



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: 10/9/2024

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 10/15/2024

There are twelve items on the agenda. Four on the consent agenda are bonds, six are for infrastructure acceptance. These have all been thoroughly inspected by Public Services and are approved to obtain a favorable recommendation from Planning Commission. There are two projects submitted, one being a Commercial PUD, with the Preliminary Plan approved in August 2023. The other is an amendment to the Master Plan. This is a minor amendment, that needs approvals from Planning Commission. This is regarding the buffer/open space in the new Spring Brook phase already under construction.

CONSENT AGENDA

- Item # 1 Summerlin-Phase 3/Goodall**
- Item # 2 Dorris Farms at Willow Springs-Phase 1, Sec. 1 & Sec. 2/Farmstead Dev**
- Item # 3 Fields at Oakwood-Phase 5/Tenn Properties**
- Item # 4 Legacy Farms-Phase 3/Forestar**

AGENDA

- Item # 5 Fields at Oakwood-Phase 2.2/Tenn Properties**
- Item # 6 Fields at Oakwood-Phase 3/Tenn Properties**
- Item # 7 Fields at Oakwood-Phase 4.1/Tenn Properties**
- Item # 8 Fields at Oakwood-Phase 4.2/Tenn Properties**
- Item # 9 Concord Springs-Phase 3/Real Estate Solutions Group, LLC**
- Item # 10 Reserve at Palmers Subdivision-Phase 3/Tenn Properties**
- Item # 11 Raymond Hirsch Pkwy Commercial PUD/Kimley Horn**
- Item # 12 Springbrook Reserve/Dewey Engineering**

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: Summerlin-Phase 3/Goodall: Request a one-year bond extension

<p><u>Applicant or Representative-</u> Goodall Homes</p> <p><u>Current Bond:</u> \$199,179</p> <p><u>Location</u> McCurdy Rd</p> <p><u>Zoning</u> SRPUD</p> <p><u>Ordinance Reference and Notes:</u> 3-101.2</p> <p><u>Finding of Fact:</u></p> <p>Surety Increase: \$229,056</p> <p>The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.</p>	<p style="text-align: center;">Staff Overview</p> <p>Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs. This development has 17 of 299 units remaining to complete.</p> <div data-bbox="587 653 1502 1289" data-label="Image"></div> <p>3-101.2 Surety Instrument</p> <p>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.</p>
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Item # 2: Dorris Farms at Willow Springs-Phase 1, Sec. 1 & Sec. 2: Request a one-year bond extension

Applicant or Representative-
Farmstead Dev

Current Bond:
\$1,069,057

Location
Tyree Springs Rd

Zoning
SRPUD/NCRPUD

Ordinance Reference and Notes:
3-101.2

Finding of Fact:
Surety Increase:

\$1,229,416

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: Fields at Oakwood-Phase 5: Request a one-year bond extension

<p><u>Applicant or Representative-Tenn Properties</u></p> <p><u>Current Bond:</u> \$372,519</p> <p><u>Location</u> Calista Rd</p> <p><u>Zoning</u> SRPUD</p> <p><u>Ordinance Reference and Notes:</u> 3-101.2</p> <p><u>Finding of Fact:</u> Surety Increase: \$428,397</p> <p>The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.</p>	<p style="text-align: center;">Staff Overview</p> <p>Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs. This development has 95 of 234 units remaining to complete.</p> <div style="text-align: center;">  </div> <p>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.</p>
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Item # 4: Legacy Farms-Phase 3/Forestar: Request a one-year bond extension

<p><u>Applicant or Representative-</u> Forestar</p> <p><u>Current Bond:</u> \$1,583,735</p> <p><u>Location</u> Pinson Ln</p> <p><u>Zoning</u> SRPUD</p> <p><u>Ordinance Reference and Notes:</u> 3-101.2</p> <p><u>Finding of Fact:</u> Surety Increase: \$1,821,295</p> <p>The developer has not yet requested a deduction. The approved 15% increase to bond has been applied.</p>	<p style="text-align: center;">Staff Overview</p> <p>Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs. This development has 122 of 343 units remaining to complete.</p> <div data-bbox="586 688 1507 1159" data-label="Image"></div> <p>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.</p>
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Item # 5: Fields at Oakwood: Request Recommendation to BOMA to accept Phase 2.2

<p><u>Applicant or Representative-Overview:</u> Tenn Properties</p> <p><u>Tax Parcel and ID</u> NA</p> <p><u>Location</u> Calista Road</p> <p><u>Zoning</u> SRPUD</p> <p><u>Finding of Fact:</u></p> <p>Public Services has inspected the applicants request to reduce the bond. This is consistent with reasons to approve this request. A maintenance bond for 10% of total original bond amount of \$213,202, will be in place for one year.</p>	<p style="text-align: center;">Staff Overview</p> <p>Applicant is requesting acceptance and release of the performance bond. Section 2-102.201 in the Subdivision Regulations. The Public Services Director has inspected the facilities and accepted the request.</p> <div data-bbox="586 615 1365 1150" data-label="Image"></div> <p><u>3-102.2 Release or Reduction of Performance Bond</u> <u>3-102.201 Certificate of Satisfactory Completion</u></p> <p>The governing body or other agency ultimately responsible for acceptance of the facilities shall not accept dedication of required public improvements nor release nor reduce any surety instruments guaranteeing the construction of same until the appropriate governmental representative submits a certificate stating that all required improvements have been satisfactorily completed. Upon such approval and recommendation, the governing body or other agency ultimately responsible for acceptance of the facilities, thereafter, may accept the dedicated improvements in accordance with the procedures set forth in Subsections 1-112.106 and 3-101.7, of these regulations. The project owner or developer shall submit to the Planning Commission and Board of Mayor and Aldermen a written request to accept improvements. The value of improvements shall be listed on a form provided by City Engineer.</p>
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Item # 6: Fields at Oakwood: Request Recommendation to BOMA to accept Phase 3

<p><u>Applicant or Representative-Overview:</u> Tenn Properties</p> <p><u>Tax Parcel and ID</u> NA</p> <p><u>Location</u> Calista Road</p> <p><u>Zoning</u> SRPUD</p> <p><u>Finding of Fact:</u></p> <p>Public Services has inspected the applicants request to reduce the bond. This is consistent with reasons to approve this request. A maintenance bond for 10% of total original bond amount of 261,491, will be in place for one year.</p>	<p style="text-align: center;">Staff Overview</p> <p>Applicant is requesting acceptance and release of the performance bond. Section 2-102.201 in the Subdivision Regulations. The Public Services Director has inspected the facilities and accepted the request.</p>  <p><u>3-102.2 Release or Reduction of Performance Bond</u> <u>3-102.201 Certificate of Satisfactory Completion</u></p> <p>The governing body or other agency ultimately responsible for acceptance of the facilities shall not accept dedication of required public improvements nor release nor reduce any surety instruments guaranteeing the construction of same until the appropriate governmental representative submits a certificate stating that all required improvements have been satisfactorily completed. Upon such approval and recommendation, the governing body or other agency ultimately responsible for acceptance of the facilities, thereafter, may accept the dedicated improvements in accordance with the procedures set forth in Subsections 1-112.106 and 3-101.7, of these regulations. The project owner or developer shall submit to the Planning Commission and Board of Mayor and Aldermen a written request to accept improvements. The value of improvements shall be listed on a form provided by City Engineer.</p>
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Item # 7: Fields at Oakwood: Request Recommendation to BOMA to accept Phase 4.1

<p><u>Applicant or Representative-Overview:</u> Tenn Properties</p> <p><u>Tax Parcel and ID</u> NA</p> <p><u>Location</u> Calista Road</p> <p><u>Zoning</u> SRPUD</p> <p><u>Finding of Fact:</u></p> <p>Public Services has inspected the applicants request to reduce the bond. This is consistent with reasons to approve this request. A maintenance bond for 10% of total original bond amount of \$261,491, will be in place for one year.</p>	<p style="text-align: center;">Staff Overview</p> <p>Applicant is requesting acceptance and release of the performance bond. Section 2-102.201 in the Subdivision Regulations. The Public Services Director has inspected the facilities and accepted the request.</p>  <p><u>3-102.2 Release or Reduction of Performance Bond</u> <u>3-102.201 Certificate of Satisfactory Completion</u></p> <p>The governing body or other agency ultimately responsible for acceptance of the facilities shall not accept dedication of required public improvements nor release nor reduce any surety instruments guaranteeing the construction of same until the appropriate governmental representative submits a certificate stating that all required improvements have been satisfactorily completed. Upon such approval and recommendation, the governing body or other agency ultimately responsible for acceptance of the facilities, thereafter, may accept the dedicated improvements in accordance with the procedures set forth in Subsections 1-112.106 and 3-101.7, of these regulations. The project owner or developer shall submit to the Planning Commission and Board of Mayor and Aldermen a written request to accept improvements. The value of improvements shall be listed on a form provided by City Engineer.</p>
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Item # 8: Fields at Oakwood: Request Recommendation to BOMA to accept Phase 4.2

<p><u>Applicant or Representative-Overview:</u> Tenn Properties</p> <p><u>Tax Parcel and ID</u> NA</p> <p><u>Location</u> Calista Road</p> <p><u>Zoning</u> SRPUD</p> <p><u>Finding of Fact:</u></p> <p>Public Services has inspected the applicants request to reduce the bond. This is consistent with reasons to approve this request. A maintenance bond for 10% of total original bond amount of \$312,058, will be in place for one year.</p>	<p style="text-align: center;">Staff Overview</p> <p>Applicant is requesting acceptance and release of the performance bond. Section 2-102.201 in the Subdivision Regulations. The Public Services Director has inspected the facilities and accepted the request.</p> <div data-bbox="586 615 1344 1136" data-label="Image"></div> <p><u>3-102.2 Release or Reduction of Performance Bond</u> <u>3-102.201 Certificate of Satisfactory Completion</u></p> <p>The governing body or other agency ultimately responsible for acceptance of the facilities shall not accept dedication of required public improvements nor release nor reduce any surety instruments guaranteeing the construction of same until the appropriate governmental representative submits a certificate stating that all required improvements have been satisfactorily completed. Upon such approval and recommendation, the governing body or other agency ultimately responsible for acceptance of the facilities, thereafter, may accept the dedicated improvements in accordance with the procedures set forth in Subsections 1-112.106 and 3-101.7, of these regulations. The project owner or developer shall submit to the Planning Commission and Board of Mayor and Aldermen a written request to accept improvements. The value of improvements shall be listed on a form provided by City Engineer.</p>
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Item # 9: Concord Springs: Request Recommendation to BOMA to accept Phase 3

Applicant or Representative-
Overview:
Tenn Properties

Tax Parcel and ID
NA

Location
Calista Road

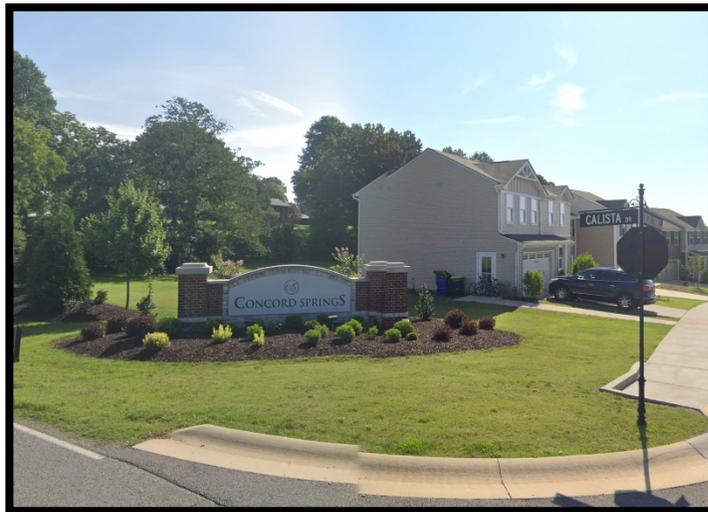
Zoning
SRPUD

Finding of Fact:

Public Services has inspected the applicants request to reduce the bond. This is consistent with reasons to approve this request. A maintenance bond for 10% of total original bond amount of \$349,085.75, will be in place for one year.

Staff Overview

Applicant is requesting acceptance and release of the performance bond. Section 2-102.201 in the Subdivision Regulations. The Public Services Director has inspected the facilities and accepted the request.



3-102.2 Release or Reduction of Performance Bond

3-102.201 Certificate of Satisfactory Completion

The governing body or other agency ultimately responsible for acceptance of the facilities shall not accept dedication of required public improvements nor release nor reduce any surety instruments guaranteeing the construction of same until the appropriate governmental representative submits a certificate stating that all required improvements have been satisfactorily completed. Upon such approval and recommendation, the governing body or other agency ultimately responsible for acceptance of the facilities, thereafter, may accept the dedicated improvements in accordance with the procedures set forth in Subsections 1-112.106 and 3-101.7, of these regulations. The project owner or developer shall submit to the Planning Commission and Board of Mayor and Aldermen a written request to accept improvements. The value of improvements shall be listed on a form provided by City Engineer.



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Item # 10: Reserve at Palmer’s Crossing: Request Recommendation to BOMA to accept Phase 3

<p><u>Applicant or Representative-Overview:</u> Tenn Properties</p> <p><u>Tax Parcel and ID</u> NA</p> <p><u>Location</u> N Palmers Chapel Road</p> <p><u>Zoning</u> SRPUD</p> <p><u>Finding of Fact:</u></p> <p>Public Services has inspected the applicants request to reduce the bond. This is consistent with reasons to approve this request. A maintenance bond for 10% of total original bond amount of \$251,751.04, will be in place for one year.</p>	<p style="text-align: center;">Staff Overview</p> <p>Applicant is requesting acceptance and release of the performance bond. Section 2-102.201 in the Subdivision Regulations. The Public Services Director has inspected the facilities and accepted the request.</p> <div data-bbox="587 617 1284 1125" data-label="Image"></div> <p><u>3-102.2 Release or Reduction of Performance Bond</u> <u>3-102.201 Certificate of Satisfactory Completion</u></p> <p>The governing body or other agency ultimately responsible for acceptance of the facilities shall not accept dedication of required public improvements nor release nor reduce any surety instruments guaranteeing the construction of same until the appropriate governmental representative submits a certificate stating that all required improvements have been satisfactorily completed. Upon such approval and recommendation, the governing body or other agency ultimately responsible for acceptance of the facilities, thereafter, may accept the dedicated improvements in accordance with the procedures set forth in Subsections 1-112.106 and 3-101.7, of these regulations. The project owner or developer shall submit to the Planning Commission and Board of Mayor and Aldermen a written request to accept improvements. The value of improvements shall be listed on a form provided by City Engineer.</p>
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Item # 11 Raymond Hirsch Pkwy Commercial PUD/Kimley Horn

Applicant or Representative

Kimley Horn

Owner

Shrihari, LLC

Location

2929 Hwy 31W

Map and Parcel

Robertson County Tax Map

107I, Parcel 77

Zoning

CPUD

Finding of Fact:

Staff has reviewed this FDMP and found it to match the PDMP. Final Plat and Construction Plan approvals will be needed prior to obtaining a building permit. The detention ponds and traffic studies were reviewed to account for the developments and residents going into the CPUD.

The preceding pages are the guidelines for you to follow when looking at the Final Master Development Plan.

When voting, the vote has to have basis shown in the zoning ordinance below. If the plan meets all requirements, then that constitutes a vote of approval. If there were changes from preliminary plan to this final master plan, then you can either defer or deny this FDMP.

Staff Overview

Request FMDP approval for shared infrastructure and Lot 6 overall development. This is request for approval of the FDMP (Final Master Development Plan). The PDMP (Preliminary Development Master Plan) was approved in August 2023. I have enclosed the administrative procedures for Planned Unit Developments as well as the minutes from the 2023 meeting. At the Preliminary Development Plan stage, this is where the plan is set. The goal for the Final Master Plan, is to match the Preliminary. If there are changes from plan, this board can require that the plans match, or choose to accept changes if there were any. The following pages consist of notes from





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b. Final Approval of Stages

The application for final approval and the final approval by the planning commission may be limited to each stage as appropriate in a large planned development.

c. Final Master Development Plan

The final master plan of a planned development, or as submitted in stages if authorized, shall be substantially consistent with the approved preliminary master plan and in addition must show the following:

- (1) Detailed building plans including the use and architectural design of each building. Architectural design including the location and approximate dimensions of structures, other than one and two family dwellings including the architectural features of the buildings to determine design of the development and to ensure compatibility with surrounding properties. Example of architectural features includes: building height and bulk roof slopes, building orientation, porches and exterior materials.
- (2) Plan book for one and two-family dwellings, with typical building elevations, details of building materials and building floor plans.
- (3) Landscaping plans prepared by a Landscape architect.
- (4) Location of gas, water, sewerage, and drainage facilities,
- (5) Details and locations of signs,
- (6) Plans for street and parking lot improvements,
- (7) Location common open space areas and recreation facilities, with a maintenance plan.
- (8) Grading and drainage plans showing existing and proposed topography, drainage structures, water features and erosion control measures. Plan will need to demonstrate that the plans meet all Federal and State regulations.
- (9) Additional information as determined by the planning commission to indicate fully the ultimate operation and appearance of the PUD.



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October 1st, 2024

Ceagus Clark
City of White House, TN

RE: Raymond Hirsch – FMDP Resubmittal

Dear All:

The following are our responses to FMDP comments received on 9/18/2024 for the initial submittal of Raymond Hirsch FMDP submitted on 9/3/2024. Our responses are in *red italics*.

C0-00 COVER

1. Not seeing the lighting plan.
 - *The lighting plan has been added to the set. Please see sheets E1-00 and E1-50.*

C2-00 SITE LAYOUT – OVERALL

2. For each commercial site/area show a connection of internal sidewalks to the public/private sidewalks related to ROWs (typical several locations).
 - *Response – schematic sidewalk locations are shown in the areas identified. Individual site plans will be submitted in the future for each commercial lot to address this criteria in more detail.*
3. Dimension and label more clearly ALL sidewalks, also required both sides of the road.
 - *Response – The approved Preliminary PUD provides sidewalks on one side of the residential driveways and primary private roads with detached sidewalks and grass strip on both sides of the roadways. The Final PUD will be design in the same manner as approved.*
4. Add details to all entrances, such as raised island here and dimensions.
 - *Response – Individual site plans will be submitted in the future for each commercial lot to address this criteria in more detail.*
5. Is there any clarification in the FMPD for the intent and requirement for some type of commercial association? It will be needed to the shared use and maintenance of not only the roadways but also the stormwater facilities. Does not need to be detailed now, but reference to this association should be made somewhere in the FMDP.
 - *Response – The applicant is currently finalizing the documents for creation of a commercial owner's association. A note is provided on the cover of the Final PUD requiring that it be completed prior to recording a final plat.*
6. Clarification should be added for the site phasing plan....it appears that the residential area will be build first and then commercial lots made available at the same time....clarify to reveal what roads and access will be built to accommodate the phase 1 area and so on.



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Benders Ferry – Phase 1 and 2 Resubmittal #2 - Page 2 of 2

- *Response – This Final PUD submittal covers the first phase of development for the improvements to be constructed by the applicant/master developer to include common/shared infrastructure (private roads, stormwater, utilities, and other shared facilities), and the residential lots on Lot 6. Individual site plans will be submitted in the future for each commercial lot to address each use in detail.*

L1-00 LANDSCAPE PLAN – OVERALL

7. What does this hatched area represent. It should show landscaping similar to the PDMP along the perimeter.
 - *Response – The hatched area represents locations where a buffer is required as outlined in the PMDP. The planting plan provided is only for the buffer areas associated with the common and shared infrastructure and Lot 6. Individual site plans will be submitted in the future for each commercial lot to address this criteria in more detail.*
8. This landscape plan shows much less detail than what was approved.
 - *Response – The planting plan provided is only for the buffer areas associated with the common and shared infrastructure and Lot 6. Individual site plans will be submitted in the future for each commercial lot to address this criteria in more detail.*
9. Landscape Plan should match what was approved on the PDMP.
 - *Response – The planting plan provided shows more detail than what was provided on the PMDP by showing specific plant types and sizes. This planting plan is only for the buffer areas associated with the common and shared infrastructure and Lot 6. Individual site plans will be submitted in the future for each commercial lot to address this criteria in more detail..*
10. Show buffer screening similar to PMDP. This is different than what the PDMP shows.
 - *Response – see notes above.*

A1-00 BUILDING ELEVATIONS

11. As a note, homes should be brick to grade and brick stone/hardi materials.
 - *Response – a residential building plan and elevation book is provided as a separate item with this submittal and states that all building materials shall be Hardi, stone or brick.*

We appreciate your review and assistance. Further clarification on any of the items above may be found by emailing me at anneka.gilliam@kimley-horn.com, or by calling me at (615) 564-2701.

Sincerely,
Anneka Gilliam, PLA
Kimley-Horn



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This is from August 2023 the original submittal

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

Tax Parcel and ID
**Robertson County Tax Map 1071,
Parcels 75, 76, and 77**

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

Zoning
R-20

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

Finding of Fact:

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

Staff Overview

(Deferred at July meeting)

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

In the following pages, you will find information from the zoning ordinance regarding the Commercial PUD and language from the comprehensive plan to help with your review.





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June 28, 2023

Ceagus Clark
City of White House
105D College Street
White House, TN 37188
cclark@whitehousetn.gov

RE: Raymond Hirsch Parkway Commercial PUD Resubmittal

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

Planning Comments

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

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

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

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

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

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

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



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Page 2

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

Comment 12: Show details of screening around pump station.

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

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

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

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

Sincerely,

Anneka Gilliam, PLA
Kimley-Horn



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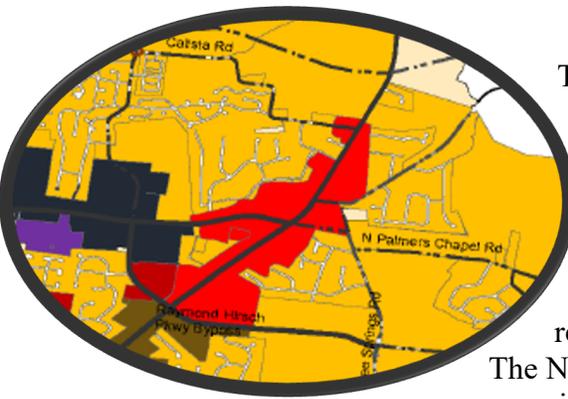
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PUD LOT DATA, BULK STANDARDS & CRITERIA

Lot	Use	Size	Bulk Std	Gross Floor Area/ Units	Minimum Lot Width	Maximum Building Height	Maximum Impervious Surface	Setbacks	Street Setback	Interior Side Setback	Rear Setback	Site Strds.	Parking Criteria Required/Provided	Landscape Standards	Sign Standards	Additional CPUD Criteria
1	Commercial Conv. / Gas ³	1.6 ACRES 67,066 S.F.		4,500 sf GFA 7 Pumps	60'	35'	90%		20'	5'	10'		1 Space Per Pump (not including pump space) + 1/500 s.f. of Retail 17 Spaces / 41 Spaces	Per Code.	Per Code.	1. Commercial Retail/Office use areas are subject to change. Developer may seek administrative approvals for changes to lot size and/or configuration and site plan layout as shown. 2. Residential lot size and/or unit count shall require the approval of the planning commission. 3. Gas Station and Fast-Food Restaurant lots on Hwy 31 are subject to change. Developer may seek administrative approval for changes to lot size and/or configuration and site plan layout as shown. each lot shall be provided a right-in/right-out access point.
2	Commercial Drive-Thru Rest. ³	1.1 ACRES 49,445 S.F.		3,000 s.f. Dining Area	60'	35'	90%		20'	5'	10'		Restaurant Fast Food 1 Space / 100 s.f. Dining Area 30 Spaces / 32 Spaces	Per Code.	Per Code.	
3	Commercial Retail ¹	1.2 ACRES 49,111 S.F.		8,000 s.f. GFA	60'	35'	90%		15'	5'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
4	Commercial Retail/Office ¹	1.1 ACRES 48,244 S.F.		10,000 s.f. GFA	60'	35'	90%		15'	5'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
5	Commercial Retail/Office ¹	1.1 ACRES 49,110 S.F.		10,000 s.f. GFA	60'	35'	90%		15'	5'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
6	Town Homes ²	4.1 ACRES 42 UNITS		42 UNITS	60'	45'	90%		15'	5'	20'		Single-Family Dwelling 2 Space / Unit 84 Spaces / 109 Spaces	Per Code.	Per Code.	
7	Town Homes ²	2.6 ACRES 28 UNITS		28 UNITS	60'	45'	90%		15'	5'	20'		Single-Family Dwelling 2 Space / Unit 56 Spaces / 70 Spaces	Per Code.	Per Code.	
8	Commercial Retail ¹	3.6 ACRES 160,197 S.F.		26,000 s.f. GFA	60'	45'	90%		15'	10'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
9	Commercial Retail/Office ¹	1.1 ACRES 49,724 S.F.		10,000 s.f. GFA	60'	35'	90%		15'	10'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	
10	Commercial Retail/Office ¹	1.2 ACRES 50,804 S.F.		6,000 s.f. GFA	60'	35'	90%		15'	10'	20'		5 Spaces / 1,000 s.f. Gross Leasable Area	Per Code.	Per Code.	



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

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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5.056.6 Commercial Planned Developments

A. Type of Developments

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

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

B. Purpose

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

C. Feasibility Study

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

D. Minimum Size

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

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

E. Permitted Activities

The activities listed in Table II, may be permitted as a part of PUD only when such activities are approved as a part of the final master plan and deemed appropriate by the planning commission. A change in use may be granted by the building



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inspector, only when the change is to a similar use or activity. Activities not listed are prohibited.

F. Bulk Regulations for Commercial PUDs

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

1. Maximum Floor Area Ratio

CPUD	1.0
CPUDL	5
GOPUD	1.5
ROPUD	25

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

3. Open Space Requirements

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

Front

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

Side and Rear

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

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



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

	<u>CPUD</u>	<u>CPUDL</u>	<u>GOPUD</u>	<u>ROPUD</u>
<u>Community Facility Activities</u>				
Administrative Services	P	P	P	P
Community Assembly	P	P	P	N
Community Education	N	N	N	N
Cultural & Recreation Services	P	N	P	N
Essential Services	P	P	P	P
Extensive Impact Facilities	N	N	N	N
Health Care Facilities	P	N	P	N
Institutional Care Facilities	N	N	N	N
Intermediate Impact Facilities	N	N	N	N
Personal & Group Care Facilities	P	N	P	N
Religious Facilities				
<u>Commercial Activities</u>				
Animal Care & Veterinarian Services	N	N	N	N
Automotive Parking	P	P	P	P
Automotive Repair & Cleaning	N	N	N	N
Automotive Servicing	P	N	N	N
Building Materials & Farm Equipment	N	N	N	N
Consumer Repair Services	P	P	P	P
Construction Sales & Services	N	N	N	N
Convenience Commercial	P	P	P	P
Entertainment & Amusement Services	P	P	N	N
Financial, Consultive & Administrative	P	P	P	P
Food & Beverage Services	P	P	P	P
Food Service Drive-In	P	P	N	N
General Business & Communication Service	P	P	P	N
General Personal Services	P	P	P	P
General Retail Trade	P	P	P	P
Group Assembly	P	N	N	N
Medical & Professional Services	P	P	P	P
Scrap Operations	N	N	N	N
Transient Habitation	P	N	P	N
Transport & Warehousing	N	N	N	N
Undertaking Services	P	N	N	N
Vehicular, Craft, & Related Equipment Sales, Retail & Delivery	P	P	P	N
Wholesale Sales	P	N	P	N



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Key to Interpreting Uses

P - May be Considered In the District Indicated

N - Not Permitted In the District

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

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

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

2. Vehicular Access Locations

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

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

H. Permitted Signs

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



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Item # 12 Springbrook Reserve/Dewey Engineering

Applicant or Representative
Dewey Engineering

Owner
LGI Homes, LLC

Location
Springbrook Blvd

Map and Parcel
**Sumner County Tax Map 96,
Parcel 18.02 and Tax Map
96F, Parcel 1.01**

Zoning
SRPUD

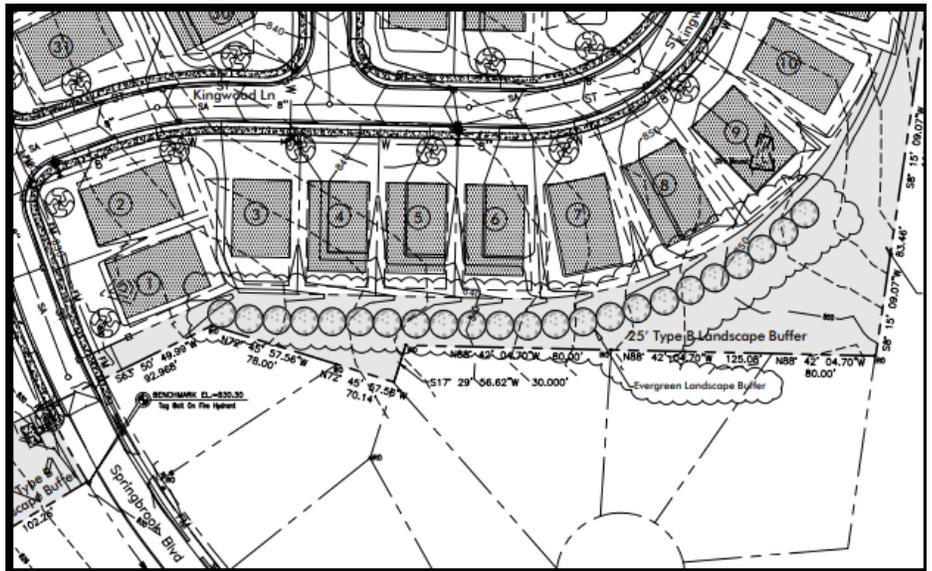
Staff Overview

Request FMDP Minor Amendment regarding Phases 3 & 4, consisting of 43 single family lots, 2 open space lots and dedication of public right-of-way. The minor amendment includes the addition of evergreen trees along the southern buffer. The buffer change will allow for the current owners on Ravenwood Ct and Springbrook Blvd to keep back section of their yard that they have been using (though not technically theirs according to new survey). The first section of Springbrook was approved in the early 2000s. Though it was unofficial, neighbors abutting the new phase had incorporated land that is actually in the buffer/open space of Phase 3. When the developer surveyed the open space, it consumed 10' of what the neighbors were using as yard. The developer is asking that they place evergreens 10' off the originally approved buffer yard, to allow the residence to continue using the yard they have been maintaining. I have enclosed emails from the affected neighbors approving of this request.

Finding of Fact:

Minor Changes

The Planning Commission may approve minor changes to the Preliminary/Final Master Plan and supporting documents which to not alter the concept or intent of the development are considered minor amendments.





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September 11, 2024

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

**RE: Springbrook FMDP
Minor Amendment Request**

Dear Ceagus:

Please consider this a formal Letter of Request to resubmit the Final Development Plan for Springbrook Reserve, Phases 3 & 4, consisting of 43 residential lots, 2 open space lots and dedication of public right of way. The minor amendment includes the addition of evergreen trees along the southern buffer

We would like for this item to be on the Oct. 15 Planning Commission agenda. Please let us know if you have any questions.

Thanks,
Michael Dewey, PE
Dewey Engineering