



## 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

*"Valuing our Future while Protecting our Heritage"*

# Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Codes

Date: 02/4/2025

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled Monday 02/10/2025

There are nine items on the agenda. Three bond extensions, three bond reductions, and three staff items.

### **CONSENT AGENDA**

- Item # 1 Willow Grove Subdivision-Phase 1: Request a (1) one-year bond extension**
- Item # 2 Willow Grove Subdivision-Phase 2: Request a (1) one-year bond extension**
- Item # 3 Stones Crossing: Request a (1) one-year bond extension**
- Item # 4 Legacy Farms-Phase 2A: Request a (1) one-year bond reduction**
- Item # 5 Legacy Farms-Phase 2B: Request a (1) one-year bond reduction**
- Item # 6 Legacy Farms-Phase 3: Request a (1) one-year bond reduction**
- Item # 7 Staff: Request approval of the 2025 Planning Commission Schedule**
- Item # 8 Staff: Request approval for City Parks Department scope of grant work**

### **AGENDA**

- Item # 9 Staff: Request Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance**

Don't hesitate to give me a call.

615-672-4350 Ext 2119

Ceagus Clark  
Director, Planning and Codes



## 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

*"Valuing our Future while Protecting our Heritage"*

#### **Item # 1:** Willow Grove Subdivision-Phase 1: Request a (1) one-year bond extension

Applicant or Representative-  
**Lennar**

Current Bond:  
**\$304,823.55**

Location  
**Tyree Springs Rd**

Zoning  
**SRPUD**

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

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

Surety Increase:

**\$350,547**

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.

All units in this development are 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.



## 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

*"Valuing our Future while Protecting our Heritage"*

#### **Item # 2:** Willow Grove Subdivision-Phase 2: Request a (1) one-year bond extension

Applicant or Representative-  
**Lennar**

Current Bond:  
**\$461,811.34**

Location  
**Tyree Springs Rd**

Zoning  
**SRPUD**

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

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

Surety Increase:

**\$531,083**

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.

All units in this development are 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.



## 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

*"Valuing our Future while Protecting our Heritage"*

#### **Item # 3:** Stones Crossing: Request a (1) one-year bond extension

##### Applicant or Representative-

**David Lee**

##### Current Bond:

**\$69,839.50**

##### Location

**Millstone Way**

##### Zoning

**R-20**

##### Ordinance Reference and Notes:

**3-101.2**

##### Finding of Fact:

Surety Increase:

**\$80,315**

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 4 of 10 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.





## 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

*"Valuing our Future while Protecting our Heritage"*

#### **Items # 4-6:** Legacy Farms-Phases 2A, 2B, 3: Request a (1) one-year bond reduction.

##### Applicant or Representative- **Forestar**

Ph 2A Current Bond:  
**\$1,270,644**

Ph 2B Current Bond:  
**\$594,437**

Ph 3 Current Bond:  
**\$1,583,735**

Location  
**Pinson Ln**

Zoning  
**SRPUD**

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

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

**Public Services/Waster water have inspected the applicants request to reduce the bond. The inspected infrastructure meets all city regulations.**

##### **Staff Overview**

A bond reduction has been requested, and Public Services and Wastewater departments have performed inspections on grading/drainage, wastewater, roads and paving, EPSC and final stabilization, and miscellaneous items such as landscaping and traffic control.

The new bond amounts are:

2A: \$346,742  
2B: 195,094.36  
3: 911,848.87

This development has 68 of 343 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.



## **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

*"Valuing our Future while Protecting our Heritage"*

### **Item # 7**

Staff Request approval of the 2025 Planning Commission Schedule

(See calendar insert in packet)



## 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

*"Valuing our Future while Protecting our Heritage"*

### **Items # 8:** Staff: Request approval for City Parks Department scope of grant work

#### Applicant or Representative- Staff

#### Finding of Fact:

- The improvements align with community development objectives by enhancing accessibility and facility conditions.
- The projects do not conflict with any zoning or land use regulations for the park facilities.
- The upgrades promote increased public engagement and expanded recreational opportunities.
- No additional Planning Commission review is required beyond this approval for the grant application.

#### **Staff Overview**

The City of White House Parks Department has received an LPRF Grant to fund improvements to municipal park facilities. The grant covers the following projects:

1. **Baseball/Softball Concession Stand Renovation** – Upgrading the existing concession stand to meet commercial design standards.
2. **New Storage & Meeting Building** – Construction of a **36'-6" x 22'** facility to provide storage and meeting space for baseball/softball programs.
3. **Dog Park Parking Lot** – Creation of a **64' x 100'** parking area to enhance accessibility to the dog park.
4. **Tennis Facility Enhancements** – Installation of a **70' x 35'** **shade structure** with **(12) benches** to improve player and spectator comfort.

City staff will review any necessary site plans to ensure compliance with local regulations. Planning Commission review is not required, but Planning Commission approval is necessary as part of the grant application process. These projects align with the City's Parks and Recreation goals and will enhance public recreational facilities.





## 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

*"Valuing our Future while Protecting our Heritage"*

#### **Item # 9:** Staff: Request Recommendation to BOMA to amend the Zoning Ordinance

##### **Applicant or Representative- Staff**

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

Currently, public and private schools offering general education courses are not permitted in C-1 or C-2. This amendment proposes adding public and private schools as a **Special Exception Use** under both districts. This means any new school development within these districts would still require Planning Commission review and approval.

##### **Staff Recommendation:**

Staff recommends approval of the proposed amendment to add public and private schools as a Special Exception Use in the C-1 and C-2 districts. This change provides greater flexibility in land use while maintaining appropriate oversight through Planning Commission review. This amendment ensures that schools are properly integrated into commercial areas while allowing for case-by-case evaluation to mitigate potential conflicts.

##### **Staff Overview**

Request Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance, Article V, Section 5.053.1, C-1, Central Business Service District, and Article V, Section 5.053.2, C-2, General Commercial regarding addition of public and private schools offering general education to be allowed by special exceptions. This change request has been prompted by a small private school that has identified a suitable property within one of these districts. The site has limited traffic impact, making it an appropriate fit for the school's operations, but current zoning regulations restrict its use.

##### **1. Land Use Compatibility:**

- C-1 and C-2 districts primarily support commercial, retail, and service-based businesses. Adding schools as a Special Exception ensures that each proposal is evaluated for compatibility with surrounding uses.
- Schools could serve as anchors for economic activity, providing increased foot traffic beneficial to businesses.

##### **2. Traffic and Infrastructure Considerations:**

- Schools generate significant traffic during peak drop-off and pickup times.
- The Planning Commission review process will allow for site-specific analysis to ensure adequate parking, ingress/egress, and safety measures.

##### **3. Regulatory Alignment:**

- This amendment aligns with best practices in urban zoning, which seek to diversify land uses and provide greater flexibility for educational institutions.
- The update will be incorporated into the Unified Development Ordinance (UDO) / Land Use Regulations, ensuring consistency across city planning policies.

##### **4. Potential Impacts:**

- May encourage adaptive reuse of vacant or underutilized commercial spaces for educational purposes.
- Could lead to site-specific concerns, such as conflicts with high-intensity commercial uses in adjacent properties. These will be addressed during the Special Exception review process.





## **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

*"Valuing our Future while Protecting our Heritage"*

## **C-1 Central Business Service District Overview**

### **District Description**

The C-1 Central Business Service District is designed to support a wide range of commercial activities, including retail, office, service, amusement, and light industrial uses with high-performance standards. The district also allows for governmental facilities, community spaces, and utilities necessary to serve the area.

The C-1 district encourages pedestrian-friendly development and is intended to allow for a high density and intensity of use while protecting its service-oriented nature from incompatible encroachments

### **Uses Permitted**

The following primary and accessory uses are allowed in the C-1 district:

1. Retail Sales & Services
2. Professional, Financial, Insurance, and Real Estate Services
3. Incidental Manufacturing (if products are sold on-site, occupying less than 40% of the total space and employing no more than five operators)
4. Hotels, Motels, and Boarding Houses
5. Commercial Amusement Establishments
6. Churches and Places of Assembly
7. Mortuaries & Undertaking Services
8. Newspaper & Printing Plants
9. Governmental & Community Buildings
10. Utility Facilities (without storage yards)
11. Communication Business Services
12. Educational Services
13. Signs & Billboards (regulated by Article IV, Section 4.080)
14. Gasoline Service Stations
15. Food Services
16. Wholesale Sales
17. Medical Services
18. Veterinary Services (excluding livestock)
19. Convenience Sales & Services
20. Laundry & Dry-Cleaning Services
21. Essential Municipal Services
22. Accessory Firework Sales
23. Vehicular, Craft, and Equipment Sales, Rental & Delivery



## 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

*"Valuing our Future while Protecting our Heritage"*

### Uses Permitted as Special Exceptions

The following uses require special exception approval in the C-1 District:

1. Automotive Parking Lots
2. Warehousing & Storage
3. Day Care Centers
4. Research Services
5. Retail Business Supply
6. 24-Hour Medical/Veterinary Clinic with Residential Quarters
7. Commercial Accessory Residential Units
8. Short-Term Rentals
9. Minor Motor Vehicle Service & Repair
10. **Public and private schools offering general education courses.**

### Uses Prohibited

- Industrial Uses
- Automobile Wrecking, Junk, and Salvage Yards
- Any use not explicitly listed as permitted or allowed as a special exception

### Dimensional Regulations

- Minimum Lot Size: No minimum lot size required.
- Minimum Yard Requirements:
  - Front Yard: 20 feet (or an average of adjacent front yards if less than 20 feet).
  - Rear Yard: 20 feet.
  - Side Yard: No requirement, but if provided, it must be at least 10 feet wide and unobstructed.
- Maximum Lot Coverage: No restriction on the percentage of lot occupied by buildings.
- Maximum Building Height: 53 feet, with possible increases based on setback Parking and Landscaping
- Parking requirements are regulated under Article IV, Section 4.010.
- Landscaping requirements are outlined in Article III, Section 3.130 (c).
- Outdoor storage is prohibited in front yards and must be screened if placed in the rear yard.



## 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

*"Valuing our Future while Protecting our Heritage"*

## **C-2 General Commercial District**

### District Description

The C-2 General Commercial District is designed to accommodate a wide range of commercial activities, including retail, office, service, and entertainment establishments that cater to both local residents and regional consumers. This district is intended for medium to high-intensity commercial uses while maintaining compatibility with surrounding developments.

### **Uses Permitted**

The following primary and accessory uses are allowed in the C-2 district:

1. Retail Sales & Services
2. Professional, Financial, Insurance, and Real Estate Services
3. Hotels, Motels, and Lodging Facilities
4. Restaurants, Bars, and Taverns
5. Commercial Amusement Establishments
6. Automotive Sales, Rental, and Service
7. Government and Community Buildings
8. Medical and Healthcare Services
9. Communication and Business Services
10. Educational and Training Services
11. Gasoline Service Stations
12. Wholesale Trade and Distribution Centers
13. Warehousing and Storage (Limited Use)
14. Essential Municipal Services
15. Signs & Billboards (regulated by Article IV, Section 4.080)

### Uses Permitted as Special Exceptions

The following uses require special exception approval in the C-2 District:

1. Automotive Repair and Maintenance Facilities
2. Self-Storage Facilities
3. Nightclubs and Entertainment Venues
4. Minor Industrial and Fabrication Uses
5. **Public and private schools offering general education courses.**



## **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

*"Valuing our Future while Protecting our Heritage"*

### Uses Prohibited

- Heavy Industrial Uses
- Junkyards and Salvage Yards
- Any use not explicitly listed as permitted or allowed as a special exception

### Dimensional Regulations

- Minimum Lot Size: No minimum lot size required.
- Minimum Yard Requirements:
  - Front Yard: 20 feet (or an average of adjacent front yards if less than 20 feet).
  - Rear Yard: 20 feet.
  - Side Yard: No requirement, but if provided, it must be at least 10 feet wide and unobstructed.
- Maximum Lot Coverage: No restriction on the percentage of lot occupied by buildings.
- Maximum Building Height: 53 feet, with possible increases based on setback adjustments.

### Parking and Landscaping

- Parking requirements are regulated under Article IV, Section 4.010.
- Landscaping requirements are outlined in Article III, Section 3.130 (c).
- Outdoor storage is prohibited in front yards and must be screened if placed in the rear yard