



## 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

*"Valuing our Future while Protecting our Heritage"*

# Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Codes

Date: 8/9/2023

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 8/14/2023

---

There are ten items on the agenda:

- ~~Concord Springs-Phase 1: Requests a one-year bond extension~~
- Concord Springs-Phase 2B: Requests a one-year bond extension
- Concord Springs-Phase 3: Requests a one-year bond extension
- Summerlin-Phase 2: Requests a one-year bond extension
- Summerlin-Phase 8: Requests a one-year bond extension
- Fields at Oakwood-Phase 1: Requests a one-year bond extension
- Fields at Oakwood-Phase 4.2: Requests a one-year bond extension
- ~~Gregory Pierce Subdivision (withdrawn by staff)~~
- White House Utility District/Barge Civil & Associates: Requests Site Plan Approval
- Raymond Hirsch Parkway Commercial PUD/Kimley-Horn
- Staff: Requests Recommendation to the Board of Mayor and Aldermen for street acceptance of The Parks Subdivision-Phases 1, 2, and 3

Don't hesitate to give me a call.

615-672-4350 Ext 2119

Ceagus Clark  
Director, Planning and Codes



## 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

*"Valuing our Future while Protecting our Heritage"*

### Item # 2: Concord Springs-Phase 2B:

Applicant or Representative-  
**Ryan Homes**

Overview:

**Current Bond:**

**\$247,641**

Tax Parcel and ID

NA

Zoning

**SRPUD**

Ordinance Reference and Notes:

**3-101.2**

**Finding of Fact:** Surety

Increase to: **\$284,787**

The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.

### Staff Overview

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.

ITEM	TOTALS
Street Lights	\$37,950.00
Stormwater	\$0.00
Curbing	\$39,031.00
Sidewalk	\$170,660.00
Asphalt	\$0.00
<b>Total</b>	<b>\$247,641.00</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.



## 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

*"Valuing our Future while Protecting our Heritage"*

### Item # 3: Concord Springs-Phase 3:

#### Applicant or Representative- Overview:

**Ryan Homes**

#### Overview:

#### **Current Bond:**

**\$401,449**

#### Tax Parcel and ID

NA

#### Zoning

SRPUD

#### Ordinance Reference and Notes:

**3-101.2**

#### **Finding of Fact:**

Surety Increase to: **\$461,666.**

The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.

#### **Staff Overview**

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.

ITEM	TOTALS
Street Lights	\$65,550.00
Stormwater	\$0.00
Sewer	\$0.00
Sidewalk / Curb	\$0.00
Sidewalk / Curb	\$252,770.00
Asphalt	\$83,128.61
<b>Total</b>	<b>\$401,448.61</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.



## 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

*"Valuing our Future while Protecting our Heritage"*

#### **Item # 4: Summerlin-Phase 2- Requests a one-year bond extension:**

Applicant or Representative-  
Overview:

**Goodall Homes**

Overview:

**Current Bond:**

**\$121,455**

Tax Parcel and ID

**NA**

Zoning

**R-15**

Ordinance Reference and Notes:

**3-101.2**

#### **Finding of Fact:**

Surety Increase to: **\$139,673.**

The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.

#### **Staff Overview**

Requests a one-year bond extension.



#### **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.



## 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

*"Valuing our Future while Protecting our Heritage"*

### **Item # 5: Summerlin-Phase 8- Requests a one-year bond extension:**

#### Applicant or Representative-

#### Overview:

**Goodall Homes**

#### Overview:

**Current Bond:**

**\$444,607**

#### Tax Parcel and ID

**NA**

#### Zoning

**R-15**

#### Ordinance Reference and Notes:

**3-101.2**

#### Finding of Fact:

Surety Increase to: **\$511,299.**

The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.

#### **Staff Overview**

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, sewer, sidewalks/curbing and asphalt costs.



#### **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.





## 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

*"Valuing our Future while Protecting our Heritage"*

### Item # 6: Fields at Oakwood Phase 1:

Applicant or Representative-  
Overview:

**Ryan Homes**

Overview:

**Current Bond:**

**\$341,123**

Tax Parcel and ID

NA

Zoning

SRPUD

Ordinance Reference and Notes:

**3-101.2**

#### **Finding of Fact:**

Surety Increase to: **\$392,291.**

The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.

#### **Staff Overview**

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk/ curb construction and asphalt costs.



#### **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.



## 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

*"Valuing our Future while Protecting our Heritage"*

### Item # 7: Fields at Oakwood Phase 4.2:

#### Applicant or Representative- Overview:

**Ryan Homes**

#### Overview:

#### **Current Bond:**

**\$312,058**

#### Tax Parcel and ID

NA

#### Zoning

SRPUD

#### Ordinance Reference and Notes:

**3-101.2**

#### **Finding of Fact:**

Surety Increase to: **\$358,867.**

The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.

#### **Staff Overview**

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.



#### **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.



## 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

*"Valuing our Future while Protecting our Heritage"*

### Item # 9 White House Utility District/Barge Civil & Associates:

#### Applicant or Representative- Overview:

#### **White House Utility District**

#### Tax Parcel and ID

**Robertson County Tax Map  
117, Parcel 87.01**

#### Location:

**500 Business Park Drive**

#### Zoning

**C-2 General Commercial**

#### **Finding of Fact:**

Property is currently zoned C-2, General Commercial, which would classify this use as by-right. It is also in-sync with the Comprehensive Plan.

#### **Staff Overview**

Requests Site Plan Approval for a new 34,000 sq ft headquarters for White House Utility District. Site plans include the Headquarters Building, Bioretention Basins, parking lots, private utility improvements, landscaping and stormwater impact mitigation efforts.







## 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

*"Valuing our Future while Protecting our Heritage"*

## Item 10: PUD/Kimley-Horn

Applicant or Representative-  
Overview: **Patricia Jones and  
Shrihari, LLC**

Tax Parcel and ID  
**Robertson County Tax Map  
107I, Parcels 75, 76, and 77**

Location:  
**Raymond Hirsch Parkway  
and Highway 31W**

Zoning  
**R-20**

Comprehensive Plan District:  
**Mixed Use and White House  
Crossroads**

### Finding of Fact:

Based on the Comprehensive  
Plan, rezoning to CPUD would  
be appropriate

### Staff Overview

**(Deferred at July meeting)**

Request to rezone 22.83 acres from R-20, Low Density Residential to CPUD, Commercial Planned Unit Development. Applicant is also requesting for Preliminary Plan Approval for a mixed-use development. This would consist of commercial and residential uses. Plans were resubmitted showing only 30 single-family homes. This proposed development would also have 8 lots with about 52,000 square feet of commercial retail and office space. The property is zoned currently R-20 and could by right build approximately 30 single family homes on the 20,000 lots and the front parcels are zoned commercial. In the following pages, you will find information from the zoning ordinance regarding the Commercial PUD and language from the comprehensive plan to help with your review.







## 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

*"Valuing our Future while Protecting our Heritage"*



June 28, 2023

Ceagus Clark  
City of White House  
105D College Street  
White House, TN 37188  
[cclark@whitehousetn.gov](mailto:cclark@whitehousetn.gov)

### RE: Raymond Hirsch Parkway Commercial PUD Resubmittal

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in an email dated on June 14, 2023. The answers are listed below in **bold** and are preceded by the comments/questions listed in the email. Plan changes are indicated in the preliminary master plan document with revision clouds.

### Planning Comments

Comment 1: Traffic Study looks good but needs to reveal a lane analysis at the 31W/RHP signal to determine if lane lengths require added storage due to added traffic.

**Response 1: The Traffic Study analysis does not reveal the need for turn lane improvements at the 31W/RHP intersection. The two following instances where the projected queues minimally exceeded the available storage can remedied with the adjustment of the signal timing as outlined below:**

- **Eastbound left projected to exceed storage by 14' in the PM peak hour**
  - **Minimal spillback which is less than a car length and only in one peak hour. Don't recommend any changes**
- **Northbound left projected to exceed storage by ~100' which is equivalent to 4 cars only occurs in the PM peak hour. 4 cars isn't excessive and can be mitigated with timing adjustments. Recommend to monitor as volumes develop and adjust timings as necessary.**

Comment 2: Ensure stormwater quality measures are planned appropriately as stormwater areas are labeled as detention only.

**Response 2: Acknowledged. Stormwater quality measures will be included in the drainage design and adequate area has been accounted for the in the preliminary layout.**

Comment 3: Project should include perimeter sidewalks along the state routes within the project limits.

**Response 3: Sidewalks have been added to the plan along Hwy 31 and RHP.**





## 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

*"Valuing our Future while Protecting our Heritage"*

## Kimley»Horn

Page 2

Comment 4: Need to finish labeling one-way and two-way traffic patterns.

**Response 4: Directional traffic arrows have been added to the driveways and parking lots lanes.**

Comment 5: Ensure lane lengths are revealed everywhere on intersections (on and offsite to match traffic study recommendations).

**Response 5: The Traffic Study analysis does not reveal the need for turn lane improvements. Project traffic does not reduce levels of service at any intersections below acceptable peak levels.**

Comment 6: Provide/clarify any amenities in the park area/greenspace.

**Response 6: A playground has been added in the public pocket park space located along the greenway connection.**

Comment 7: Clarify how the project meets the city parking requirements (do residential units have garages or parking in front or stalls only?) depends on size of units which I cannot discern yet.

**Response 7: All residential units have 2-car attached garages accessed from the alley as shown on the plan and listed in the development summary table on the plan sheet. All commercial parking meets or exceed Town requirements.**

Comment 8: Boundary landscape Plan looks ok but interior and landscape along roadways needs completion. Example, behind lots 5, 8, 4, between lots 3 and 4, should have more landscaping.

**Response 8: Street trees have been added along interior driveways and interior plantings have been added along building sides that face the driveways.**

Comment 9: Lighting plan intent should at least be noted on these plans and details for each area can be submitted in full detail at site plan/construction plan submittals.

**Response 9: Preliminary light pole locations have been added to the internal driveways and a note has been added to the plan set stating that all parking areas will provide area lighting to meet minimum safety requirements.**





## 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

*"Valuing our Future while Protecting our Heritage"*



Page 3

Comment 10: "Typical Townhome Front Elevations" Consider making these detached, with decreased unit count. Provide actual project elevations of the residential. This will be the larger topic of discussion.

**Response 10: The proposed style of townhomes with front entry located along the road and garages accessed from the alley behind are a good fit for the walkable pedestrian environment of the development. Having residential units in the development will encourage and support the commercial development and residents can walk to commercial uses and the neighboring Publix which will decrease traffic in the area.**

Comment 11: Provide mail kiosk locations in the residential areas.

**Response 11: Mail kiosk locations have been added to each residential area.**

Comment 12: Show details of screening around pump station.

**Response 12: Landscape screening has been added around the pump station building and a detail has been provided on L1-00.**

Comment 13: Though this is a preliminary layout, show location for dumpster pad.

**Response 13: Dumpster pads have been added to the commercial parking areas and residential areas.**

We appreciate your review and assistance. Further clarification on any of the items above may be found by emailing me at [Anneka.Gilliam@kimley-horn.com](mailto:Anneka.Gilliam@kimley-horn.com), or by calling me at (615) 669-7923.

Sincerely,

Anneka Gilliam, PLA  
Kimley-Horn



## City of White House, Tennessee

### Planning and Codes Department

105 College Street • White House, TN 37188

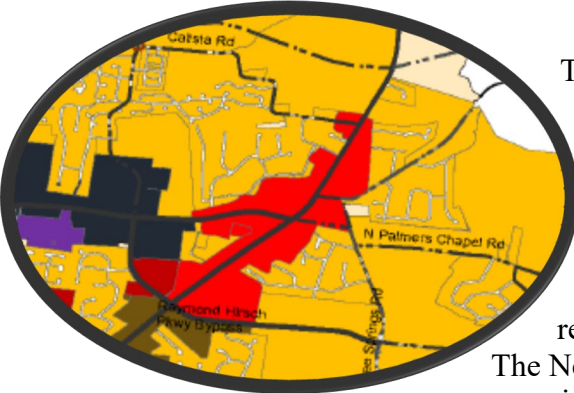
[www.cityofwhitehouse.com/yourgovernment/planning-and-codes](http://www.cityofwhitehouse.com/yourgovernment/planning-and-codes)

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

*"Valuing our Future while Protecting our Heritage"*

#### PUD LOT DATA, BULK STANDARDS & CRITERIA

Lot	Use	Size	Bulk Std	Gross Floor Area/ Units	Minimum Lot Width	Maximum Building Height	Maximum Impervious Surface	Setbacks	Street Setback	Interior Side Setback	Rear Setback	Site Strds.	Parking Criteria Required/Provided	Landscape Standards	Sign Standards	Additional CPUD Criteria
1	Commercial Conv. / Gas <sup>3</sup>	1.6 ACRES 67,066 S.F.		4,500 sf GFA 7 Pumps	60'	35'	90%		20'	5'	10'		1 Space Per Pump (not including pump space) + 1/500 s.f. of Retail 17 Spaces / 41 Spaces	Per Code.	Per Code.	<ol style="list-style-type: none"> <li>Commercial Retail/Office use areas are subject to change. Developer may seek administrative approvals for changes to lot size and/or configuration and site plan layout as shown.</li> <li>Residential lot size and/or unit count shall require the approval of the planning commission.</li> <li>Gas Station and Fast-Food Restaurant lots on Hwy 31 are subject to change. Developer may seek administrative approval for changes to lot size and/or configuration and site plan layout as shown. each lot shall be provided a right-in/right-out access point.</li> </ol>
2	Commercial Drive-Thru Rest. <sup>3</sup>	1.1 ACRES 49,445 S.F.		3,000 s.f. Dining Area	60'	35'	90%		20'	5'	10'		Restaurant Fast Food 1 Space / 100 s.f. Dining Area 30 Spaces / 32 Spaces	Per Code.	Per Code.	
3	Commercial Retail <sup>1</sup>	1.2 ACRES 49,111 S.F.		8,000 s.f. GFA	60'	35'	90%		15'	5'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
4	Commercial Retail/Office <sup>1</sup>	1.1 ACRES 48,244 S.F.		10,000 s.f. GFA	60'	35'	90%		15'	5'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
5	Commercial Retail/Office <sup>1</sup>	1.1 ACRES 49,110 S.F.		10,000 s.f. GFA	60'	35'	90%		15'	5'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
6	Town Homes <sup>2</sup>	4.1 ACRES 42 UNITS		42 UNITS	60'	45'	90%		15'	5'	20'		Single-Family Dwelling 2 Space / Unit 84 Spaces / 109 Spaces	Per Code.	Per Code.	
7	Town Homes <sup>2</sup>	2.6 ACRES 28 UNITS		28 UNITS	60'	45'	90%		15'	5'	20'		Single-Family Dwelling 2 Space / Unit 56 Spaces / 70 Spaces	Per Code.	Per Code.	
8	Commercial Retail <sup>1</sup>	3.6 ACRES 160,197 S.F.		26,000 s.f. GFA	60'	45'	90%		15'	10'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
9	Commercial Retail/Office <sup>1</sup>	1.1 ACRES 49,724 S.F.		10,000 s.f. GFA	60'	35'	90%		15'	10'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
10	Commercial Retail/Office <sup>1</sup>	1.2 ACRES 50,804 S.F.		6,000 s.f. GFA	60'	35'	90%		15'	10'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	



The Comprehensive Plan Map shows this area as being in the 'White House Crossroads' and 'Mixed Use' areas. The White House Crossroads description of appropriate zoning is C-1 Central Business, C-6 Town Center Commercial, R-TC High Density Town Center Commercial, and NC-PUD Neighborhood Center Planned Unit Development. The White House Crossroads Character Area is characterized by a compatible mixture of commercial, civic, and residential uses that help form the most urban center of the community. The Neighborhood Mixed Use Character Area is characterized by a mix of residential, small-scale commercial, and low-impact office uses. The appropriate zoning for Mixed Use is C-1 Central Business, C-2 General Commercial, C-4 Office/Professional, SR-PUD Suburban Planned Unit Development, NC-PUD Neighborhood Center Planned Unit Development. R-10 High-Density Residential is appropriate only for small scale properties of 1-3 acres.



## 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

*"Valuing our Future while Protecting our Heritage"*

5.056.6

### **Commercial Planned Developments**

#### **A. Type of Developments**

There are hereby created four (4) types of commercial planned unit developments as follows:

Commercial Planned Unit Development	CPUD
Commercial Planed Unit Development Limited	CPUDL
General Office Planned Unit Development	GOPUD
Restricted Office Planned Unit Development	ROPUD

#### **B. Purpose**

The general purpose of Commercial PUD Districts is to provide for a wide range of activities developed for high quality and under controlled conditions.

#### **C. Feasibility Study**

The planning commission and/or the board of mayor and aldermen may require a feasibility study/market analysis for any proposed commercial planned unit development. The study will be utilized, among other things, to determine the impact of the proposed development on the long-range development of the commercial land use in the city, the timing of any proposed development to ascertain the effects of a proposed development upon lands used or zoned for commercial purposes, to form a basis for evaluating the estimated effects on traffic, the financial capability of the developer, and other purposes which assist in an understanding of the public interest pertinent in the evaluation of a proposed development. The study, if required, shall be provided by the landowner and the landowner shall provide any other economic data or analysis as may be reasonably requested by the planning commission and/or board of mayor and aldermen.

#### **D. Minimum Size**

The minimum size for each type Commercial PUD shall be as follows:

CPUD	5 acres
CPUDL	No minimum
GOPUD	5 acres
ROPUD	1 acre

#### **E. Permitted Activities**

The activities listed in Table II, may be permitted as a part of PUD only when such activities are approved as a part of the final master plan and deemed appropriate by the planning commission. A change in use may be granted by the building inspector, only when the change is to a similar use or activity. Activities not listed are prohibited.

#### **F. Bulk Regulations for Commercial PUDs**



## 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

*"Valuing our Future while Protecting our Heritage"*

The building intensity, height, and open space requirements shall be as follows:

1. Maximum Floor Area Ratio

CPUD	1.0
CPUDL	5
GOPUD	1.5
ROPUD	25

2. Maximum Building Height: No building shall exceed thirty-five feet in height, except as provided in Article VII, Section 7.040. **(Amended by Ordinance 03-10, August 21, 2003)**

3. Open Space Requirements

The following building setbacks and open space requirements shall be observed:

Front

CPUD	60 feet
CPUDL	40 feet
GOPUD	50 feet
ROPUD	40 feet

Side and Rear

CPUD	30 feet
CPUDL	20 feet
GOPUD	15 feet
ROPUD	15 feet

For a building in excess of two (2) stories, the side and rear yard requirement shall be increased five (5) feet for each story in excess of two (2) stories





## 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

*"Valuing our Future while Protecting our Heritage"*

**Table II**  
**Permitted Uses and Structures Within**  
**Commercial Planned Unit Development Districts**

	<u>CPUD</u>	<u>CPUDL</u>	<u>GOPUD</u>	<u>ROPUD</u>
<u>Community Facility Activities</u>				
Administrative Services	P	P	P	P
Community Assembly	P	P	P	N
Community Education	N	N	N	N
Cultural & Recreation Services	P	N	P	N
Essential Services	P	P	P	P
Extensive Impact Facilities	N	N	N	N
Health Care Facilities	P	N	P	N
Institutional Care Facilities	N	N	N	N
Intermediate Impact Facilities	N	N	N	N
Personal & Group Care Facilities	P	N	P	N
Religious Facilities				
<u>Commercial Activities</u>				
Animal Care & Veterinarian Services	N	N	N	N
Automotive Parking	P	P	P	P
Automotive Repair & Cleaning	N	N	N	N
Automotive Servicing	P	N	N	N
Building Materials & Farm Equipment	N	N	N	N
Consumer Repair Services	P	P	P	P
Construction Sales & Services	N	N	N	N
Convenience Commercial	P	P	P	P
Entertainment & Amusement Services	P	P	N	N
Financial, Consultive & Administrative	P	P	P	P
Food & Beverage Services	P	P	P	P
Food Service Drive-In	P	P	N	N
General Business & Communication Service	P	P	P	N
General Personal Services	P	P	P	P
General Retail Trade	P	P	P	P
Group Assembly	P	N	N	N
Medical & Professional Services	P	P	P	P
Scrap Operations	N	N	N	N
Transient Habitation	P	N	P	N
Transport & Warehousing	N	N	N	N
Undertaking Services	P	N	N	N
Vehicular, Craft, & Related Equipment				
Sales, Retail & Delivery	P	P	P	N
Wholesale Sales	P	N	P	N
<u>Key to Interpreting Uses</u>				
P - May be Considered In the District Indicated				
N - Not Permitted In the District				



## 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

*"Valuing our Future while Protecting our Heritage"*

Provided further that permanent open, landscaped areas meeting the requirements of Article III, Section 3.120, shall be maintained. No buildings or parking areas shall be permitted in any required permanent open space.

#### **G. Off-street Parking, Loading, and Vehicular Access**

1. Off-street parking and loading space shall be provided in accordance with the provisions for off-street parking contained in Article IV. Parking lot landscaping shall be provided in accordance with the landscaping provisions of Chapter IV, Section 4.010 and 4.020.

#### **2. Vehicular Access Locations**

Vehicular access locations shall be provided so that vehicles entering or departing a commercial planned unit development site shall do so only at such locations. Elsewhere along the property lines of said commercial planned unit developments site a physical separation between the said site and public rights-of-way shall be provided. A vehicular access location shall consist of such entrance and exit driveway openings so designed and located so as to minimize hazardous vehicular turning movements and traffic congestion. Such design and location shall be subject to the approval of the City Engineer working in conjunction with the Planning Commission.

- a. No vehicular access location serving a commercial planned unit development site shall be:
  - (1) Within twenty-five (25) feet of the intersection of street right-of-way lines, bounding, in part, the same commercial planned unit development site, and
  - (2) Within one hundred (150) feet of any interchange ramp. Such distance shall be measured from a point where the center line of the ramp intersects with the edge of the pavement of the travel way of the intersecting street.

#### **H. Permitted Signs**

Signs may be permitted in accordance with the provisions of the White House Zoning Ordinance. Sign locations and character shall be approved as a part of the final master plan.



## 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

*"Valuing our Future while Protecting our Heritage"*

### Item # 11 Staff: Street Acceptance – The Parks Phases 1, 2, and 3

#### Applicant or Representative- **Heritage Development, LLC**

#### Zoning and Property **NCRPUD**

#### Tax Parcel and ID **NA**

#### Ordinance reference and notes **3-101.7**

#### **Finding of Fact:**

Staff has inspected the roadway and found all facilities to be in compliance to meet city standards.

#### **Staff Overview**

This is a request to accept the streets of The Parks Phases 1, 2, and 3.

#### **3-101.7**

#### **Acceptance of Dedication Offers**

Acceptance of formal offers of dedication of public ways, easements, and parks shall be by formal action of the governing body or other agency ultimately responsible for acceptance of the facilities. Such action shall be in the form of a resolution recommended by the Planning Commission to the accepting body. The approval by the Planning Commission of a subdivision plat shall not be deemed to constitute or imply an acceptance by the local government or other agency ultimately responsible for acceptance of the facilities of any public way, easement, or other ground shown on the plat. The Planning Commission may require the plat to be endorsed with appropriate notes to this effect.

