



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: 7/2/2024

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 7/8/2024

There are five items on the agenda, three bonds (items 1-3), Rezoning Request from R-20 to C-2 (no proposed plan as of yet) and a zoning amendment change to move Tobacco Smoke shops from permitted uses in commercial districts, to special exception. They would have to be approved by BZA application. If approved, they would be allowed in Industrial Zones, without having to go to BZA. I've enclosed information for you to review enclosed in this packet.

- Item # 1** **Fields at Oakwood-Phase 3 & 4.1/Tenn Properties:** Request one-year bond extension
- Item # 2** **Summerlin-Phase 6/Goodall Homes:** Request one-year bond extension
- Item # 3** **Copes Crossing-Phase 1A/Pulte Homes:** Request one-year bond extension
- Item # 4** **Mike Gable:** Request Recommendation to the Board of Mayor and Aldermen to rezone 1.26 acres
- Item # 5** **Staff:** Request Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance

Don't hesitate to give me a call.

615-672-4350 Ext 2119

Ceagus Clark
Director, Planning and Codes



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Item # 1: Fields at Oakwood-Phase 3 & 4.1: Request a one-year bond extension

Applicant or Representative-
**Ryan Homes and Tenn
Properties**

Current Bond:
\$161,713

Location
Calista Rd

Zoning
SRPUD

Ordinance Reference and Notes:
3-101.2

Finding of Fact:
Surety Increase:

\$185,970

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.



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Item # 2: Summerlin-Phase 6: Request a one-year bond extension

Applicant or Representative- **Goodall Homes**

Current Bond:
\$326,901

Location
McCurdy Rd

Zoning
SRPUD

Ordinance Reference and Notes:
3-101.2

Finding of Fact:
Surety Increase:

\$375,936

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.



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Item # 3: Copes Crossing Phase 1A: Request a one-year bond extension

Applicant or Representative- **Pulte Homes**

Current Bond:
\$436,874

Location
Tyree Springs Rd

Zoning
NCRPUD

Ordinance Reference and Notes:
3-101.2

Finding of Fact:
Surety Increase:

\$502,405

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.



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Item # 4: Request Recommendation to BOMA to rezone 1.6 acres

Applicant or Representative-
Overview: **Mike Gable and
Norman Spires**

Tax Parcel and ID
**Robertson County Tax Map
106, Parcel 202**

Location:
2813 Highway 31W

Current Zoning

R-20

Comprehensive Plan District:
Highway 31 Corridor

Finding of Fact:

Based on the Comprehensive Plan, rezoning to C-2 would be appropriate.

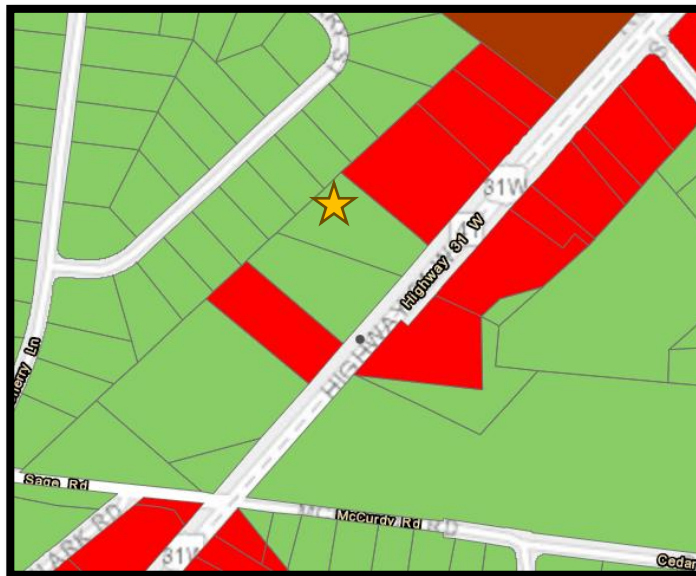
Rezoning Requests Review Criteria:

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

- Comprehensive Plan area designation
- Existing and adjacent property uses
- Future uses of area
- Permitted uses in the proposed zoning district.
- 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

Staff Overview

Request Recommendation to the Board of Mayor and Aldermen to rezone 1.26 acres from R-20, Low Density Residential to C-2, General Commercial. The property is located .2 miles north of the Sage Rd/Hwy 31W intersection. The applicant does not have current plans, but wants to get the property rezoned to match neighboring property. This rezoning would follow the Comprehensive Plan, and this location falls under the Highway 31 Corridor District, which labels C-2 General Commercial as appropriate zoning and use. Please see the following page for all correlating information on this district from the Comp Plan.



Comprehensive Plan Designation (see description below).





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Robertson County - Parcel: 106 202.00



Date: June 4, 2024

County: Robertson

Owner: GABLE MICHAEL ETUX ETAL

Address: HWY 31W 2813

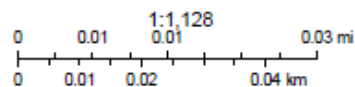
Parcel Number: 106 202.00

Deeded Acreage: 1.26

Calculated Acreage: 0

Date of TDOT Imagery: 2021

Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, USCA, USFWS, State of Tennessee, Comptroller of the Treasury

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

The City of White House is working towards the daily pursuit of excellence in management and delivery of services; while balancing the preservation of our small town atmosphere by nurturing orderly, proactive growth.



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Comprehensive Plan Highway 31 Corridor

Highway 31 Corridor

Character Area Policy

Character:

The Highway 31 Corridor is a major corridor within White House. The development pattern is established, but will continue to evolve as a primary mixed commercial corridor that provides a market and service opportunities to the community. Changes to the area are likely and encouraged as development and redevelopment occurs. Since this a mixed commercial corridor, new development should focus on a mix of retail uses and services that provide markets for local and regional customers.

Appropriate Zoning Category and Uses

C-2 General Commercial, C-4 Office/Professional

Medium Density Residential or Planned Residential Uses may also appropriate in select locations along Highway 31, provided the site has access to more than 1 street connection to a secondary roadway.

Infrastructure:

Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and Board of Mayor and Aldermen as a primary element of approval.

Design and Context Principles:

This character area represents a high activity mixed use corridor. The design and context should be flexible to accommodate a range of uses, with an emphasis on quality materials on facades facing the corridor. New developments should include a mix of architectural styles. Nonresidential uses should transition to residential uses and scale. Buildings should include quality materials with architectural details and features. Parking should be mitigated by landscaping. Loading zones and service areas should be screened from adjoining properties.

The intent of the Highway 31 Corridor Character Area is to enhance and improve this primary commercial and market place for White House and to allow for development and redevelopment along a major transportation corridor.

General Description:

The Highway 31 Corridor is characterized by a mix of high intensity commercial, with some office and industrial development. The general development pattern is largely existing, with a mixture of highway commercial uses, governmental facilities, including schools, as well as some smaller office, hospitality, and industrial uses. Redevelopment and development along this corridor is expected and should be encouraged. Incremental site improvements, such as landscaping or architectural improvements, are envisioned as a likely process for overall upgrades to the corridor. Buildings have short to moderate setbacks and use the building structure and landscaping to frame the street. Parking is appropriate for no more than two rows along Highway 31 W. Large fields of parking are discouraged and should be mitigated with landscaping and tree islands.

Streetscape Description:

Roadway typical sections are designed to be a 4 Lane Avenue to accommodate high volumes of traffic.





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5.053.2

C-2, General Commercial

A. District Description

This district is designed to provide for certain types of commercial establishments which have a minimum of objectionable characteristics and do not involve storage, transfer or processing of goods or chattels.

B. Uses Permitted

1. Medical offices and clinics.
2. Office buildings for finance, insurance, real estate, legal, engineering, architectural and similar personnel.
3. Hotels and motels.
4. Churches and other places of assembly.
5. Mortuaries and undertaking services.
6. Government buildings and community centers.
7. General retail trade.
8. Entertainment and amusement.
9. Consumer repair.
10. Utility facilities (without storage yards) necessary for the provision of public services.
11. Communication business services.
12. Day Care Centers.
13. Business colleges and other similar educational services (excluding auto-diesel schools).
14. Convenience retail.
15. Apparel and accessories retail.
16. Food service.
17. Auto service stations.
18. Animal care and veterinary.
19. Essential municipal services.



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20. Interstate Sign District (C-2) (Zoning Atlas, Dated: **(July 10, 1995)**)
21. Accessory Firework Sales.
22. Automobile sales provided buffer screen is provided and banner and flag streamers are not placed on the property.
23. Retail Package Stores
24. Motor Vehicle Service and Repair, Minor
25. Motor Vehicle Service and Repair, Major

***See Article 4, 4.080 Development Standards for Automobile Wrecking, Junk and Salvage Yards and Motor Vehicle Service And Repair, Major and Minor.**

C. Uses Permitted as Special Exceptions

In the C-2, General Commercial District, the following uses and their accessory uses may be permitted as a special exception after review and approval by the Board of Zoning Appeals.

1. Warehousing provided that no manufacturing is involved, screening is provided, and the building does not exceed thirty-five (35) feet in height.
2. Twenty (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160. **(Added By Ordinance 05-09, May 19, 2005)**

D. Uses Prohibited

1. Industrial uses, automobile wrecking, and/or recycling uses, junk or salvage yards, van or truck storage uses and uses not specifically permitted as a special exception. **(No body shops per Ordinance 92-12). (Amended by Ordinance No. 99-17, July 15, 1999)**

E. Dimensional Regulations

All uses permitted in the C-2, General Commercial District, shall comply with the following requirements except as provided in Article VI.

1. Minimum Lot Size Requirements
No minimum lot size shall be required.
2. Minimum Yard Requirements



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Front Yard	20 feet
Two-thirds (2/3) of the front yards must be dedicated to landscaping).	
Side Yard	10 feet
Rear Yard	20 feet
Building Setback	35 feet

3. Maximum Lot Coverage

Provided landscaping and parking requirements are met there is no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-2 District.

4. Height Requirements

No building shall exceed fifty-three (53) feet in height (**Amended by Ordinance 15-09, May 21, 2015.**), except as provided in Article VII, Section 7.060.

F. Landscape Requirements

1. As regulated in Article III, Section 3.130, (c).

G. Outdoor Storage

1. All outdoor storage shall be prohibited in the front yard which shall be interpreted as that portion of the property abutting the right-of-way.
2. Outdoor storage shall take place in the rear yard and shall be screened by solid, non-transparent fencing or landscaping.



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Item # 5: Zoning Amendment

Staff Overview

Request Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article 5, Sections 5.053.1, 5.053.2, 5.054.1, and 5.054.2 regarding Tobacco/Smoke Shops to be allowed by special exception. Request is further made to amend Zoning Ordinance Article 5, Sections 5.053.1 and 5.053.2 regarding Used Car Sales to be allowed by special exception.





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Memo

To: Municipal Planning Commission

From: Ceagus Clark, Director of Planning & Codes

Date: June 12, 2024

Re: Zoning Ordinance amendment Use and Special Exception Change

With the increase in population in the area, we have numerous requests for different types of businesses, including **smoke shops**. I have enclosed a zoning amendment to allow smoke shops by special exception in C-1 and C-2 Districts. Any new smoke shops/Tobacco stores would have to go to the Board of Zoning Appeals for approval. I have also added **used car lots** to the special exception list vs permitted use. Both **used car sales and smoke shops** have been added to the permitted use in Industrial Districts and would not have to go to Board of Zoning Appeals if opening in I-1, I-2 and I-3. The below language is for the changes are in bold under C-1 and C-2 Special Exception section and I-1, I-2 and I-2 sections.

Please call or email with any questions regarding this request.

615-672-4350 Ext 2119

Ceagus L. Clark

Ceagus Clark
Director, Planning and Codes



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Article IV

Section

- 4.010 Off-Street Parking Requirements (Amended by Ordinance 06-19, May 18, 2006)
- 4.020 Off-Street Loading and Unloading Requirements
- 4.030 Temporary Use Regulations (Amended by Ordinance No. 06-03, Feb. 2006)
- 4.040 Home Occupations (Deleted by Ordinance No. 99-13, July, 1999)
- 4.050 Gasoline Service Station Restrictions
- 4.060 Swimming Pool Restrictions
- 4.070 Standards for Signs
- 4.080 Development Standards for Automobile Wrecking,
Junk and Salvage Yards
- 4.090 Development Standards for Mobile Home Parks
- 4.100 Special Conditions for Review Pertaining to Bed and Breakfast
Home Residences
- 4.110 Self-Service Storage Activities
- 4.120 Activity Type - Adult Oriented Business
- 4.121 Secondary Single Family Residential Dwelling Units (Added by Ordinance
12-10, August 16, 2012)
- 4.130 Development Standards for Churches, Public/Private Schools, and
Other Places of Public Assembly in Residential and Agricultural Areas (Amended by Ordinance 06-
08, February 16, 2006)
- 4.140 Alternative Provisions for Lot Size and the Location of Open Space
(Amended by Ordinance No. 05-08, May 19, 2005)
- 4.150 Special Institutional Care Facilities
- 4.160 Twenty-four (24) Hour Medical/Veterinarian Clinic Accessory Residential
Quarter (Added by Ordinance No. 05-09, May 19, 2005)
- 4.170 Residential Agricultural Uses (Added by Ord. No 06-06, February 16, 2006)
- 4.180 Home Occupations (Added by Ordinance 06-16, May 18, 2006)
- 4.190 Accessory Residential Family Dwelling Unit (Added by Ordinance 06-31,
August 17, 2006)
- 4.200 Commercial Accessory Residential Unit (Added by Ordinance 10-04,
April 15, 2010)
- 4.210 Smoke Shops and Tobacco Stores**

SMOKE SHOPS, TOBACCO STORES

1) Notwithstanding any other provision of this title to the contrary, smoke shops, tobacco stores shall be permitted by Special Exception only in Commercial,

zoning districts C-1 and C-2 General Commercial.

2) Additional zoning and land use standards for smoke shops, tobacco stores shall be as follows:

a) Smoke shops, tobacco stores shall not be located within three-hundred (300) feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational



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facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.

b) Smoke shops, tobacco stores shall not be located within five hundred (500) feet, measured property line to property line, from another smoke shop and tobacco store.

c) It is unlawful for a smoke shop, tobacco stores to knowingly allow or permit a minor, not accompanied by his or her parent or legal guardian, to enter or remain within any smoke shops, tobacco stores.

d) Smoke shops, tobacco stores shall post clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. At least one such sign shall be placed in a conspicuous location near each public entrance to the smoke shop and tobacco store. It shall be unlawful for a smoke shop and tobacco store to fail to display and maintain, or fail to cause to be displayed or maintained, such signage.

3) Standard conditions of approval for any Special Exception shall, at minimum, include the following:

a) No smoking shall be permitted on the premises at any time.

b) No sales may be solicited or conducted on the premises by minors.

c) No self-service, product, or paraphernalia displays shall be permitted.

d) No distribution of free or low-cost products or paraphernalia, as well as coupons for said items, shall be permitted.

4) Smoke shops, tobacco stores that are legally existing on the effective date of the ordinance codified in this chapter may continue to operate as legal nonconforming uses in accordance with Article VII, Section 7.020 Nonconforming Uses, and shall not be required to obtain a Special

Exception. However, any change or expansion of the legal nonconforming use may require compliance with this chapter and a Special Exception.

5.053 Commercial Districts

The Commercial Districts established by this ordinance are designed to promote and protect the health, safety, comfort, convenience, order, prosperity and other aspects of the general welfare. These goals include among others, the following:

- A. To provide sufficient space, in appropriate locations in proximity to established residential areas, for local retail and service trades catering specifically to the recurring shopping needs of the occupants of nearby residences;
- B. To protect both retail and service developments and nearby residences against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences;
- C. To protect both retail and service developments and nearby residences against congestion, by regulating the intensity of retail and service developments consistent with their marketing functions, by restricting those types of establishments which generate heavy traffic, and by providing for off-street parking and loading facilities;



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- D. To provide sufficient space in appropriate locations for commercial districts to satisfy functional needs of White House, and in particular the need for medical services, and the needs of the general public traveling along major highways;
- E. To provide sufficient space in appropriate locations for the mixture of compatible high density residential and restricted commercial developments where standards for development will provide protection for the environmental essentials of either;
- F. To provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities;
- G. To enhance the central business district and to promote and protect its service attributes, to lessen congestion in the district, to provide for high intensity of land use consistent with land valuation, and to protect its intended functional aspects against encroachment by detrimental influences;
- H. To promote the most desirable use of land and direction of building developments in accord with a well constructed plan, to promote stability of commercial development, to strengthen the economic base of White House, to protect the character of the districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect White House's tax revenues.

5.053.1 C-1, Central Business Service District

A. District Description

This district is designed to provide for a wide range of retail, office, amusement, service uses, and light industrial processes involving high performance standards. In addition, this district provides for governmental uses, and community facilities and utilities necessary to serve the district or which are required for the general community welfare. The regulations are structured to permit maximum freedom of pedestrian movement. Relative high density and intensity of use is permitted in this district.

B. Uses Permitted

In the C-1, Central Business Service District, the following uses and their accessory uses are permitted.

1. General retail sales and services.
2. Professional, finance, insurance, real estate, personal, business, and repair services.
3. Manufacturing, provided it is incidental to the retail business or service which sells the made products on the premises and that such manufacturing activity occupies less than forty (40) percent of the floor area and employs not more than five (5) operators.
4. Hotels, motels and boarding houses.



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5. Commercial amusement establishments.
6. Churches and other places of assembly.
7. Mortuaries and undertaking services.
8. Newspaper and printing plants.
9. Governmental buildings and community centers.
10. Utility facilities (without storage yards) necessary for the provision of public services.
11. Communication business services.
12. Educational services.
13. Signs and billboards as regulated in Article IV, Section 4.080.
14. Gasoline service stations.
15. Food services.
16. Wholesale sales.
17. Medical services.
18. Veterinary services (excluding livestock).
19. Convenience sales and service.
20. Laundry and dry-cleaning services.
21. Essential municipal services.
22. Accessory Firework Sales.
23. Vehicular craft, and related equipment sales, rental and delivery.

C. Uses Permitted as Special Exceptions

In the C-1, Central Business Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VII, Section 7.060.

1. Automotive parking lot.
2. Warehousing and storage uses.
3. Day care centers.



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4. Research services.
5. Retail business supply.
6. Twenty (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160. **(Added by Ordinance 05-09, May 19, 2005)**
7. Commercial Accessory Residential Unit.
8. Short Term Rentals (4.100)
9. Motor Vehicle Service and Repair, Minor

10. Used Car Sales

11. Smoke Shops, Tobacco Stores

***See Article 4, 4.080 Development Standards for Automobile Wrecking, Junk and Salvage Yards and Motor Vehicle Service and Repair, Major and Minor**

D. Uses Prohibited

Industrial uses; automobile wrecking, junks, and salvage yards; uses not specifically permitted or uses not permitted upon approval as a special exception. **(Amended by Ordinance 99-17, July 15, 1999)**

E. Dimensional Regulations

All uses permitted in the C-1, Central Business Service District shall comply with the following requirements, except as provided in Article VI.

1. Minimum Lot Size Requirements

No minimum lot size shall be required in the C-1 District.

2. Minimum Yard Requirements

Front Yard - Twenty (20) Feet. If a building or buildings on an adjacent lot or lots provide front yards less than twenty (20) feet in depth, a front yard equal to the average of adjacent front yards shall be provided. Rear yard - twenty (20) feet. Side yard - none is required. However, if an open area extending along a side lot line is provided, it shall be at least ten (10) feet wide, and it shall be unobstructed.

3. Maximum Lot Coverage



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There is no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 District.

4. Height Requirement

No building shall exceed fifty-three (53) feet in height, **Amended by Ordinance 15-09, May 21, 2015.**) except as provided in Article VII, Section 7.040. **(Amended by Ordinance 03-10, August 21, 2003)**

- a. The maximum building height at the street line shall be thirty-five (35) feet.
- b. For each foot the buildings is set back from the street line, the height of the building may be increased by one and one-half (1 1/2) feet to a maximum height of sixty-five (65) feet.

5. Parking Space Requirements

As regulated in Article IV, Section 4.010.

F. Landscaping Requirements

See Article III, Section 3.130 (c).

G. Outdoor Storage

1. All outdoor storage shall be prohibited in the front yard which shall be interpreted as that portion of the property abutting the portion of the property abutting the right-of-way.
2. Outdoor storage shall take place in the rear yard and shall be screened by fencing or landscaping.

5.053.2 C-2, General Commercial

A. District Description

This district is designed to provide for certain types of commercial establishments which have a minimum of objectionable characteristics and do not involve storage, transfer or processing of goods or chattels.

B. Uses Permitted

1. Medical offices and clinics.
2. Office buildings for finance, insurance, real estate, legal, engineering, architectural and similar personnel.



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3. Hotels and motels.
4. Churches and other places of assembly.
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9. Consumer repair.
10. Utility facilities (without storage yards) necessary for the provision of public services.
11. Communication business services.
12. Day Care Centers.
13. Business colleges and other similar educational services (excluding auto-diesel schools).
14. Convenience retail.
15. Apparel and accessories retail.
16. Food service.
17. Auto service stations.
18. Animal care and veterinary.
19. Essential municipal services.
20. Interstate Sign District (C-2) (Zoning Atlas, Dated: **(July 10, 1995)**)
21. Accessory Firework Sales.
22. Automobile sales provided buffer screen is provided and banner and flag streamers are not placed on the property.
23. Retail Package Stores
24. Motor Vehicle Service and Repair, Minor
25. Motor Vehicle Service and Repair, Major

***See Article 4, 4.080 Development Standards for Automobile Wrecking, Junk and Salvage Yards and Motor Vehicle Service**



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C. Uses Permitted as Special Exceptions

In the C-2, General Commercial District, the following uses and their accessory uses may be permitted as a special exception after review and approval by the Board of Zoning Appeals.

1. Warehousing provided that no manufacturing is involved, screening is provided, and the building does not exceed thirty-five (35) feet in height.
2. Twenty (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160. **(Added By Ordinance 05-09, May 19, 2005)**
3. **Used Car Sales**
4. **Smoke Shops, Tobacco Stores**

D. Uses Prohibited

1. Industrial uses, automobile wrecking, and/or recycling uses, junk or salvage yards, van or truck storage uses and uses not specifically permitted as a special exception. **(No body shops per Ordinance 92-12). (Amended by Ordinance No. 99-17, July 15, 1999)**

E. Dimensional Regulations

All uses permitted in the C-2, General Commercial District, shall comply with the following requirements except as provided in Article VI.

1. Minimum Lot Size Requirements

No minimum lot size shall be required.

2. Minimum Yard Requirements

Front Yard	20 feet
Two-thirds (2/3) of the front yards must be dedicated to landscaping).	
Side Yard	10 feet
Rear Yard	20 feet
Building Setback	35 feet



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3. Maximum Lot Coverage

Provided landscaping and parking requirements are met there is no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-2 District.

4. Height Requirements

No building shall exceed fifty-three (53) feet in height (**Amended by Ordinance 15-09, May 21, 2015.**), except as provided in Article VII, Section 7.060.

F. Landscape Requirements

1. As regulated in Article III, Section 3.130, (c).

G. Outdoor Storage

1. All outdoor storage shall be prohibited in the front yard which shall be interpreted as that portion of the property abutting the right-of-way.
2. Outdoor storage shall take place in the rear yard and shall be screened by solid, non-transparent fencing or landscaping.

5.054 Industrial Districts

The Industrial Districts established by this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. These goals include, among others, the following specific purposes:

- A. To provide sufficient space, in appropriate locations, to meet the needs of the area of White House's expected economic expansion for all types of distributive, industrial and related activities, with due allowance for the need for choice of suitable sites;
- B. To protect distributive, industrial and related activities, as well as residential and related activities by providing for the separation of these uses, and, as far as possible, provide that appropriate space needs for distributive and industrial activities are available by prohibiting the use of such space for residential purposes;
- C. To encourage industrial development which is free from danger of fire, explosions, toxic or noxious matter, radiation, smoke dust, or other particulate matter, and other hazards, and from offensive noise, vibration, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development in areas



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where this ordinance restricts the emission of such nuisances, without regard to the industrial products and processes involved;

- D. To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of industrial and related activities, by restricting those industrial activities which involve danger of fire, explosions, toxic or noxious matter, and other hazards, or create offensive noise, vibration, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products or processes involved;
- E. To protect industrial activities and related developments against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by requiring space off public ways for parking and loading facilities associated with such activities.
- F. To promote the most desirable use of land and direction of building development, to promote stability of industrial and related development, to strengthen the economic base of the White House area, to protect the character of these districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect White House's tax revenues.

5.054.1 I-1, Light Industrial District

A. District Description

This district is designed for 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.

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.



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6. Fabricated metal products manufacturing, except ordinance and accessories.
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. Commercial amusement services.
20. Auto repair body shops.
21. Essential municipal services.

22. Used Car Sales

23. Smoke Shops, Tobacco Stores

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.



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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)**

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

Front Yard	10 feet
Side Yard	20 feet
Rear Yard	15 feet

Front Building Setback	40 feet
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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.

4. Height Requirements

No building shall exceed fifty-three (53) feet in height, **(Amended by Ordinance 15-09, May 21, 2015.)**except as provided in Article VII, Section 7.060.

5. Parking Space Requirements

In addition to the provisions of this ordinance regulating parking spaces and loading areas (Article IV, Section 4.010 and 4.020), the following provisions shall apply to parking and loading areas for uses permitted in this district:

- a. All off-street parking lots and loading areas shall be surfaced with dustless, hard surfaced materials such as asphalt or concrete and so



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constructed to provide for adequate drainage and to prevent the release of dust.

- b. Each parking space shall be appropriately marked with painted lines or curbs.
- c. Entrances and exits onto and off of a public street shall be paved with a dustless, hard surfaced material for a distance which is at least the equivalent of the required front building setback line measured from the property line at which the access point is located.

6. Landscaping Requirements

See Article III, Section 3.130.

F. Outdoor Storage

- 1. All outdoor storage shall take place in the rear half (1/2) of the rear yard and shall be screened by fencing or landscaping.
- 2. Outdoor storage is prohibited in the front half (1/2) of the rear yard.

5.054.2 I-2, Heavy Industrial District

A. District Description

This district is designed to accommodate industrial uses which involve more objectionable influences and hazards, and which therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential for the economic viability of the White House area. No new residential developments are permitted, thereby insuring protection of such developments from an undesirable environment while at the same time ensuring adequate areas for industrial activities.

Adult Oriented Business are permitted in all I-2 and I-3 Districts, with the exception of those lots which have a contiguous side or rear lot line to any lot with a residential zoning designation or use. In addition no permit will be issued for any Adult Oriented Business within one thousand (1,000) feet of any child care facility, a private, public, or charter school, a public park, a residence, or a place of worship. Measurements shall be made in a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing an adult oriented establishment to the nearest point on the property line of a parcel containing a child care facility, a private, public, or charter school, a public park, a residence, or a place of worship and within one hundred-fifty (150) feet of any lot currently occupied by a business selling alcoholic beverages as measured in a straight line from the nearest corner of the two structures. **(Added by Ordinance No. 97-10, August 21, 1997) (Amended by Ordinance 10-06, May 20, 2010)**



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B. Uses Permitted

In the I-2, Heavy Industrial District, the following uses and their accessory uses are permitted.

1. Uses that are permitted in the I-1, Light Industrial District.
2. Lumber and wood products manufacturing.
3. Lots or yards for scrap or salvage operations or for processing, storage, display, or sales or any scrap or salvage materials.
4. Meat products manufacturing.
5. Dyeing and finishing of textiles.
6. Paper and allied products manufacturing.
7. Rubber and miscellaneous plastic products manufacturing.
8. Primary metal industries.
9. Ordinance and accessories manufacturing.
10. Mining activities and related services.
11. Automotive and truck assembly manufacturing.
12. Block and brick manufacturing.
13. Asphalt and concrete plants.
14. Signs and billboards as regulated in Article IV, Section 4.080.
15. Truck terminals.
16. Auto repair body shops.
17. Essential municipal services.
18. Adult Oriented Business. **(Added by Ordinance No. 97-10, August 21, 1997)**

19. Used Car Sales

20. Smoke Shops, Tobacco Stores

C. Uses Permitted as Special Exceptions



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In the I-2, Heavy 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)**
 1. 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)**

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-2, Heavy Industrial District shall comply with the following requirements except as provided in Article VI, (Nonconforming Uses).

1. Minimum Lot Size Requirements

No minimum lot size is required in the I-2 District.

F. Landscape Requirements

See Article III, Section 3.120.

5.054.3 I-3, Industrial District (Special)

A. District Description

The Industrial District (Special) is intended to provide suitable areas for intense or potentially noxious industrial and scrap operations, including open land operations. Secondly, to protect these industrial lands from encroachment by other uses.

Adult Oriented Business are permitted in all I-2 and I-3 Districts, with the exception of those lots which have a contiguous side or rear lot line to any lot with a residential zoning designation or use. In addition no permit will be issued for any Adult Oriented Business within one thousand (1,000) feet of any child care facility, a private, public, or charter school, a public park, a residence, or a place of worship. Measurements shall be made in a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing an adult oriented establishment to the nearest point on the property line of a parcel containing a child care facility, a private, public, or charter school, a public park, a residence, or a place of worship and within (150) feet of any lot currently occupied by a business selling alcoholic beverages as measured



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in a straight line from the nearest corner of the two structures. **(Added by Ordinance No. 97-15, December 20, 1997) (Amended by Ordinance 10-06, May 20, 2010)**

B. Uses Permitted

1. All uses permitted or permitted as special exceptions in the I-1, Light Industrial District and the I-2, Heavy Industrial District.
2. Junk, salvage, automobile wrecking, and scrap operations.
3. Sanitary landfill operations.
4. Chemicals and allied products manufacturing.
5. Petroleum refining or related industries.
6. Rubber and miscellaneous plastics products manufacturing.
7. Chemical storage, storage of products treated with potentially hazardous chemicals.
8. Radioactive materials waste handling.
9. Waste disposal by incineration or compaction.
10. Explosives manufacturing.
11. Hazardous waste transfer or storage.
12. Airports
13. Signs and billboards as regulated in Article IV, Section 4.080.
14. Washing.
15. Auto repair body shops.
16. Essential municipal services.
17. Adult Oriented Business. **(Added by Ordinance No. 97-10, August 21, 1997)**

18. Used Car Sales

19. Smoke Shops, Tobacco Stores

C. Uses Prohibited

Uses not specifically permitted or uses not permitted upon approval as a special exception.



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D. Dimensional Regulations

1. Minimum Lot Area

The minimum lot area shall be five (5) acres.

2. Yard Requirements

Due to the potentially noxious activities which may be permitted within the I-3 Districts, special yard provisions are required.

In its review of any application for approval of an extensive manufacturing activity proposed for location within a I-3 District, the Planning Commission shall establish yards and building separations sufficient to protect the health, safety and economic benefit of persons owning or occupying nearby property. As an absolute minimum, such yards shall be as indicated below.

a. Use Adjoins Residential Property

Along any rear or side lot line which adjoins residential property, whether such property is presently occupied for residential purposes or only zoned for such use, an open area unobstructed from the ground to the sky at least one hundred-fifty (150) feet wide shall be provided within the industrial district. Such open area shall not be used for off-street loading, or storage for processing of any kind.

b. Use Adjoins Commercial or Industrial Property

Along any lot line which adjoins property either classified or presently utilized for commercial or industrial purposes, an open area at least one hundred (100) feet wide shall be provided. Such area may be utilized for off-street parking or loading, but shall not be used for storage or processing of any kind.

E. Parking Space Requirements

As regulated in Article IV, Section 4.010 and 4.020.

F. Landscaping Requirements

As regulated in Article III, Section 3.120.

G. Outdoor Storage

1. All outdoor storage shall take place in the rear half of the rear yard and be screened and landscaped.
2. Outdoor storage is prohibited in the front half of the rear yard.