



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

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Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Code

Date: 11/9/2020

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 11/9/2020

-
- Cambria Subdivision-Phase 3A request subdivision bond extension
 - Jamin and Amy Williams request to de-annex 5.2 acres on Joe Moss Rd.
 - Michael L. Arnold to rezone from R-20 to R-15 on Marlin Rd.
 - The Parks Subdivision-Phase 3/CSR Engineering, Inc.: Final Plat Approval
 - Highland Park/Land Solutions Company requests site plan approval
 - JSC Corrosion Technologies request rezoning from I-1 to I-3 on Union Rd.
 - Foster Supply /Para Design LLC request site plan approval on Center Dr.
 - Staff zoning amendment regarding outdoor display
 - Staff discussion on RV Parks locations and zoning (Planning Staff has gotten several phone calls around RV Parks)

Don't hesitate to give me a call.

615-672-4350 Ext 2119

Ceagus Clark
Director, Planning and Codes



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Cambria-Phase 3: One (1) Year Subdivision Bond Extension

<u>Applicant or Representative- Overview:</u>	Staff Overview
One Year Bond Extension: \$72,080	<p>This is a request for a one-year subdivision improvement. There has been no improvement since last year's bond increase. The developers have submitted construction plans in the last six months, but have not made improvements to infrastructure.</p>
<u>Tax Parcel and ID</u> NA	
<u>Zoning</u> R-15	
<u>Ordinance Reference and Notes:</u> 3-101.2	
<u>Project Area Description</u> No improvements done.	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.
<u>Staff Recommendation:</u> Approval of One Year Extension to: \$76,405	



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Item # 2 Jamin and Amy Williams-Deannexation

Applicant or Representative-
Overview: **Ragan Smith
Engineering**

Tax Parcel and ID
**Robertson County Tax Map
095, Parcel 81**

Zoning and Property
Description Location Overview
**Located in the northwestern
area of White House, near the
Sewer Plan**

Comprehensive Plan District:
Residential SF Low Density

Staff Recommendation:

Approval, this site is on the edge of the city and would not create a scattered individual parcel.

Moreover, deannexations should be allowed only when the proposal is to remove the entire area as it had been annexed, not scattered individual parcels, unless the city and county agree otherwise

Staff Overview



The applicant's site is located on Bill Moss Rd., adjacent to the sewer treatment plant. Should the site obtain a recommendation for approval to be deannexed, the city limit boundary would remain contiguous, without parcels being scattered.



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Item # 2 Jamin and Amy Williams-Deannexation

Deannexation: Initiation by Residents and Landowners under Limited Circumstances

When a city has failed to fully implement a plan of services adopted for an annexed area, residents and landowners' only recourse under current law is to sue the city to provide the services. Although deannexation may seem to be a reasonable alternative and one that might be acceptable to the city, residents and owners have no way to initiate or even participate in the deannexation process except by petitioning to force a vote in hopes of stopping a deannexation. One way to enable greater resident and landowner participation, including by those who own agricultural land, would be to allow them to petition for deannexation using the same formal dual-petition process proposed for annexation when a city has not fully implemented the plan of services adopted for the area.

Of the 36 states with deannexation laws, Tennessee is one of only ten that do not allow residents or owners to initiate deannexation proceedings. Local officials in Tennessee have expressed concern that allowing residents to initiate deannexations could lead to donut holes and irregular boundaries that create confusion over provision of services. In order to prevent these problems, eight states prohibit deannexations that would create donut holes by limiting them to areas on the city borders.

Tennessee, like many other states, allows cities to continue taxing deannexed property to repay debt incurred in order to meet the needs of those areas and requires them to charge sufficient rates for utilities to pay for services provided to those areas. Because of this, allowing residents and landowners to petition for deannexation is unlikely to cause issues with provision of services as long as those deannexations are limited to areas on the city border in order to avoid creating non-contiguous islands and donut holes. However, because counties may be obligated to assume responsibility for infrastructure such as roads or for emergency or other services, their approval for deannexation should be required. **Moreover, deannexations should be allowed only when the proposal is to remove the entire area as it had been annexed, not scattered individual parcels, unless the city and county agree otherwise**



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Item # 3 **Michael L. Arnold:** Rezoning from R-20 Low Density Residential to R-15 Med.Density Res

Applicant or Representative-

Overview: 16.8 Acres

Tax Parcel and ID

Sumner County Tax Map 096,
Parcel 060.02

Zoning and Property

R-20 Low Density Residential
Description Location Overview
**Located on the Sumner
County Side at 269 Marlin Rd.**

Comprehensive Plan District: R-
**Single Family Medium
Density Residential**

Staff Recommendation:

Approval, this zoning request
would meet the Comprehensive
plan use of Medium to Low
Density Residential.

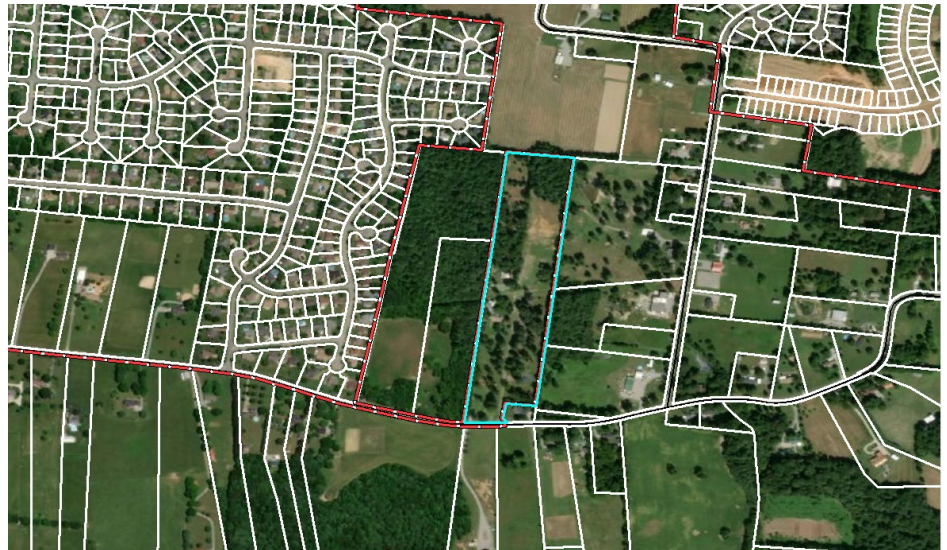
Planning Commission By-Law:

Rezoning Requests Review

Criteria:

- A. Comprehensive Plan area designation
- B. Existing and adjacent property uses
- C. Future uses of area
- D. Permitted uses in the proposed zoning district.
- E. Major changes in the area created by public building projects, economic development, roadway and utility improvements, or other changes that are determined to necessitate a zoning change recommendation or denial

Staff Overview



The applicant's site is located on Marlin Rd. The property has sufficient road frontage to meet the R-15 Medium Density request for 16.8 acres.

Single Family Medium Density Residential

Character Area Policy

Character:

The Single Family Character Area consists of residential development that include quality neighborhoods and housing choices for community at medium density per acre.

Appropriate Zoning Category and Uses

R-15 Medium-Density Residential, SR-PUD Suburban
Planned Unit Development

Infrastructure:

Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and Board of Mayor and Aldermen as a primary element of approval.

Design and Context Principles:

New dwellings and structures should aid in establishing the residential character of the area and provide housing choices for the community. New developments or redevelopments should include a mix of architectural styles, while also blending with existing, adjacent development patterns. Open space preservation is encouraged through the use of SPUD or clustering/alternative lot layout and design through convention zoning. Interconnected open space preservation is encouraged.

Single Family
Medium Density Residential



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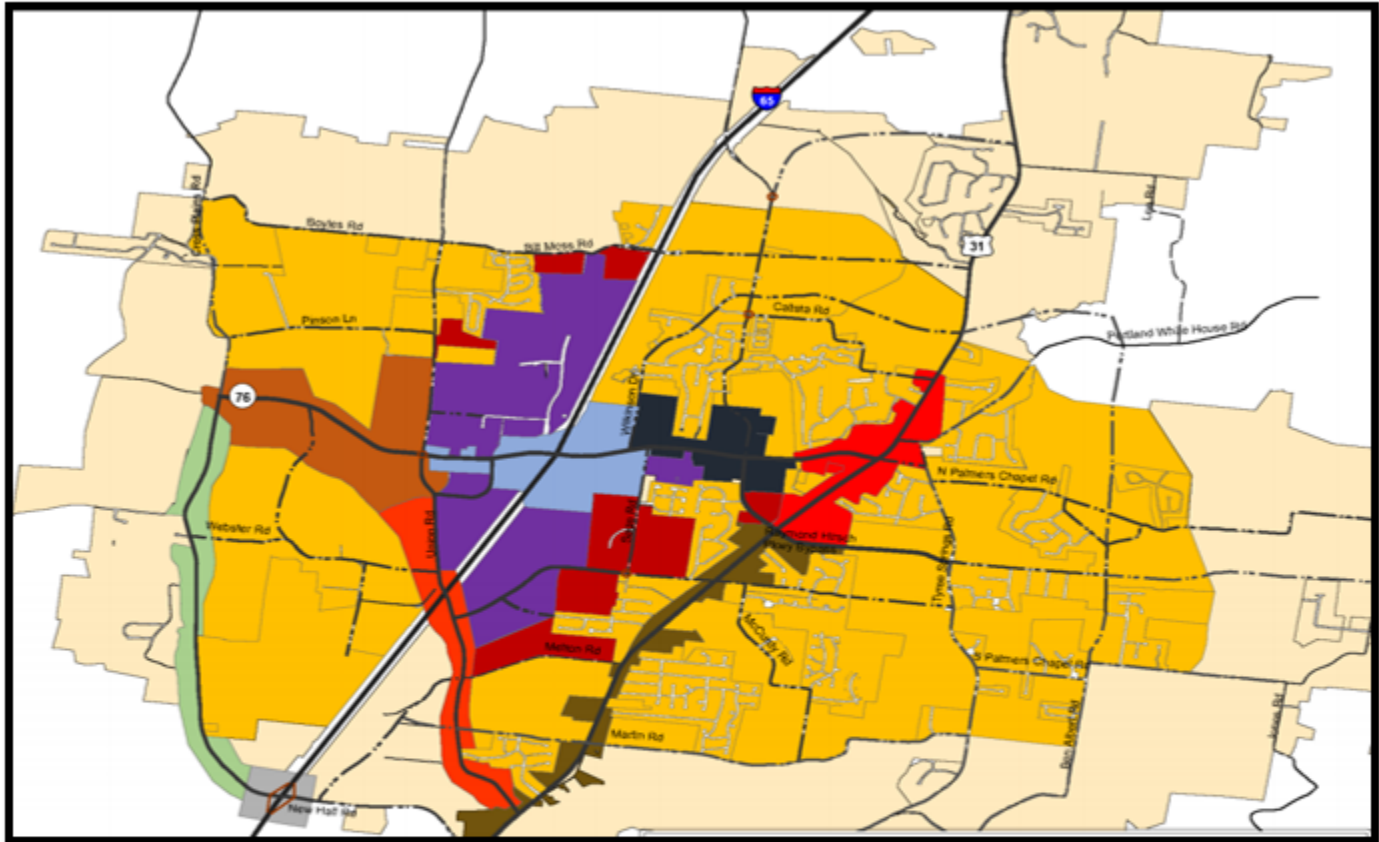
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Item # 3 Michael L. Arnold



Legend

East 76 Corridor	Innovation	Residential SF Medium Density
Future Gateway	Mixed Use	Union Road Corridor
Gateway	New Hall Corridor	West 76 Corridor
Highway 31 Corridor	Residential SF Low Density	Whitehouse Crossroads

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Item # 3 Michael L. Arnold

5.052.3 R-15, Medium Density Residential District

A. Purpose and Intent of District

This district is designed to provide suitable areas for medium density residential development where sufficient urban services and facilities are provided or where the extension of such services can be physically and economically facilitated prior to development. It is the intent of this district to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units thereon. This class of district is intended also to permit community facility and public utility installations which are necessary to serve and do serve specifically the residents of these districts, or which installations are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this class district all buildings and other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise, except that conditional use and home occupations specifically provided for in these regulations for this class of district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted

In the R-15, Medium Density Residential District, the following uses are permitted.

1. Single family detached dwellings.
2. Duplexes on lots over one acre with no future subdivision of said lots.
3. Customary accessory buildings, including private garages and non-commercial workshops meeting the requirements of Section 3.100 Accessory Use Regulations.
4. Customary incidental home occupation as regulated in, Section 4.180.
5. Essential municipal services.
6. Secondary detached single family residential dwelling units on lots over one acre meeting the requirements of Section 4.121.

C. Uses Permitted as Special Exception

In the R-15, Medium Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals.

1. Churches



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Item # 3 Michael L. Arnold

2. Public and private schools offering general education courses.
3. Day Care Centers. **(Amended by Ordinance 06-08, Feb. 16, 2006)**
4. Public and semi-public recreational facilities and grounds.
5. Utility facilities (without storage yards) necessary for the provision of public services.
6. Government buildings and community centers.
7. Cemeteries.
8. Bed and Breakfast Home Residences. (See Article IV, Section 4.100, Special Conditions for Review Pertaining to Bed and Breakfast Home Residences). **(Added by Ordinance No. 96-7, April 18, 1996.) (Deleted by Ordinance No. 05-19 August 18, 2005.)**
9. Residential Agricultural Uses. (See Article IV, Section 4.170 Residential Agricultural Uses). **(Added by Ordinance No. 06-06, February 16, 2006.)**
10. Accessory Residential Family Dwelling Unit. **(Added by Ordinance 06-31, August 17, 2006.)**

D. Uses Prohibited

Mobile homes, mobile home parks; billboards, and similar advertising structures; uses not specifically permitted; or uses not permitted upon approval as a special exception.

E. Dimensional Regulations

All uses permitted in the R-15 Medium Density Residential District shall comply with the following requirements.

1. Minimum Lot Size Requirements

Area	15,000 square feet
Area per Family	15,000 square feet
Lot Width at Building Setback Line	85 feet

2. Minimum Yard Requirements

Front Setback	35 feet
Side	12.5 feet



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Item # 3 Michael L. Arnold

Rear

25 feet

3. Maximum Yard Requirements

On any lot or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed thirty-five (35) percent of the total area of such lot or parcel.

4. Height Requirement

No building shall exceed thirty-five (35) feet in height, except as provided in Article VII, Section 7.060. (With a Special Exception Available to up to 53 feet.) **Amended by Ordinance 15-09, May 21, 2015.**

5. Parking Space Requirements

As regulated in Article IV, Section 4.010.



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Item # 4 **The Parks Subdivision-Phase 3/CSR Engineering, Inc.: Final Sub Plat Approval**

**Applicant or Representative-
Overview:** Heritage
Development

Tax Parcel and ID
Robertson County Tax Map 95,
Parcel 139.02

Zoning and Property:
NCRPUD

Description Location Overview
Developer Seeking Final
Subdivision Plat Approval

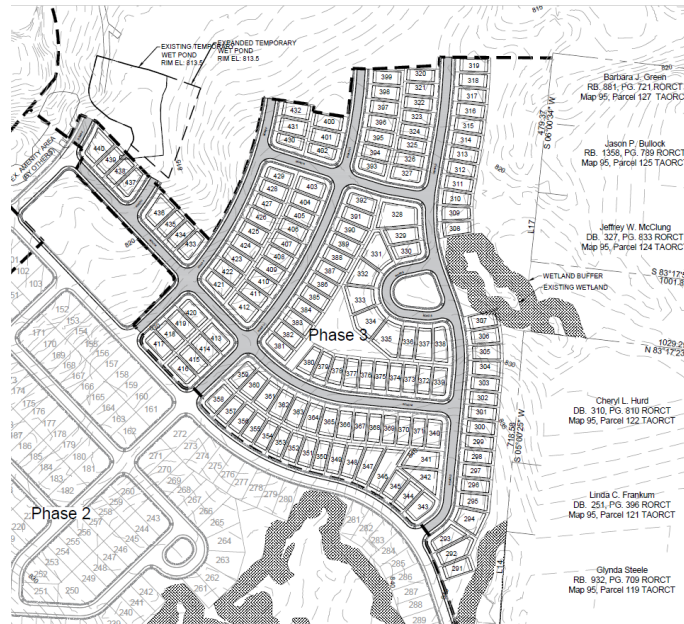
Comprehensive Plan District:
Residential SF Medium Density

Staff Recommendation:
Approval, Staff has reviewed
Phase 3 against the Final Master
Development Plan and found no
discrepancies.

Planning Commission By-Law:
Rezoning Requests Review
Criteria:

- A. Comprehensive Plan area designation
- B. Existing and adjacent property uses
- C. Future uses of area
- D. Permitted uses in the proposed zoning district.
- E. Major changes in the area created by public building projects, economic development, roadway and utility improvements, or other changes that are determined to necessitate a zoning change recommendation or denial

Staff Overview



The Parks is located on Pinson Lane. The Final Master Development Plan was approved April 2018.



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Item # 4 The Parks Subdivision-Phase 3/CSR Engineering, Inc.: Final Sub Plat Approval

Referenced State Law and Subdivision Regulations Sections:

Tennessee Code Annotated 13-4-304: Procedure on submission of plats -- Approval or disapproval -- Contents -- Hearings -- Procedure in certain counties.

- (a) The commission shall approve or disapprove a plat within sixty (60) days after the initial consideration of the plat by the commission meeting in a regularly scheduled session, unless at the end of the sixty-day period there is a holiday or an unexpected interceding event that would close municipal or county offices and thus affect the normal computation of the sixty-day period, in which case the plat shall be approved or disapproved after the interrupted sixty-day period at the next regularly scheduled meeting of the commission; otherwise, the plat shall be deemed approved and a certificate to that effect shall be issued by the commission on demand. The applicant for the commission's approval may waive the time requirement set in this subsection (a) and consent to an extension or extensions of the applicable time period. When a plat has been filed with the appropriate officials of the planning commission, the plat shall be placed on the agenda of the planning commission within thirty (30) days of the filing or the next regularly scheduled planning commission meeting after the thirty-day period. The applicant may waive the time frame requirement for the appearance of the plat on the agenda.
- (b) The ground of disapproval of any plat shall be stated upon the records of the commission

Subdivision Regulations:

5-103 Construction Plans

5-103.1 General

Construction plans shall be prepared for all improvements required by these regulations. Plans shall be drawn at a scale of no more than fifty (50) feet to an inch. Plans shall be in compliance with the specifications in Article IV, of these regulations. Approval of plans must precede actual construction, and no final plat shall be considered by the Planning Commission until the required plans have been approved. The construction plans shall be designed and sealed by a Tennessee Registered Engineer. Five (5) copies of the construction plans shall be submitted to the City Engineer. Other than the clearing of brush, absolutely, no construction shall take place until the construction plans have been approved.



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Item # 4 The Parks Subdivision-Phase 3/CSR Engineering, Inc.: Final Sub Plat Approval

SECTION II

PLANNING

A. PLAN PREPARATION

All construction plans for improvements within land subdivisions shall be prepared by engineers registered to practice within the State of Tennessee. The plans shall bear the stamp and signature of the individual responsible for their preparation.

B. CONTENT

The information set forth in Section 5-103, Basic Regulations, shall be required upon each and every plan submitted hereunder. In any instance where special conditions may warrant, additional data may be required.

C. SUBMISSION, REVIEW, AND APPROVAL

When the plans are complete, with all required data entered thereon, they shall be submitted to the City Engineer for review and comment prior to formal presentation before the planning commission. If the City Engineer finds that the plans are in order and all required information is presented, he/she shall forward the plans to the planning commission for review and approval. Should any disagreement between the City Engineer and the subdivider (or his engineer) arise as to the nature of, or requirement for, any particular improvement or facility, the plans may be forwarded to the planning commission for arbitration of the dispute.

Action by the planning commission may come in the form of unconditional approval of the plans as submitted, conditional approval, or disapproval. Should the commission's action come in the form of conditional approval, the applicant may modify and resubmit the plans to the City Engineer for further review. Should the City Engineer find that the conditions established by the commission have been met, he may so certify in which instance the plans shall be considered approved. Should the commission act to conditionally approve the plans and no subsequent action is pursued by the subdivider (or his engineer) for a period of six (6) months following the date on which action was taken by the planning commission, the plans shall become null and void and any subsequent action shall require submission of new plans.



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Item # 6 **Highland Park/Land Solutions Co-Resubdivision and Site Plan Approval**

Applicant or Representative-
Overview: Land
Solutions/Byrum Family
Partners

Tax Parcel and ID
Robertson County Tax Map
106, Parcel 66.00

Zoning and Property
C1-R

Description Location Overview
Located on the Sumner County
Side at 269 Marlin Rd.

Comprehensive Plan District:
East 76 Corridor

Staff Recommendation:
Staff has thoroughly reviewed
the site plan, provided
comments to the developer, in
which all comments were
addressed. (see following page)
Staff recommends **Approval**,
with stipulations that the
developer keep the 50' buffer
around the perimeter of the
existing residential abutting the
site.

Staff Overview



The Applicant is requesting site plan approval and re-subdivision plat approval to create right-of-way and (3) three lots on 26.15 acres for 90 townhomes and 240 apartment units. The right away will be for the road connector linking Byrum Dr to Indian Ridge.



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Item # 6 Highland Park/Land Solutions Co-Resubdivision and Site Plan Approval

Comments to Developer Regarding Site Plan. All comments are reflective on the site plan.

- Show Byrum Drive should be designed as a collector street completely through project (the current connection shown at Kroger tie-in is not in alignment with prior coordination)
- Revise one dead end access drive (approx. 100+ feet with 5 units) to have reduced length of roadway or add a turnaround sufficient for emergency vehicles
- Revise all driveway intersections to have appropriate angles of intersection 75-90 degrees
- Remove or relocate parking stalls that are currently placed inappropriately....several locations throughout (examples.....outside radius of tight aisle curvature, backing into roadway or drive aisle intersections)
- Add sidewalks to both sides of roadways and in front of all units
- Ensure there is sufficient distance planned for units with parking planned in driveways, remove cases of vehicular blockage of sidewalks even on private roads.
- Define amenities to be used in open space (right now this appears to have no amenities and grassed areas only)
- Add a fully designed lighting plan and details (this is particularly important on this site with the high-density areas, associated parking and the coordination of the collector road through the middle)



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Item # 7 **JSC Corrosion Technologies-Rezoning Request I-1 to I-3**

Applicant or Representative-
Overview: Donnie R. Jones

Tax Parcel and ID

Robertson County Tax Map 106,
Parcel 184

Zoning and Property

I-1

Description Location Overview

Property is located on the east
side of Union Rd on 5.05 acres
adjacent to I-65.

Comprehensive Plan District:

Innovation District

Staff Recommendation:

Approval, based on this request
meets surrounding uses and
meets the comprehensive plan
district description.

Staff Overview



JSC Corrosion is looking to locate operations to White House. The company is requesting rezoning prior to site plan submission. The applicant will place a restrictive clause on the deed, that should the property changes ownership, it would revert back to the less restrictive I-1. The fire department reviewed material used in the facility and deemed it not to be hazardous or flammable.



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Item # 7 JSC Corrosion Technologies-Rezoning Request I-1 to I-3

5.054.3 I-3, Industrial District (Special)

A. District Description

The Industrial District (Special) is intended to provide suitable areas for intense or potentially noxious industrial and scrap operations, including open land operations. Secondly, to protect these industrial lands from encroachment by other uses.

Adult Oriented Business are permitted in all I-2 and I-3 Districts, with the exception of those lots which have a contiguous side or rear lot line to any lot with a residential zoning designation or use. In addition no permit will be issued for any Adult Oriented Business within one thousand (1,000) feet of any child care facility, a private, public, or charter school, a public park, a residence, or a place of worship. Measurements shall be made in a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing an adult oriented establishment to the nearest point on the property line of a parcel containing a child care facility, a private, public, or charter school, a public park, a residence, or a place of worship and within (150) feet of any lot currently occupied by a business selling alcoholic beverages as measured in a straight line from the nearest corner of the two structures. **(Added by Ordinance No. 97-15, December 20, 1997) (Amended by Ordinance 10-06, May 20, 2010)**

B. Uses Permitted

1. All uses permitted or permitted as special exceptions in the I-1, Light Industrial District and the I-2, Heavy Industrial District.
2. Junk, salvage, automobile wrecking, and scrap operations.
3. Sanitary landfill operations.
4. Chemicals and allied products manufacturing.
5. Petroleum refining or related industries.
6. Rubber and miscellaneous plastics products manufacturing.
7. Chemical storage, storage of products treated with potentially hazardous chemicals.
8. Radioactive materials waste handling.
9. Waste disposal by incineration or compaction.



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Item # 7

JSC Corrosion Technologies-Rezoning Request I-1 to I-3

10. Explosives manufacturing.
11. Hazardous waste transfer or storage.
12. Airports
13. Signs and billboards as regulated in Article IV, Section 4.080.
14. Washing.
15. Auto repair body shops.
16. Essential municipal services.
17. Adult Oriented Business. **(Added by Ordinance No. 97-10, August 21, 1997)**

C. Uses Prohibited

Uses not specifically permitted or uses not permitted upon approval as a special exception.

D. Dimensional Regulations

1. Minimum Lot Area

The minimum lot area shall be five (5) acres.

2. Yard Requirements

Due to the potentially noxious activities which may be permitted within the I-3 Districts, special yard provisions are required.

In its review of any application for approval of an extensive manufacturing activity proposed for location within a I-3 District, the Planning Commission shall establish yards and building separations sufficient to protect the health, safety and economic benefit of persons owning or occupying nearby property. As an absolute minimum, such yards shall be as indicated below.

a. Use Adjoins Residential Property

Along any rear or side lot line which adjoins residential property, whether such property is presently occupied for residential purposes or only zoned for such use, an open area unobstructed from the ground to the sky at least one hundred-fifty (150) feet wide shall be provided within the industrial district. Such open area shall not be used for off-street loading, or storage for processing of any kind.

b. Use Adjoins Commercial or Industrial Property



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Item # 7 JSC Corrosion Technologies-Rezoning Request I-1 to I-3

Along any lot line which adjoins property either classified or presently utilized for commercial or industrial purposes, an open area at least one hundred (100) feet wide shall be provided. Such area may be utilized for off-street parking or loading, but shall not be used for storage or processing of any kind.

E. Parking Space Requirements

As regulated in Article IV, Section 4.010 and 4.020.

F. Landscaping Requirements

As regulated in Article III, Section 3.120.

G. Outdoor Storage

1. All outdoor storage shall take place in the rear half of the rear yard and be screened and landscaped.
2. Outdoor storage is prohibited in the front half of the rear yard.



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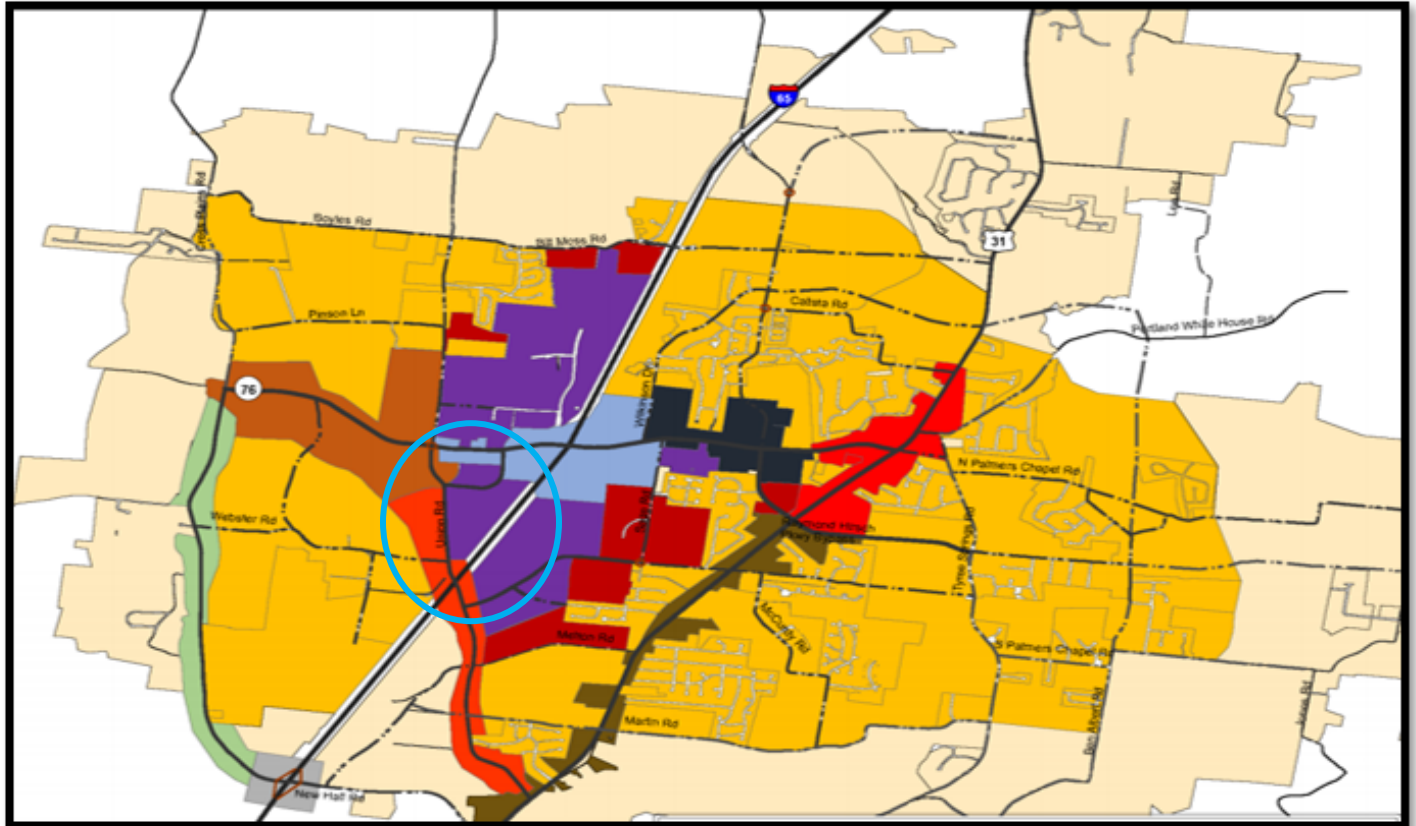
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Item # 7 JSC Corrosion Technologies-Rezoning Request I-1 to I-3



Legend

East 76 Corridor	Innovation	Residential SF Medium Density
Future Gateway	Mixed Use	Union Road Corridor
Gateway	New Hall Corridor	West 76 Corridor
Highway 31 Corridor	Residential SF Low Density	Whitehouse Crossroads

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Item # 7 **JSC Corrosion Technologies-Rezoning Request I-1 to I-3**

Innovation District

The intent of this Character Area is to enhance the business and employment base of White House, while allowing for a flexible mixture of office, light industrial, and similar uses. This Character Area is specific to enhance and promote the needs of business, office, and industrial activities within the City.

General Description:

The Innovation District Character Area is characterized by a mix of uses that form and support the City's employment base. A concentration of uses is intended to focus an area for industrial and economic development; however, civic uses are also appropriate. The general development pattern reflects a high level of intensity allowable within the City for industrial, manufacturing, research, and similar type uses. The built environment consists of one- to multi-story buildings and includes both single use and mixed use activities, including campus-style developments. Street networks and intersections are defined by site and transect context. Buildings have moderate to deep

Character Area Policy

Innovation

Character:

The Innovation Character Area includes those industrial areas within the City. This Character Area reflects a change in the economy away from heavy industrial facilities and positions industrially zoned land as areas for entrepreneurship and job creation. The zoning pattern in this Character Area is largely established for industrial uses. Changes to overall character of the area may occur and should focus on creating a safe and functional district for a wide range of industrial and related uses. This Character Area, while industrial in nature, is intended to provide for a transition and buffer from more intensive uses to less intensive uses such as residential or commercial.

Appropriate Zoning Category and Uses:

I-1 Light Industrial, I-2 Heavy Industrial, C-4 Office/Professional

I-3 Special Industrial uses are appropriate only in circumstances where the uses proposed for the site would benefit the community as a whole and a suitable area may be available.

Infrastructure:

Extensions to transportation, water, sewer, and other services should be expected. New service or extensive redevelopment of existing services should be vetted and reviewed by Planning Commission and Board of Mayor and Aldermen as a primary element of approval.

Design and Context Principles:

This character area represents an area with a flexible, innovative approach to Industrial, Manufacturing, Craft, or Artisanal made products. Buildings should be compatible with the established character of the area, while being functional for light industrial or office uses. Buildings should include quality materials that are functional but durable, with architectural details and features on street-facing facades. Parking should be scaled to the size, scale, and scope of the uses. Parking lots and loading areas should be mitigated by landscape.

In areas where there are residential commercial land uses in proximity to proposed industrial uses (such as Bill Moss Road and Sage Road), the scale of the building should transition to a residential scale. Additionally, in these areas appropriate screening and buffering should be applied in the site planning process to protect existing residential uses. If possible, less intensively industrial uses (light industrial, flex space, and/or office uses) are the most appropriate uses in areas that adjoin existing residential uses.



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Item # 8 **Foster Supply/Para Design, LLC.-Site Plan Approval**

Applicant or Representative-
Overview: Harold Tate Jr.

Tax Parcel and ID
Robertson County Tax Map 95,
Parcel 73.00

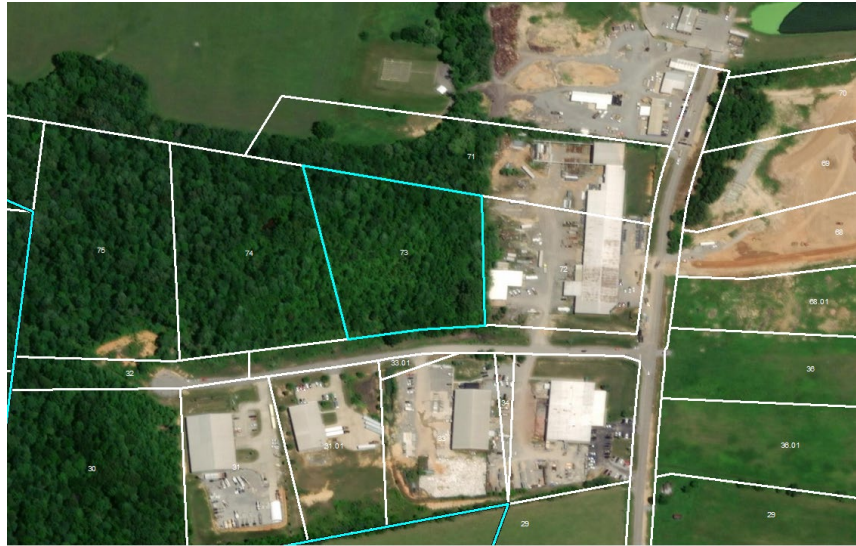
Zoning and Property
I-2

Description Location Overview
Located on Center Dr in the
Industrial District

Comprehensive Plan District:
Innovation

Staff Recommendation:
Staff recommends **Approval**
based on the stipulations listed
in the staff overview.

Staff Overview



The Applicant is requesting site plan approval. Foster Supply is a company based in Scotts Depot, West Virginia looking to locate here in White House. The company makes a series of construction material including retaining walls, fabricated rebar, steel grates and slotted storm drains. This site plans shows a phased build out approach. To start, they will make the retaining wall product. Staff has reviewed the site plan and have some comments to the engineer.

- 1)The Site plan is showing the use of a portable building as an office. The cities performance standards only allow for this for a 12-month period. The Planning Commission may extend this to 18 months.
- 2) Add details to the site plan to show width of gate and type of material used.
- 3)Surface material required should be asphalt or concrete hard surface. See Code Below.
- 4)Show detail on the site plan for each future phase of what the build out will look like.



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7.080 Temporary Buildings

- A. Temporary buildings that are used in conjunction with construction work only may be permitted in any district during a twelve (12) month period of construction, but such temporary buildings shall be removed as soon as the construction work is complete.
- B. The planning commission may allow the temporary location of mobile homes in nonconforming situations for a period of not more than eighteen (18) months. The planning commission will allow this only where an emergency such as fire or flood causes the destruction of an existing structure and the property owner requires the use of the mobile home as temporary living quarters during the construction of a conforming dwelling.

4.015 Requirements for Design of Parking Lots

- A. Except for parcels of land devoted to one (1) and two (2) family residential uses, all areas devoted to off-street parking shall be so designed and be of such size that no vehicle is required to back into a public street to obtain egress.
- B. Traffic aisles shall be required in all interior parking lots and shall be a minimum of twenty (20) feet.
- C. Entrances and exits for all off-street parking lots shall comply with the requirements of Section 3.090, of this ordinance.
- D. The parking lot shall be designed in such a manner as to provide adequate drainage and to eliminate the possibility of stagnant pools of water.
- E. All parking lots shall be hard surfaced, with an all-weather, wearing surface and dustless material. The Planning Commission may approve for non-hard surfaced parking lots for limited use facilities including individual and multiple individual events requiring off-street parking no longer than fourteen days total per calendar year. The Planning Commission's review shall include the proposed type, length, and anticipated traffic with the limited use and facility. The Planning Commission may require drainage improvements, hard surfacing of front portion of drive entrance, and other site improvements required to prevent erosion and damage to property and right-of-ways and to ensure safe access onto the roadway. Approved limited uses facilities are exempt from parking lot landscaping requirements of this ordinance. The Planning Commission depending on the size of the limited use facility may require temporary parking lot lighting.



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Applicant or Representative-

Overview: Staff Request

Zoning Amendment

Recommendation

Tax Parcel and ID

Zoning and Property

Description Location Overview

Comprehensive Plan District:

Staff Recommendation:

Staff recommends **Approval** to update the outdoor display language in the Design Standards, Zoning Ordinance and Municipal Code.

Staff Overview

This request is to add a definition in the zoning ordinance to the Outdoor Display, adding language to the Design Standards and Zoning Ordinance to give more detail of the amount of storage of merchandise. It's important to note that language has been included to give Planning Commission authority to approve anything non-conforming.

*Any proposed display which does not conform to the above standards may be approved by the Planning Commission in the form of Site Plan and Design Review approval.



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2.020 Definitions

Will add the definition of outdoor display to zoning ordinance

New Manufactured Home Park or Subdivision. Means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this Ordinance.

(Added by Ordinance No. 98-01, February 19, 1998)

Nonconforming Use. A lawful use of a building or other structure other than a sign or of a tract of land which does not conform to any one (1) or more of the applicable use regulations of the district in which it is located, either on the effective date of this ordinance or as a result of any subsequent amendment.

Noxious Matter. Material in gaseous, liquid or solid form which is capable of causing injury to living organisms, chemical reactions, or detrimental effects upon the social, economic or psychological well being of individuals.

Occupancy. The principal use of land for the performance of a function or operation by a person, firm, corporation, or association as a single legal entity. For the purpose of this Zoning Ordinance there shall be only one principal use of land by any one person, firm, corporation, association or legal entity.

100-Year Flood see Base Flood.

Open Space. An area on the same lot with a main building which is open, unoccupied and unobstructed by structures from the ground to the sky except as otherwise provided in this ordinance.

Outdoor Display. Part of a lot used for outdoor display of goods accessory to the principal use.

Owner. Includes his duly authorized agent or attorney, a purchaser, devise, fiduciary, and a person having a vested or contingent interest in the property in question.

Parking Lot. An off-street facility including parking spaces with adequate provisions for drives and aisles for maneuvering and obtaining access, and for entrance and exit.

Parking Space. An off-street space available for parking one (1) motor vehicle and having an area of not less than two hundred (200) square feet exclusive of passageways and driveways giving access thereto, and having access to a street or alley.

Person. Includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies. **(Added by Ordinance No. 98-01, February 19, 1998)**

Planned Unit Development. An interrelated development adhering to a master development plan and located on a single planned area of land which: 1) has both individual building sites and common property such as parks, and 2) is designed and organized to be capable of satisfactory use and operation as a separate entity without necessarily having the participation of other building sites or



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other common property; the ownership of the common property may be either public or private. Cluster developments and mixed use developments of all types are planned unit developments.

Planning Commission. The White House Municipal Planning Commission.

Plat. A map, plan, or layout indicating the location and boundaries of individual properties.

Design Standards

Various Commercial Uses In Suburban Areas

Specialty Retail Centers

Specialty Retail Centers are unanchored retail centers that provide specialty goods and/or services that are generally unavailable in the surrounding area. Shoppers at these centers are less inclined to visit only one shop, and tend to spend time browsing through several shops. Specialty Centers typically rely for their appeal on attractive, and often thematic, architecture, landscaping, and ornamentation, as well as the unusual goods and services.

1. Buildings are encouraged to be placed at the minimum front setback. See note 12, Sheet 18.
2. The site should be organized to encourage relaxed pedestrian circulation with substantial amounts of plantings and site furnishings around buildings.
3. Building design, landscape, outdoor furniture and site fixtures shall conform to the same theme. See Exhibit 10.1 and 10.2.
4. A transition from low buildings at the site perimeter to larger and taller structures within the interior of the site is generally encouraged.

Vehicle Dealerships and Specialty Merchandise Centers

By their nature, Vehicle Dealerships tend to be poor neighbors for residential uses and this relationship shall be avoided.

1. Buildings are encouraged to be placed at the minimum front setback. See note 12, Sheet 18.
2. Showrooms shall face the major public street.
3. Outdoor vehicle displays shall be oriented toward the public street with permanent at-grade display areas.
4. Unloading of vehicles from carriers shall be from a secondary access or where feasible.
5. Screened storage area shall be provided for vehicles awaiting repair. No storage area shall be adjacent to a residential area or primary street.
6. Sufficient space shall be allowed for service drop-offs to prevent stacking on a public street.



Exhibit 10.1 - Commercial buildings with common theming.



Exhibit 10.2 - Incorporation of street furnishings.



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3.125.4(3) Display Areas

Outdoor display may be allowed as an accessory use for all Retail Uses, Motor Vehicle Rental, Motor Vehicle Service Station/Fuel Center, and Heavy Retail and Rental. It is the intent of this Ordinance to allow the display of merchandise for sale, but not where the display of such items impedes the flow of pedestrian or vehicular traffic, or creates an unsafe condition. The outdoor display of goods shall meet all of the following standards:

1. Outdoor display areas shall be depicted upon the Site Plan for a new retail and wholesale buildings.
2. All outdoor display of goods in front of the building or between the building and any side street shall be located immediately adjacent to the storefront and within twenty (20) feet of the building and not in drive aisles, loading zones, fire lanes, or parking lots.
3. All outdoor display beside and behind the building shall not be located within the required side or rear yards and shall not exceed forty percent (40%) of the combined required and non-required yards.
4. Outdoor display areas shall be limited to no more than one-half (1/2) of the length of the store front.
5. In the case of a shopping center, the storefront shall include the entire frontage of the shopping center façade, meaning that the total amount of display for all the in-line tenants combined shall not exceed fifty percent (50%) of the aggregate store front of the total shopping center.
6. At least five (5) feet along the parking lot side of the display shall be maintained free of obstruction to allow for pedestrian and handicap movement, such that handicapped pedestrians and others do not have to enter the parking lot or drive aisle to walk around the display.
7. Any proposed display which does not conform to the above standards may be approved by the Planning Commission in the form of Site Plan and Design Review approval.
8. The outdoor display of cars, trucks, trailers, boats, recreational vehicles, farm equipment, construction equipment, motorcycles, landscape materials, and similar items for sale or rent which are customarily displayed outdoors shall be exempt from the above standards provided they are located out of the street right-of-way and at least twenty (20) feet from the edge of pavement of the adjoining street(s).



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Screening for display areas may be accomplished by natural plants, closed fences, walls or earthen berms or any combination thereof to meet the requirements of this section so long as all the minimum criteria set forth below are met.

a. Screening Standard

The natural plants, solid fences, walls, earthen berms or combinations thereof, must occupy seventy-five (75) percent of a vertical rectangular plane equal to the peripheral length of the display area, in feet, times an average of two (2) feet six (6) inches as measured from the surface edge of the display area. Such rectangular plane shall be exclusive of driveways and sight lines used for automobile access. No additional consideration towards meeting the seventy-five (75) percent average requirement shall be given for any material greater than sixty-six (66) inches in height. No more than six (6) continuous linear feet of the vertical plane as measured and viewed perpendicular from the street may be void of any natural plants, berms, closed fences or walls, or combination, thereof.

b. Use of Fences and Walls

See Subsection 3.124.5(1), Subparagraph a, Materials and Construction Standards, for standards of construction and appearance of fences. Additional planting materials shall be provided so that no more than two-thirds (2/3) of the surface area of the fence or wall is visible from any adjoining residence within three (3) years of erection of the structure. Forty (40) percent of this plant material may be deciduous.

c. Use of Berms

Any berms installed shall meet the standards set out in Subsection 3.124.5(2).

d. Size and Quality of Plant Material

All natural shrubs installed to satisfy the requirements of this section shall be a locally adapted species expected to reach a minimum height of twenty-four (24) inches and a minimum spread of twenty-four (24) inches within three (3) years of planting. All shrubs shall be a minimum of eighteen (18) inches tall when planted. Live vegetation planted on berms may have a lesser mature height provided that the combined height of the berm and the plantings after three (3) years are at a height of at least twenty-four (24) inches. No more than forty (40) percent of required shrubs may be deciduous.