

CITY OF WHITE HOUSE
Meeting of the
Municipal Planning Commission
Monday, March 13, 2023
7:00 p.m.

Call to order:

Roll call:

Pledge of Allegiance:

Changes/Additions to Agenda:

Approval of meeting agenda:

Approval of prior minutes: from February 13, 2023 Meeting

Individual review of Agenda items:

CONSENT AGENDA

- Item # 1 The Parks-Phase 1:** Request subdivision bond reduction.
- Item # 2 The Parks-Phase 2:** Request subdivision bond reduction.
- Item # 3 The Parks-Phase 3A:** Request subdivision bond reduction.
- Item # 4 Summerlin-Phase 1:** Request subdivision bond extension
- Item # 5 Summerlin-Phase 5:** Request subdivision bond extension.
- Item # 6 The Reserve at Palmers Crossing-Phase 2:** Request subdivision bond extension.
- Item # 7 Villas at Honey Run Springs:** Request subdivision bond extension.
- Item # 8 Village at White House/Lose Design:** Request Final Development Plan Approval for 20 single-family houses. Property is referenced as Robertson County Tax Map 095, Parcel 117.01 consisting of 15.77 acres. Property is zoned R-15, Medium Density Residential and is located at the southwest corner of Pinson Lane and Pleasant Grove Road.
Owner: Bulldog Trust

Item # 9 Willow Grove Subdivision-Phase 1, Revision1/Ragan Smith:

Request Final Plat Revision Approval to dedicate right-of-way along Ballard Drive and to revise the easements along dedicated right-of-way. Property is referenced as Sumner County Tax Map 96, Portion of Parcel 53. Property is zoned SRPUD, Suburban Residential Planned Unit Development and is located at Ballard Drive.
Owner: Lennar Homes

Item # 10 Highland Park/JTA: Request Final Plat Approval for 90 townhomes and 240 apartment units. Property is referenced as Robertson County Tax Map 106P, Parcel 66.00. Property is located at Byrum Drive. Property zoned C-1R, Central Business Service District Gateway Infill Residential.
Owner: Highland Park Developers, LLC

Item # 11 Sage Farms Subdivision/Anthony T. Bollinger, R.L.S:
Request Final Plat Approval for 144 single family homes, 58 townhomes, and 40 apartment 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.
Owner: Stage Coach Developers, LLC

AGENDA

(Public Hearing)

Item # 12 Reyes Construction: Request Recommendation to the Board of Mayor and Aldermen to annex 7.40 acres. Property is referenced as Sumner County Tax Map 96, Parcels 61.01 & 61.03. Property is located at 959 McCurdy Road.
Owner: Ramiro Reyes

(Public Hearing)

Item # 13 Staff: Requests Recommendation to the Board of Mayor and Aldermen to review the Zoning Ordinance Section 8.050 Impact Fees.

Item # 14 7-Eleven White House (76) TN/SE White House 76, LLC c/o Jason Horowitz: Request Site Plat Approval. Property is referenced as Robertson County Tax Map 106F, Group A, Portion of Parcel 13.02. Property is zoned C-2, General Commercial and is located at northwest corner of State Route 76 and Dee Cee Ct.
Owner: James W. Brinkley, Trust

Item # 15 Smyrna Ready Mix: Request Site Plan Approval for construction of a concrete plant. Property is referenced as Robertson County Tax Map 106, Parcel 30.00. Property is zoned I-2, Heavy Industrial and is located at 130 Center Drive.
Owner: Hollingshead Materials, LLC

Item # 16 Core 5 Partners-Loves Lane Industrial/Thomas & Hutton: Request Site Plan Approval for a 305,500 gross square foot distribution facility development. Property is referenced as Robertson County Tax Map 106, Parcel 175. Property is zoned I-1, Light Industrial and is located at Loves Lane and Harpers Way.
Owner: Brian & Lindsey Harper