



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: 4/2/2024

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 4/8/2024

There are five items on the agenda:

Item # 1 ~~The Parks Phase 3B/D R Horton: Request bond extension.~~ **Removed**

Item # 2 Bridle Creek: Request Final Plat

Item # 3 Wawa Gas Station: Request Site Plan Approval

Item # 4 Matt Arnett: Requests Recommendation to the Board of Mayor and Aldermen for approval to annex 1.0 acres

Item # 5 Bill Moss Road/Kimley Horn: Requests Recommendation to the Board of Mayor and Aldermen for approval to annex 85.12 acres

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

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

"Valuing our Future while Protecting our Heritage"

Item # 2: Bridle Creek: Request Final Plat Approval

Applicant or Representative- Overview:

Jab Bldrs., LLC

Tax Parcel and ID

**Sumner County Tax Map 96,
Parcel 20.00**

Location

**Thoroughbred Way and
Grayson Lane**

Zoning

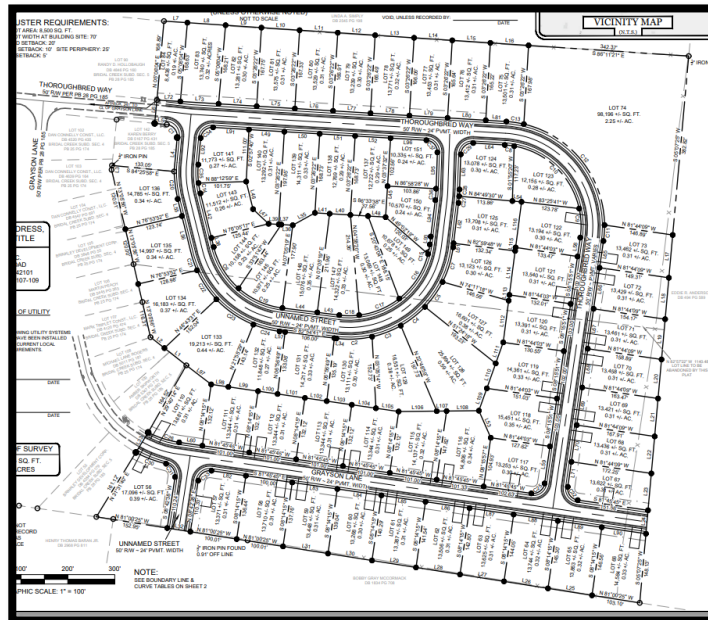
R-15

Finding of Fact:

The Final Plat is consistent with
the FDMP.

Staff Overview

Request Final Plat for 70 single family lots, completing the Bridle Creek Subdivision. According to Bridle Creek deed restrictions, all houses must be at least 50% brick or stone. This has been communicated to the representatives, and new elevations will be brought to the Planning Commission meeting.





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"

Item # 3: Wawa Gas Station: Request Site Plan Approval

Applicant or Representative-
OV 17 Hwy 76 E., LLC

Tax Parcel and ID
Robertson County Tax
Map 106, Parcels 114 and 115

Location:
1007 and 1009 Highway 76

Zoning
C-2 General Commercial

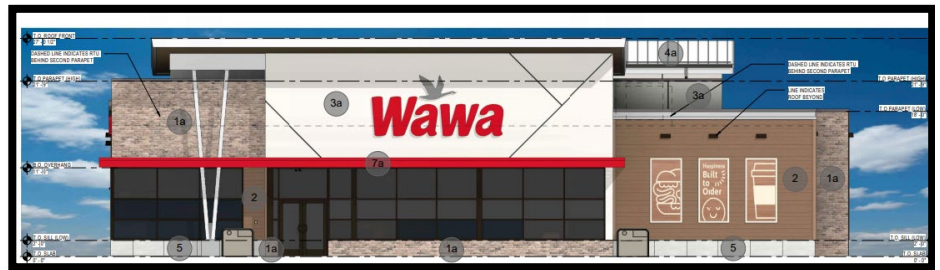
Finding of Fact:

By-Right Zoning. Staff has reviewed the site plan, which meets all criteria.

Staff Overview

Requests Site Plan Approval for a 5,915 square foot commercial building with fuel canopy. All site plans have been reviewed and approved by staff. Wawa will be built where Days Inn currently sits.

Wawa is a higher-end convenient store and gas station that originated on the East Coast, and have begun expanding to locations in the south. This location will be one of the first Wawa's in Tennessee.





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"

Item # 4: Matt Arnett: Requests Recommendation to the BOMA for approval to annex 1.0 acres

Applicant or Representative-
Matt Arnett

Location:
170 Old Highway 31W

Tax Parcel and ID
**Sumner County Tax Map 097,
Parcel 041.00**

Current Zoning
Sumner County Residential

Finding of Fact:

Based on the comprehensive plan use for this land, C-2 would be appropriate zoning.

Staff Overview

Requests Recommendation to the Board of Mayor and Aldermen for approval to annex 1.0 acres. Request is further made to rezone from Sumner County Residential to C-2, General Commercial. Mr. Arnett owns the adjacent properties north of parcel 041.00, which is already inside city limits. See following page for applicant's letter of request.





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"

March 21, 2024

Ceagus Clark, Planning and Codes Director
City of White House
105 College street
White house, TN. 37188

Re: Request for Annexation and Rezoning

Dear Mr. Clark,

The purpose for this letter is to request the annexation and rezoning of 1.0 acres with a 1,400 sq ft 3 BR 1 Bath house. The subject property may be found on Tax Map 97, Parcel 41, in the Tax Assessor's Office for Sumner County, Tennessee. The property has road frontage on Tennessee Highway #31W.

The property is currently zoned residential within the planning and zoning jurisdiction of Sumner County Tennessee. I am wishing to have the parcel annexed into the City of White House and a zoning change to residential/commercial. I have recently purchased this property which lies adjacent to property I own which is currently within the 'City' and with a zoning classification of C-2. I'm currently renting this property to an individual to use as their main residence but in the future my wish to sell or use as office space.

Thank you for your cooperation with this matter and if we may assist you in any manner, please contact us at your earliest convenience.

Sincerely,

Matt Arnett

Matt Arnett
2659 S Mt Pleasant Rd
Greenbrier, TN 37073
615-218-5836



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"

Item # 5: Bill Moss Road/Kimley Horn: Requests Recommendation to BOMA for approval to annex 85.12 acres

Applicant or Representative-
Wolfe Mountain, LLC. c/o
Kimberly C. Wolfe

Location:
Bill Moss Road

Tax Parcel and ID
Robertson County Tax Map
95, Parcel 54.00

Current Zoning
Robertson County
Agricultural

Finding of Fact:

The south-west and south-east portions of parcel 54.00 aligns with city property. To the south-west is the Holly Tree Subdivision (SRPUD), and to the south-east is property zoned R-20. The city's Comprehensive Plan shows this area as Residential SF Low Density for future land use and implementation.

Staff Overview

Requests Recommendation to the Board of Mayor and Aldermen for approval to annex 85.12 acres. Request is further made to amend the Comprehensive Plan and to rezone from Agricultural to NCRPUD, Neighborhood Center Residential Planned Unit Development. Proposed use is for 262 single family homes, and 103 townhome units. This would include 6.2 acres of recreational open space, and 47.9 acres of common open space.

