



City of White House, Tennessee

Planning and Codes Department

105 College Street • White House, TN 37188

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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: 03/5/2025

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled Monday 3/10/2025

Dear Commissioners,

As part of our ongoing efforts to enhance the clarity and effectiveness of staff reports, I have updated the staff note format to incorporate a narrative analysis vs the previous design, especially since the plans are included in the packet. This revised approach provides a more structured and comprehensive review of each agenda item, ensuring that key details related to zoning compliance, infrastructure impact, and regulatory considerations are clearly outlined.

The new format emphasizes narrative-driven analysis rather than bullet points, offering a more in-depth examination of each request while maintaining a concise and readable structure. This change is intended to:

- Provide a clearer context for each request by summarizing the applicant's intent, key modifications, and how the proposal aligns with city regulations.
- Improve consistency in decision-making by structuring reports to highlight zoning ordinance compliance, subdivision regulations, and potential impacts on infrastructure, traffic, and surrounding properties.
- Facilitate more efficient discussions by presenting a well-organized review of critical elements before Commission deliberations.

This updated format will be applied to all staff reports moving forward, ensuring that Planning Commission members receive comprehensive and well-documented analyses to support informed decision-making. Please feel free to share any feedback or suggestions on how we can further refine this approach.



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CONSENT AGENDA

1. Summerlin - Phase 1: **Request a one-year bond extension.**
2. Summerlin - Phase 5: **Request a one-year bond extension.**

AGENDA

3. Cider Grove - Raymond Hirsch CPUD (Kimley Horn): Request for a **Final Plat Approval** for the combination of lots 6 & 7 into lot 6 and a creation lot 3 addition.
4. Cider Grove - Lot 3 Raymond Hirsch CPUD (Kimley Horn): **Revision of FDMP** for a commercial lot at 2931 Highway 31W, zoned CPUD.
5. HCA TriStar Hendersonville Medical Center (Ingram Civil Engineering Group): Request for a **Site Development Plan Approval**
6. Sage Road Storage Facility (Dewey Engineering): **Request for Site Plan approval** for an expansion of 64,030 sq. ft. of storage facilities and infrastructure at Sage Road, zoned C-2.
7. Pinson Pointe Townhomes: **Request for Final Plat approval** at the intersection of Pinson Lane & Pleasant Grove Road, zoned NCRPUD.
8. Moss Farms (Jackson Farms): Staff request for an **FMDP amendment** regarding a road closure at Volunteer Drive.

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 5/Goodall Homes: Request bond extension.

<u>Applicant or Representative-</u> Goodall	Staff Overview
<u>Current Bond:</u> \$296,345	Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.
<u>Location</u> Summerlin	Approximately 9 units left to be built.
<u>Zoning</u> SRPUD	
<u>Ordinance Reference and Notes:</u> 3-101.2	
<u>Finding of Fact:</u>	
Surety Increase: \$340,767	
<ul style="list-style-type: none">• Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs• The developer has not yet requested a deduction• The approved 15% increase to bond has been applied	3-101.2 Surety Instrument Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements.



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Item # 2: Summerlin-Phase 1/Goodall Homes: Request bond extension

Applicant or Representative- **Goodall**

Current Bond:
\$274,903

Location
Summerlin

Zoning
SRPUD

Ordinance Reference and Notes:
3-101.2

Finding of Fact:

Surety Increase:

\$316,138

- Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs
- The developer has not yet requested a deduction The approved 15% increase to bond has

Staff Overview

Requests a one-year bond extension. Bond is for the coverage of street lights, stormwater, wastewater, sidewalk construction and asphalt costs.

Approximately 9 units left to be built.



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 Cider Grove - Raymond Hirsch CPUD (Kimley Horn): Request for a Final Plat Approval for the combination of lots 6 & 7 into lot 7 (3.68 acres) and creation of lot 3.

Applicant: Kimley-Horn (on behalf of Shrihari, LLC)

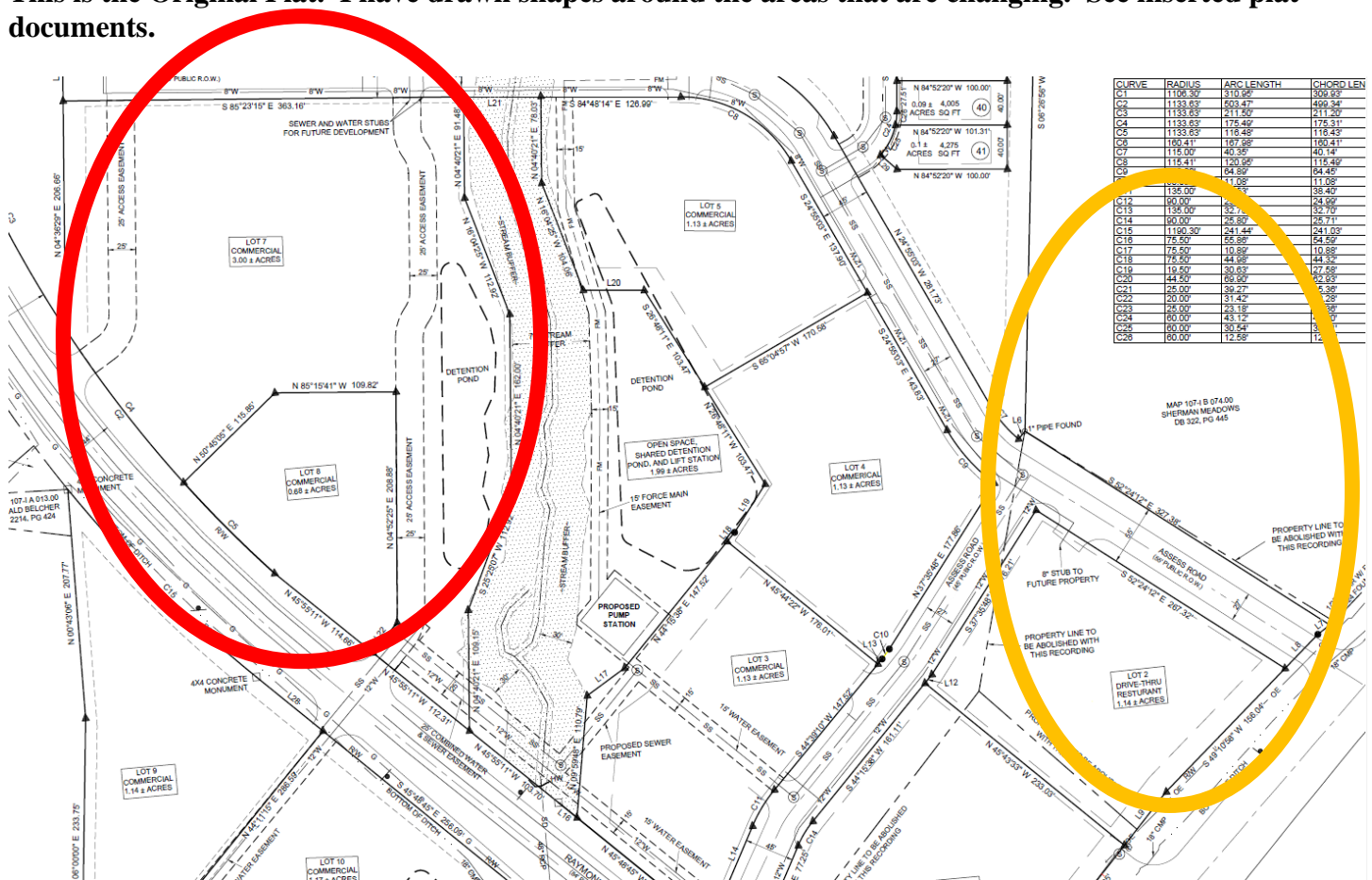
Property Location: 2931 Highway 31W

Zoning: CPUD (Commercial Planned Unit Development)

Parcel Information: Robertson County Tax Map 107I, Parcel 74 & Parcel 75

Project Overview:

This is the Original Plat. I have drawn shapes around the areas that are changing. See inserted plat documents.



Staff Analysis of Final Plat Amendment Request – Cider Grove (Raymond Hirsch Parkway) Commercial PUD

Applicant:

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- **Kimley-Horn (on behalf of the developer)**

The applicant, Kimley-Horn, on behalf of Shrihari, LLC, is requesting an amendment to the previously approved Final Plat for the Cider Grove Commercial Planned Unit Development (CPUD), located along Raymond Hirsch Parkway and Highway 31W. The proposed modifications include the combination of Lots 6 & 7 into a single Lot 7, the creation of a new Lot 3 at a newly aligned intersection, and adjustments to easements and roadway configurations.

Key Changes in the Final Plat Amendment:

1. Lot Adjustments:

- Lots 6 & 7 are being combined into a single Lot 6.
- Creation of a new Lot 3 at the newly aligned intersection, addressing access and future commercial development needs.
- Lot numbering has been revised accordingly.

2. Roadway Realignment:

- As requested by TDOT, the intersection at Highway 31W has been realigned to match the access point for Twin Springs Apartments, improving traffic flow and safety.
- Private Road B's connection to Highway 31W has been modified to accommodate this change.
- Driveway access off Raymond Hirsch Parkway has been relocated as part of the overall traffic management strategy.

3. Easement Modifications:

- Access Easement that ran through Lots 6 & 7 has been removed.
- Force Main Easement around the pond, affecting Lots 4 & 5, has been revised.
- Sanitary Sewer Easements have been adjusted to reflect the new lot layout.
- Water Easement extended to 15 feet across the site (with slight location revisions near a stream crossing).
- A new 10-foot Public Utility Easement has been added for gas and electric service.



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Planning Commission Considerations:

In reviewing this request, the Planning Commission should evaluate the following factors in accordance with the City of White House Planning Commission Bylaws and Subdivision Regulations:

1. Compliance with the Subdivision Regulations:

- The proposed changes must align with the design and lot layout standards outlined in the *City of White House Subdivision Regulations*.
- The realigned intersection and new lot configuration should support efficient traffic flow, emergency access, and infrastructure planning.

2. Findings of Fact & Material Evidence (Per Bylaws):

- The Planning Commission must determine whether the requested amendments comply with zoning and subdivision requirements.

3. Traffic, Drainage, & Infrastructure Impacts:

- The intersection realignment and driveway modifications must be evaluated for their impact on traffic circulation and safety.
- The removal and adjustment of easements should not disrupt access to utilities or impact adjacent properties.

4. Consistency with Planning Policies:

- The request must align with the Comprehensive Plan and Zoning Ordinance for commercial development.
- The revised site layout should not create inconsistencies with setback requirements, utility access, or road connectivity standards.

Recommendation & Next Steps:

- Approval is recommended if:
 - The proposed changes conform to zoning, engineering, and public safety regulations.
 - No adverse impacts on traffic flow, infrastructure, or surrounding properties are identified.
 - The Planning Commission determines the request is consistent with the intent of the approved Final Plat and Comprehensive Plan.

This Final Plat Amendment reflects necessary adjustments to the lot layout, roadway access, and infrastructure alignment to accommodate both TDOT recommendations and site-specific development needs. The proposed



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revisions enhance site access, improve traffic circulation, and maintain compliance with city regulations, supporting the ongoing development of the Cider Grove CPUD.

Staff Recommendation: The applicant already has an approved Final Plat. This request makes adjustments that approved upon standards, including traffic flow, drainage and all Subdivision Regulations. This also meets comprehensive plan and zoning regulations. **Approval is recommended.**

Item # 4 Cider Grove-Lot 3 Raymond Hirsch CPUD/Kimley Horn:

See above insert showing the circled parcels. Then see inserted Plans

Final Development Master Plan (FDMP) Revision Analysis – Cider Grove Lot 3 (Raymond Hirsch CPUD)

Applicant: Kimley-Horn (on behalf of Shrihari, LLC)

Property Location: 2931 Highway 31W

Zoning: CPUD (Commercial Planned Unit Development)

Parcel Information: Robertson County Tax Map **107I, Parcel 74 & Parcel 75**

Project Overview:

The applicant is requesting a revision to the Final Development Master Plan (FDMP) for Lot 3 of the Cider Grove Commercial Subdivision. This revision reflects the resubdivision of Lots 6 and 7, the creation of a newly aligned intersection for Lot 3, and adjustments to roadway access, lot configuration, and easements in accordance with TDOT recommendations and city zoning standards.

The modifications are intended to enhance traffic circulation, improve lot usability, and ensure compliance with CPUD zoning requirements and subdivision regulations.

Key Revisions in the FDMP:

1. Resubdivision of Lots 6 & 7:

- Lots 6 and 7 have been combined and reconfigured into a single Lot 6.
- The resubdivision allows for better alignment of site circulation, access, and infrastructure while ensuring conformance with CPUD regulations.



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- Lot numbering and layout have been revised accordingly.

2. Creation of Lot 3 & Roadway Realignment:

- Lot 3 has been created at the newly aligned intersection, addressing TDOT's request for improved access and connectivity.
- Private Road B's connection to Highway 31W has been adjusted to align with Twin Springs Apartments, ensuring proper intersection placement and improved vehicular flow.
- Driveway access off Raymond Hirsch Parkway has been relocated to accommodate the new alignment.

3. Easement & Infrastructure Adjustments:

- A 10-foot Public Utility Easement (PUE) for gas and electric has been added to accommodate service needs.
- A 15-foot Water Easement has been extended across the site, with minor modifications near a stream crossing to ensure proper placement.
- Sanitary Sewer and Force Main Easements have been revised to align with the updated lot layout and infrastructure design.

4. Zoning & Regulatory Compliance:

- The CPUD zoning district mandates structured site access, internal circulation, and adherence to setback and easement requirements.
- Roadway access modifications comply with TDOT and municipal access management policies, ensuring safe and efficient traffic movement.
- The updated lot configuration, easements, and access points align with subdivision regulations and zoning standards for commercial development.

Staff Recommendation:

Approval is recommended pending verification that all roadway, infrastructure, and easement modifications align with municipal zoning and subdivision regulations during construction plan review. Any additional conditions, including final TDOT coordination and confirmation of easement locations, should be addressed before issuing permits.

This revision reflects necessary adjustments to lot layout, roadway access, and infrastructure placement, supporting the continued commercial development of Cider Grove CPUD while ensuring compliance with city planning and zoning requirements.



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Item 5: HCA TriStar Hendersonville Medical Center – Site Development Plan Approval

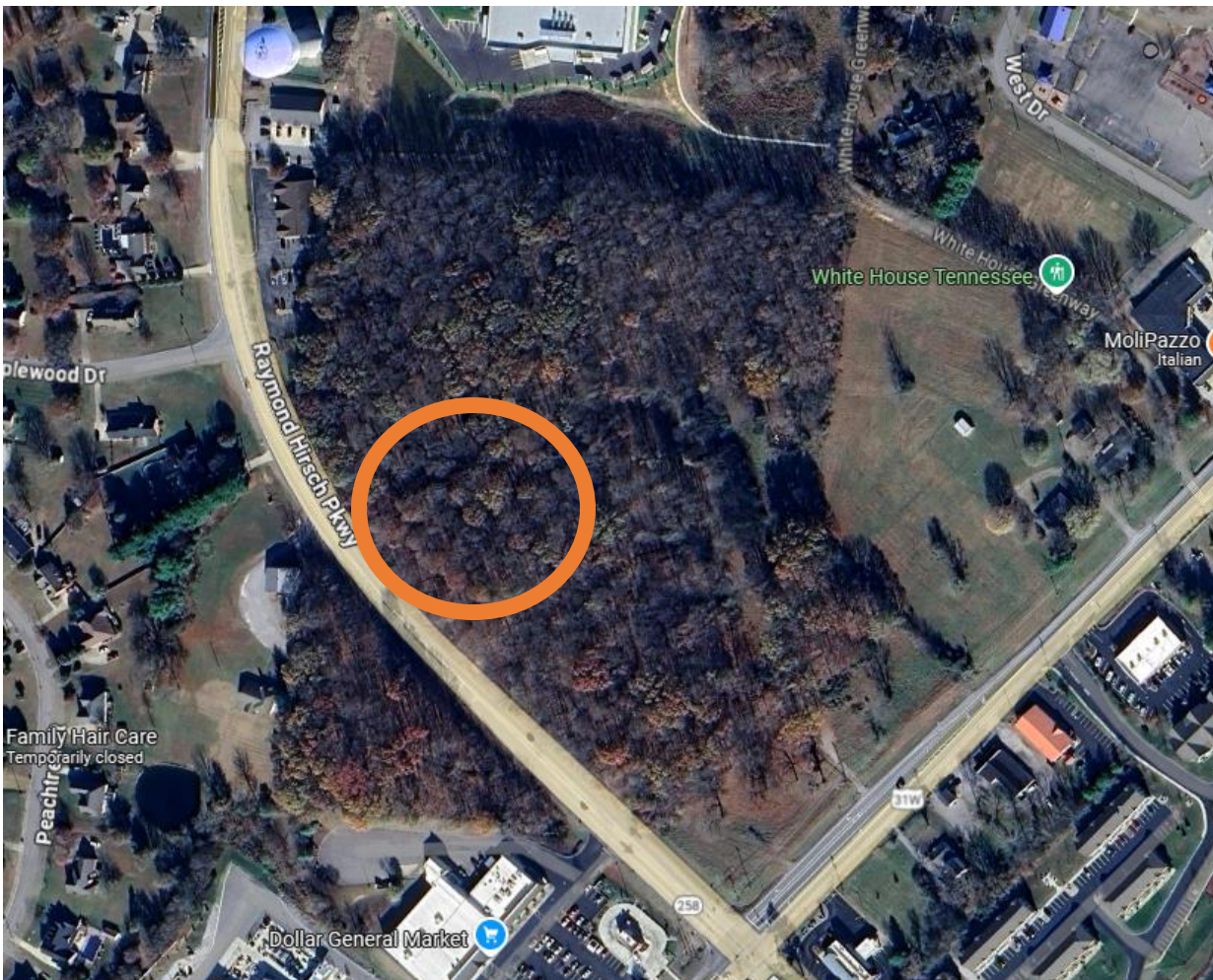
Applicant: Ingram Civil Engineering Group (on behalf of HCA TriStar Hendersonville Medical Center)

Location: 2929 Hwy 31, White House, TN 37188 (Cider Grove PUD, Lot 7)

Parcel Size: 3.6 +/- acres

Proposed Development: 11,000 SF Free-Standing Emergency Room

Zoning: Commercial PUD (Planned Unit Development)



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Project Overview

The applicant is requesting Site Development Plan approval for Lot 7 within the Cider Grove PUD to facilitate the development of an 11,000 SF Free-Standing Emergency Room operated by HCA TriStar Hendersonville Medical Center. This facility will provide critical emergency medical services to the growing White House community while integrating into the broader mixed-use Cider Grove PUD Master Plan.

The proposed development includes site improvements are:

- Stormwater detention to manage runoff and mitigate potential flooding impacts.
- Utility connections to existing city water, wastewater, and power infrastructure.
- Roadway access improvements that align with the Cider Grove PUD traffic circulation plan and municipal standards.

As part of a larger commercial and mixed-use development, this project supports the Cider Grove PUD vision, which includes:

- Commercial retail spaces
- Medical and office developments
- Townhome residential areas
- Restaurant and service-based commercial uses

The civil engineering services for this project are being provided by Ingram Civil Engineering Group, LLC, ensuring that all site design, drainage, and infrastructure requirements meet city regulations and industry standards.

Planning Considerations

This site plan aligns with the Commercial PUD zoning district and the approved Master Development Plan for Cider Grove. The facility will be strategically located to enhance medical service accessibility, while maintaining compliance with municipal subdivision regulations, stormwater ordinances, and roadway connectivity requirements. Additionally, the landscaping is consistent with the already approved PUD.

1. Parking Compliance

Zoning Ordinance Parking Requirements (Article IV, Section 4.010)

- Medical Office & Clinics Parking Standard: 1 parking space per 200 SF of floor area.
- Required Parking for FSER (11,000 SF):
 - 11,000 SF / 200 SF per space = 55 spaces required.
- Provided Parking on Site Plan:
 - 55 spaces, meeting the minimum requirement.
- Accessible Parking Compliance:
 - As per the ADA requirements (1 accessible space per 25 total spaces):
 - 55 spaces require at least 3 accessible parking spaces.
 - The site plan includes the required number of ADA-compliant parking spaces.

Finding: The parking provided meets zoning requirements and includes sufficient ADA-compliant spaces.

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Landscaping & Screening Compliance

Zoning Ordinance Landscaping Requirements (Article III, Section 3.120)

- **Perimeter Landscaping:** Required for commercial developments to buffer adjacent properties.
- **Parking Lot Landscaping:**
 - 1 tree per 2,000 SF of Vehicular Use Area (VUA).
 - Site plan shows trees and shrubs planted throughout the parking area and property boundary.
- **Street Yard Landscaping:**
 - Required: 5 SF of landscaping per linear foot of frontage.
 - Provided: Meets or exceeds the minimum requirement as indicated in the landscape plan.
- **Buffering & Screening:**
 - Where adjacent to residential or non-commercial properties, screening with shrubs or fencing may be required.
 - The site plan shows a landscaped buffer along the property boundaries.

Finding: The site plan meets or exceeds required landscaping and buffer requirements.

Access & Circulation

- **Ingress/Egress:**
 - Driveway access from Raymond Hirsch Parkway, aligning with the PUD master plan.
 - Internal circulation designed for smooth traffic flow, including emergency vehicle access.
- **Emergency Access & Fire Lanes:**
 - Designated fire lanes must comply with the Fire Department's access requirements.
 - Hydrants and emergency routes must be verified during the construction plan review phase.

Finding: The site plan provides adequate access and circulation for both public and emergency vehicles.

Staff Recommendation

The proposed HCA TriStar Hendersonville FSER site plan meets parking, landscaping, and circulation requirements. Pending construction plan approvals on stormwater management, fire access, and utility coordination, staff recommends approval of the site plan.



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Item 6: Sage Road Storage Facility Expansion – Site Plan Review

Applicant: Dewey Engineering (on behalf of Sage Road Storage Facility)

Project Location: Sage Road, White House, TN

Zoning: C-2 (General Commercial District) (Special Exception Required)

Proposed Expansion: 64,030 SF of Storage Facilities & Infrastructure



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The applicant is requesting Site Plan approval for the expansion of an existing storage facility located on Sage Road. The proposal includes:

- 64,030 SF of additional storage space, further expanding the facility's total footprint.
- Infrastructure improvements, including stormwater detention, internal driveways, and utility connections.
- Review for compliance with C-2 zoning standards and evaluation of whether an additional BZA Special Exception is required.

The property was rezoned from C-4 to C-2 in 2017, and the BZA granted a Special Exception that same year for the parcel to allow self-storage use. Minutes from the 2017 BZA meeting reference discussions on storage units being located in a specific area, raising questions about whether this expansion is covered under the original approval. The parcel was not resubdivided following the 2017 rezoning, meaning the entire parcel was included in the zoning change.

As part of this review, the Planning Commission must determine if a new Special Exception is needed or if the 2017 approval applies to the full parcel. There was no time limit given for the Special Exception. If no time limit specified, then it will be ongoing. If the Special Exception is deemed valid for the entire site, the Commission will then review the Site Plan for zoning and development compliance.

Zoning & Special Exception Compliance

- **C-2 Zoning District Requirements:**
 - Self-storage facilities are not permitted by right in C-2 but may be allowed through a Special Exception granted by the BZA.
 - The 2017 BZA approval was granted, and further clarification is needed to determine its applicability to the entire expansion area.
- **Key Considerations for Special Exception Review:**
 - If the expansion extends beyond the originally approved portion, a new Special Exception may be required.
 - If the 2017 Special Exception is determined to cover the entire parcel, then the Planning Commission may proceed with Site Plan review.

Site Development & Infrastructure

- **Access & Circulation:**
 - The site plan includes driveway connections to Sage Road, ensuring safe ingress/egress.
 - Internal circulation is designed to accommodate large vehicles, including moving trucks and emergency responders.
 - Driveway placement and turning radii should be reviewed to confirm compliance with access management policies.
- **Stormwater Management:**
 - The expansion includes stormwater detention to manage runoff and prevent drainage impacts on adjacent properties.
 - Compliance with Subdivision Regulations Section 4-106 is required for detention and drainage design.
- **Utility Services:**

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- The facility will connect to municipal water and sewer services, requiring coordination with the Public Services Department.

Parking Analysis

- **Zoning Ordinance Parking Requirements for Storage Facilities:**
 - Enclosed storage buildings: 1 space per 3,000 SF of gross floor area.
 - Open storage areas: 1 space per 7,000 SF of storage yard area.
- **Required Parking Calculation:**
 - Enclosed storage area: 34,510 SF / 3,000 SF = 12 spaces required.
 - Open storage area: 29,520 SF / 7,000 SF = 4 spaces required.
 - Total Required Spaces: 16 stalls.

Provided Parking on Site Plan: 19 spaces, exceeding the minimum requirement.

Finding: The site plan meets or exceeds the required parking spaces per zoning ordinance standards.

Landscaping & Screening Compliance

- **Street Yard Landscaping:**
 - Required: 5 SF of landscaping per linear foot of frontage.
 - Provided: 12,130.5 SF of front yard landscaping, exceeding the minimum.
 - **Parking Lot Landscaping:**
 - Requirement: 1 tree per 2,000 SF of Vehicular Use Area (VUA).
 - Provided: 33 trees, meeting the requirement.
 - **Buffering & Screening:**
 - A 24-inch shrub screening is required for parking areas visible from the street.
 - Provided: Continuous shrub screening along perimeter parking.
- Finding: The landscaping and screening plan meets zoning ordinance requirements.

5. Fire & Emergency Access Compliance

- **Fire Lane Requirements:**
 - Fire lanes should be clearly marked and unobstructed for emergency access.
 - Hydrants should be placed in compliance with Fire Department regulations.
 - **Emergency Response Access:**
 - The internal circulation should ensure unimpeded movement for emergency vehicles.
- Finding: Final Fire Department approval is required, but the site design appears to accommodate emergency access needs.

6. Staff Recommendations & Next Steps

1. **Clarify BZA Special Exception Scope:**
 - A legal and zoning determination is needed to confirm whether the 2017 Special Exception applies to the full parcel or if an additional Special Exception is required.
2. **Confirm Stormwater & Infrastructure Compliance:**
 - Ensure that the stormwater detention and drainage system meets city regulations.
 - Verify that utility connections comply with Public Services Department standards.
3. **Finalize Fire & Emergency Access Approval:**

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- Review the fire lane design, hydrant placement, and emergency access points with the Fire Department.
 - 4. **Review Site Plan for Final Approval (if Special Exception is Valid):**
 - If the 2017 Special Exception is determined to cover the entire parcel, the Planning Commission may proceed with Site Plan approval, contingent upon infrastructure and fire safety compliance.
-

Staff Recommendation

The proposed 64,030 SF storage facility expansion meets zoning requirements for parking, landscaping, and site access. However, before approving the Site Plan, the Planning Commission must determine whether the 2017 Special Exception applies to the entire property or if an additional BZA approval is necessary. If it is confirmed that no additional Special Exception is required, the Commission may proceed with final Site Plan review for compliance with zoning and development standards.



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Applicant: Creek Developers

Zoning: NCRPUD (Neighborhood Commercial Residential Planned Unit Development)

7616 PINSON LN, Parcel 095 119



Overview:

The applicant is requesting Final Plat approval for the Pinson Pointe Townhomes subdivision, located west of the intersection of Pinson Lane and Pleasant Grove Road. This 7.79-acre development was approved as part of a Final Development Master Plan (FDMP) in 2022, allowing for the construction of 45 townhomes.

The Preliminary Plat was previously reviewed and approved, and the current Final Plat submission includes:

- Final plat map with lot and block designations.
- Survey report confirming property boundaries and easements.
- Grading plan ensuring compliance with site development standards.
- Utility plans detailing water, sewer, and stormwater infrastructure.
- Drainage report to confirm compliance with city stormwater regulations.
- Required certifications and signatures for plat recording

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Compliance with Approved FDMP & Subdivision Regulations

Final Plat Review – White House Subdivision Regulations

- **Density & Land Use Consistency:**

- The Final Plat aligns with the 2022 FDMP approval, maintaining the approved 45 townhomes on 7.79 acres.
- Lot sizes, setbacks, and easements conform to the subdivision regulations.

- **Utility & Drainage Plans:**

- The plat includes dedicated easements for water, sewer, and stormwater infrastructure.
- The drainage report confirms compliance with city stormwater management regulations.

- **Required Certifications & Signatures:**

- All required approvals from engineers, surveyors, and city officials are included.

Finding: The Final Plat is consistent with the FDMP and meets subdivision requirements.

2. Infrastructure & Public Services Review

- **Roadway Access & Circulation:**

- The development includes an internal street network that meets subdivision standards.
- Sidewalk and pedestrian connections align with approved circulation plans.

- **Utility Easements & Services:**

- The plat includes designated easements for public utilities.
- The Public Services Department must confirm final approval of utility infrastructure.

Finding: The Final Plat ensures adequate roadway access, circulation, and utility services.

3. Stormwater & Drainage Compliance

- **Stormwater Detention & Drainage Facilities:**

- The drainage report confirms stormwater detention areas meet city requirements.
- Post-development runoff will not exceed pre-development levels, per the approved stormwater plan.

Finding: The Final Plat meets stormwater management requirements and is pending final Engineering Department approval.

4. Staff Recommendations & Next Steps

1. Final Utility & Infrastructure Approval:

- Public Services & Engineering must confirm water, sewer, and stormwater approvals.

2. Stormwater Management Compliance:

- Ensure all drainage and detention improvements are installed as per the approved plans.

3. **Final Legal & Administrative Review:**

- Verify that all signatures and certifications are in place before recording the plat.

Conclusion

The Final Plat for Pinson Pointe Townhomes aligns with the 2022 FDMP approval and meets zoning, subdivision, and stormwater standards. Pending final utility and stormwater approvals, staff recommends approval of the Final Plat.



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Item 8: Staff Analysis – FDMP Amendment Request for Moss Farms (Jackson Farms)

Project Overview



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The Planning Commission is being asked to review a Final Development Master Plan (FDMP) amendment request for Moss Farms (Jackson Farms) in response to concerns raised by residents along Volunteer Drive.

- The current FDMP, approved in 2022, includes a through street connection from Jackson Farms to Volunteer Drive, allowing traffic circulation between the adjacent development and the existing neighborhood.
- Residents have submitted a petition requesting that the through street connection be closed to prevent increased traffic in their neighborhood.
- The original FDMP approval included sidewalks from Jackson Farms along Volunteer Drive to Wilkinson to improve pedestrian connectivity and walkability.
- Additionally, the developer is responsible for paving the established portion of Volunteer Drive under the current plan.

The requested amendment proposes the following changes:

1. Elimination of the through street connection from Jackson Farms to Volunteer Drive.
2. Removal of the requirement to install a sidewalk along Volunteer Drive.
3. Addition of a hammerhead turnaround for fire access only, restricting general vehicular access.

Any major amendment to the FDMP requires Planning Commission approval before changes can be implemented.

Traffic & Connectivity Considerations

Traffic Impact

- The Jackson Farm Traffic Impact Study (May 2021) assessed traffic conditions and anticipated impacts from the development.
- The extension of Volunteer Drive was designed to distribute local traffic efficiently, aligning with the city's transportation network goals.
- Closing this connection may increase congestion at other access points by redirecting traffic to fewer entry/exit points.

Pedestrian & Walkability Impact

- The Planning Commission previously approved sidewalks along Volunteer Drive to Wilkinson to enhance walkability and pedestrian safety.
- If the sidewalk requirement is removed, there will be no pedestrian connectivity along this section, reducing walkability in the area.



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Emergency & Fire Access

- The amendment proposes replacing the through street with a hammerhead turnaround for fire access only.
- The Fire Department would meet Fire access requirements

Staff Recommendations & Considerations for the Planning Commission

1. Traffic Circulation & Neighborhood Impact:

- The Commission should evaluate whether eliminating the through street would negatively impact traffic distribution and increase congestion on other roads.
- Consider alternative traffic-calming measures instead of full closure.

2. Sidewalk & Pedestrian Connectivity:

- The Commission must decide whether the sidewalk requirement should be maintained or if its removal is justified.
- Walkability was a key component of the original approval—removal may limit safe pedestrian access.

3. Emergency Access Compliance:

- The hammerhead turnaround meets safety standards.

4. Consistency with Approved FDMP & City Policies:

- The original FDMP approval aimed to balance traffic flow and pedestrian connectivity.
- The Commission must determine if the proposed amendment aligns with long-term city planning objectives.

Conclusion

The Planning Commission must review and approve any major FDMP amendments.



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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.