



## 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

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# Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Codes

Date: 8/5/2024

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 8/12/2024

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Items 1-5 Are to Be Consent Agenda Items – Under Roberts Rules of Order, these are individual points of discussion that are bundled into a single action item

### **Consent Agenda Items**

- Item # 1 Fields at Oakwood-Phase 4.2/Tenn Properties- **Bond Increase**
- Item # 2 Dorris Farm at Willow Springs-Phase 2, Section 1A/  
Farmstead Dev., LLC -**Bond Increase**
- Item # 3 Summerlin-Phase 7/Goodall Homes – **Bond Increase**
- Item # 4 Summerlin-Phase 2/Goodall Homes – **Bond Increase**
- Item # 5 Highland Park/Highland Park Developers, LLC. – **Bond Reduction**

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### **Public Hearing**

- Item # 6 White House Medical Building/Kimley Horn -Rezoning Request from **R-20 to C-4**
- Item # 7 Berean Baptist Church- Annexation Request.
- Item # 8 City of White House-Right of Way/Land Exchange

- 
- Item # 9 Seventh Day Adventist Church/Dewey Engineering – Site Plan Review
  - Item # 10 Primm Springs Subdivision-Phase 1 (Formerly Calista Farms/B2L Land Surveyors- **Final Plat**
  - Item # 11 ~~Village at Pleasant Grove/CECINC~~ **Removed**

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 4.2: Request a one-year bond extension

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

Current Bond:  
**\$312,058.00**

Location  
**Calista Rd**

Zoning  
**SRPUD**

Ordinance Reference and Notes:  
**3-101.2**

**Finding of Fact:**  
Surety Increase:

**\$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. This development is 60% complete and have 95 of 234 units remaining



#### **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:** Dorris Farm at Willow Springs-Phase 2, Section 1A Request Bond Extension

#### Applicant or Representative- **Farmstead Dev., LLC**

Current Bond:  
**\$280,368.00**

Location  
**Tyree Springs Rd**

Zoning  
**NCRPUD**

Ordinance Reference and Notes:  
**3-101.2**

**Finding of Fact:**  
Surety Increase:

**\$322,423**

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. There are 82 units permitted/built with 330 remaining. (18% complete).



#### **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 & 4: Summerlin Ph 2 and 7: Request a one-year bond extension**

#### Applicant or Representative-

**Goodall Homes**

#### Current Bond Ph 2:

**\$139,673.00**

#### Current Bond Ph 7:

**\$231,000.00**

#### Zoning

**SRPUD**

#### Ordinance Reference and Notes:

**3-101.2**

#### Finding of Fact:

Surety Increase Ph 2:

**\$160,624**

Surety Increase Ph 7:

**\$265,650**

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

#### **Staff Overview**

This is item both 3 and 4.

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs. Summerlin is 94% complete with 17 units remaining of 299.



#### **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 # 5:** Highland Park: Request a one-year bond reduction

##### Applicant or Representative- **Highland Park Developers**

Current Bond:  
**\$1,478,602.62**

Reduction Bond Amount  
**\$810,807**

Location  
**Byrum Dr**

Zoning  
**C-1R**

Ordinance Reference and Notes:  
**3-101.2**

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

This is a reduction for phase 1. Public Services have inspected and agree to a reduction amount to 25% of the original total bond amount.

##### **Staff Overview**

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs. There are 83 units permitted out of 330.



##### **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 # 6: White House Medical Building/Kimley Horn

#### Applicant or Representative- Overview:

**Tri-County Baptist Church**

#### Tax Parcel and ID

**Robertson County Tax Map  
106, Parcel 104.00**

#### Location:

**Sage Road**

#### Current Zoning

**R-20**

#### Comprehensive Plan District:

**Mixed Use**

#### Finding of Fact:

**Based on the Comprehensive  
Plan, rezoning to C-4 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 recommendation or denial.

#### **Staff Overview**

#### **Public Hearing**

This site is located at the entrance of CCS school, at Sage Rd. This will be an Oncology Clinic when the site plan is submitted.

Requests Recommendation to the Board of Mayor and Aldermen to rezone 3.8 acres from R-20, Low Density Residential to C-4, Office Professional





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## Comprehensive Plan Mixed Use

### Mixed Use Character Area

The intent of this Character Area is to enhance and promote areas appropriate for a neighborhood-scale mixture of compatible and complementary residential and nonresidential uses. These areas are not intended for large-scale highway commercial or regional shopping type uses. These areas are intended to be smaller pockets of personal service or convenience commercial type uses in close proximity to residential uses. These areas are intended to improve the quality of life for residents in White House by providing vibrant neighborhoods, with a compatible mixture of residential and small scale commercial and/or office uses.

#### General Description:

The Neighborhood Mixed Use Character Area is characterized by a mix of residential, small-scale commercial, and low-impact office uses. These neighborhoods are intermixed with compatible governmental, religious, and/or civic uses. The general development pattern is largely urban and can generally be defined by single- and multi-use activity on small to medium lot sizes, depending on the surrounding development pattern. Street networks and intersections are defined by site context. Buildings have short to moderate setbacks and use the building structure or landscaping to frame the street.



### Character Area Policy

#### Mixed Use

#### Character:

The Mixed Use Character Area functions as a transitional place between existing uses and development patterns. The intent of this Character Area is to be flexible and accommodating to development, while fitting new development into the City's overall character. The development pattern is evolving. Changes to the area are likely and encouraged as development and redevelopment occurs. This area is appropriate for a wide range of uses and building types. New development should focus on a mix of uses and services. Retail, restaurant, and attached residential uses are particularly appropriate for this area.

#### Appropriate Zoning Category and Uses

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.

#### 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 transitional area between existing land uses, development patterns, and zoning districts. Therefore, the design and context should be flexible in providing appropriate in-fill development that works in context with the existing and surrounding development pattern. This includes developments with a variety of setbacks, lot sizes, and complementary mixed uses. New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features.



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#### **5.053.4                    C-4, Office/Professional Service District**

##### **A.        District Description**

This district is designed to provide for the provision of professional office services, medical and personal services, as well as financial, insurance, real estate governmental, and consulting services. In addition to office activities certain community facilities are permitted to serve the needs of persons frequenting this district. Uses requiring the outdoor storage of goods and services, the repair and maintenance of vehicles, as well as the sale of retail products are prohibited within this district.

##### **B.        Uses Permitted**

1.        Essential municipal services such as:
  - city, county, state, and federal offices
  - civil defense facilities
  - court buildings
  - fire department facilities
  - police department facilities
  - post offices
2.        Community centers
3.        Mortuaries and undertaking services
4.        Churches and places of assembly
5.        Utility facilities (without storage yards) necessary for the provision of public services
6.        Day care centers
7.        Business colleges and other similar educational services (excluding auto-diesel schools)
8.        Entertainment and amusement uses (with the exception of adult entertainment uses such as adult book stores, adult video stores, and adult cabarets and theaters wherein persons expose their sexual organs, or appear in a state of nudity, engage in sexual intercourse, engage in sexual deviant activity, and, or fondle the genitals of himself, herself, or another person).
9.        Health care facilities such as:
  - centers for observation and rehabilitation
  - convalescent homes
  - hospitals
  - medical clinics
  - assisted living centers





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10. Financial, consulting, and administrative services such as:
  - agricultural credit institutions
  - banking and bank related functions
  - credit unions
  - holding investment organizations
  - insurance carriers, agents, brokers, and services
  - money management, and investment offices
  - real estate brokers, managers, and appraisers
  - rediscount and financing institutions for credit agencies other than banks
  - savings and loan associations
  - securities, commodities, brokers, dealers, and exchanges
  - title offices.
11. General business and communications services such as:
  - advertising agencies and services
  - commercial services including radio and television broadcasting studios, telegraph offices and message centers, telephone exchanges and relay towers, and television and recording production studios
  - computer and data processing services
  - credit reporting, adjustment, and collection agencies
  - detective agencies and protective services
  - drafting services
  - employment, personnel, and temporary help services
  - exterminating services (with no outside storage)
  - interior decorating and consulting services
  - mailing, reproduction, and commercial art services
  - management, consulting, and public relations services
  - membership organizations including automobile clubs, better business bureaus, chamber of commerce, labor unions, political organizations, professional associations, and cultural and fraternal organizations
  - news syndicates
  - research and development laboratories
  - trading stamp services
  - travel agencies
12. General personal services including photographic studios, photofinishing studios, catering services, and clothing rental agencies
13. Medical and professional services such as:
  - accounting, auditing, and bookkeeping services
  - artist studios
  - attorneys and law offices
  - chiropractic offices
  - consulting scientists
  - dental offices and laboratories
  - educational and scientific research services
  - engineering and architectural services
  - optometrists
  - physicians offices
  - physiologists and psychotherapists offices



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- songwriters and music arrangers
- writers and lecturers

14. Convenience commercial services such as:
  - bakeries
  - barber shops
  - beauty shops
  - drug stores
  - hardware stores
  - laundry and dry cleaning pick-up stations
15. Veterinarian clinics (with no outdoor animal pens)
16. Cultural services to include art galleries and botanical gardens
17. Legitimate health spas and fitness clubs (with the exception of illegitimate massage parlors, rap parlors, and/or saunas, wherein persons expose their sexual organs or appear in a state of nudity, engage in sexual intercourse, engage in deviant sexual activity, and/or fondle the genitals of himself, herself, or another person).
18. Photographic studios
19. Office and retail business supply uses

#### **C. Uses Permitted as Special Exceptions**

1. Food service establishments.
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**

Industrial uses, automobile wrecking and/or recycling uses, junk or salvage yards, van, car, or truck storage uses, body shops and other types of vehicular repair uses, general retail trade uses, automotive, marine, trailer, and farm implement sales uses, distribution, warehousing and construction uses, all types of rental storage uses, as well as any type use requiring outdoor storage, as well as any other uses not otherwise permitted.

#### **E. Dimensional Regulations**

All uses permitted in the C-4, Office/Professional 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.
2. Minimum Yard Requirements



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Front Yard (Two-thirds (2/3) of the front yard must be dedicated to landscaping)	20 feet
Side Yard	15 feet
Rear Yard	20 feet
Building Setback	35 feet

3. Maximum Lot Coverage

Provided landscaping and parking requirements are met, there is no restriction on the area occupied by all buildings on a zone lot or parcel located within the C-4 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 7.040. (**Amended by Ordinance 03-10, August 21, 2003**)

F. Landscape Requirements

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

G. Outdoor Storage

1. There shall be no outdoor storage allowed within the C-4 District.



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### Item # 7: Berean Baptist Church Annexation

#### Applicant or Representative- Overview:

#### **Berean Baptist Church**

#### Tax Parcel and ID

**Sumner County Tax Map 096,  
Parcel 088.00**

#### Location:

**268 Marlin Road**

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

The applicant has received their sewer availability letter from city Public Services Department. Adjacent Properties are zoned Residential/Agricultural. This property if annexed would be contiguous to the city limit boundary.

The City maintains the road in front of the property.

The Planning Commission is to Consider:

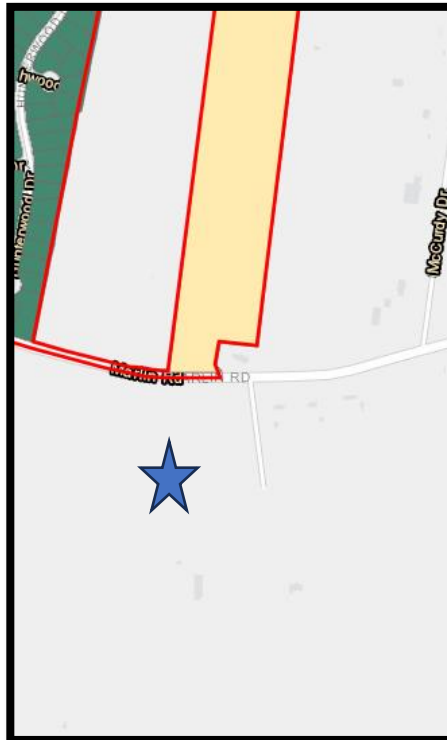
1. If property should be annexed or not.
2. If recommended to be annexed, a plan for extension of city services
3. Rezoning of the property from County residential/agricultural to a city zoning classification. The property would be brought in at the base zoning R-20

#### **Staff Overview**

#### **Public Hearing**

Request Recommendation to the Board of Mayor and Aldermen to annex 5.82 acres. Berean Baptist is located on the South Side of Marlin Rd, just west of McCurdy.

The church would like to get on city sewer so they can add more members. They are currently at a max amount of church members due to septic tank size.







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The agenda item includes the following recommendations to the Board of Mayor and Aldermen: Plan of Services

**WHEREAS, T.C.A. 6-51-102 AS AMENDED REQUIRES THAT A PLAN OF SERVICE BE ADOPTED BY THE GOVERNING BODY OF THE CITY PRIOR TO PASSAGE OF AN ORDINANCE ANNEXING ANY AREA, AND**

**WHEREAS, the City of White House is contemplating annexation of certain areas that are bounded as shown on the map of the annexation areas, dated 2024. The annexed property contains a 5.82 acres property with one existing residential structure at 2268 Marlin Rd and right-of-way. Development of the property will require development plans to be approved by the City of White House and Utility Providers. Except for sewer services, City services will be provided to the property with the approval of the plan of service and annexation. Sewer service will be provided to the property upon development of the property. If no development has begun within three years from the annexation date the City will evaluate the Plan of Services and Annexation Approval.**

**NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of White House:**

**Section 1. Pursuant to the provisions of the section 6-51-102, Tennessee Code Annotated, there is hereby adopted for the proposed annexation areas the following PLAN OF SERVICE:**

**A. Police**

- 1. Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided upon the effective date of annexation.**
- 2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards.**

**B. Fire**

**Fire protection by the present personnel and equipment of the fire fighting force of the City, within the limitations of available water, will be provided upon the effective date of annexation.**

**C. Water**

**An adequate water supply for fire protection is required by the City in its subdivision regulations affecting the development of this property. Service provided by the White House Utility District. Development of the property will require improvements and payment of associated fees as determined by the White House Utility District.**



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#### **D. Wastewater**

The property including two existing houses is being annexed as a vacant property for future development with the understanding that the owners or developers of the properties will be required to extend sewer service and pay associated costs and rates in accordance with the established policies of the City of White House. Due to property being annexed for future commercial development, the City anticipates the two existing residents will be removed. Sewer capacity is available for the development of these properties at the City's Waste Water Plant. On and off-site sewer infrastructure improvements will be required to be engineered and constructed by owners or developers of the properties for the development of these properties to be permitted. If no sewer line infrastructure required with the development of these properties has begun within (3) years then the City will reevaluate the designated sewer capacity at the City's Waste Water Plant and annexation approval.

#### **E. Refuse Collection**

The same regular collection service now provided within the City will be extended to the annexed area. The service shall commence upon approval of annexation ordinance.

#### **F. Streets and Roads**

Routine maintenance of the streets and roads is currently provided on Calista Road by the City of White House. The service shall commence upon approval of annexation ordinance.

#### **G. Inspection Services**

Any inspection services now provided by the City (building, plumbing, gas housing, property maintenance, etc.) will begin in the annexed area on the effective date of the annexation.

#### **H. Planning and Zoning**

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of the annexation. City planning will thereafter encompass the annexed area.

#### **I. Street Lighting** Street lighting will be installed in accordance with the established policies of the City.

#### **J. Recreation and Parks**

Residents of the annexed area may use all existing park and recreational facilities and programs on the effective date of the annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities of the enlarged city boundaries, when and where needed.



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### **Section 2. This resolution shall be effective from and after its adoption**



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### Item # 7: The City of White House

#### Applicant or Representative- Overview:

#### **The City of White House**

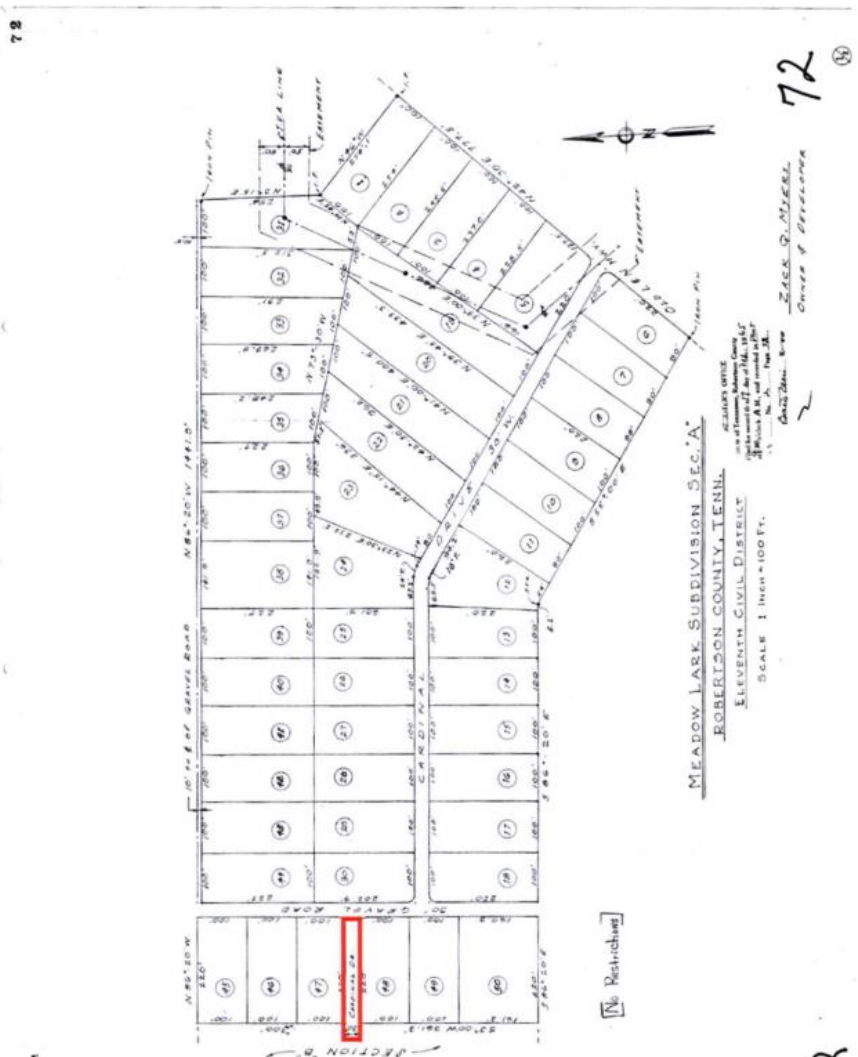
#### **Finding of Fact:**

This is part of an ongoing project in the Union Springs Industrial Park. The city has been in talks with the property owner over the last year. This is a formality necessary to legally abandoned Right-of-Way. Below you will find the ordinance going to BOMA, on the August agenda.

#### **Staff Overview**

#### **Public Hearing**

Request Recommendation to the Board of Mayor and Aldermen to abandon the City's 30' easement for the right-of-way over the unimproved western section of Cardinal Drive.







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### **AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE, ABANDONING THE CITY'S 30 FOOT EASEMENT FOR RIGHT OF WAY OVER THE UNIMPROVED WESTERN SECTION OF CARDINAL DRIVE, AND THE APPURTENANCES THERETO.**

WHEREAS, Mark A. Johnson and Robert T. Johnson (collectively, the "Johnsons") are the owners of certain unimproved real property located in the City of White House, Robertson County, Tennessee consisting of Lot Nos. 47 and 48 of Meadow Lark Subdivision, Section "A," as recorded in Plat Book 2, Page 73, Register's Office for Robertson County, Tennessee, such lots being identified and depicted on Exhibit A attached hereto (such lots are collectively referred to herein as the "Johnson Property"); and

WHEREAS, the City of White House, Tennessee has an easement running over the Johnson Property, and such easement consists of the unimproved Western section of Cardinal Drive, 30-foot right-of-way, and the appurtenances thereto, being depicted on Exhibit A attached hereto and being more particularly described on Exhibit B attached hereto (the "Meadowlark City Property"); and

WHEREAS, at the request of the Johnsons, the Johnsons and the City of White House, Tennessee intend to enter into a Land Exchange Agreement (the "Johnson Agreement"), pursuant to which the Johnsons shall agree to grant a slope easement over other real property owned by the Johnsons located near the intersection of Highway 76 and Pleasant Grove Road (the "Johnson Easement") as consideration for the City of White House, Tennessee agreeing to abandon the Meadowlark City Property, thus allowing the Meadowlark City Property to revert back to the Johnsons by operation of law; and

WHEREAS, the White House Municipal Planning Commission has reviewed and approved the abandonment of the Meadowlark City Property as required by T.C.A. § 13-4-104; and

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE, as follows:**

**Section 1.** The Meadowlark City Property is hereby abandoned and shall revert back to the Johnsons by operation of law when all conditions required by the Johnson Agreement are satisfied, specifically including the delivery by the Johnsons of an executed slope easement agreement, in form and substance reasonably acceptable to the City, granting the Johnson Easement to the City.

**First Reading:** \_\_\_\_\_, 2024

**Second Reading:** \_\_\_\_\_, 2024

**ATTEST:**

\_\_\_\_\_  
**John Corbitt, Mayor**



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### Planning and Codes Department

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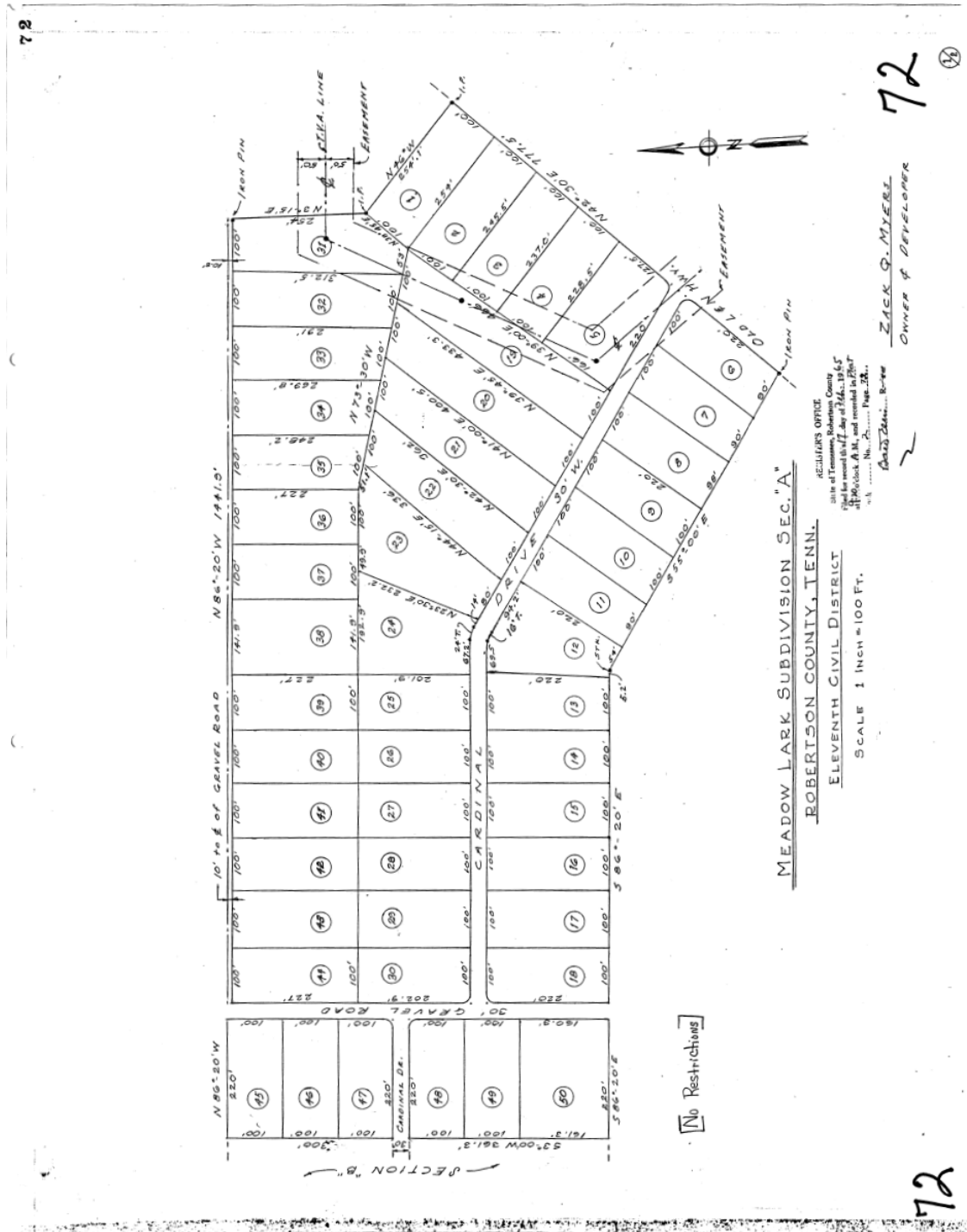
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### EXHIBIT A

### THE JOHNSON PROPERTY



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## **EXHIBIT B**

### **DESCRIPTION OF THE MEADOWLARK CITY PROPERTY**

This Right-Of-Way Abandonment Area being a section of right-of-way, lying, being and situated in the 11th Civil District of Robertson County, Tennessee, the 2nd County Commission District of Robertson County, Tennessee and the 2nd City Aldermanic Ward of White House, Tennessee. Said Right-Of-Way Abandonment Area being the Western section of Cardinal Drive, 30-Foot right-of-way, as shown on the plat of Meadow Lark Subdivision, Section A as of record in Plat Book 2, Page 72, Register's Office of Robertson County, Tennessee. Said Right-Of-Way Abandonment Area being generally described as bounded on the North by the Mark A. Johnson and Robert T. Johnson property, a portion of Tract A, as of record in Record Book 1498, Page 913, R.O.R.C., TN, being Lot 47 of said Meadow Lark Subdivision, Section A, said reference; bounded on the East by Gravel Road, 30-Foot right-of-way, as shown on said plat of Meadow Lark Subdivision, Section A, said reference; bounded on the South by the Mark A. Johnson and Robert T. Johnson property, a portion of Tract A, said reference, being Lot 48 of Meadow Lark Subdivision, Section A, said reference; and bounded on the West by the Mark A. Johnson and Robert T. Johnson property, Tract C, said reference. Said Right-Of-Way Abandonment Area, based on deeds and plats of record, being more particularly described as follows:

Beginning at a point located at the intersection of the Westerly right-of-way of said Gravel Road and the Northerly right-of-way of said Western section of Cardinal Drive. Said point being the Southeastern corner of said Lot 47, and being the Northeastern corner of the Right-Of-Way Abandonment Area herein described. Thence, leaving said Northerly right-of-way of the Western section of Cardinal Drive, with said Westerly right-of-way of Gravel Road, and with the Eastern terminus of said Western section of Cardinal Drive, South 03°00'00" West, 30.00 Feet to a point. Said point being the Northeastern corner of said Lot 48, and being the Southeastern corner of the Right-Of-Way Abandonment Area herein described. Thence, leaving said Westerly right-of-way of Gravel Road, leaving said Eastern terminus of the Western section of Cardinal Drive, and with the Southerly right-of-way of said Western section of Cardinal Drive, being the Northern boundary line of said Lot 48, North 86°20'00" West, 220.00 Feet to a point in the Eastern boundary line of said Tract C. Said point being the Northwestern corner of said Lot 48, and being the Southwestern corner of the Right-Of-Way Abandonment Area herein described. Thence, leaving said Southerly right-of-way of the Western section of Cardinal Drive, being said Northern boundary line of Lot 48, with said Eastern boundary line of Tract C, and with the Western terminus of said Western section of Cardinal Drive, North 03°00'00" East, 30.00 Feet to a point. Said point being the Southwestern corner of said Lot 47, and being the Northwestern corner of the Right-Of-Way Abandonment Area herein described. Thence, leaving said Eastern boundary line of Tract C, leaving said Western terminus of said Western section of Cardinal Drive, and with said Northerly right-of-way of the Western section of Cardinal Drive, being the Southern boundary line of said Lot 47, South 86°20'00" East, 220.00 Feet to the point of beginning. This Right-Of-Way Abandonment Area being found to containing 0.152 Acres or 6,599.55 Square Feet, more or less. This Right-Of-Way Abandonment Area description having been prepared by CSR Engineering and Christopher L. Clay, R.L.S., TN License # 2614, CSR Project Number 21-918, dated June 24, 2024.



## City of White House, Tennessee

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### Item # 8: Seventh Day Adventist Church

#### Applicant or Representative- Overview:

**KY-TN Conference Association**

#### Tax Parcel and ID

**Sumner County Tax Map 77B,  
Group A, Parcel 6.00**

#### Location:

**105 Eastside Drive**

#### Finding of Fact:

This site has a split zoning of C-1 along Hwy 31W and R-20 on East side Drive. The church will be located on the R-20 property. Churches are allowed on R-20 zoning, but with Special Exception. The church obtained the Special Exception approval from BZA prior to purchasing the property. There is no statute of limitation for the Board of Zoning Appeal approval from 2003. This is a by-right zoning meaning that the use is zoned for the church. Staff has reviewed the site plan and asked the developer to only have one drive way to be off Eastside Dr. The developer has addressed those concerns as well as landscaping and lighting. These items will have additional review within construction plan review process.

#### **Staff Overview**

Request Site Plan approval for a 10,500 sq ft multi-purpose building. Property is referenced as Sumner County Tax Map 77B, Group A, Parcel 6.00. Property is zoned R-20, Low Density Residential and is located at 105 Eastside Drive.





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#### 7<sup>th</sup> Day Adventist Response Email

##### City Comments

That is a code developed relative to residential development and does not apply exactly to your development situation. I have provided my comments and recommendations to your designers on how it should be revised. If you want to make an argument beyond what I have stated, you will need to rely on AASHTO guidelines and a traffic study revealing the need for the second entrance. Just "wanting" a second entrance does not mean that it is the best option for your traffic conditions.

##### Developer

We are not aware of any codes or regulations discouraging the second access. As we understand it, AASHTO primarily applies to collectors, arterials, and highways and although it discusses access control, we are not aware of any guidelines for the placement of access points on local roads. Rather, it leaves that authority up to the local municipality. The zoning code for the City of White House states that two access points are allowed for this site with minimum distances between access points and between the intersections on local roads and for all development types. Additionally, the current design is based on the design that CSR provided (see attached), which shows two access points very similar to the current design. If we are missing something, please let us know. We want to make sure the design is in the best interest of the city, the community, as well as our client and everyone involved, and would be grateful of your support.

#### 1) Original Comment

provide landscaping in front of parking stalls. I see it on the following pages. Add here for consistency. Same not applies to parking stalls on eastside.

##### Customer Response

The purpose of the preservation plan is to show existing landscaping, so no proposed landscaping has been shown on this sheet.

#### 2) Original Comment

Will there be future development to this site. If so, does it make sense to resubdivide?

##### Customer Response

While future development is a possibility, there is no short or long term plan for future development of the site, so the Church does not want to subdivide at this time.



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### **3) Original Comment**

Show where existing storage building is located and provide architectural elevation/rendering or image of storage building for PC to review

4 Customer Response

The existing building is not part of the scope or limits of disturbance of this project, so it has been removed from the project description, and the limits of disturbance on the Landscape Plans has been revised accordingly.

### **4) Original Comment**

revise dumpster detail or parking stalls, bollards blocking parking as shown

Customer Response

Dumpster detail has been revised to remove bollards blocking parking.

### **5) Original Comment**

clarify any lighting for this site and provide plans, details, designs

Customer Response

Lighting plans have been included with this resubmittal.

### **6) Original Comment**

only one entrance needed for this site, maximize the distance from the adjacent intersection

Customer Response

Per discussion with staff and per the zoning ordinance, the minimum distance between the intersection of 31W and the project access is 30' for a local road, and the minimum distance between the access points is 150'. Both of these requirements have been met with this proposed project, with 150' shown between intersection of 31W for additional spacing.

### **7) Original Comment**

move construction entrance from major roadway to Eastside Drive

Customer Response

Construction entrance has been relocated to Eastside Drive.



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### Item # 10: Primm Springs Subdivision-Phase 1 (Formerly Calista Farms)

#### Applicant or Representative- Overview:

**B2L Land Surveyors/Stage  
Coach Calista Developers,  
LLC**

#### Tax Parcel and ID

**Robertson County Tax Map  
096, Parcels 032.00 and 033.00**

#### Location:

**3339 Calista Road**

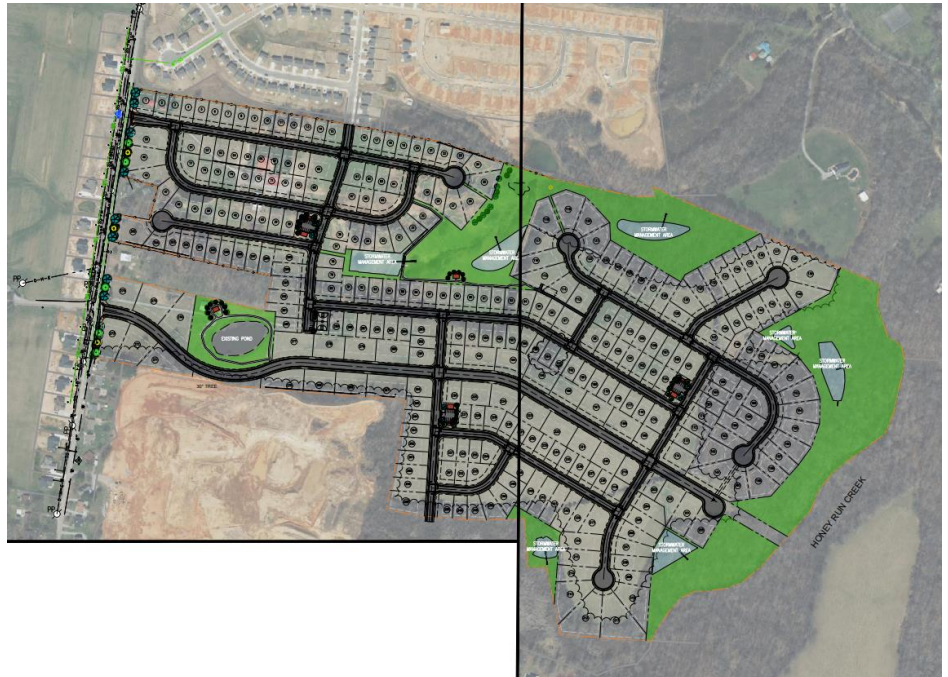
#### **Finding of Fact:**

With a Final Plat, developers build out subdivisions in phases, (depending on the size of the development). Below are the criteria for approval of the Final Plat.

There was no change to this Final Plat from the Final Master Development Plan. The developer will be making a \$500,000 contribution based on original approval discussions. Staff has reviewed and found that the plat is satisfactory.

#### Staff Overview

Request Final Plat Approval for 85 single family lots.







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### **2-104 Final Subdivision Plat (Minor and Major Subdivision)**

#### **2-104.1 Application Procedure and Requirements (Amended February 9, 2004, numbers 2. and 4.)**

A subdivider shall file with the Planning Commission a final plat. The plat shall be prepared in accordance with Section 5-104, and:

1. include the entire subdivision, or section thereof, for which final approval is sought;
2. be accompanied by the number of final subdivision plats under the requirements of the annual Planning Commission Submittal Schedule. The plat shall meet the requirements of this ordinance.
3. comply substantially with the preliminary plat, where such plat is required;
4. be presented at the office of the enforcing officer under the requirements of the annual Planning Commission Submittal Schedule. The meeting of the Planning Commission is listed on the annual Planning Commission Schedule.
5. be accompanied by formal irrevocable offers of dedication to the public of all public ways and uses, utilities, parks, and easements, in a form approved by legal counsel, as applicable. (The subdivision plat shall be marked with a notation indicating the formal offers of dedication as shown in Article V, of these regulations.);
6. be accompanied by a performance bond, if required, in a form satisfactory to legal counsel and in an amount specified in Subsection 2-103.5, "Public Improvements". It shall include provisions that the principal of the bond shall comply with all the terms of the resolution of final subdivision plat approval, as determined by the Planning Commission, including, but without limitations, the performance of all required subdivision and off-site improvements, and that all improvements and land included in the irrevocable offers of dedication shall be dedicated to the governing body free and clear of all liens and encumbrances on the premise(s);
7. be accompanied by written assurance from any public utility companies serving the area of the subdivision that necessary utilities will be installed and by proof that the applicant has submitted petitions in writing for the creation or extension of any utility districts as required by the Planning Commission upon preliminary plat approval; and
8. be accompanied, if the final plat contains open space, or recreational facilities, or if any portion of the site is in common ownership, by the following documentation for approval by the Planning Commission:
  - (a) plans for improvement and maintenance of the open space or facilities located thereon;
  - (b) articles of incorporation and bylaws of the co-owners association or other legal entity (where open space or facilities are to be deeded to a co-owners' association by similar organization acting on behalf of the joint owners of said property) charged with improving or maintaining the open space or facilities, and declaration of covenants and restrictions pertaining to each and every property within the subdivision; and



## **City of White House, Tennessee**

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- (c) declaration of covenants and restrictions pertaining to open space and facilities which assure the continued use of said facilities for the purpose intended, where open space or facilities are to be retained by the developer.