



City of White House, Tennessee

Planning and Codes Department

105 College Street • White House, TN 37188

www.cityofwhitehouse.com/yourgovernment/planning-and-codes

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

"Valuing our Future while Protecting our Heritage"

Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Codes

Date: 3/1/2023

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 3/13/2023

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.

(Public Hearing)

Item # 8 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 # 9 Staff: Requests Recommendation to the Board of Mayor and Aldermen to review the Zoning Ordinance Section 8.050 Impact Fees.



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- Item # 10** **Staff:** Requests Approval to amend the Planning Commission By-Laws and Rules of Procedure.

(Withdrawn by Staff)

- ~~Item # 11~~** **~~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

(Withdrawn by Staff)

- ~~Item # 12~~** **~~Willow Grove Subdivision Phase 1, Revision 1/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 # 13** **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 # 14** **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

- Item # 15** **7-Eleven White House (76) TN/SE White House 76, LLC c/o Jason Horowitz:** Request Site Plan 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



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(Withdrawn by Staff)

~~**Item # 16 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 # 17 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

Give me a call with any questions

615-672-4350 Ext 2119

Ceagus Clark
Director, Planning and Codes



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Item #1: The Parks Phase 1 Request Bond Reduction

<u>Applicant or Representative-</u> DR Horton	Staff Overview		
<u>Overview:</u>	9077569	\$50,000	Asphalt
Current Bond Amount – \$207,866	9077572	\$50,000	Sidewalks/Curbs
<u>Tax Parcel and ID</u> NA	9077575	\$371,000	Waste Water/Pump Station
<u>Zoning</u> SRPUD	9077581	\$9,540	Street Lights
<u>Ordinance Reference and Notes:</u> 3-101.2	3-101.2 Surety Instrument		
<u>Staff Recommendation:</u> Approval of One Year Reduction to: \$92,750 Public Services has signed off on the reduction to the above amount to be for maintenance of lift station.	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.		



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Item #2: The Parks Phase 2 Request Bond Reduction

Applicant or Representative-
DR Horton

Overview:

**Current Bond Amount -
\$167,179.74**

Tax Parcel and ID

NA

Zoning

SRPUD

Ordinance Reference and Notes:

3-101.2

Staff Recommendation:

Approval of Reduction to: \$0

Public Services inspected and signed off on completion of infrastructure.

Staff Overview

Street Lights	\$12,750.00
Stormwater	\$0.00
Sewer	\$0.00
Sidewalk / Curb	\$76,000.00
Asphalt	\$80,951.25
Total	\$169,701.25

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.



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Item #3: The Parks Phase 3A Request Bond Reduction

<u>Applicant or Representative-</u> DR Horton	Staff Overview		
<u>Overview:</u>	9096232	\$73,500	3A Solar Lights
Current Bond Amount - \$182,275	9096235	\$85,000	3A Sidewalks
<u>Tax Parcel and ID</u> NA			
<u>Zoning</u> SRPUD			
<u>Ordinance Reference and Notes:</u> 3-101.2	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.		
<u>Staff Recommendation:</u> Approval of One Year Extension to: \$0			
Public Services inspected and signed off on completion of infrastructure.			



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Item #4: Summerlin Phase 1 Request Bond Extension

<u>Applicant or Representative-</u> Goodall	Staff Overview
<u>Overview:</u>	Expiration March 21, 2022
Current Bond Amount - \$207,866	Subdivision Plat Recorded May 17, 2017
<u>Tax Parcel and ID</u>	Subdivision Completion Status 39/39 Lots -100% Completed
NA	Remaining Improvements: Sidewalk and curb sections, finish grading, street lightings, and final layer of asphalt
<u>Zoning</u>	Completed Improvements- Sections of Curbing has been replaced;
SRPUD	however, the developer has not yet requested an inspection to reduce the bond amount.
<u>Ordinance Reference and Notes:</u>	
3-101.2	
<u>Staff Recommendation:</u>	3-101.2 Surety Instrument
Approval of One Year	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.
Extension to: \$239,046	

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Item #5: Summerlin Phase 5 Request Bond Extension

Applicant or Representative-

Overview:

Current Bond Amount - \$
\$237,524.00

Tax Parcel and ID

NA

Zoning

SRPUD

Ordinance Reference and Notes:

3-101.2

Staff Recommendation:

Approval of One Year

Extension to: \$257,691

Staff Overview

This is a request for a one-year subdivision improvement. Staff did an inspection on this phase in January 2021.

ITEM	TOTALS
Street Lights	\$8,989
Stormwater	\$84,270
Wastewater	\$42,135
Sidewalk	\$46,349
Asphalt	\$42,337
Total	\$224,079.00

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.



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Item #6: The Reserve at Palmers Crossing Phase 2: Requests subdivision bond extension.

Applicant or Representative- Overview:

Current Bond Amount - \$
\$169,701.25

Tax Parcel and ID
NA

Zoning
SRPUD

Ordinance Reference and Notes:
3-101.2

Staff Recommendation:

Approval of One Year

Extension to: \$195,156

Developer has not requested
reduction.

Staff Overview

ITEM	LOC Value
Street Lights	\$12,750.00
Stormwater	\$0.00
Sewer	\$0.00
Sidewalk / Curb	\$76,000.00
Asphalt	\$80,951.25
Total	\$169,701.25

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.



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Item #7 Villas at Honey Run

Applicant or Representative- Overview:

Current Bond Amount -
\$375,616.18

Tax Parcel and ID
NA

Zoning
SRPUD

Ordinance Reference and Notes:
3-101.2

Staff Recommendation:
**Approval of One Year
Extension to: \$431,959**

Note: This development is complete. The developer is in the process of scheduling a reduction.

Staff Overview

ITEM	TOTALS
Street Lights	\$0.00
Stormwater	\$25,000.00
Sewer	\$100,000.00
Sidewalk / Curb	\$63,875.00
Asphalt	\$186,741.18
Total	\$375,616.18

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.



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Item #8 Reyes Construction

Applicant or Representative- Overview:

Ramiro Reyes

Tax Parcel and ID

**Sumner County Tax Map 96,
Parcels 61.01 & 61.03**

Zoning

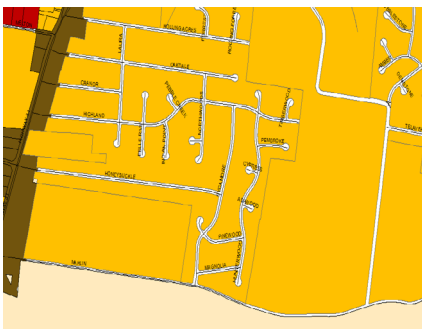
**NCRPUD, Neighborhood
Center Residential.**

Location

959 McCurdy Road

Findings of fact:

Denial recommendation based on the comprehensive plan use for this land, Residential SF Medium Density.



Staff Overview

Staff Overview

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. This would be considered spot zoning and does not fit in city growth plan. Staff has reached out to owner for a walk through of property and are still waiting for a response. The rezoning of this site would be a light industrial use. This would be spot zoning, surrounding county agricultural and City of White House residential.





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Item # 9 Impact Fee Increase:

See attached letter for explanation.

Staff Recommendation, Approval

Item # 10 By-Laws Amendment:

Notes: Requests Approval to amend the Planning Commission By-Laws and Rules of Procedure. We have formally been approved to be a Municipal Planning Commission. This is a request to amend the changes removing the wording 'Regional'

Staff Recommendation: Approval

City of White House Municipal

BYLAWS AND RULES OF PROCEDURE

Meeting Information: The name of the Planning Commission shall be the City of White House **Municipal** Planning Commission.

Meeting Dates: The Planning Commission shall meet the second Monday of the Month at 7 pm in the Billy S. Hobbs Municipal Building, unless another date is designated on the annually approved Planning Commission Meeting Calendar and Plan Submittal Requirements. Special called meetings and study sessions may be held as determined by Planning Commission and Secretary. All meetings shall be open to the public; however, not all meetings are public hearing. On agenda items not requiring a public hearing, Comments and testimony from the general public on any issue may be heard at the opinion of the Commission

Meeting Notice: Notice of regular meetings, as to the time and place of the meetings, shall be advertised annually in a newspaper of general circulation in the White House area during January of each calendar year. Special called meetings and study sessions shall be advertised in local newspaper of general circulation in the White House area seven (7) days prior to the meeting.

Manner of Voting. The voting on all questions coming before the Commission shall be by voice vote or, if requested by a Commission member, by hand count. The



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“ayes” and the “nays” shall be entered upon the minutes of such meeting except that when the vote of all Commissioners present is unanimous the record of such unanimous vote shall be sufficient. Each motion or action of the Planning Commission shall include specific findings of fact and statements of material evidence and include the reasons for its actions. The action taken on the motion and the specific findings and reasons shall be noted in the minutes of such meeting. On all consent and regular agenda items the Commission shall either vote to approve, deny, or defer an item a maximum of one meeting. Upon request of the item applicant an item may be deferred more than one month. All approvals with stipulations shall include the stipulations in the meeting minutes. On rezoning and comprehensive plan amendments, or other agenda items determined by the Planning Commission the public hearing and discussion may occur prior to the Commission’s vote on the agenda item.

Conflict of Interest

Any member who considers their personal interest involved in any manner before the Commission shall make a disclosure of such interest and be excused from voting on such matter.

Quorum.

A majority of the membership of the White House **Municipal** Planning Commission shall constitute a quorum for the purpose of conducting the business of the Commission. Approval of any business shall be by a favorable vote of a majority of the Planning Commission members in attendance

Records:

The records of the Planning Commission shall be kept in City Hall and be available to the public during all normal business hours.

Membership.

The membership of the White House **Municipal**

Planning Commission shall conform to T.C.A. § 13-3-101 and 13-4-101. An official roster of Planning Commission members shall be kept by the Secretary of the Commission. At least one (1) member, but not more than two (2), shall be from the planning region. Members shall file an annual conflict of interest disclosure form. The Members shall obtain four (4) hours of training for planning related topics either as provided by the City of White House or self-study.

Order of Business:

- A. Member roll call
- B. Review and approval of previous meeting minutes,
- C. Review and approval of agenda
- D. Review and approval of consent agenda items
- E. Review and approval of regular agenda items
- F. Other Business including member and staff reports and discussion items if applicable.



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G. Adjournment

Agenda:

The Secretary shall provide an agenda including consent and regular agenda items and a staff recommendation letter on all agenda items. The Commission at the end of consent and regular agenda may choose to include Other Business items including member and staff reports, discussion items, or training items. The annually approved Planning Commission Meeting Calendar and Plan Submittal Requirements shall include all plan submittal requirements.

Agenda Item Review:

- A. Property information
- B. Project type, building square footage, number of lots, applicant, etc.
- C. Public Hearing (Rezoning and Comprehensive Plan Amendments)
- D. Staff reports
- E. Professional statements and reports
- F. Staff recommendations
- G. Plan submittals
- H. Review photos or other site specific information presented at the meeting
- I. Traffic, drainage, or other site design or specific issues based on plan submittal or site visits.
- J. Planning Commission discussion
- K. Discussion Recap and Statement of facts and material evidence.
- L. Motion:
 - Basis of approval or denial including reference to agenda review items, stipulations, and issues.

Rezoning Requests Review Criteria:

After the advertised public hearing, the Commission shall review the following items and any additional items:

- a. Comprehensive Plan area designation
- b. Existing and adjacent property uses
- c. Future uses of area
- d. Permitted uses in the proposed zoning district.
- e. Major changes in the area created by public building projects, economic development, roadway and utility improvements, or other changes that are determined to necessitate a zoning change recommendation or denial.

Comprehensive Plan Amendment Criteria:



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After the advertised public hearing, the Commission shall review the following review and any additional review items for a Comprehensive Plan amendment when an agenda item is not consistent with the Comprehensive Plan:

- a. Changes in area due to infrastructure and utility improvements
- b. Changes due to City, County, State or Federal roadway, utility, or building projects.
- c. Changes in area since comprehensive plan adopted that are determined to be positive growth
- d. Changes in the area due to large scale economic development projects
- e. Other changes determined to be based on planning principals.

Officers.

The officers of the Commission shall be a Chairman, a Vice-Chairman.

Elections.

The Chairman, Vice-Chairman and shall be elected at the July meeting of the Planning Commission. Election of Vice-Chairman and Secretary shall follow the same procedure as that of the Chairman. All elected officers of the Commission shall serve for a term of one (1) year and shall be eligible for re-election.

Chairman.

The Chairman shall preside at all meetings of the Commission and shall perform such other duties as the Commission shall authorize. The Chairman shall exercise their voice and vote as a member of the Commission.

Vice-Chairman.

In the absence of the Chairman, the Vice-Chairman shall perform the duties of the Chairman.

Secretary.

The Secretary shall be the Planning/Codes Director. The secretary shall be responsible for maintaining a full record of all proceedings for the commission and the minutes. The Secretary shall also perform such other duties in regard to records, including the certification of plats, and record transcripts, as the Commission may direct.

Vacancies.

Should the office of Chairman and Vice-Chairman become vacant the Commission shall elect successors to these positions to serve for the unexpired term of said offices

Amending Rules.

These rules may be amended by a majority of the members of the Commission and may be proposed at any regular or special meeting of the Commission, by presentation of written copies of the proposal to the members present.



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Waiving or Suspending Rules. A rule of procedure may be suspended or waived at any meeting by majority vote of Commission members present.

Item # 11 ~~Village at White House/Lose Design:~~ Withdrawn by Staff

Tax Parcel and ID

Robertson County Tax Map

095, Parcel 117.01

Zoning

Current Zoning, R-15

Project Area Description

Southwest corner of Pinson Lane and Pleasant Grove Road

Findings of Fact:

This site is zoned R-15 which gives By-Right zoning for the permitted use. The Developer has responded to all staff comments. **This is an incomplete application.**

Staff Overview

Owner: Bulldog Trust

This site is located Southwest corner of Pinson Lane and Pleasant Grove Road and consists of 15.77 acres. The developer is requesting final development plan approval of 20 single-family houses. Staff has reviewed the





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Item #12 Willow Grove Subdivision Phase 1, Revision 1/Ragan Smith: Withdrawn by Staff

Applicant or Representative- Overview:

Lennar Homes

Tax Parcel and ID

**Sumner County Tax Map 96,
Portion of Parcel 53**

Zoning

SRPUD

Location

**Ballard Drive and Tyree
Springs Road**

Findings of fact:

Construction Plans for these phases have been approved. The FDMP needs to be revised to match the changes of the plat, before Planning Commission can approve.

Staff Overview

Staff Overview

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.





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Item #13 Highland Park/JTA:

Applicant or Representative- Overview:

**Highland Park Developers,
LLC**

Tax Parcel and ID

**Robertson County Tax Map
106P, Parcel 66.00**

Zoning

**C-1R, Central Business
Service District Gateway Infill
Residential.**

Location

Byrum Drive

Findings of fact:

Approval, the site plan for this project was approved in 2020. The plat meets Subdivision Regulations requirements. Before signing the plat, staff will make sure the items listed are shown.

Staff Overview

Staff Overview

Request Final Plat Approval for 90 townhomes and 240 apartment units. Property is located at Byrum Drive. Property zoned C-1R, Central Business Service District Gateway Infill Residential.

- FFE (finished floor elevations are noted).
- Two reference points on the plat that reveal the TN state plane
- Ensure all utility easements cover all features
- Show roadway all the way to north roadway connection.
- Water line easement should be shown for this full length





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Item #14 Sage Farms Subdivision/Anthony T. Bollinger, R.L.S:

Applicant or Representative- Overview:

Stage Coach Developers, LLC

Tax Parcel and ID

**Robertson County Tax Map
106, Part of Parcels 193 and
196**

Zoning

**NCRPUD, Neighborhood
Center Residential.**

Location

Sage Road

Findings of fact:

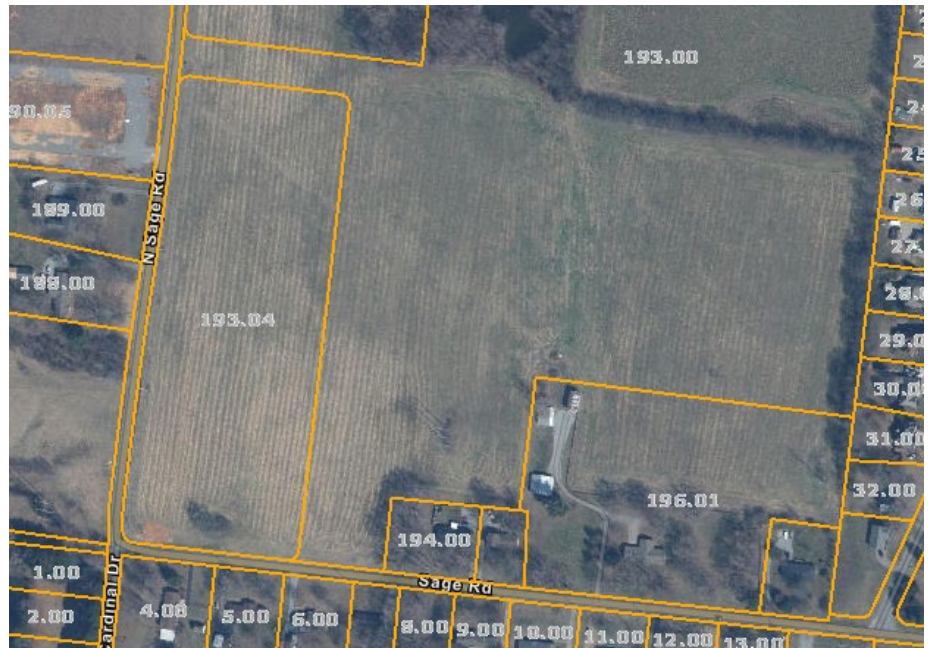
Approval, the FDMP for this project was approved in 2021. Staff comments are in the overview. Staff checks all plat requirements before providing signatures.

Staff Overview

Staff Overview

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.

- FFE set on each house. Coordinated with stormwater/drainage design for the development
- Showing a minimum of two reference points on the plat that reveal the TN state plane coordinates set per phase





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Item #15 **7-Eleven White House 76 TN/SE White House 76, LLC c/o Jason Horowitz:**

Applicant or Representative- Overview:

James W Brinkley, Trust

Tax Parcel and ID

**Robertson County Tax Map
106F, Group A, Parcel 13.02**

Zoning

C-2 General Commercial

Location

**Northwest corner of State
Route 76 and Dee Cee Ct**

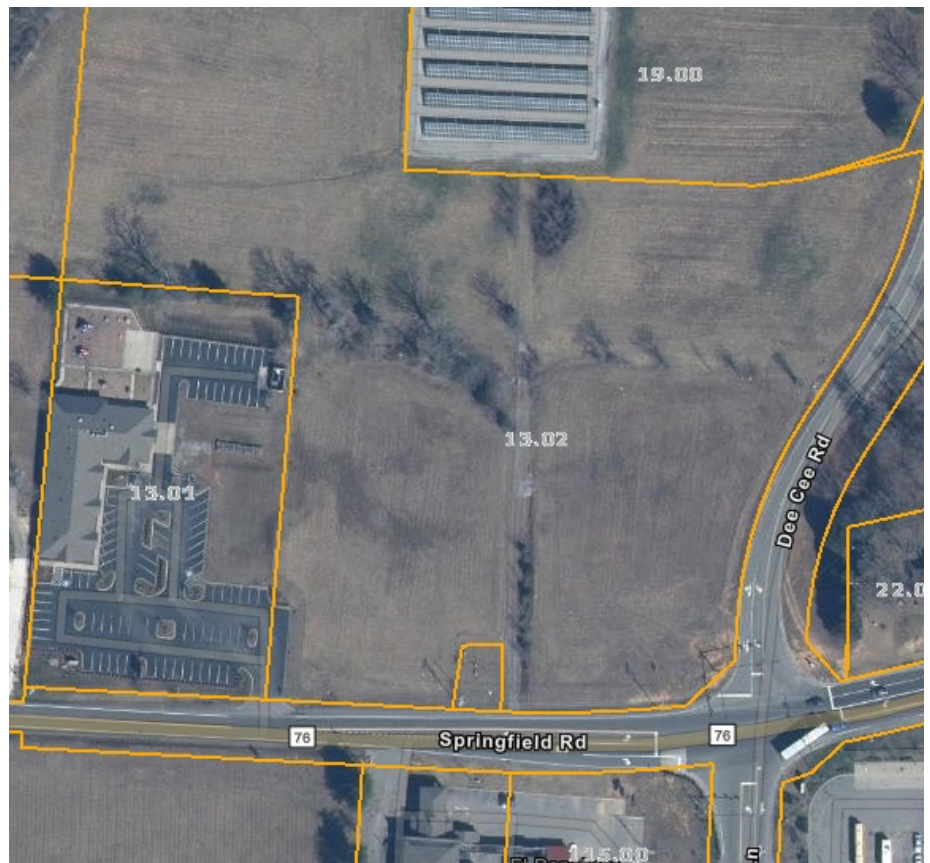
Findings of fact:

Staff has reviewed the site plan and worked through ingress/egress into the site. Staff has asked the developer to provide sidewalk as required by subdivision/zoning regulations and provide the required parking lot provisions of not more than 12 contiguous spaces. The developer is requesting a variance from the regulations. Based on the by right use of C-2, staff should be approved, but with stipulations on the decision of the above request.

Staff Overview

Staff Overview

Request Site Plat Approval. Comment and responses can be seen on the following pages.





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February 27, 2023

Ceagus Clark, GISP
City of White House
120 Business Park Drive
White House, TN 37188

Subject: White House 7-Eleven
White, TN
Gresham Smith Project Number: 44520.13

Dear Ceagus:

The following are Gresham Smith responses to your comments from your letter dated February 16, 2023 regarding White House, 7-Eleven – Site Plan.

1. Comment: Max 12 contiguous parking spaces (site has 3 additional stalls above the requirement.....I like this current plan better than all previous layouts.....you may consider the PC approve this as shown without removing the parking if the 34 number is necessary, otherwise just delete the extra spaces

Response: Acknowledged. We respectfully request the Planning Commission to approve the plans as shown.

2. Comment: Clarify every instance where the plans refer to items as "by others".....this becomes confusing as what may be necessary yet not included in the construction plans

Genuine Ingenuity

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

GreshamSmith.com



City of White House, Tennessee

Planning and Codes Department

105 College Street • White House, TN 37188

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Ceagus Clark
February 17, 2023

Response: Acknowledged. All references to "by others" have been clarified.

3. **Comment:** Add a note that all pedestrian features shall be ADA compliant ---further, public sidewalks are required by the city regulations on the adjacent roadways (tied to the interior sidewalks) consider adding or requesting exception

Response: Acknowledged. An note for all pedestrian features to be ADA compliant has been added to sheet C200. We respectfully request the Planning Commission to approve the plans as shown.

4. **Comment:** These comments cover the review related to planning commission and further details, calculations will be reviewed in concert with Public Works and the land disturbance after PC (note that any TSS option for stormwater design must be approved by the Public Works director.....in those approved cases, 80% TSS removal is required)

Response: Acknowledged. We will further coordination with Public Works for approval of the stormwater design.

5. **Comment:** Traffic routing seems in accordance with the previous coordination and related TIS (further review of these traffic details will occur post PC)

Response: Acknowledged. Roadway plans for SR 76 and Dee Cee Court have been included in this submittal for review and approval.

If you have any questions, please do not hesitate to call me at 615.770.8542

Sincerely,

Ethan Kluding, P.E



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Item #16 ~~Smyrna Ready Mix~~ Withdrawn by Staff

Applicant or Representative- Overview:

Hollingshead Materials, LLC

Tax Parcel and ID

**Robertson County Tax Map
106, Parcel 30.00**

Zoning

I-2 Heavy Industrial

Location

130 Center Drive

Findings of fact:

The site plan is not sufficient for approval based on staff review.

Staff Overview

Staff Overview

Request Site Plan Approval for construction of a concrete Plant.





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Item #17 Core 5 Partners-Loves Lane Industrial/Thomas & Hutton:

Applicant or Representative- Overview:

Brian & Lindsey Harper

Tax Parcel and ID

**Robertson County Tax Map
106, Parcel 175**

Zoning

I-1 Light Industrial

Location

Loves Lane and Harpers Way

Findings of fact:

Approval based on the By-Right zoning of I-1/Industrial Overlay. All Staff Comments have been addressed. This project is within the Industrial Overlay District and meets design requirements.

See preceding pages

Staff Overview

Staff Overview

Request Site Plan Approval for a 305,500 gross square foot distribution facility development.





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615 MAIN STREET, SUITE 124
NASHVILLE, TN 37206 | 615.349.4990
WWW.THOMASANDHUTTON.COM

February 24, 2023

Ceagus Clark, GISP
Planning & Codes Director
City of Whitehouse Planning and Codes
105-D College Street
White House, TN 37188

Re: Love Ln Industrial
Construction Plans Re-Submittal
J-30593.0000

Ceagus:

On behalf of our client, Core5 Industrial Partners, we formally resubmit the construction plans for the project referenced above. We request that the plans and documents be reviewed by City of Whitehouse Planning and Codes for approval. The following are included in this resubmittal:

1. One copy of comment email (dated 02/16/23)
2. One copy of Comment/Response Letter (this letter)
3. One copy of the revised Construction Plans (Full-Size – Bound & Rolled)
4. One copy of the revised HEC-22 Report

The plans have been revised per comments received on 02/16/23 via email. Below is a summary of the comments and our responses (Note: Our responses are in **bold italics**):

Cover Sheet & General Notes and Overall

1. Add a site data table that reveals all the zoning, parking, and similar regulations vs the proposed features.
Data table on the cover has been included.

Erosion Control Plan

2. Erosion control needs a lot of improvement. Further review can be c post PC with PWorks review for LDP).
Plans have been internally reviewed and revised. See sheets EC1.1 – EC4.2.

Layout & Stripping Plans

3. Max 12 contiguous parking spaces.
Employee parking spacing has been revised accordingly. See sheets C1.1 – C1.2.
4. Will need additional signage on the public intersection to direct traffic appropriately. (Keep folks out of Core5 that do not intend to go there.)
PRIVATE DRIVE TRUCK ROUTE sign has been added to the truck entrance. See sheet C1.2.
5. Reveal sidewalks with all definition on site layout.
All sidewalk definition labels have been added. See sheets C1.1 – C1.2.
6. Reveal all sidewalk ramps.
Sidewalk ramp access has been called out as flush curb at southern corners of the building and labeled accordingly. See sheet C1.1 – C1.2.



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Ceagus Clark, GISP
Planning & Codes Director
City of Whitehouse Planning and Codes
February 24, 2023

ADA Routing Plan

7. Add a note that all pedestrian routes shall be ADA compliant. (Review clearance behind ADA parking signage --- seems to be an issue, but there is not labeling.)
Note has been added and plans have been revised accordingly. See sheet C1.3.

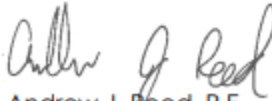
Miscellaneous Comments

8. Plat needs clear delineation of the drainage easement and reference to tract 2 shared use of that intended easement.
Noted.
9. Min. FFE should be noted on main parcel relevant to stormwater design for this tract.
Minimum finish floor elevation has been added based on top of pond elevation. See sheet C2.1 – C2.2.
10. Reference the plat (on these site plans) where the stormwater drainage easement has shared use with other tract.
Reference has been added.
11. Ensure data is submitted to support the infiltration rates assumed in drainage calcs. (details to be reviewed later in LDP process, but could be a problem if the pond area must be enlarged or other modifications that affect major components of the site layout.)
The developer has reached out to the Geotechnical engineer regarding infiltration testing and results will be coordinated into the model and respective report shared with Public Works once received. The current model assumes no inflation to be conservation, therefore there is no anticipated that any increase to the pond area will be required.
12. These comments reflect the site plan review relevant to PC submittal. Further review of stormwater, grading, drainage and traffic details will occur post PC
Noted.

If you have any questions, please call me at (615) 349-4970 or email me at Reed.a@tandh.com.

Sincerely,

THOMAS & HUTTON


Andrew J. Reed, P.E.



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I-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:

- 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.*



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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.***

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)***



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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

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

<i>Front Building Setback</i>	<i>40 feet</i>
--------------------------------------	-----------------------

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.

Site Planning

Massing and Scale:

1. Building heights shall not exceed thirty-five (35) 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



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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.

