



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: 4/1/2023

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 4/10/2023

Item # 1 The Parks-Phase 1

(Public Hearing)

Item # 2 Bill Norfleet

Item # 3 Village at White House/Lose Design

Item # 4 Willow Grove Subdivision-Phase 1, Revision1/Ragan Smith

Item # 5 Willow Grove Subdivision/Ragan-Smith

Item # 6 Smyrna Ready Mix

Item # 7 Springbrook Reserve Subdivision/Dewey Engineering

Item # 8 Springbrook Reserve Subdivision-Phase 3

Item # 9 Springbrook Reserve Subdivision-Phase 4

Item # 10 Pleasant Grove Road Parking Addition/Klober Engineering

Item # 11 Dorris Farm at Willow Springs/Dewey Engineering

Item # 12 Dorris Farm at Willow Springs-Phase 2, Section 1A

Item # 13 Dorris Farm at Willow Springs-Phase 2, Section 1B

Item # 14 Dorris Farm at Willow Springs-Phase 2, Section 2

Note: Item #5 should be taken up before Item #4.

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	\$0	Asphalt
Current Bond Amount – \$207,866	9077572	\$0	Sidewalks/Curbs
<u>Tax Parcel and ID</u> NA	9077575	\$0	Waste Water/Pump Station
<u>Zoning</u> SRPUD	9077581	\$0	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: \$0	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.		
This was brought to you as a reduction to \$92,000. Public Services has reviewed and has found that this should be reduced to 0			



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Item #2: Bill Norfleet de-annexation request

Applicant or Representative- **Bill Norfleet**

Owner:
Andrew Finney

Overview:
Requests Recommendation to the Board of Mayor and Aldermen to de-annex 5.4 acres

Tax Parcel and ID
Sumner County Tax Map 077, Portions of Parcel 100.00, 100.02, and 100.03

Zoning
R-20

Location:
North Palmers Chapel Road

Staff Recommendation:
Approval, this lot is split by the city limits boundary across the front of the property. The owner will be building on the portion located in Sumner County and would not be obtaining city services, even if this were to not be de-annexed.

Staff Overview

Requests Recommendation to the Board of Mayor and Aldermen to de-annex 5.4 acres. The property currently is split, with a portion in Sumner County and the front portion in the City of White House. There is currently no sewer servicing this property. De-Annexing would not affect the continuity of the city limits boundary. See inserts showing illustration of deannexation.





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- ❖ The below language is from Tennessee Advisory Commission on Intergovernmental Relations (TACIR).

Deannexation: Initiation by Residents and Landowners under Limited Circumstances

When a city has failed to fully implement a plan of services adopted for an annexed area, residents and landowners' only recourse under current law is to sue the city to provide the services. Although deannexation may seem to be a reasonable alternative and one that might be acceptable to the city, residents and owners have no way to initiate or even participate in the deannexation process except by petitioning to force a vote in hopes of stopping a deannexation. One way to enable greater resident and landowner participation, including by those who own agricultural land, would be to allow them to petition for deannexation using the same formal dual-petition process proposed for annexation when a city has not fully implemented the plan of services adopted for the area.

Of the 36 states with deannexation laws, Tennessee is one of only ten that do not allow residents or owners to initiate deannexation proceedings. Local officials in Tennessee have expressed concern that allowing residents to initiate deannexations could lead to donut holes and irregular boundaries that create confusion over provision of services. In order to prevent these problems, eight states prohibit deannexations that would create donut holes by limiting them to areas on the city borders.

Tennessee, like many other states, allows cities to continue taxing deannexed property to repay debt incurred in order to meet the needs of those areas and requires them to charge sufficient rates for utilities to pay for services provided to those areas. Because of this, allowing residents and landowners to petition for deannexation is unlikely to cause issues with provision of services as long as those deannexations are limited to areas on the city border in order to avoid creating non-contiguous islands and donut holes. However, because counties may be obligated to assume responsibility for infrastructure such as roads or for emergency or other services, their approval for deannexation should be required. **Moreover, deannexations should be allowed only when the proposal is to remove the entire area as it had been annexed, not scattered individual parcels, unless the city and county agree otherwise.**



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Item #3: Village at White House/Lose Design

Applicant or Representative-
Bulldog Trust

Overview:

Request final plat approval

Tax Parcel and ID

**Robertson County Tax Map
095, Parcel 117.01**

Zoning

R-15

Location:

**Southwest corner of Pinson
Lane and Pleasant Grove
Road**

Staff Recommendation:

**Approval, Staff has reviewed
this Final Subdivision Plat.
Prior to signing the plat, staff
will review the covenant and
restrictions prior to signing
the Final Plat.**

Staff Overview

Request Final Plat Approval for 20 single-family houses. This property is located at the southwest corner of the Pleasant Grove/Pinson Lane Intersection. Staff has reviewed the Final Plat Request. There were no changes from Preliminary Plat to Final Plat.





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Developer Response to Staff Comments- Villages of Pinson

- 1) Fire protection is attached.
 - a. There are six fire hydrants proposed within the development. All proposed fire hydrants are spaced less than 400 feet apart. All proposed buildings and structures are less than 400 feet away from a fire hydrant.
- 2) Comments from White House Utility - **Item # 5 Village at White House/Lose Design (Site Plan Approval)**: The water needs for this project have not been reviewed by WHUD. The developer or Engineer will need to submit for availability. The "Availability of Service Request" Application can be found on website at link: <https://development-support-whudpublic.hub.arcgis.com>
 - a. An "Availability of Service Request" has been made to and received by White House Utility District.
- 3) Submit a response letter from the previous submittal revealing the city staff comments and how they were addressed in this revised submittal (add the comments from this new submittal process also)
 - a. This document is the comment response letter.
- 4) Reveal the design speed for the subject road classification on the plans --- reveal in plans the information that allows confirmation of the design requirements of each type (can be confirmed post PC in PWorks/LDP review) --- it seems the tangent criteria as road approaches an intersection should be reviewed.
 - a. The design speed is 25 MPH. The posted speed is 20 MPH. This information has been added to the plans. See sheet C3.00 & C3.01. The tangent approach to intersection with Pinson Lane has been revised to meet the minimum criteria of 50 feet. The proposed tangent approach to the intersection has a tangent length of 53 feet.
- 5) Submit lighting plan with photometric design for the roadway.
 - a. We are currently coordination with CEMC and Holophane for the lighting plan and photometric design. We will provide you with both once they are available.
- 6) Include details for all catch basins, drainage structures (will be reviewed in detail post PC, but should match the assumptions made in drainage calcs for all head elevations, lane spread, pipe capacities, etc)
 - a. Please refer to the revised drainage report for all of the above information. It can be found in Section 6) Storm Sewers.



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- 7) Review stormwater routing conditions when the design capacity of roadway structures are inundated by the 100 year events.....ensure water makes it to the appropriate detention/retention structures and does not bypass or cause flooding concerns
 - a. Please refer to the revised drainage report for all of the above information. A summary of the 100-year conditions can be found in Section 1) Project Summary. Detailed stormwater hydrology calculations can be found in Section 5) Overall Site Hydrology.
- 8) Consider fencing around water hazards per subdivision regulations.
 - a. Per 4-102.8 Fencing in the subdivision regulations, "Each subdivider or developer shall be required to furnish and install all fences wherever the Planning Commission determines that a hazardous condition exists. Such fences shall be constructed according to standards established by the Planning Commission, as appropriate, and shall be noted on the final plat as to height and required materials."

We will provide fencing around any areas the Planning Commission required.
- 9) See Stormwater regulations regarding wetlands and 60' Buffer zone.
 - a. We are currently apply for an Aquatic Resource Alteration Permit (ARAP) with TDEC to reduce the area of the wetlands onsite. We will provide you with the approved ARAP once it is available.



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Item #5: Willow Grove Subdivision/Ragan-Smith

Applicant or Representative-
Lennar Homes

Overview:
**Request Final Master
Development Plan
Amendment Approval**

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

Zoning
SRPUD

Location:
Ballard Drive

Staff Recommendation:
Approval

Staff Overview

Requests Final Master Development Plan Amendment Approval 89 single-family lots. This FMDP reflects amendments of Phase 1, Revision 1. There were some minor adjustments made to the easements at the entrance from Tyree Springs on to Ballard drive with changes to the radius of the curve. Though minor, Planning Commission approval is required with any changes.





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Item #4: Willow Grove Subdivision- Phase 1, Revision 1/Ragan Smith

Applicant or Representative-
Lennar Homes

Overview:
Request Final Plat

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

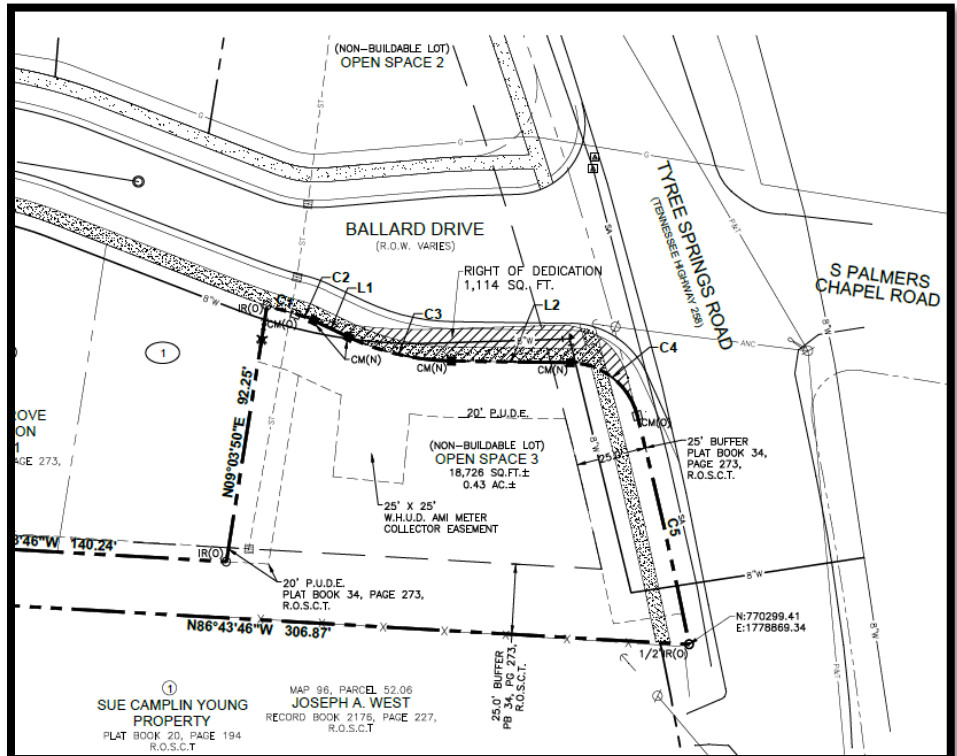
Zoning
SRPUD

Location:
Ballard Drive

Staff Recommendation:
**Approval, this is consistent
with the FDMP**

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.





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Item #6: Smyrna Ready Mix

Applicant or Representative-
Hollingshead Materials, LLC

Overview:
Request Site Plan Approval

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

Zoning
I-2 Heavy Industrial

Location:
130 Center Drive

Staff Recommendation:
**Approval- this is zoned at I-2,
a permitted use which is a by-
right use. The site plan has
met all city requirements. The
state will issue any permits
needed for operation,
including air quality.**

Staff Overview

Request Site Plan Approval for construction of a concrete plant. Staff comments have been replied to by developer/engineer and have been added to the packet.

Elevations for planned accessory structures, such as the silo, were provided.





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Item #7: Springbrook Reserve Subdivision/Dewey Engineering

Applicant or Representative-
LGI Homes- Tenn, LLC

Overview:
Request FMDP Approval

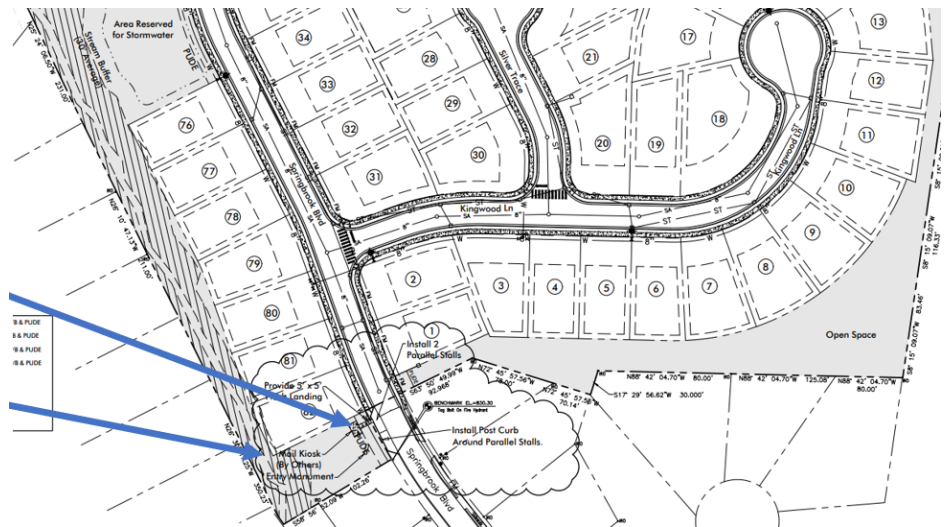
Tax Parcel and ID
**Sumner County Tax Map 96,
Portion of Parcel 18.02 and
Portion of Parcel 1.01**

Zoning
SRPUD

Staff Recommendation:
Approval- The original Final Master Development Plan was approved in 2004, then revisions in 2014. This request is to add a mailbox kiosk and additional parking. Any revision requires approval by Planning Commission, which is why this is coming before this body.

Staff Overview

Springbrook Reserve Subdivision/Dewey Engineering: Requests Final Master Development Plan Amendment Approval for 82 single family lots. They are making minor amendments by adding a mail kiosk and adding parallel parking near the kiosk.





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Item #9: Springbrook Reserve Subdivision- Phase 4

Applicant or Representative- Overview:

LGI Homes-Tenn, LLC

Tax Parcel and ID

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

Zoning

SRPUD

Location

Springbrook Blvd

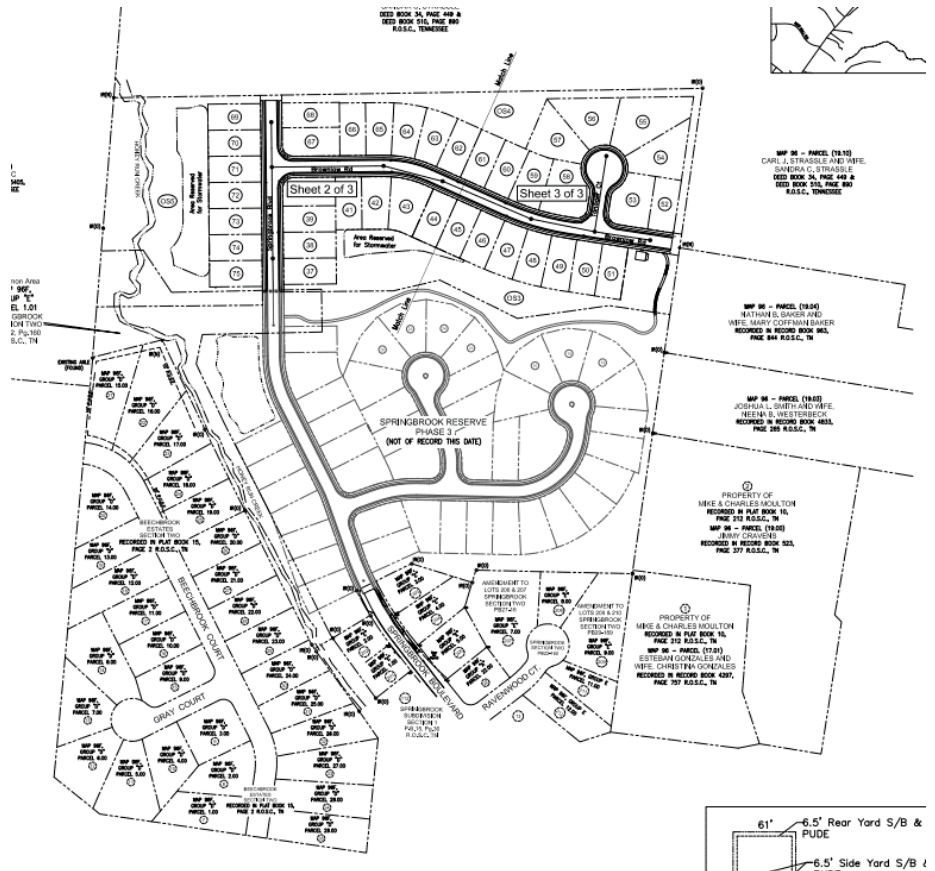
Findings of fact:

Approval, this is consistent
with the FDMP.

Staff Overview

Staff Overview

Request Final Plat Approval for 39 single family lots.





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Item # 10: Pleasant Grove Road Parking Addition/Klober Engineering

Applicant or Representative- Overview:

Wilson Family

Tax Parcel and ID

**Robertson County Tax Map
106, Parcel 25.00**

Location

3135 Pleasant Grove Rd

Zoning

I-1. Light Industrial

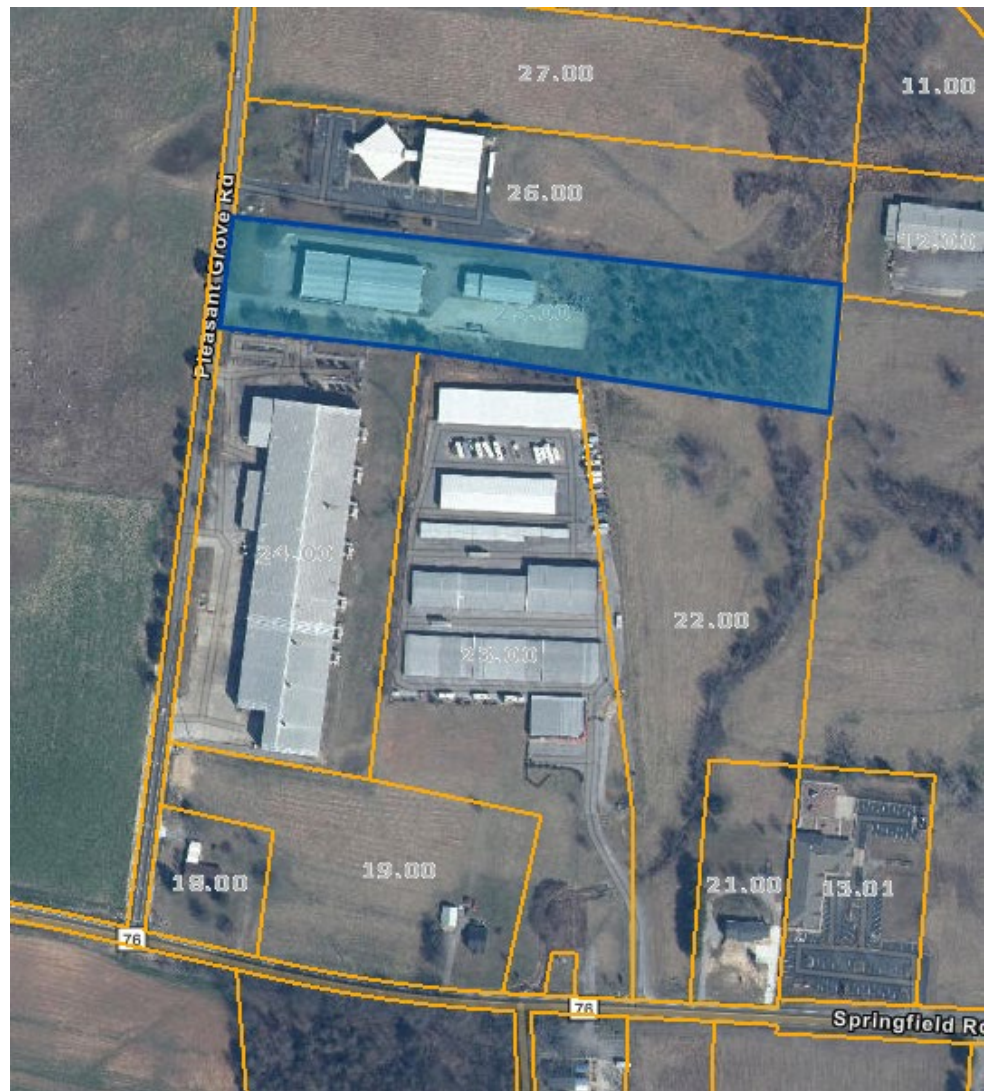
Findings of Fact:

Recommendation:

Approval- staff has reviewed the site plan for parking lot expansion.

Staff Overview

Request site plan approval for parking lot expansion located on the east side of Pleasant Grove Road. This site is an industrial site zoned I-1





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Item #12: Dorris Farm at Willow Springs-Phase 2, Section 1A

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

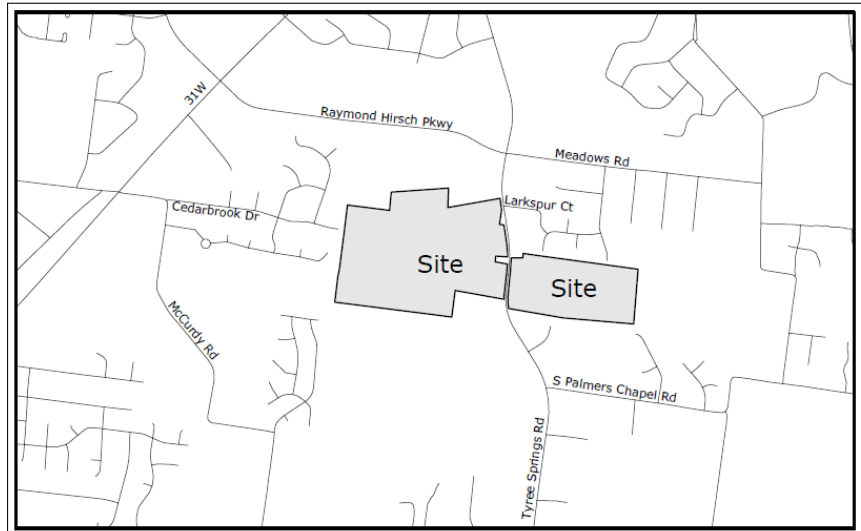
Findings of fact:

Construction Plans for these phases have been approved. The Final Plat is consistent with the FDMP. Sidewalk is complete on the perimeter of the development. The Final Plat is inline with the Alderman approved resolution for approvals final plat on phase 2.

Staff Overview

Staff Overview

This is a request for Final Plat Approval for Phase 2 section 1A. Section 1A consists of 25 homes. The developers are adhering to the resolutions approved by the Board of Mayor and Alderman.





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Item #13 Dorris Farm at Willow Springs-Phase 2, Section 1B

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

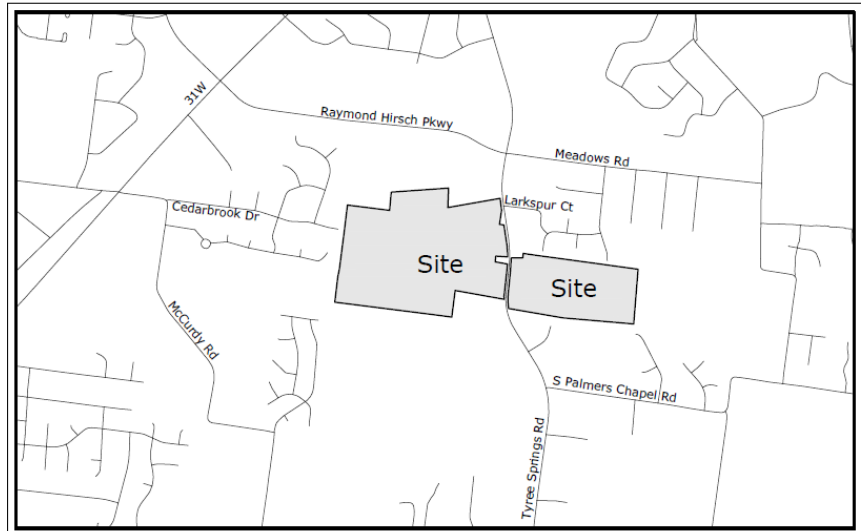
Findings of fact:

Construction Plans for these phases have been approved. The Final Plats are consistent with the FDMP. If sidewalk is complete at the time of Planning Commission, these Final Plats will be inline with the Alderman approved resolution for approvals final plat on phase 2.

Staff Overview

Staff Overview

This is a request for Final Plat Approval for Phase 21B with 31 homes. The developers are adhering to the resolutions approved by the Board of Mayor and Alderman.





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Item #14 Dorris Farm at Willow Springs-Phase 2, Section 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 Final Plats are consistent with the FDMP. If sidewalk is complete at the time of Planning Commission, these Final Plats will be inline with the Alderman approved resolution for approvals final plat on phase 2.

Staff Overview

Staff Overview

Section 2 will have 61 homes.

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

