

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal Planning Commission**  
**Monday, March 10, 2025**

**Call to order:** 7:00 p. m.

**Pledge of Allegiance:**

**Roll call:** Tim Murphy-Vice-Chairman, Mayor Corbitt, Dolly Peay, and Mike Wall

**Members Absent:** Daniel Whited, Doreen Brown, and Jennifer Collado

**Staff Members Present:** Ceagus Clark-Planning and Codes Director, Valerie Webb-City Attorney, City Administrator-Gerald Herman, Jason Reynolds-City Consultant Engineer

**Changes/Additions to Agenda:** Staff stated that Item #6 was withdrawn by applicant. Staff clarified that Item #3 would include the addition of lot 3 to the FMDP revision. Staff recommended to move Item #3 from Consent Agenda to regular Agenda.

**Approval of meeting agenda:** Motion was made to approve by Dolly Peay, seconded by Mike Wall.

**Approval of prior minutes dated:** from the February 10, 2025 Meeting. Motion was made to approve by Dolly Peay, seconded by Mayor Corbitt. Motion passed unanimously.

**Public Comment:** Jerry Cornett-resident at 623 Volunteer Dr. stated that there were 13 signatures on a petition to request the city keep Volunteer Dr. closed off instead of a through connection to Wilkinson Ln.

**CONSENT AGENDA**

**Item # 1    Summerlin-Phase 1:** Request a (1) one-year bond extension.

Staff stated the bond is for coverage of street lights, stormwater, wastewater, sidewalk connection and asphalt costs. Staff stated there are approximately 9 units left remaining. The current bond amount is \$296,345, and the increased bond amount is \$340,767.

**Item # 2    Summerlin-Phase 5:** Request a (1) one-year bond extension.

Staff stated the bond is for coverage of street lights, stormwater, wastewater, sidewalk connection and asphalt costs. Staff stated there are approximately 9 units left remaining. Staff stated the current bond amount is \$274,903, and the increased bond amount is \$316,138.

## **AGENDA**

- Item # 3     Cider Grove Development- Raymond Hirsch CPUD/Kimley Horn:** Request Final Plat Revision Approval regarding combination of lots 6 & 7, and the creation of lot 3.

Staff stated this revision request would be to combine lots 6 and 7 to a single lot 6. Staff stated the revision would also include the creation of lot 3. Staff stated with the creation of lot 3 there would be a newly aligned intersection. Staff stated as requested by TDOT, the intersection at Highway 31W would be realigned to match the access point for Twin Springs Apartments, improving traffic flow and safety. Alderman Wall asked with the change of access point on 31W are there any plans for a traffic light at the new access point? Staff stated the traffic study did not warrant a traffic light. Alderman Wall stated his concern is that in a few years the city would have to put in a traffic light. Mayor Corbitt stated that it would be close to the existing light at 31W/Hirsch Pkwy. Staff stated the distance is 600 ft. to existing light. Alderman Wall asked how would lot 3 be managed for access? Staff stated that lot 3 would have same access point. Staff stated there were extensive conversations with TDOT regarding this access point, and they determined this was the best scenario to improve traffic flow and safety. Alderman Wall stated concern with this becoming a traffic issue in the future. Mayor Corbitt stated that at least this would not be several hundred homes at this site. Alderman Wall asked if there would be 2 access points on Hirsch Parkway. Staff stated yes. Dolly Peay stated that another traffic light would be too close to the existing light. Gerald Herman, City Administrator stated that each site plan would be looked at with traffic studies when submitted to Commission, and the Commission could make a different decision. Mr. Herman asked Staff if there were any discussions with TDOT regarding traffic signalization with pushing the access back. Staff stated no. Jason Reynolds, city engineer discussed the scope of what TDOT was looking at with the number of left turns that would be entering and the northbound traffic. Mr. Reynolds stated per TDOT this is a better traffic layout than what was there before, and that it helped that the owner acquired the section of property from a private property owner to be able to add this access.

**Motion was made to approve by Dolly Peay, seconded by Mayor Corbitt.**

**Motion passed unanimously.**

- Item # 4** **Cider Grove-Lot 3 Raymond Hirsch CPUD/Kimley Horn:** Request Final Plat approval for lot 3 of the commercial subdivision, the re-subdivision of lots 6 & 7, and the creation of the newly aligned intersection for lot 3. Property is referenced as Robertson County Tax Map 107I, Parcel 74 and 107I, Parcel 75. Property is zoned CPUD, Commercial Planned Unit Development and is located at 2931 Highway 31W.  
Owner: Shrihari, LLC

This item was discussed with Item #3.

**Motion was made to approve by Mayor Corbitt, seconded by Alderman Wall.**

**Motion passed unanimously.**

- Item # 5** **HCA TriStar Hendersonville Medical Center/Ingram Civil Engineering Group:** Request Site Development Plan for a proposed 11,000 square foot free standing emergency room. Property is referenced as Robertson County Tax Map 107I, Parcel 77, and is located at 2929 Highway 31W. Property is zoned CPUD, Commercial Planned Unit Development.

Staff stated the exterior elevations meet the city's design standard criteria. Staff stated that they added buffer between the site and the proposed residential. Staff stated they also added additional landscaping around the building. Alderman Wall asked how far the turn lane would extend. Jason Reynolds stated that is still under discussion regarding the length of the turn lane.

**Motion was made to approve by Mayor Corbitt, seconded by Mike Wall.**

**Motion passed unanimously.**

(Withdrawn by Applicant)

- Item # 6** **Sage Road Storage Facility/Dewey Engineering:** Request Site Plan Approval for a storage facility consisting of the addition of a 64,030 square feet of multiple storage facilities and associated infrastructure. The facility is an addition to the existing adjacent



storage facility to the south on Parcel 190.05. Property is referenced as Robertson County Tax Map 106, Parcel 190.00. Property is zoned C-4, Office Professional Service District and is located at Sage Road. Owner: Sage Road Self Storage Partners, LLC

- Item # 7** **Pinson Pointe Townhomes:** Request Final Plat Approval. Property is referenced as Robertson County Tax Map 95, Parcel 119 and is located at intersection of Pinson Lane and Pleasant Grove Road. Property is zoned R-15, Medium Density Residential. Owner: Next Chapter Development, LLC.

Staff stated that construction plans have been approved, and they have been doing site work. Staff stated that the Final Plat was never approved, but no construction had begun. Staff stated the Final Plat would have to be approved and recorded before building permits are issued. Commission asked when this project was originally approved. Staff stated approximately in 2022.

**Motion was made to approve by Alderman Wall, seconded by Mayor Corbitt.**

**Motion passed unanimously.**

- Item # 8** **Moss Farms (Jackson Farms):** Staff request FMDP amendment regarding road closure at Volunteer Drive.

Staff discussed that the residents that live at Volunteer Drive were having traffic issues with vehicles cutting through the street from the new adjacent subdivision from Bill Moss Rd. Staff stated that City Public Services installed a barricade to prevent vehicles from cutting through. Staff stated that the city spoke to the developer about installing traffic calming bollards at this site. Staff stated that city staff spoke with the fire department about this, and they suggested either a gate or hammerhead turnaround for fire access would be more effective. Staff stated the Commission had previously approved sidewalks along Volunteer Drive to Wilkinson Ln to enhance walkability and pedestrian safety. Staff stated the requested amendment would include the following: Elimination of the through street connection from Jackson Farms to Volunteer Dr. 2. Removal of the requirement to install a sidewalk along Volunteer Dr. 3. Addition of hammerhead turnaround for fire access only, restricting general vehicular access. Staff stated that the developer would install the hammerhead turnaround and pave Volunteer Drive to Wilkinson Lane. Mr. Herman stated this started out as a traffic calming issue,


and then Alderman Matthews met with the traffic calming committee and Mr. Cornett. Mr. Herman stated he recommended that this item come before the Commission for approval for a plat amendment. Mr. Herman stated that the stipulation would need to be defined that the developer would install the hammerhead turnaround, and that they would repair and pave Volunteer Dr to Wilkinson Ln. to meet city regulations in lieu of the sidewalk requirement along Volunteer Dr. being removed. Mr. Herman discussed that the city does like to have connectivity between subdivisions, but this subdivision is more of a challenge as it would become more of a collector street from Bill Moss Rd. Mr. Herman stated that the developer would install some landscaping in front of the hammerhead to prevent anyone from cutting through.

**Motion was made to approve by Alderman Wall, seconded by Dolly Peay.**

**Motion passed unanimously.**

Meeting adjourned at 7:28 pm

  
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Tim Murphy-Vice Chairman

  
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Ceagus Clark, Planning Secretary

**CITY OF WHITE HOUSE, TENNESSEE  
MUNICIPAL PLANNING COMMISSION  
Monday, March 10, 2025**

**COMMENT SIGN-IN SHEET**

If you wish to speak to the Planning Commission concerning an item on the public hearing section of tonight's agenda, please add your name, address, and the item on which you would like to speak to the list below.

During the Public Hearing portion of the meeting, the Chairman will recognize you and the issue you wish to speak on. Comments are normally limited to three (3) minutes.

The Planning Commission will only entertain public comments that relate to items on the agenda that are up for public hearing. To have an issue added to the next month's Planning Commission agenda, please see the Planning and Codes office for more information.

	Name	Address	Issue/Item # on Agenda
1.	Jerry Cornelt	623 Udonlee Dr	#9
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**Petition for Traffic Calming Measures in the Volunteer Dr. / Jackson Farm Development Area  
City of White House, Tennessee**

We, the undersigned residents of the City of White House, respectfully request that the City of White House and the Jackson Farm Development adhere to the principles of the Residential Traffic Calming Program to ensure safe and efficient traffic flow in our neighborhood. Specifically, we petition for the following changes:


1. **Cul-de-Sac Expansion Instead of a Through Connection to Wilkinson Lane**
  - Instead of connecting Volunteer Drive through to Wilkinson Lane, we request that a larger cul-de-sac be constructed at the end of Volunteer Drive.
  - This modification will prevent increased cut-through traffic, enhance pedestrian safety, and maintain the residential character of our neighborhood.
2. **Elimination of Sidewalks on the East Side of Volunteer Drive**
  - Rather than installing sidewalks on the east side of Volunteer Drive, we propose that resources be redirected to the cul-de-sac expansion and road repaving.
  - This adjustment aligns with the principles of the Residential Traffic Calming Program by reducing unnecessary infrastructure and maintaining the aesthetic and functional integrity of the area.
3. **Repaving of Volunteer Drive**
  - We request that Volunteer Drive be repaved to ensure road safety and quality for residents and visitors.
  - The current road conditions require improvement to accommodate existing traffic and maintain city roadway standards.

**Rationale for Request**

The implementation of these measures is necessary to:

- Reduce cut-through traffic and speeding.
- Enhance pedestrian safety without excessive infrastructure changes.
- Improve road conditions for current and future residents.
- Preserve the integrity and livability of the neighborhood.

By signing this petition, we affirm our support for these modifications and request that the City of White House and the Jackson Farm Development take action accordingly.

NAME	ADDRESS	SIGNATURE
Jerry W Cornett Jr	623 Volunteer Dr	
Melissa Cornett	623 Volunteer Dr	Melissa Cornett
Glenn Bailey	705 Volunteer Dr	Glenn Bailey
Lisa Bailey	705 Volunteer Dr.	Lisa Bailey
Robert Cannon	703 Volunteer Dr.	Robert Cannon
Anna Cannon	703 Volunteer Dr	Anna Cannon



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