C-6 Town Center Commercial District, the following Uses and their accessory uses as described are permitted by right.

#### Community Facility Activities:

Cultural and Recreational Services

Essential Municipal Services

#### Commercial Activities:

Convenience Commercial. Drive thru lanes, open bays, and accessory uses shall not be visible from roadways and be located at the rear of buildings. Indoor Entertainment and Amusement Services, with the exception of adult entertainment uses as defined in zoning ordinance.

Financial, Consulting, and Administrative Services. Drive thru lanes, and accessory uses shall not be visible from roadways and be located at the rear of buildings.

Food and Beverage Services

Consumer Repair Services, not including vehicle and mechanical repair services.

General Business and Communication Services

General Personal Services

General Retail Trade

Medical and Professional Services

Hotels

Mixed Use Facility with Permitted Residential Activities

Other uses determined by Planning Commission that are compatible with town center uses but shall not include prohibited uses.

Retail Package Stores

#### Residential Activities:

Multi-Family Residential at density of 20 units per acre, or 50 units per acre if the residential units are housed in buildings of at least 4 stories and a minimum of 40 feet tall. Properties with limited lot area shall be permitted one residential unit per 750 sq ft of building area designated for multi-family use.

Mixed Use Facility with Permitted Commercial Activities including upper story residential uses.

- C. Uses Permitted as Special Exceptions:



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### Item # 3 **Drew Christenson Development/Green LID Design:**

In the C-6, Town Center Commercial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with the provisions of the Zoning Ordinance.

Detached Single Family Residential Dwelling  
Accessory Residential Family Dwelling Unit  
Education and Day Care Facilities  
Churches and Places of Community Assembly  
Health Care Facilities  
Short-Term Rentals (4.100)

#### D. Prohibited Uses:

Industrial uses, automobile wrecking, recycling uses (except city recycling drop-off center), junk or salvage yards, van, car, or truck storage uses, body shops and other types of vehicular repair uses, automotive, marine, trailer, and farm implement sales uses, distribution, warehousing, and construction uses, all types of rental storage uses, as well as any type use requiring outdoor storage, as well as any other uses not otherwise permitted. Seasonal and permanent sales of fireworks. Other uses determined by the Planning Commission to be non-compatible with town center uses.

#### E. Dimensional Regulations:

Minimum Lot Size	1,000 sq ft
Lot Width at Building Setback	20 ft minimum
Maximum Lot Coverage	100%
Maximum Building Height	53 ft.
Minimum Building Height	25 ft
Front Setback	Minimum None/7.5 ft Maximum
• Only courtyards and landscaping are permitted in front setbacks.	
Side Yard Setback	Minimum None/10 ft Maximum
Rear Yard Setback	5 ft Minimum on Interior Roadways and Alleyways/20 ft Minimum for Perimeter Zoning Boundary

#### **Special Conditions:**

Building setback shall be listed on approved final subdivision plat. The Subdivision plat shall include five (5) ft building construction and maintenance easement. Due to building connections and reduced building setbacks then exterior walls shall be designed to meet provisions of City's adopted building and fire codes. The Planning Commission in review of the site plan and subdivision plats for all developments, including single family dwellings, may alter minimum lot size, lot width, and setback requirements due to the unique development characteristics with a mixed use town center redevelopment project.



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### Item # 3 **Drew Christenson Development/Green LID Design:**

#### B. Other Provisions:

##### Accessory Structures

Accessory structures may be located in rear yards only at the discretion of the Planning Commission on an approved site plan.

##### Parking Requirements

The number, size, and construction of parking spaces shall be regulated per zoning ordinance requirements and commercial design standards. Parking areas shall be located to rear of buildings to promote a continuous street-wall. On-street parking and shared parking facilities are encouraged.

##### Service Areas

The delivery, service, mechanical and electrical units, and dumpster/trash cart area shall be located at rear of site and shall not be visible from roadways.

White House Crossroads

### Character Area Policy

**Character:**  
The White House Crossroads is the town center and community core for White House. The development pattern is established, but there are several under- or undeveloped tracts within the Character Area. Changes to the area are likely and encouraged as development and redevelopment occurs. Since this is the City's crossroads and town center, new development should focus on a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, attached residential and multifamily residential uses are particularly appropriate for this area.

**Appropriate Zoning Category and Uses**  
C-1 Central Business, C-6 Town Center Commercial, R-TC High Density Town Center Commercial, NC-PUD Neighborhood Center Planned Unit Development

**Infrastructure:**  
Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and Board of Mayor and Aldermen as a primary element of approval.

**Design and Context Principles:**  
This character area represents the crossroads and town center of White House. Therefore, the design and context should be more reflective of the most urban development in the City. This include short setbacks, small lot sizes, and complementary mixed uses. New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features. Parking should be located to the side or behind commercial buildings and mitigated by landscaping.





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## Item # 4 **Burrus Ridge/Cesco, Inc.:**

Applicant or Representative-  
Overview:  
**CESCO**

Tax Parcel and ID

**Robertson County Tax Map  
117, Parcel 008.00**

Zoning  
**R-20**

Ordinance Reference and  
Notes:

**Article 4.140**

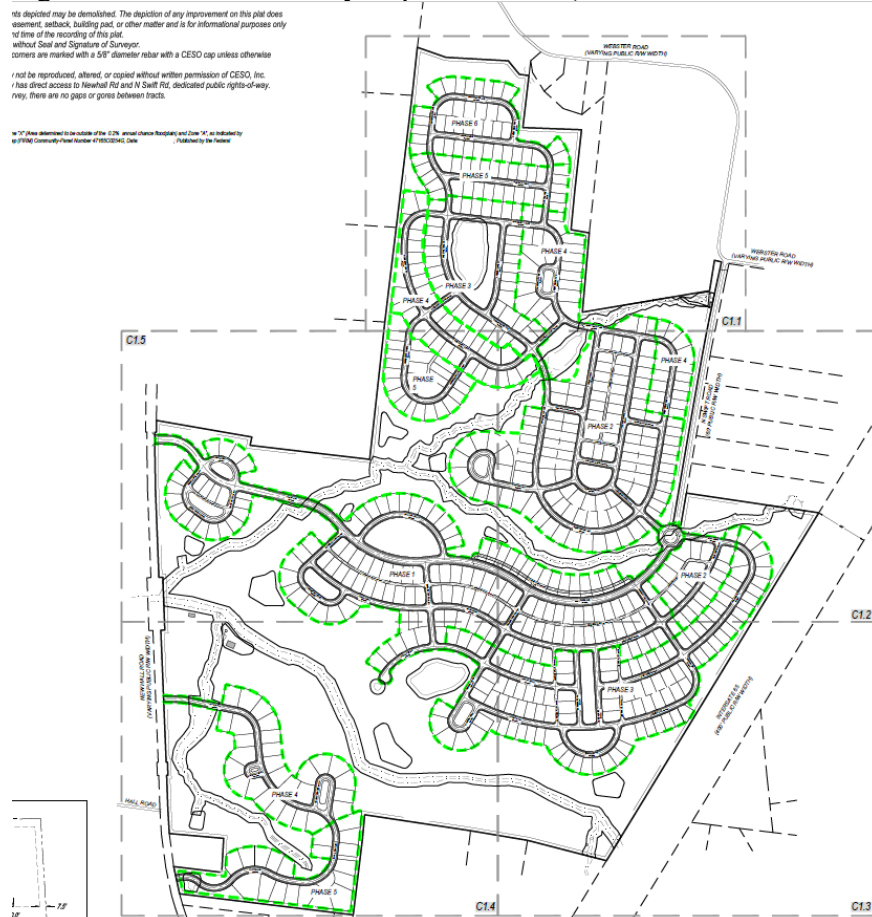
### **Findings of Fact:**

The current zoning allows for this use by-right. The developer will have to address traffic study comments from staff, adhere to zoning and subdivision regulations under the Alternative Provision for lot size and the location of open space development standards.

### **Staff Overview**

This site is just west of I-65 off New Hall Road. The developer proposed a 959 unit Planned Unit Development back in April. The site was withdrawn by the applicant to address traffic concerns. The Planning Commission denied the SRPUD zoning request at the June 2022 Planning Commission meeting. This will be the alternative density design, used for the preservation of open space. The new proposed unit count is 653, on 412 acres. This will be a 6-phase development, with 16.7 acres of open space, not including easements and right of way.

The site is zoned R-20, which gives the developer the right to build under the R-20 zoning guidelines and development standards. Though this is by-right, the developer is still required to meet all city standards (zoning, subdivision regulation and traffic study impact warrants).





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### Item # 4 **Burrus Ridge/Cesco, Inc.:**

September 27<sup>th</sup>, 2022

City of White House  
Planning & Codes  
105 College Street  
White House, TN 37188  
Attn: Ceagus Clark  
615-672-4350, ext. 2120

RE: Lennar Burrus Ridge – Planning Commission Staff Comments

Dear Mr. Clark:

We are in receipt of your Planning Commission Staff Comments dated 09/15/2022 for the above-reference project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses along with revised drawings, dated 09/27/2022, at your earliest opportunity so Lennar may obtain the permits necessary to begin construction.

- 1) All requirements of the TIS must be constructed – most of these requirements are not on City owned ROW.

***Response: Understood.***

- 2) The roadway within City owned ROW (Swift Rd) will need to be rehabilitated to ensure it can safely handle these traffic loads.

***Response: Understood.***

- 3) Sidewalks should be shown to reveal the design intent of the development.

***Response: 5' sidewalks have been shown on all major roads, not including alleys.***

- 4) Although these details are not required within the preliminary plat.....some roads seem to have very tight radii and they will be required to accommodate the City's minimum design speed of 25 mph on new roadways. These potential issues will need to be resolved during the roadway design review.

***Response: The radii on the site have been updated to have a minimum radius of 154', per AASHTO design standards for 25MPH roadways.***

We greatly appreciate your partnership through your prompt review of these responses and for working with us and Lennar to make the Permit(s) available as soon as possible, so construction may begin on this project.

Should you have any further questions, please do not hesitate to contact me.

Respectfully,

Matt Regenold  
Senior Engineering Manager  
[Matt.regenold@cesoinc.com](mailto:Matt.regenold@cesoinc.com)  
(615) 678-2229

cc: Mike Donoho – CESO, Inc.  
Dwight Kiser – KVD  
Wendy Deats, Kevin Sturgill – Lennar



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### **Item # 4 Burrus Ridge/Cesco, Inc.:**

#### **4.140 Alternative Provisions for Lot Size and the Location of Open Space (Added by Ordinance No. 02-16, July 18, 2002) (Amended by Ordinance 05-08, May 19, 2005)**

The purpose of this section is to provide a permissive voluntary alternative procedure to be utilized in the placement of buildings and in the location of open spaces associated therewith. These provisions are intended to provide variations in lot size and open space requirements within the residential districts. The density standards established for individual districts are to be maintained on an overall basis and thereby provide desirable and proper open air space, tree cover, recreation areas or scenic vistas; all with the intent of preserving the natural beauty of the area, while at the same time maintaining the necessary maximum population density limitations of the district in which this procedure may be permitted.

##### **A. General Provisions**

The provisions contained within this section are intended to provide a flexible procedure for locating dwellings upon sites. As such, the provisions do not constitute a use, but an alternative procedure for the spacing of buildings and the use of open areas surrounding those buildings. It is necessary, however, that the purposes and intent of this ordinance be assured and that proper light, air, and privacy be made available for each dwelling unit.

A site development plan as provided for in this section is required not only as an accurate statement of the development, but as an enforceable legal instrument whereby the Planning Commission may be assured that the general purposes, standards, etc., contained in this section are being met.

In addition to the Site Master Development Plan, the procedures for plat approval under Section 2-101, of the White House Subdivision Regulations, shall apply to all subdivisions under the provisions of this ordinance.

##### **B. Site Development Plan Required**

###### **1. Contents**

A site master development plan shall be prepared and submitted to the Planning Commission for its review and approval. The site master development plan shall be submitted at a scale no smaller than 1' = 100' and contain the following information:

- a. The actual shape, location and dimensions of the lot.
- b. The shape, size, and location of all existing buildings.
- c. The existing and intended use of the property and proposed location of structures other than single-family dwellings.
- d. Topographic features (contours not greater than five (5) foot intervals).
- e. Except for single-family dwellings, location of all driveways and entrances.



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### **Item # 4 Burrus Ridge/Cesco, Inc.:**

- f. Location of all accessory off-street parking areas to include a plot plan showing design and layout of such parking facilities.
- g. Location, calculations and intended use of open space.
- h. Building setbacks and other yard requirements.
- i. Location of any fences and walls.
- j. Location of required screening.
- k. Proposed means of surface drainage.
- l. Location and calculations of all easements and rights-of-way.
- m. Location and availability to servicing utilities.
- n. Location and calculation of areas subject to flooding.
- o. Location and calculation of slopes twenty (20) percent or greater.
- p. Location of tree masses and any environmental limitations.

#### **2. Coordinated Review**

Upon receipt of a site master development plan and preliminary plat containing information as required above, the Planning Commission may:

- a. Concurrently review the site development plan and preliminary plat;
- b. Jointly approve, approve with modification, or disapprove these documents; and
- c. In the instance of approval, or approval with modification, transfer the site development plan to the Building Inspector for enforcement.

#### **3. Enforcement**

Upon approval of a site master development plan, the Zoning Administrator shall become responsible for enforcement of the plan. Except for single-family dwellings, only minimal adjustments involving the placement of any structure in common open space will be permitted once a site development plan has been approved. Any other change shall require submission of a proposed amendment to the approved site master development plan.

#### **C. Development Standards**



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The following standards and requirements shall apply to all alternative density developments.

### **Item # 4 Burrus Ridge/Cesco, Inc.:**

#### **1. General Standards for Development**

In the interest of promoting the most appropriate economical use of the land while assuring that the character of the residential district is maintained, the Planning Commission in its review of a proposed development shall consider the following:

The protection of the characters, property values, privacy and other characteristics of the surrounding neighborhood;

The provision for surface drainage control, sewage disposal, and water supply, recreation and traffic control; and

The preservation and protection of existing trees, ground cover, topsoil, streams, rock outcroppings and scenic or historic sites from dangers and damage caused by excessive and poorly planned grading for streets and building sites.

#### **2. Availability of Public Utilities**

Generally all public utilities, specifically including water and a central sewage collection and treatment system, as defined by this ordinance, shall be available. Where public sewer is not available, no lot or housing site may be created which is less than twenty thousand (20,000) square feet in area and all septic fields for each dwelling unit shall be located within the area of fee simple ownership of said single family dwelling unit.

#### **3. Permitted Density**

The density permitted is intended to be within the range of that permitted within more typical developments offering no common open space. The maximum number single-family dwelling units permitted shall be computed as follows:

- a. From the gross acreage available within the development shall be subtracted: (1) Any portion of the site which is within the right-of-way and/or easement for major utilities such as gas or electric transmission lines where the full use of the land is not available to the landowner, because of restrictions thereon; (2) Fifty (50) percent of any portion of the site which lies within a floodway district; (3) Fifty (50) percent of all areas with slopes exceeding twenty (20) percent.
- b. The area remaining after the above adjustments shall be divided by the minimum development area per dwelling unit for the district in which the dwelling unit is located. For developments located in more than one zoning district, the density shall be computed separately for that portion of the development lying within each district. No developmental density may be transferred across zoning district boundaries.

#### **4. Minimum Lot Area and Lot Width**

Any development choosing to use standards established in this section shall have a minimum of twenty (20) acres in the development. No lot of record may be created within the district indicated which has less area than required for a single-family dwelling.





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### **Item # 4 Burrus Ridge/Cesco, Inc.:**

No dedicated building lot shall include areas recognized as flood hazards or with slopes exceeding twenty (20) percent.

The following dimensional requirements shall be maintained in all alternative density developments:

	<u>A</u>	<u>R-40</u>	<u>R-20</u>	<u>R-15</u>
<b>Minimum Lot Size</b>	<b>15,000</b>	<b>15,000</b>	<b>8,500</b>	<b>7,500</b>
<b>Lot Width at Building Line</b>	<b>85</b>	<b>85</b>	<b>70</b>	<b>65</b>
<b>Front Yard Setback</b>	<b>25</b>	<b>25</b>	<b>20</b>	<b>15</b>
<b>Rear Yard Setback</b>	<b>15</b>	<b>15</b>	<b>10</b>	<b>10</b>
<b>Side Yard Setback</b>	<b>10</b>	<b>10</b>	<b>7.5</b>	<b>6.5*</b>

\*Five-foot side (5) minimum setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.

**The Planning Commission may allow a 10% reduction in all minimum lot areas, widths, and setback requirements in cases where innovative design is proposed, except that the R-15 side setback shall not be reduced.**

#### **5. Yard Requirements**

Within any development approved under the provisions of this section, the following yard requirements shall apply:

- a. For units located along the periphery of the site, the basic yard provisions established for the district within which the development is located shall apply along all portions of such lots as may abut the periphery.

#### **6. Lot Coverage**

Individual dwellings may exceed the maximum lot coverage provisions established for the district, but in no case shall the dwellings and accessory buildings exceed seventy (70) percent of the total area of such individual site. However, in no instance shall the aggregated site coverage of all dwellings exceed the coverage provisions established for the district in which such site is located. In the event a project lies within two or more zoning districts, the coverage ratio applicable to each zone district shall apply to these dwellings located within it. No transfer of bulk is permitted among zoning districts.



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## **Item # 4 Burrus Ridge/Cesco, Inc.:**

### **7. Access to Dwellings**

Access to each lot shall be in compliance with Section 3.030, of the zoning ordinance.

### **8. Pedestrian Circulation**

All dwelling units will be served by sidewalks along the public right-of-way and to the rear or side by a trail system that connects each lot with the common open space. Any improved open space will be designed to meet all ADA requirements for access.

### **D. Open Space Requirements**

Any common open space provided within a development this type shall:

#### **1. Quality Use and Improvement of Common Open Space**

- a. Common open space must be for amenity or recreational purposes. Subject to approval by the Planning Commission, the open space shall consist of either improved or unimproved land. The uses authorized for common open space must be appropriate to the scale and character of the development considering its size, density, expected population, topography and other factors.
- b. No common open space may be put to any use not specified in the approved site master development plan, unless such plan has been amended and approved by the Planning Commission. However, no change authorized may be considered as a waiver of any of the covenants limiting the use of common open space areas, and all rights to enforce these covenants against any use permitted are expressly reserved.
- c. Common open space may, subject to approval by the Planning Commission, consist of either improved or unimproved land. In this regard, the approving agency may permit only fifty (50) percent of stream areas, bodies of water and slopes in excess of twenty (20) percent to be counted as required common open space.
- d. In all developments providing improved open space, a recreation plan shall be developed and presented with the Site Master Development Plan for any proposed residential planned unit development. Any development aimed at a certain demographic shall supply additional information.

#### **2. Mandatory Provisions Governing Organization and Operation of Maintenance Association**

In an instance where common open space is to be deeded to a maintenance organization, the developer shall file a declaration of covenants and restrictions that will govern the association. This document is to be submitted with the application for final approval of the development plan. The provisions shall included but not be limited to, the following:



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### **Item # 4 Burrus Ridge/Cesco, Inc.:**

- a. The maintenance organization must be established and operational before any homes are sold.
- b. Membership must be mandatory for each homebuyer and must run with the land so that any successive purchaser will automatically become a member.
- c. The restrictions covering the use, etc., of the open space must be permanent, not just for a period of years.
- d. The association(s) must be responsible for liability insurance, local taxes and the maintenance of all facilities and lands deeded to it.
- e. Homeowners must pay their pro rata share of the cost assessed by the maintenance association; said assessment by the association can become a lien on the homeowner's property for failure to pay.
- f. The association must be able to adjust the assessment of fees to meet changing needs.
- g. Reserved
- h. Any are reserved for environmental open space shall be preserved in its natural state.



## City of White House, Tennessee

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## Item #6 Staff: Requests Subdivision Regulation Amendment:

**Staff Notes:** The City of White House was identified as a target location by TVA (Tennessee Valley Authority) as a viable economic center. The location has been targeted to attract light manufacturing, corporate headquarter type locations and innovation type industry. The purpose of creating this Industrial Overlay zoning district (I-O) is to implement the design guidelines and standards of the City of White House Comprehensive Plan. The intent is to permit certain industries which do not detract from:

- A. Provide efficient circulation and access;
- B. Allow flexibility in siting development, including a range of industrial and commercial/industrial land uses;
- C. Provide visual continuity for streetscapes and developments;
- D. Encourage durable, high quality building materials.

### O, Industrial District Overlay

#### A. District Description

**This district is designed for a concentration of uses is intended to focus an area for industrial and economic development; however, civic uses are also appropriate. The general development pattern reflects a high level of intensity allowable within the city for industrial, manufacturing, research, and similar type uses. The built environment consists of one- to multi-story buildings and includes both single use and mixed-use activities, including campus-style developments. Street networks and intersections are defined by site and transect context. Cohesive landscaping should be used to soften and minimize the intense economic and industrial activities in this character area, including a wide range of industrial and related uses which conform to a high level of performance standards. Industrial establishment of this type, within completely enclosed buildings, provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development. Community facilities which provide needed services to industrial development are permitted. The area generally includes parcels along the east side of Union Road (north of where Union Road crosses I-65) to Hwy 76. Additionally, the I-O District contains parcels that are in the Industrial Zoning District on the east side of I-65 and parcels on Sage Road that abut residential zoning.**

#### B. Uses Permitted

**In the I-1, Light Industrial District, the following uses and their accessory uses are permitted:**



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## **Item #6 Staff: Requests Subdivision Regulation Amendment:**

1. Food and kindred products manufacturing, except meat products.
2. Textile mill products manufacturing except dying and finishing textiles.
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.
4. Furniture and fixtures manufacturing.
5. Printing, publishing and allied industries.
6. Fabricated metal products manufacturing, except ordinance and accessories.
7. Professional, scientific, and controlling instruments; photographic and optical goods, watch and clock manufacturing.
8. Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions; tobacco manufacturing, motion picture production.
9. All types of wholesale trade.
10. Signs and billboards as regulated in Article IV, Section 4.080.
11. Warehouse and storage uses.
12. Agricultural equipment sales and repair.
13. All public utilities including buildings, necessary structures, storage yards and other related uses.
14. Animal health facilities including veterinary clinics.
15. Building materials storage and sales.
16. Retail trade.
17. Professional, financial consulting and administrative services.
18. Communication services.
19. Essential municipal services.





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## **Item #6 Staff: Requests Subdivision Regulation Amendment:**

### C. Uses Permitted as Special Exception

In the I-1, Light Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals.

1. Day care centers.
2. Special institutional care facilities. (Added by Ordinance No. 97-15, December 20, 1997)
3. Twenty (24) Hour Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160, Excluding Medical Clinics. (Added by Ordinance No. 05-09, May 19, 2005)

### D. Uses Prohibited

Uses not specifically permitted or uses not permitted upon approval as a special exception.

### E. Dimensional Regulations

All uses permitted in the I-1, Light Industrial District, shall comply with the following requirements except as provided in Article VII, Section 7.020, (Nonconforming Uses).

#### 1. Minimum Lot Size Requirements

No minimum lot size is required in the I-1 District.

#### 2. Minimum Yard Requirements

<u>Front Yard</u>	<u>10 feet</u>
<u>Side Yard</u>	<u>20 feet</u>
<u>Rear Yard</u>	<u>15 feet</u>

<u>Front Building Setback</u>	<u>40 feet</u>
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#### 3. Maximum Lot Coverage

On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed fifty (50) percent of the total area of such lot or parcel.



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## **Item #6 Staff: Requests Subdivision Regulation Amendment:**

### **4. Height Requirements**

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.

### **5. Parking Space Requirements**

In addition to the provisions of this ordinance regulating parking spaces and loading areas (Article IV, Section 4.010 and 4.020), the following provisions shall apply to parking and loading areas for uses permitted in this district:

- a. All off-street parking lots and loading areas shall be surfaced with dustless, hard surfaced materials such as asphalt or concrete and so constructed to provide for adequate drainage and to prevent the release of dust.
- b. Each parking space shall be appropriately marked with painted lines or curbs.
- c. Entrances and exits onto and off of a public street shall be paved with a dustless, hard surfaced material for a distance which is at least the equivalent of the required front building setback line measured from the property line at which the access point is located.

### **6. Landscaping Requirements**

Landscape and irrigation plans shall be prepared in accordance with Chapter Article III, Section 3.130.

### **7. Dock Requirements**

Loading dock doors shall be limited to one door per 5,000 sf of building footprint.

### **F. Outdoor Storage**

There shall be no outdoor storage of either materials or products

### **G. Site Design**



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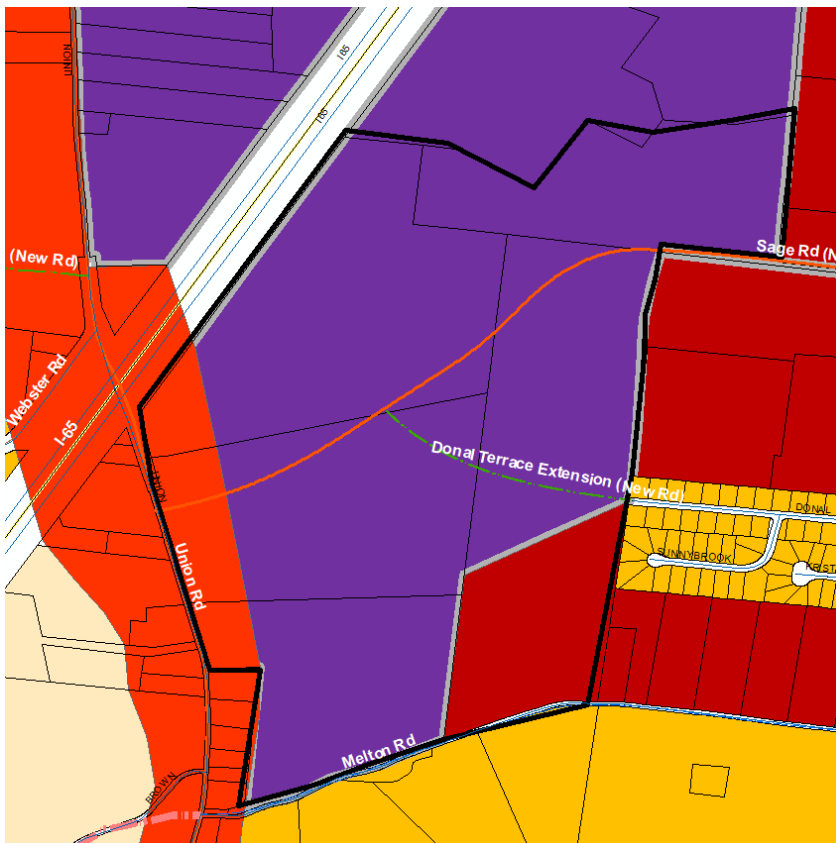
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## Item #6 Staff: Requests Subdivision Regulation Amendment:

1. *Buildings should be sited to reinforce the public road network by incorporating façades that give interest to the building wall along the sidewalk, with windows, doors, and other architectural elements.*
2. *Wherever possible, the main office and visitor entrance should be oriented toward the street.*
3. *Visitor entrances to buildings should be clearly visible from a public street.*
4. *Buildings should be as close as possible to the front setback line or immediately behind a landscaped setback area between the street and the building. Large front setbacks are discouraged.*

### Boundary



The City of White House is working towards the daily pursuit of excellence in management and delivery of services; while balancing the preservation of our small-town atmosphere by nurturing orderly, proactive growth.



## **City of White House, Tennessee**

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## **Item #6 Staff: Requests Subdivision Regulation Amendment:**

### **City of White House Design Standards-Industrial Design Standards (Architecture Section)**

#### **Landscaping**

1. For industrial uses, landscaping should be used to define areas such as entrances to buildings and parking lots, define the edges of various uses, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, and loading and equipment areas.
2. See Sheet 39 and 40 for landscape parking standards.

#### **Architecture**

The desirable elements of architectural qualities and design elements for buildings that are most actively encouraged are:

#### **Massing and Scale:**

1. Building heights shall not exceed thirty-five (53) feet except as permitted by the City of White House Zoning Ordinance.
2. Blank walls at ground floor street facades are permitted only in combination with landscape plantings as prescribed by these standards and the City of White House Zoning Ordinance.
3. Public entries shall be provided with shelter such as canopies, arcades or porches.

#### **Massing and Scale (Overlay District):**

**Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building.**

**Transitional Protective Yard. Wherever an Industrial District abuts, or is across the street from a Residential District (Planned Unit Development) or Commercial District, a berm, fence or compact evergreen trees or hedge or combination thereof, not less than 90% opaque at time of installation, nor less than 6 feet in height, except adjacent to a street where it shall be not less than 3 feet nor more than 4 feet in height shall be erected and maintained.**

**Finding of Fact:** This will enhance visual appearance at gateway points of the city.



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### Item # 7 **Melton Property:**

#### Applicant or Representative- Overview:

**Melton**

#### Tax Parcel and ID

**Robertson County Tax Map  
117, Parcel 059.00**

#### Current Zoning

**NA**

#### Comprehensive Plan District: **Innovation District**

#### Ordinance Reference and Notes: 5.040/ I-1

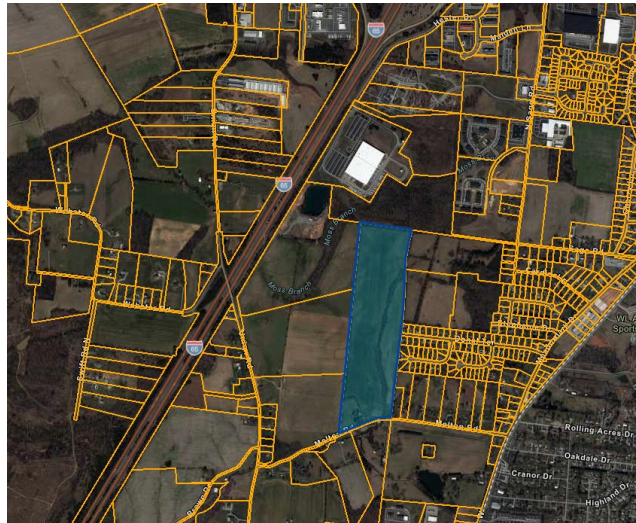
#### Project Area Description **East of I-65 at Melton Rd.**

Finding of Fact: The agenda item includes the following recommendations to the Board of Mayor and Aldermen:

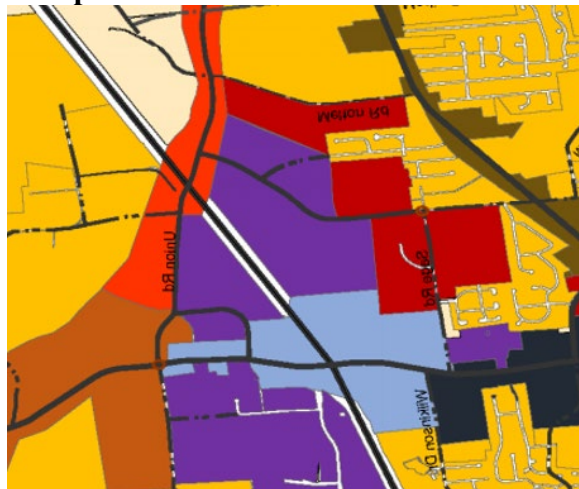
1. If property should be annexed or not.
  2. If recommended to be annexed, a plan for extension of city services
  3. Rezoning of the property from County residential/agricultural to a city zoning classification. Applicant has requested I-1, Light Industrial, instead of automatic zoning classification of R-20, Low Density Residential.
- The This is in the innovation district within the comprehensive plan, The applicant is requesting to be annexed as I-1.

#### **Staff Overview**

This area was identified by TVA economic development division has a viable economic development site, targeted by several companies looking to locate to this area. This particular parcel is part of the Robertson County economic development industrial project, but is currently outside of the city limits and will need to be annexed into the city as part of the project. The property owner is requesting to annex 54 acres, resubdividing, and maintaining 10 acres to be outside the city limits and separate from this development.



#### **Comprehensive Plan -Innovation District**







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### Item # 7 **Melton Property:** Comprehensive Plan Description Innovation District-

#### Innovation District

The intent of this Character Area is to enhance the business and employment base of White House, while allowing for a flexible mixture of office, light industrial, and similar uses. This Character Area is specific to enhance and promote the needs of business, office, and industrial activities within the City.

#### General Description:

The Innovation District Character Area is characterized by a mix of uses that form and support the City's employment base. A concentration of uses is intended to focus an area for industrial and economic development; however, civic uses are also appropriate. The general development pattern reflects a high level of intensity allowable within the City for industrial, manufacturing, research, and similar type uses. The built environment consists of one- to multi-story buildings and includes both single use and mixed use activities, including campus-style developments. Street networks and intersections are defined by site and transect context. Buildings have moderate to deep

#### Character Area Policy

##### Character:

The Innovation Character Area includes those industrial areas within the City. This Character Area reflects a change in the economy away from heavy industrial facilities and positions industrially zoned land as areas for entrepreneurship and job creation. The zoning pattern in this Character Area is largely established for industrial uses. Changes to overall character of the area may occur and should focus on creating a safe and functional district for a wide range of industrial and related uses. This Character Area, while industrial in nature, is intended to provide for a transition and buffer from more intensive uses to less intensive uses such as residential or commercial.

##### Appropriate Zoning Category and Uses:

I-1 Light Industrial, I-2 Heavy Industrial, C-4 Office/Professional

I-3 Special Industrial uses are appropriate only in circumstances where the uses proposed for the site would benefit the community as a whole and a suitable area may be available.

##### Infrastructure:

Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and Board of Mayor and Aldermen as a primary element of approval.

##### Design and Context Principles:

This character area represents an area with a flexible, innovative approach to Industrial, Manufacturing, Craft, or Artisanal made products. Buildings should be compatible with the established character of the area, while being functional for light industrial or office uses. Buildings should include quality materials that are functional but durable, with architectural details and features on street-facing facades. Parking should be scaled to the size, scale, and scope of the uses. Parking lots and loading areas should be mitigated by landscape.

In areas where there are residential commercial land uses in proximity to proposed industrial uses (such as Bill Moss Road and Sage Road), the scale of the building should transition to a residential scale. Additionally, in these areas appropriate screening and buffering should be applied in the site planning process to protect existing residential uses. If possible, less intensively industrial uses (light industrial, flex space, and/or office uses) are the most appropriate uses in areas that adjoin existing residential uses.

Innovation



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### **Proposed Plan of Services Resolution:**

## **RESOLUTION**

WHEREAS, T.C.A. 6-51-102 REQUIRES THAT A PLAN OF SERVICE BE ADOPTED BY THE GOVERNING BODY OF THE CITY PRIOR TO PASSAGE OF A RESOLUTION ANNEXING ANY AREA PROPERTY IS REFERENCED AS ROBERTSON COUNTY TAX MAP 117, PARCEL 059.00, AND

**WHEREAS**, the City of White House is contemplating annexation of certain areas as requested by the property owner that are bounded as shown on the map of the annexation areas, dated 2022. The annexed property contains 54.68 undeveloped acres. City services will be provided to the property as defined in the plan of services with the approval of the plan of service and annexation resolutions, and;

**WHEREAS**, the City of White House Municipal Planning Commission on October 11, 2022 recommended approval of the plan of services,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of White House:

Section 1. Pursuant to the provisions of the section 6-51-102, Tennessee Code Annotated, there is hereby adopted for the proposed annexation areas the following PLAN OF SERVICE:

#### **A. Police**

1. Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided upon the effective date of annexation.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards.

#### **B. Fire**

Fire protection by the present personnel and equipment of the fire fighting force of the City, within the limitations of available water, will be provided upon the effective date of annexation.

#### **C. Water**

An adequate water supply for fire protection is required by the City in its subdivision regulations affecting the development of this property. The property contains existing fire hydrants and all new residences constructed within annexed area to be within six hundred (600') of a fire hydrant.



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Service provided by the White House Utility District requires payment of associated rates and fees as determined by the White House Utility District.

#### **D. Wastewater**

The owners or developers of the properties will be required to engineer and extend and connect on-site sewer service and infrastructure connections and improvements and pay the associated costs and rates in accordance with the established policies and regulations of the City of White House. All buildings developed within the annexed property will be required to be connected to the City's municipal sewer system.

#### **E. Streets and Roads**

Routine maintenance of the streets and roads is currently provided on Union Road by the City of White House.

#### **F. Inspection Services**

Any inspection services now provided by the City (building, plumbing, gas, housing, property maintenance, etc.) will begin in the annexed area on the effective date of the annexation.

#### **G. Planning and Zoning**

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of the annexation. City planning and zoning will thereafter encompass the annexed area.

#### **H. Street Lighting**

Street lighting will be maintained in accordance with the established policies of the City on Calista Road and any public roadway construction that might be required by the City of White House Planning Commission with the development of the annexed area.

Section 2. This resolution shall be effective from and after its adoption by the Board of Mayor and Aldermen.



## City of White House, Tennessee

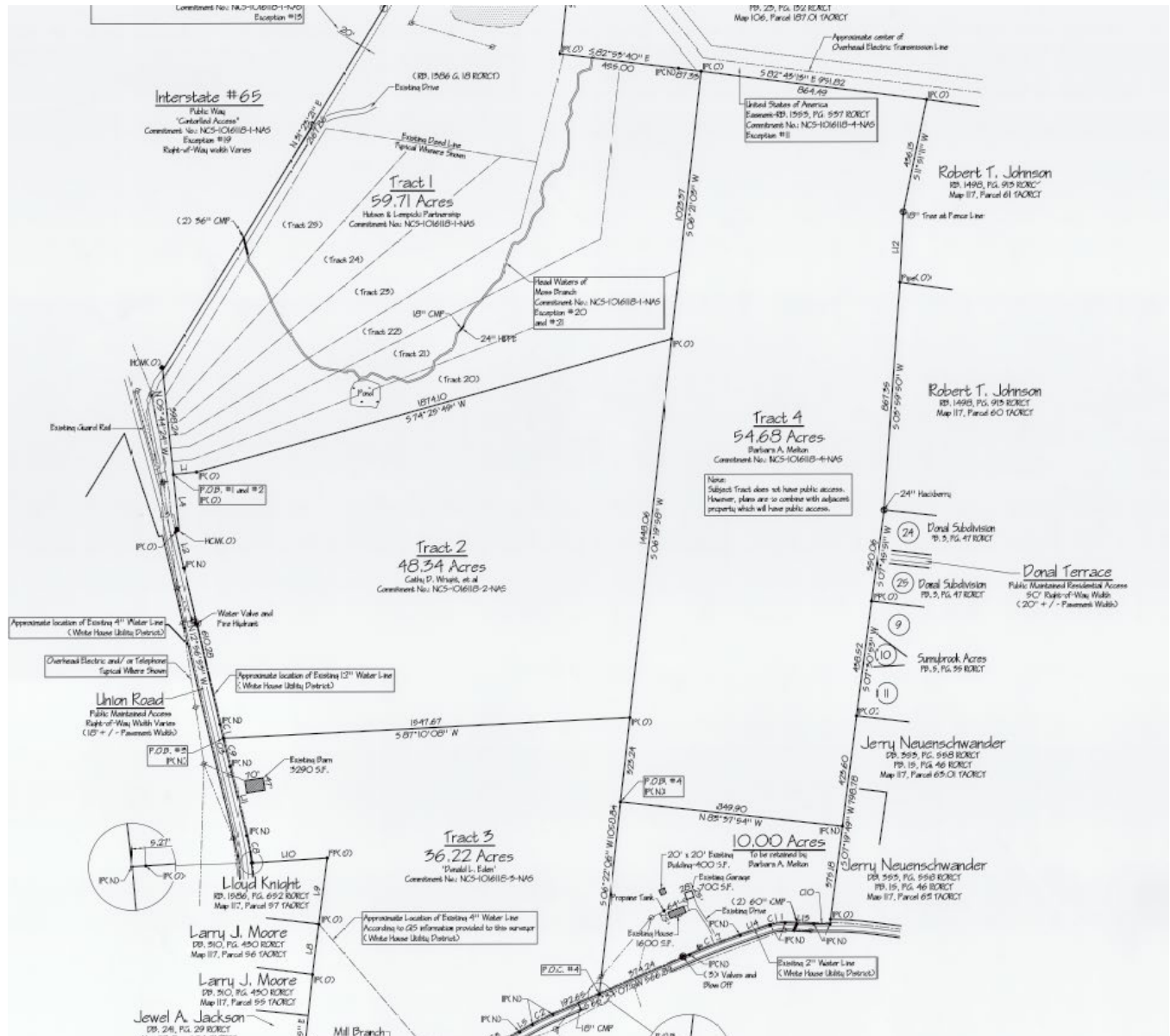
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## Item # 8 Sumner County Board of Education:

### Applicant or Representative- Overview:

**Melton**

### Tax Parcel and ID

**Sumner County Tax Map  
099, Parcels 005.00 and  
007.01.**

### Current Zoning

**NA**

### Ordinance Reference and Notes: 5.040/ R-20

### Project Area Description

**Highway 31W and New Hall  
Road.**

**Finding of Fact: The agenda  
item includes the following  
recommendations to the  
Board of Mayor and  
Aldermen:**

- 1. If property should be annexed or not.**
- 2. If recommended to be annexed, a plan for extension of city services**
- 3. Rezoning of the property from County residential/agricultural to a city zoning classification. The applicant is requesting classification of R-20, Low Density Residential, similar to the existing school land adjacent.**

### **Staff Overview**

**Sumner County schools is in the process of adding an intermediate school next to the Middle School. This portion of land needs to be annexed into the city to be in concert with the Middle School. Land Disturbance has begun on the project, as it is currently in the county. The engineers, City of White House staff and Sumner County Staff have been working together on this project.**







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## **Item # 8     Sumner County Board of Education:**

### **RESOLUTION**

WHEREAS, T.C.A. 6-51-102 REQUIRES THAT A PLAN OF SERVICE BE ADOPTED BY THE GOVERNING BODY OF THE CITY PRIOR TO PASSAGE OF A RESOLUTION ANNEXING ANY AREA PROPERTY IS REFERENCED AS SUMNER COUNTY TAX MAP 099, PARCELS 005.00 AND 007.01., AND

**WHEREAS**, the City of White House is contemplating annexation of certain areas as requested by the property owner that are bounded as shown on the map of the annexation areas, dated 2022. The annexed property contains 23.4 undeveloped acres. City services will be provided to the property as defined in the plan of services with the approval of the plan of service and annexation resolutions, and;

**WHEREAS**, the City of White House Municipal Planning Commission on October 11, 2022 recommended approval of the plan of services,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of White House:

Section 1. Pursuant to the provisions of the section 6-51-102, Tennessee Code Annotated, there is hereby adopted for the proposed annexation areas the following PLAN OF SERVICE:

#### A. Police

1. Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided upon the effective date of annexation.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards.

#### B. Fire

Fire protection by the present personnel and equipment of the fire fighting force of the City, within the limitations of available water, will be provided upon the effective date of annexation.

#### C. Water

An adequate water supply for fire protection is required by the City in its subdivision regulations affecting the development of this property. The property contains existing fire hydrants and all new residences constructed within annexed area to be within six hundred (600') of a fire hydrant.

Service provided by the White House Utility District requires payment of associated rates and fees as determined by the White House Utility District.



## City of White House, Tennessee

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#### **D. Wastewater**

The owners or developers of the properties will be required to engineer and extend and connect on-site sewer service and infrastructure connections and improvements and pay the associated costs and rates in accordance with the established policies and regulations of the City of White House. All buildings developed within the annexed property will be required to be connected to the City's municipal sewer system.

#### **E. Streets and Roads**

Routine maintenance of the streets and roads is currently provided on Hwy 31W by the City of White House.

#### **F. Inspection Services**

Any inspection services now provided by the City (building, plumbing, gas, housing, property maintenance, etc.) will begin in the annexed area on the effective date of the annexation.

#### **G. Planning and Zoning**

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of the annexation. City planning and zoning will thereafter encompass the annexed area.

#### **H. Street Lighting**

Street lighting will be maintained in accordance with the established policies of the City on Calista Road and any public roadway construction that might be required by the City of White House Planning Commission with the development of the annexed area.

Section 2. This resolution shall be effective from and after its adoption by the Board of Mayor and Aldermen.



## City of White House, Tennessee

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## Item # 9/Item #10 Springbrook Reserve-Phase 3 and 4/Dewey Engineering:

### Applicant or Representative- Overview:

Tax Parcel and ID  
**Sumner County Tax Map 96,  
Portion of Parcel 18.02 and  
Tax Map 96F, Portion of  
Parcel 1.01.**

Zoning and Property  
**SRPUD**

### Description Location Overview **Phase 3 Springbrook**

### **Finding of Fact:**

Construction Plans have been reviewed and approved by staff. This is an approval of phase 3 and 4 from the already approved Final Master Development Plan. There were no changes from the existing plan and these final plats.

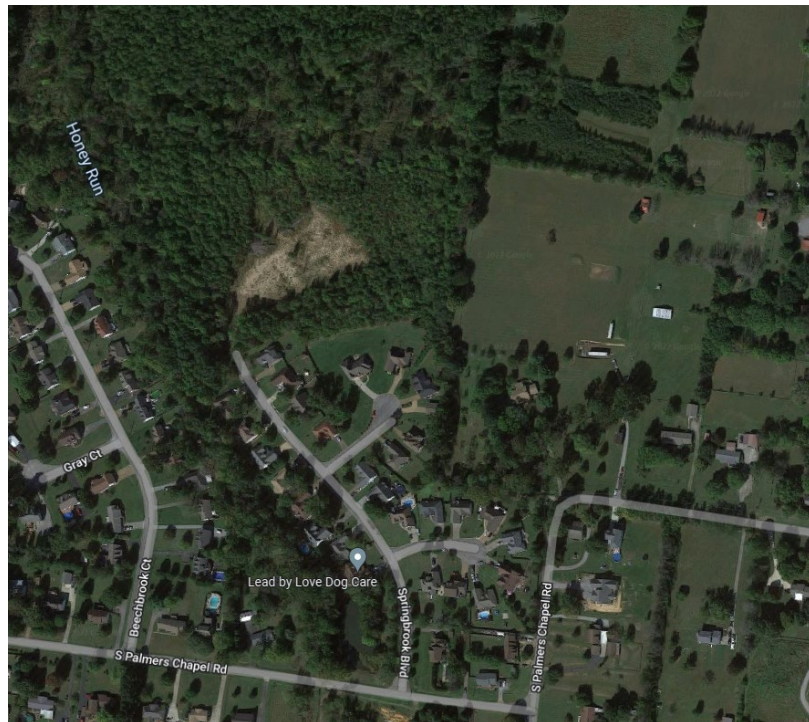
### Staff Overview

**Springbrook/Hawkview phases 3 and 4 will complete the approved Springbrook Master development Plan**

**I have combined both phases in my notes, as comments were reflective of both phases.**

**The developer has addressed the below comments with the submittals before you.**

- Review setbacks at lots 20,30,31 and make consistent with each other and the regulations on corner lots
- Sewer easements need to be revealed for the pump station as well as the forcemain that leaves the site and appears outside the ROW. Also, where is the water line easement that should be shown?
- Ensure the engineer has determined the appropriate FFE's relative to the adjacent stream and stormwater infrastructure.....required to be shown on all lots





## 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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## Item # 11/#12 **Dorris Farm at Willow Springs-Ph 1, Sec 1: Ph 1 Sec 2:**

### Applicant or Representative- Overview:

**Dewey Engineering**

### Tax Parcel and ID

**Sumner County Tax Map  
96, Portion of Parcels 5.00,  
5.01, & 5.04**

### Zoning

**SRPUD/NCRPUD**

### Findings of fact:

Construction Plans for these phases have been approved. The engineer has provided the updated comments concerning the missing FFE's to be shown on the plat.

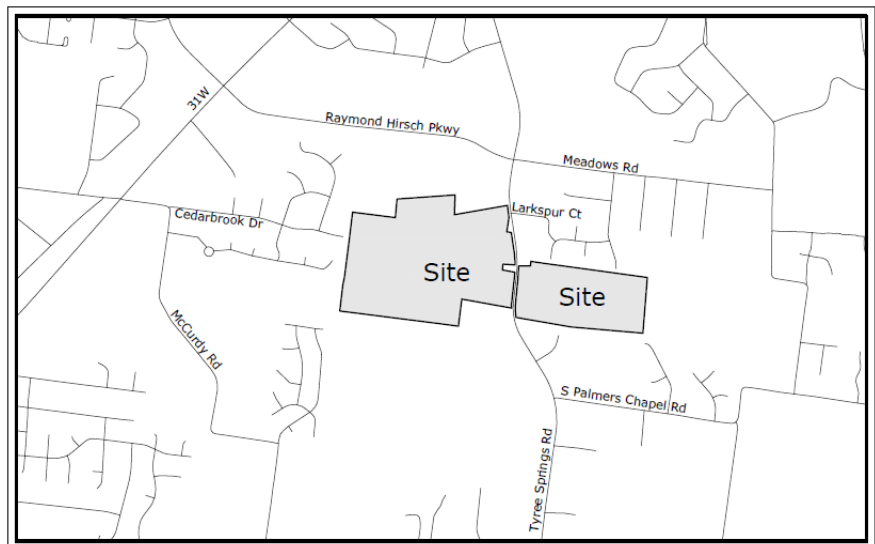
### **Staff Overview**

This is a request for Final Plat Approval for Phase 1 section 1 and Phase 1 section 2, shown as two separate items on the agenda. Section one consists of 86 homes and section two will have 41 homes. There is also a request to make a minor amendment of the Final Master Development Plan decreasing the project three lots. The final plat and FDMP are reflective of this change. There is also an enclosure of the resolution passed by the Board of Mayor and Alderman when this project was approved to show the improvements the developer is making on Tyree Springs Rd for your review.

The developers are adhering to the resolutions approved by the Board of Mayor and Alderman.

### Staff Comments

- Need to remove the old property lines from the final plat that are removed by these new lot creations
- Need to show (now) the adjustments to all of the parcels on the boundary that are revised by these lots and the phase as a whole
- All lots need min FFE set by the engineer and shown on the final plat per city reg requirements





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### **RESOLUTION 20-22**

#### **A RESOLUTION OF THE CITY OF WHITE HOUSE, TENNESSEE, REGARDING A MODIFICATION TO THE COLLECTION OF IMPACT FEES TO ENHANCE THE TRAFFIC SAFETY OF VEHICLES AND PEDESTRIANS ON TYREE SPRINGS ROAD BETWEEN SOUTH PALMERS CHAPEL ROAD AND THE GREENWAY CROSSING JUST NORTH OF RAYMOND HIRSCH PARKWAY.**

**WHEREAS**, Lennar Homes has proposed and has received Preliminary Site Plan approval from the Planning Commission and the Board of Mayor and Alderman for an 89 single family home residential community on Tyree Springs Road at South Palmers Chapel Road;

**WHEREAS**, Safe Harbor Development has proposed and has received Preliminary Site Plan approval from the Planning Commission and a first reading approval from the Board of Mayor and Alderman for a 448 single family home residential community in the 600 block of Tyree Springs Road;

**WHEREAS**, Tyree Springs Road has become a major roadway for commuters that travel between the cities of White House, Hendersonville and Gallatin;

**WHEREAS**, these two proposed developments are geographically positioned between H.B. Williams Elementary School and White House High School. Children of school age can be expected to use Tyree Springs Road as a means of walking to and from school;

**WHEREAS**, citizens have spoken their concerns to improve vehicular and pedestrian safety along this corridor;

**WHEREAS**, the immediate needs to improve safety along this corridor includes intersection improvements to both Tyree Springs Road at South Palmers Chapel Road and Tyree Springs Road at Raymond Hirsch Parkway. And a sidewalk (pedestrian walkway) along Tyree Springs Road from South Palmers Chapel Road to the greenway crossing on Tyree Springs Road just north of Raymond Hirsch Parkway;

**WHEREAS**, These improvements will improve the overall quality of life along this corridor that benefits public safety enhancements for police and fire services, public road improvements, and the parks and recreational enjoyment of citizens through the walkability and connection to the greenway system of trails and city parks.

**WHEREAS**, the purpose of Zoning Code Chapter 8.050 is intended to ensure timely construction of off-site public capital improvements for major road, park and recreation, police protection and fire protection to serve new development by ensuring the necessary financing is available for such improvements;

**WHEREAS**, the impact fee schedule allow for an impact fee of \$1,245 to be collected on each single family home as each permit to build is approved;

**WHEREAS**, the timeliness of traffic/pedestrian safety improvements is of necessity that requires a different strategy;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Mayor and Aldermen of the City of White House, that the Board expresses its support for the aforementioned necessary infrastructure improvements. The Board resolves and orders that the following improvements be made to the infrastructure according to the following:

Lennar Homes is to pay the City Impact Fee of \$110,805 (\$1,245 x 89 homes) when they receive first phase final plat approval from the Planning Commission. In addition Lennar Homes is to construct sidewalk to City specifications and approval from their southern property line to their northern property line along Tyree Springs Road prior to first phase completion. The City will then pass the impact fee to Safe Harbor Development.

Safe Harbor Development in lieu of paying Impact Fee will:

**The City of White House is working towards the daily pursuit of excellence in management and delivery of services; while balancing the preservation of our small-town atmosphere by nurturing orderly, proactive growth.**





## **City of White House, Tennessee**

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Install vehicular/pedestrian traffic controlled signal and stripping at the intersection of Tyree Springs Road and South Palmers Chapel Road prior to Phase 1 Final Plat approval from the Planning Commission;

Construct to City specification and approval sidewalk from their northern property line to their southern property line along Tyree Springs Road prior to Phase 2 Final Plat approval from the Planning Commission;

Construct to City specifications and approval sidewalk from their southern property line to connect to the northern property line sidewalk of Lennar Homes. And construct to City specifications and approval sidewalk walkway) from Safe Harbor northern property line to connect to the greenway trail crossing just north of Raymond Hirsch Parkway prior to Phase 3 Final Plat approval from the Planning Commission.

Improve the traffic control signal at the intersection of Tyree Springs Road and Raymond Hirsch Parkway to give us protected left turn lanes prior to Phase 4 Final Plat approval from the Planning Commission.

Both Lennar Homes and Safe Harbor Development will be required to complete any other recommendations to enhance traffic/pedestrian safety along this corridor as recommended by their individual traffic studies.

Adopted this day 17<sup>th</sup> day of September 2020.