



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: 9/4/2024

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 9/9/2024

There are four items on the agenda

CONSENT AGENDA

Item # 1 Copes Crossing-Phase 1B/Pulte Group Inc

Item # 2 Copes Crossing-Phase 2/Pulte Group Inc

AGENDA

Item # 3 Norfleet Commercial Building/Klober Engineering

Item # 4 Drew Christenson Development/GreenLid

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: Copes Crossing-Phase 1B/Pulte Group request bond extension

Applicant or Representative- **Pulte Group Inc**

Current Bond:
\$1,058,623.88

Location
Calista Rd

Zoning
SRPUD

Ordinance Reference and Notes:
3-101.2

Finding of Fact:
Surety Increase:

\$1,217,417

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 has 16 of 103 units remaining to 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 # 2: Copes Crossing-Phase 2/Pulte Group request bond extension

Applicant or Representative- **Pulte Group Inc**

Current Bond:
\$967,457.00

Location
Calista Rd

Zoning
SRPUD

Ordinance Reference and Notes:
3-101.2

Finding of Fact:
Surety Increase:

\$1,112,576

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 has 16 of 103 units remaining to 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: Norfleet Commercial Building/Klober Engineering:

Applicant or Representative

Bill Norfleet

Owner

William Bradley

Location

2502 Highway 31W

Map and Parcel

**Sumner County Tax Map 97E,
Parcel 19**

Zoning

C-2 General Commercial

Finding of Fact:

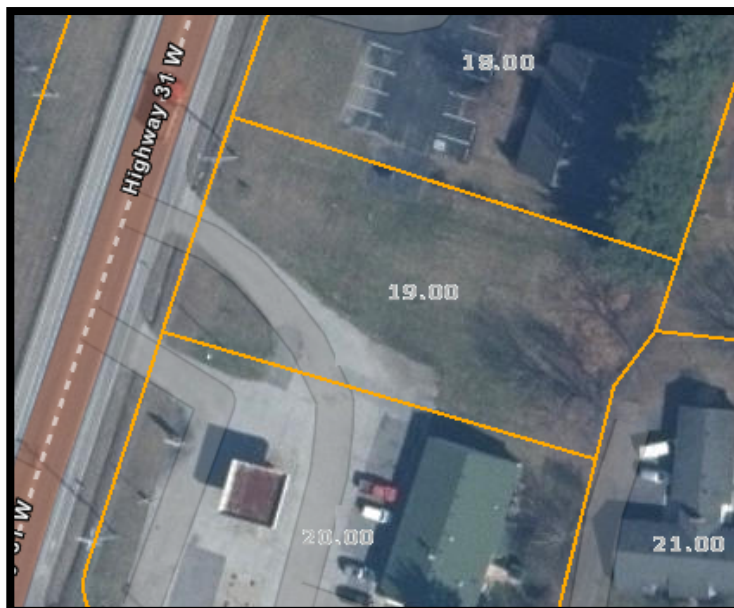
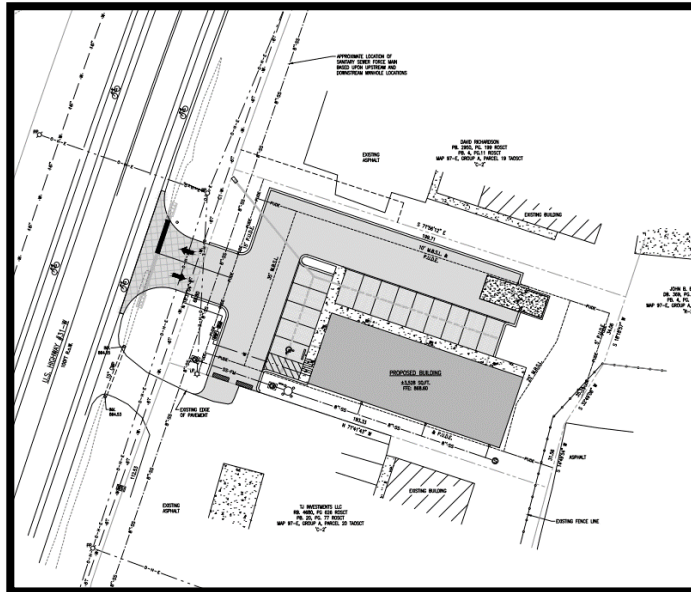
The site is zoned appropriately C-2 for this proposed commercial use, staff has reviewed and found this site plan sufficient to site plan criteria

Motion Options:

- A) **Approve** the site plan based on the fact that it meets site plan requirements under Article 3, Section 3.110
- B) **Deny** with basis it does not meet site plan requirements under Article 3, Section 3.110.
- C) **Defer** the request to include additional site plan information as determined by the Planning Commission during the meeting discussion

Staff Overview

Request Site Plan approval for a 3,582 sq ft retail building. Site is located on the east side of 31W, adjacent to Super Stop.





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3.110 Site Plan Requirements (Deleted and Replaced by Ordinance 03-10, August 21, 2003) (Amended by Ordinance 06-28, July 20, 2006)

The purpose of this provision is to prevent undesirable and inadequate site development. The White House Regional Planning Commission, except for one-two family dwellings and plans listed under Item C. Staff Approval of Site Plans, is required to review a project prior to issuance of a building permit. Design Review occurs in the context of the review of the site plan.

A preapplication conference with the Planning Director shall be required prior to any submittal for review. At the preconference meeting, applicants will be advised of the details of the Planning Commission review procedures. It is the responsibility of the applicant to become familiar with the regulations, policies, and procedures of the city. At the meeting, the applicant shall designate one (1) contact person to work with the Planning Department for the duration of the project.

Item # A. Plan Design and Submittal Requirements:

The annual Planning Commission schedule lists date of meetings, number of plans required, and submittal dates. Plans shall be prepared by surveyor, engineer, architect, or landscape architect, according to particular types of development proposal. Except that development types referenced under Item C. **(Amended by Ordinance 06-28, July 20, 2006)**

1. The name and address of the development.
2. The name and address of the owner and applicant.
3. The site plan shall be designed and sealed by a Tennessee Registered Engineer. The site plan shall include the name, address, and contact information of the Registered Engineer(s) sealing the Site Plan. **(Amended by Ord. 17-21, June 29, 2017).**
4. The actual shape, location, and dimensions of the lot (acreage and square footage).
5. Date, scale, north point and any revisions dates.
6. Location map drawn, which shall include streets, and corporate limit lines within a one-half (1/2) mile radius of the site.
7. Civil district, county map and parcel info, and lot number.
8. Existing zoning of the property and abutting property.
9. Names and addresses of the abutting property owners.
10. Notation about relation to current flood maps.
11. Notation about maximum building height.
12. The shape, location, and dimensions of all building, structures existing and proposed with uses of buildings and structures noted.
13. List of all building setbacks.



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14. List minimum parking requirements and parking provided.
15. Statement that plans meets all applicable handicap rules and regulations.
16. Existing and proposed topographical features at two (2) foot intervals with reference datum mean-sea-level. For areas proposed not to be disturbed, contours may be at larger intervals. Contours shall extend onto abutting properties to determine drainage patterns.
17. Location and dimensions of all right-of-ways, and streets.
18. Location, size, and availability of servicing utilities, including existing overhead utilities and fire department connections to sprinkler systems.
19. Existing and proposed means of surface drainage, (retention/detention) with supporting drainage calculations prepared and stamped by an engineer. The surface drainage shall be designed and constructed in accordance with the City of White House Regulations.
20. Exterior building elevations for all primary and accessory buildings, including all building materials that are colored to illustrate their appearance.
21. Location and details about all signage and lighting proposed to be attached to building(s).
22. Location, type, size, and details of proposed freestanding signs, including monument, pole signs, and on-site directional signs.
23. Location of all vehicular and pedestrian access into and within site. Including, but not limited to, drives, streets, sidewalks, traffic calming, radius and widths, etc.
24. Location, design, and dimensions of all parking areas, loading zones, fire lanes, and landscape breaks.
25. Location and screening methods of dumpsters.
26. Location of all open space and proposed site amenities.
27. Location of all walls, fences with indication of their height and construction materials.
28. The lighting plan shall be designed by a lighting design professional and include the following information: (1) A grid photometric lighting plan showing pole locations and maintained horizontal luminance at grade shall be provided that shall extend until 0.0 foot-candle is maintained. (2) Detail drawings of poles and fixtures shall be provided. (3) The detail shall denote the color and height of each pole and fixtures.
29. Location of existing vegetation including all trees over four (4) inch in caliper and all trees over one (1) inch in caliper and six (6) feet in height in all public right-of-ways. Masses of existing trees shall indicate significant perimeter trees surveyed and average caliper size noted.
30. Location and types of all erosion control and tree protection methods.



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31. Landscape plan in compliance with Section 3.120, of Zoning Ordinance and the Commercial Design Standards, completed by a State of Tennessee licensed landscape architect, engineers, surveyors, and architects are permitted to complete the landscape plan for site developments as determined by state requirements.
32. Location of all environmentally or historically sensitive areas, including but not limited to, slopes exceeding fifteen (15) percent, streams, historic structures, wetlands, trees masses and strands, caves, rock outcrops, cemeteries, areas subject to flooding, etc.
33. Location of all finished floor elevations for all structures.
34. All twenty (20) percent slopes and floodplain areas shall be designated on plans.
35. Location and details of any on-site streetscape furnishings. Trashcans, benches, bikes racks, etc.
36. Location of all proposed outdoor merchandise and storage areas.
37. Location and methods for temporary construction entrances.
38. Provide detail sheet for items, including, but not limited to: headwalls, detention structures, pavement, curb, and sidewalk thickness, etc.

Item B. Expiration of Site Plan Approval **(Added by Ordinance 04-14, September 16, 2004)**

From the date a site plan has been approved, construction must begin within an eighteen (18) month period. If eighteen (18) months pass after the approval of a site plan and no construction has taken place, the site plan becomes null and void and a new site plan must be submitted to the White House Planning Commission for review and approval.

If a building or grading permit is issued and construction begins and becomes inactive for a period of one (1) year, then the site plan shall become null and void. The Planning Commission shall hear all requests for site plan approvals and extensions.

Item C. Staff Approval of Site Plans **(Added by Ordinance 06-28, July 20, 06)**

Minor site plans, meeting the requirements listed in item A, Item # A.

Plan Design and Submittal Requirements: shall be approved by City Engineer and/or Zoning Administrator. The following items are considered as minor site plans for staff approval.

1. Building additions not to exceed 10% of the existing size of building up to 2,500 square feet.
2. Parking lot expansion not to exceed 25% of existing parking area up to 20,000 square feet of parking area.
3. New accessory buildings or uses which do not change use or property and Do not exceed 1,000 square feet.
4. Minor exterior building renovations.



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5. Minor amendments to approved plans that would not alter or expand use of approval.
6. Any other associated items determined by staff to be minor.
7. New site developments not exceeding 5,000 sq ft of building and parking area and not required to provide grading plans, drainage calculations, or detention requirements due to property being within development or due to existing site conditions.

Applicants may appeal staff requirements to Planning Commission or to Board of Zoning Appeals when required in Article IX of this ordinance.



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

July 26th, 2024

Ceagus Clark, Planning and
Codes Director
City of White House
105 College St
White House, TN 37188

RE: Hwy 31W Retail
2502 Highway 31-W
White House, TN 37188

Mr. Clark,

On behalf of Bill Norfleet, the developer of the above referenced property, Klobber Engineering would like to submit the attached site plan for a 3,582 retail center. The existing property zoning is General Commercial (C-2), no rezoning is proposed.

Included with the site plans are erosion control plans, site layout, grading and drainage plans, stabilization plans, landscaping plans, photometric plans, and stormwater drainage calculations.

If you have any questions or comments with this submittal, please call KES at (615) 382-2000.

Sincerely,

Kyle Schneider, P.E.
Project Engineer



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Item # 4: Drew Christenson Development/GreenLid

Applicant or Representative-
Drew Christenson

Location
202 Portland Rd

Map and Parcel
**Sumner County Tax Map
77G, Group G, Parcel 6.00**

Zoning
C-6 Town Center

Finding of Fact:

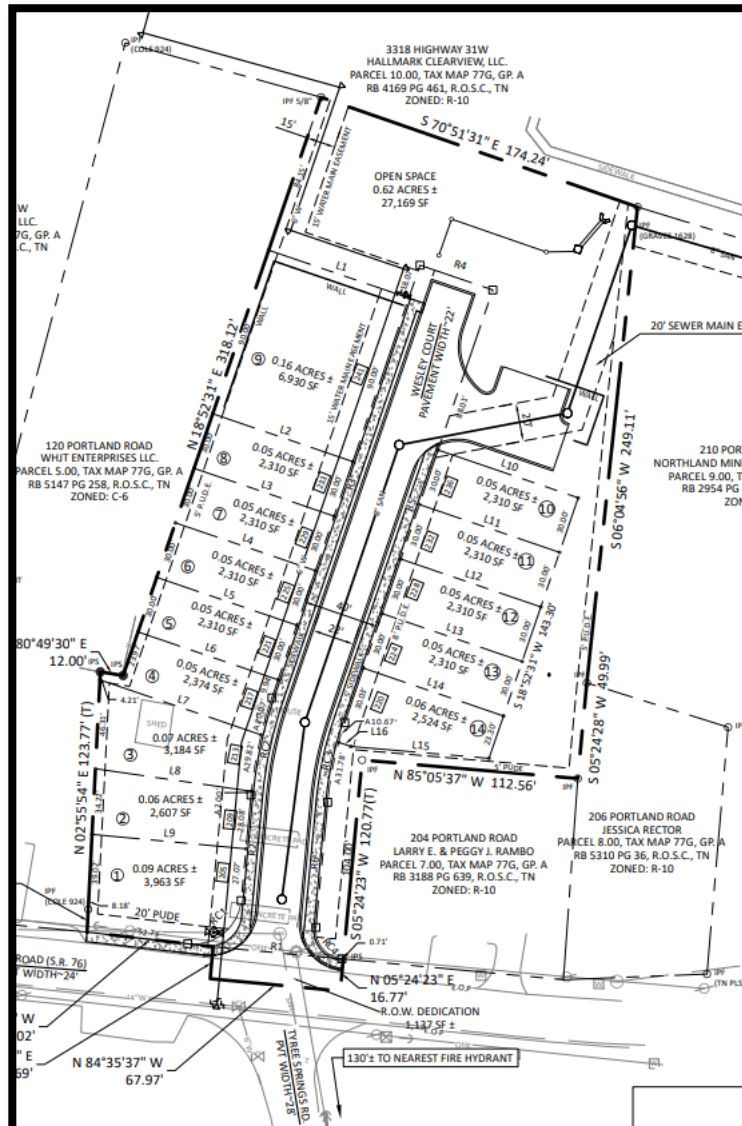
With a Final Plat, developers build out subdivisions in phases, (depending on the size of the development). Below are the criteria for approval of the Final Plat.

There was no change to this Final Plat from the Final Master Development Plan.

Staff has reviewed and found that the plat is satisfactory.

Staff Overview

Requests final plat with dedication right-of-way, create open space for 14 single family lots. Preliminary plat was approved in September of 2022. Changes were made for new direction of sewer line coming from neighboring property. Plat is showing all easements and right of way dedication.





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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



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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.