



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: 5/2/2023

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 5/8/2023

Item # 1 Norfleet Commercial Building/Klober Engineering

Item # 2 Jackson Farm Subdivision-Phase 1/Dewey Engineering

Item # 3 Jackson Farm Subdivision-Phase 2/Dewey Engineering

Rather than putting my recommendation, I feel that it is better to provide a finding of fact, which allows this body to

Give me a call with any questions

615-672-4350 Ext 2119

Ceagus Clark
Director, Planning and Codes



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Item #1: Norfleet Commercial Building/Klober Engineering

Applicant or Representative-
Tammy Clark

Overview:
Requests Site Plan Approval

Location:
2829 Highway 31W

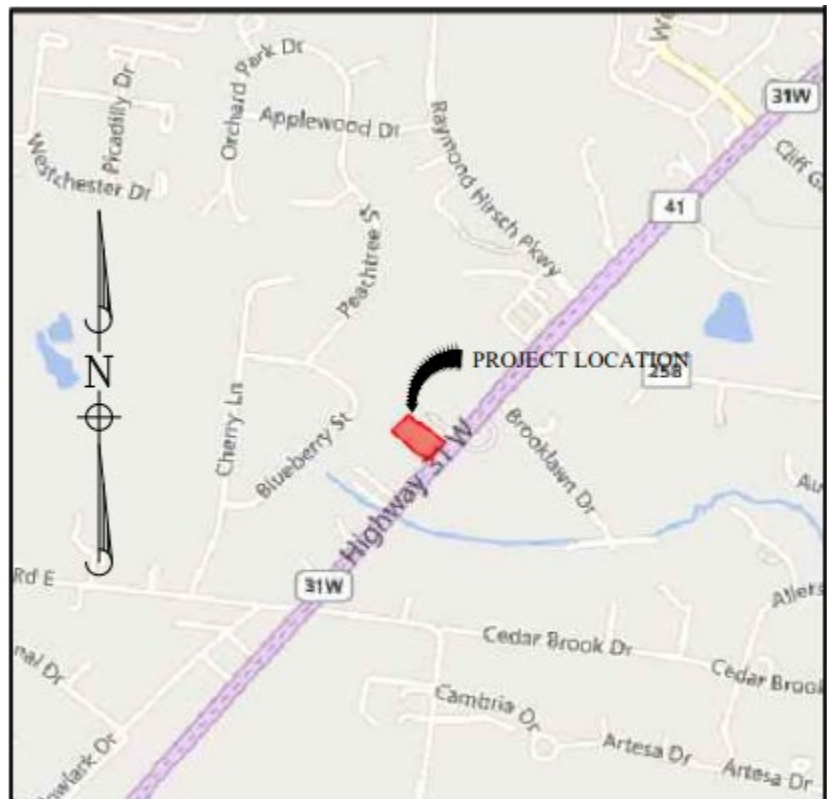
Tax Parcel and ID
**Robertson County Tax Map
107, Parcel 5**

Zoning
C-2 General Commercial

Finding of Fact:
Based on staff review, Approval. This is a By-Right zoning of C-2/General Commercial. The use is permitted under this zoning designation. Staff recommends the developer provide "in-lieu of" pavement for the required sidewalk in front of the business. The city is currently working to extend the eastern side of 31W sidewalk, to eventually connect with the Soccer Complex. There is currently no sidewalk on the west side of 31W. Additionally, there are some minor items that need to be addressed that include the sidewalk width shown on the current site plan and roadway width shown. Staff does a more in-depth review in the construction plan review period.

Staff Overview

Requests Site Plan approval for a 6,244 square foot office building.





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**3556 Tom Austin Hwy, Suite 1
Springfield, TN 37172
(615) 382-2000**

April 24th, 2023

City of White House
725 Industrial Drive
White House, TN 37188

RE: Norfleet Retail Center
2829 US Hwy 31W
White House, TN 37188

The following is in response to plan review comments dated April 14th, for the above referenced site plan.

Plans:

- Needs turnaround stub for front parking
 - Added turnaround for front parking lot, Sheet C1.02
- Needs sidewalks along public ROW, connected to interior sidewalks (can discuss waiver with Public Works for this regulation)
 - Would prefer waiver/in lieu of process as there is no existing sidewalk within existing ROW and addition of new, short, sidewalk section would be dangerous along highway. Added sidewalk to ROW.
- Infiltration is good but need to add pretreatment requirements for that measure (see Metro GIP.....not required for Planning Commission, but will be for CP review)
 - Concentrated flow curb cut pretreatment added at all curb cuts (C1.03) and detail provided on C2.03



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- **Make drive aisles at 24' and dimension main entrance width.**
 - Per Section 4.15.B of the zoning ordinance, traffic aisles of parking lots shall be minimum 20' in width. We feel the rear lot will be primarily employee parking, with minimal two way traffic along side of building.
- **Dimension all sidewalk connections to the entrances**
 - Dimensioned all sidewalk connection to the entrances, Sheet C1.02
- **Add ADA note for all sidewalks**
 - Labeled all sidewalks ADA compliant, Sheet C1.02
- **On Landscaping, D-3 is noted as the transitional protective yard. With this, show 12 canopy trees and 36 shrubs on the landscaping plan.**
 - Adjusted landscape plan to D-3, 13 canopy trees, 6 understory trees and 36 shrubs, Sheet L1.00
- **Show screening material around dumpster, Review Commercial Design Standards**
 - Labeled screening material around dumpster per Commercial Design Standards, Sheet CL.00

If you have any questions, please call KES at (615) 382-2000.

Sincerely,

Kyle Schneider, P.E.



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Item #2: Jackson Farm Subdivision-Phase 1/Dewey Engineering

Applicant or Representative-
Moss Farm, LLC.

Overview:
Requests Final Plat Approval

Tax Parcel and ID
**Robertson County Tax Map
95, Part of Parcel 63.00**

Zoning
SRPUD

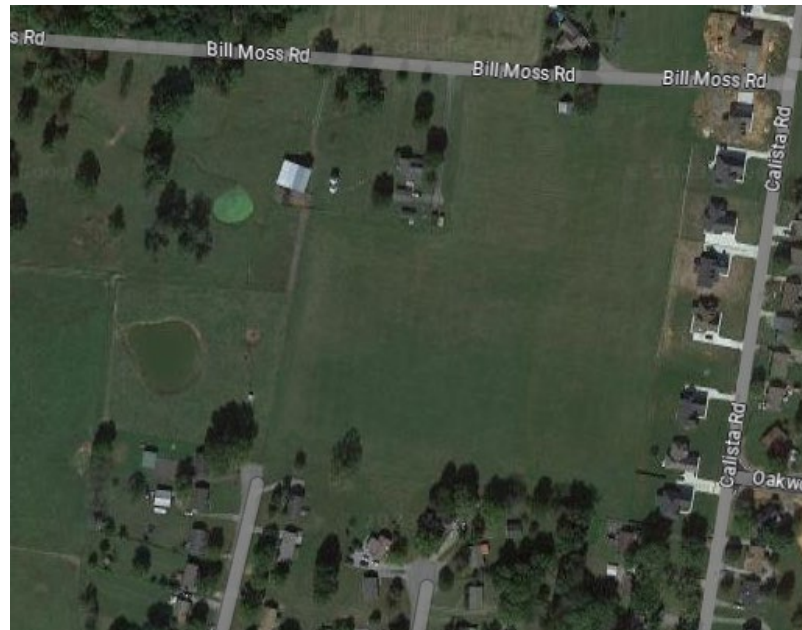
Location:
Bill Moss Road

Finding of Fact

Construction Plans for these phases have been approved. The Final Plats are consistent with the FDMP.

Staff Overview

Requests Final Plat Approval for 60 single family lots.





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Item #3: Jackson Farm Subdivision-Phase 2/Dewey Engineering

Applicant or Representative-
Moss Farm, LLC.

Overview:
Requests Final Plat Approval

Tax Parcel and ID
**Robertson County Tax Map
95, Part of Parcel 63.00**

Zoning
SRPUD

Location:
Bill Moss Road

Finding of Fact

Construction Plans for these phases have been approved. The Final Plats are consistent with the FDMP.

Staff Overview

Requests Final Plat Approval for 70 single family lots.





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