



## City of White House, Tennessee

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### 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 & Code

Date: 12/10/2020

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 12/14/2020

- 
- **Item # 1** Summerlin Subdivision-Phase 4: Requests a one (1) year subdivision bond extension
  - ~~**Item # 2** Copes Crossing Subdivision/Land Solutions: (Withdrawn by Applicant Item #2)~~
  - **Item # 3** Legacy Farms/Thomas & Hutton: Requests Final Master Development Plan
  - **Item # 4** Dorris Farm at Willow Springs/Dewey Engineering: Requests Final Master Development Plan
  - **Item # 5** Staff: Requests Approval of the 2021 Planning Commission Calendar.
  - **Item # 6** Staff: Discussion regarding annual Planning Commission Training.
  - **Item # 7** Staff: Discussion regarding annual election for Planning Commission Chairperson.

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 4:** One (1) Year Subdivision Bond Extension

Applicant or Representative- Overview:	Staff Overview
<b>One Year Bond Extension:</b> <b>\$44,768</b>	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.
<u>Tax Parcel and ID</u> <b>NA</b>	
<u>Zoning</u> <b>SRPUD</b>	
<u>Ordinance Reference and Notes:</u> <b>3-101.2</b>	<b>3-101.2 Surety Instrument</b>
<u>Project Area Description</u> <b>No improvements done.</b>	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> <b>Approval of One Year Extension to: \$47,454.08</b>	



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### Item # 3 Thomas & Hutton-Legacy Farm Development

Applicant or Representative-  
Overview: **Thomas & Hutton  
Engineering**

Tax Parcel and ID  
**Robertson County Tax Map  
95, Parcels 141 & 145. 143  
acres.**

Zoning and Property  
Description Location Overview  
**Located in the northwestern  
area of White House at Pinson  
Lane and Cross Plains Rd.**

Comprehensive Plan District:  
**Residential SF Medium Density**

#### Staff Recommendation:

**Approval**, this development will be a Suburban Residential PUD, with the appropriate 10' side setbacks, 35' front setbacks, with 4 side cement products (hardie board and brick/stone material). There were only minor changes from the approval of the PMDP to the FMDP, with the decrease in number of units by 69 lots. All staff comments have been addressed.

#### Staff Overview



The Preliminary Master Development Plan was approved at the June 2020 Planning Commission meeting. There have been minor changes to the original plan that include the reduction in the lots originally proposed from 412 to 343. My comments regarding an agreement between the school board and the developer in my previous staff notes are incorrect. There had been discussion, but not an agreement. The following pages include the minutes from the June meeting, staff comments and developer responses as well FMDP requirements for approval. Development Overview Legacy Farms is a 55 years old and over age-targeted community. Legacy Farms will offer a wide variety of outdoor recreational activities and green spaces for their residents and guests to enjoy. The community will have approximately +/- 5 mile of interconnected sidewalks linking the user to each phase. In addition to the traditional sidewalk system, there will be a +/- 5000 linear foot park / sinuous greenway trails with key linkage to overall pedestrian walks and a scenic overlook. These trails will allow for a more naturalized recreational experience vs. the traditional sidewalk with a lawn panel. The development will also offer an extensive amenity site with cabana, 25 vehicular parking space, dedicated golf cart parking area for 25 carts, a pickleball court, +/- 3,500 sf resort style pool with two lap lanes, and a covered mail center with connectivity to the neighborhood sidewalks.



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### **Item # 3 Thomas & Hutton-Legacy Farm Development Staff Notes from 6/2020 Meeting**

**Choate Development/Thomas and Hutton Engineering Co.:** *Requests Recommendation to the Board of Mayor and Aldermen to annex 143.33 acres. Request is further made to combine (2) two properties and rezone from county zoning to SRPUD, Suburban Residential Planned Unit Development and Preliminary Master Development Plan. Property is referenced as Robertson County Tax Map 95, Parcels 141 and 145. Property is located at Pinson Lane.*  
**Owner:** Caleb Fuqua

**Staff Notes:** *This is a proposed annexation and rezoning request to bring into the City of White House 143 acres to consist of a proposed 412 new homes. 43% of the development is open space. Of this 5% is required to be useable open space to include amenities. This development will consist of 6% of it's open space as useable. Amenities include walking trails, an overlook, and an amenities area. A traffic study was provided, with no conclusive improvement required off site. There has been discussion to request that the developer install a proposed connector road into White House Heritage High School.*

#### **(4) Recreation Plan**

*In phased developments every phase shall have open space proportioned to each phase and recreation improvements must be installed in each phase with the recreational improvements receiving approval before the next phase can begin or if the master plan includes the recreation improvements for the entire development in one phase then the recreational improvements must be completed and accessible to the first phase. All recreational improvements will need to be bonded with other improvements if not completed before the final subdivision plat of the phase is recorded. The recreation plan must be submitted with a site plan detailing landscaping, drainage, lighting, access, building locations and detailed plans of the recreational equipment. The recreational plan shall determine the percentage in which the dwelling units and commercial structures are to be constructed in relation to the construction of recreation improvements.*

#### **(5) Open space Maintenance Plan**

*The planning commission shall require a maintenance plan be submitted with the recreation plan. This plan shall detail the organization responsible for or other method of the maintenance of the common open space. Included in the maintenance plan shall be a program and financing for caring out the plan.*



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Single Family Medium Density Residential	
Character Area Policy	
Single Family Medium Density Residential	<b>Character:</b> The Single Family Character Area consists of residential development that include quality neighborhoods and housing choices for community at medium density per acre.
	<b>Appropriate Zoning Category and Uses</b> R-15 Medium-Density Residential, SR-PUD Suburban Planned Unit Development
	<b>Infrastructure:</b> 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.
	<b>Design and Context Principles:</b> 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.

#### **Planning Commission By-Law: Rezoning Requests Review Criteria:**

- Comprehensive Plan area designation
- Existing and adjacent property uses
- Future uses of area
- Permitted uses in the proposed zoning district.
- 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 RECOMMENDATION:** *Approval, based on the City's Comprehensive Land Use plan classification of the property as Medium Density Residential and the development proposal includes single family uses. As stated above, the developer has agreed to do the offsite development with adding the road connection into White House Heritage from Pinson Lane. The developer will also be required to adhere to the 3 units per acre and all setbacks upon approval of the Final Master Development Plan.*





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## **Minutes from June Preliminary Plan Approval Meeting**

### **Item #      Choate Development/Thomas and Hutton Engineering Co.:**

Requests Recommendation to the Board of Mayor and Aldermen to Annex 143.33 acres. Request is further mad to combine (2) two Properties and rezone from county zoning to SRPUD, Suburban Residential Planned Unit Development and Preliminary Master Development Plan. Property is referenced as Robertson County Tax Map 95, Parcels 141 and 145. Property is located at Pinson Lane. Owner: Caleb Fuqua

Staff stated this is a proposed annexation and rezoning request for 412 new homes. Staff stated the property consists of 143 acres and is adjacent to The Parks subdivision. Staff stated there have been discussion between the owner and White House Heritage High School regarding a proposed connector road into White House Heritage High School. Travis Todd with Thomas and Hutton Engineering was present. Mr. Todd discussed proposed request which included: topography challenges with streams and deep ravine, preserving natural features, open space will exceed city's requirements, walking trails, and scenic overlook. Mr. Todd discussed proposed development will include: cluster homes in smaller pods, community amenities-pool, playground, and clubhouse. Mr. Todd discussed 70 ft. perimeter buffer along Pinson Lane, 50 ft. perimeter buffer along Cross Plains Rd., and 50 ft. buffer along The Parks. Commission asked if the development would have to meet the proposed amendment to zoning ordinance regarding exterior to be 100% brick, stone, or hardi board type materials. Staff stated yes it would. Mr. Todd stated that they would make modifications to the plan to meet these requirements. Commission asked if they would be the 35 ft. front setbacks. Staff stated yes. Commission asked about traffic concerns specifically at Pinson Ln., Cross Plains Rd, and Hwy. 76. Staff discussed there are plans with MPO to improve and widen Highway 76. Staff stated there are also long-range plans per TDOT for improvements in this area. Jason Reynolds, City Engineer stated that he reviewed the traffic study. Mr. Reynolds stated there were some changes in level of service, but nothing significant. Jerry Herman, City Administrator, discussed that the city agreed to widen and install turn lane at Pleasant Grove Rd. when The Parks came in. Mr. Herman stated the city is in the process of completing plans to

**Item # 3 Thomas & Hutton-Legacy Farm Development, June Minutes Continued:**



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do that work. Mr. Herman stated that he has had discussions with Robertson Co. School Director regarding road connection from The Parks to Pinson Lane which would relieve school traffic. Mr. Herman stated the School Director is in favor of that idea. Mr. Herman discussed the Improv Act which would include a 4-lane and signalization at Highway 76/Pleasant Grove and Hwy. 76/Cross Plains Rd. Mr. Herman stated the time line could be approximately 8 years. Commission asked if the traffic study was completed when school was in session. Staff stated yes. Commission asked about water availability. Staff stated that it is in the process and should be built out this summer. Staff discussed recreational plan requirements and 5ft. side setbacks. Staff stated that the plans show 10 ft. side setbacks. Staff stated these items would have to be modified on plans. Mr. Todd stated that the current side setbacks are narrower than what SRPUD allows. Mr. Todd stated that they do meet fire flow setbacks. Mr. Todd stated concerns with if they have to meet the 10 ft. side setbacks, it will be difficult to provide shared amenities such as trails and open space areas. Commission asked about road connection to Heritage High School. Staff stated that there has been communication between the owner and the Director of Schools, but no agreement. Commission had discussion on safety issues regarding intersection of Hwy 76/Cross Plains Rd. especially with school traffic. Staff stated that an approval could be based on proposed road connection on FMDP. Mr. Todd stated that this is the first he has heard this mentioned. Mr. Todd stated that the proposed road connection would not be on their property. Mr. Todd stated that they are planning on making a pedestrian connection from their property to The Parks property for a future pedestrian connection to the school. Mr. Herman stated the road connection would have to worked out between the developer and the school board. Dave Cumming, with Pulte Homes was present. Mr. Cumming stated that he couldn't commit to an open-ended scenario. Mr. Cumming stated they would be open to discussion with the School Board regarding a cash contribution. Mr. Herman stated it may be beneficial to meet with the School Board and have discussion. Caleb Fuqua-developer was present. Mr. Fuqua stated per his discussions with Dr. Causey-Director of Schools, the approximate time frame to construct the new middle school would be 24-36 months. Mr. Fuqua stated he could have discussion with him and if it fell within time frame of

**Item # 3 Thomas & Hutton-Legacy Farm Development, June Minutes Continued:**



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this subdivision starting it could be considered. Staff and Commission had discussion regarding the intersection at Hwy 76/ Cross Plains Rd. being a dangerous intersection and kids would leave this development and travel through this intersection to get to school. Staff stated there have been fatalities at this intersection.

Staff stated the connector street to the school would be a private street, not a city street. Staff discussed importance of working with the School Board and possibly working cost out between developer and school board to build connector street to the school to help prevent traveling dangerous intersection. Jason Reynolds discussed that they talked with the Rob. Co. Schools when The Parks Subdivision was going through PMDP approval, and Rob. Co. School Board had their engineers to draw up sketches for a proposed connection road to the school which would be at the current Parks Subdivision Entrance. Commission asked if 10 ft. side setbacks are met how many lots would be lost. Mr. Todd stated approximately 68 lots. Staff stated a variance could not be approved on the setbacks unless the zoning ordinance is amended. City Attorney asked Staff about 2a. in Staff's notes regarding building setback requirements within a PUD shall be determined by Planning Commission and BOMA. Staff and Commission had lengthy discussion on variance approval through BOMA. Commission stated concerns with zoning ordinance amendment that they understood the building setbacks would not be amended. Staff stated his intent was not to change the building setbacks. Staff stated that the wording in the ordinance in SRPUD, 2a. would need to strike "building setback". Staff discussed approval process through BOMA which would include the zoning ordinance amendments, the annexation with (2) two readings, and rezoning request with (2) two readings.

**Motion was made to recommend approval to the Board of Mayor and Alderman by Jerry Summers based on staff's recommendation to amend the Zoning Ordinance regarding SRPUD, seconded by Scott Wiggins.**

**Motion passed. Martha Wilkinson voted nay.**

### **Item # 3 Thomas & Hutton-Legacy Farm Development**





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## **FMDP Staff Review Comments and Responses-**

Dear Ceagus:

On behalf of Forestar Group Inc., please see the following "Comment/Response Letter" for the Legacy Farms (formerly referred to as the Choate Property) Planning Commission Re-Submittal Package. We are asking for Final Master Development Plan approval. Please keep this item on the agenda for the December 14<sup>th</sup>, 2020, City of White House Planning Commission Meeting. The following items are included with this submittal:

- Comment/Response Letter (this letter)
- Email containing FMDP comments (dated 11/16/2020)
- Two (2) Full-Size Copies of FMDP w/Architectural Elevations shown (Rolled)
- Twelve (12) Half-Size Copies of FMDP w/Architectural Elevations shown (Folded)
- One (1) CD containing all files in Digital/PDF format

Comments were received via email on 11/16/2020 and have been addressed as follows:

- Reduce the number of non-standard intersections modified to be a quasi-cul-de-sac
  - **Response – Stop Control will be added at these locations to avoid conflicts. Elimination of the "quasi-cul-de-sacs" would result in a lower lot count, which has already been lowered by 7 lots from the approved PMDP.**
- Review the city roadway design standards and ensure consideration is given to the design speeds required in addition to all the other prescriptive design parameters
  - **Response – City Roadway Design Standards have been reviewed and consideration was given to the design speeds. Vertical Curvature was designed to meet City roadway design standards.**
- On Road D, add temporary turn around if this is not going to connect to the Parks
  - **Response – Notes have been added on the FMDP in that location to add a temporary turn around in the even that Phase 2 of Legacy Farms is completed prior to that phase of The Parks project.**
- On your Buffer/Landscape Plan, call out the distance of the buffer strip.
  - **Response – Buffer/Landscape Plans have been updated with buffer strip distances and other dimensions.**
- Double Check that Plan shows sidewalks on both sides of the street.
  - **Response – Sidewalks are shown on both sides of all streets, in addition to internal trail network on the site.**

## **Item # 3 Thomas & Hutton-Legacy Farm Development**

The City of White House is working towards the daily pursuit of excellence in management and delivery of services; while balancing the preservation of our small town atmosphere by nurturing orderly, proactive growth.



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#### **b. Final Approval of Stages**

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

#### **c. Final Master Development Plan**

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

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

#### **5. Platting Procedure**



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After or with approval of the Final Master Plan any section of the development containing individual lots or any public improvements must submit final plats and construction plans required by the Subdivision Regulations for a typical subdivision.

#### **6. Amendments and Additions to the Planned Unit Development**

The terms, conditions of the approved and recorded final master and all supporting data shall control all development of the Planned Unit Development. The recorded final Master Plan and supporting data together with all recorded amendments shall be binding on the applicants, their successors, grantees, and assigns and shall limit and control the use of premises and location of the structures in the Planned Unit Development. All proposed major and minor changes must be submitted with amended master plan, and all supporting documents that are effected by change. Changes in site engineering, unforeseen site conditions or changes in the target market must justify all amendments since the Master Plan was approved.

Major changes that will alter the concept or intent of the approved Planned Unit Development include the following:

- a. Increase in density and intensity of the development exceeding a five (5) percent increase in the units per acre density.
- b. Reduction in the amount of open space or the elimination of Common open space facilities.
- c. Changes in the use or types of structures or the addition of structures not approved with the Final Master Plan.
- d. Size of lots and building areas for Residential/ Commercial structures by more than ten (10) percent.
- e. Alteration of the approved building elevations or materials.
- f. Changes in the development schedule that would affect construction of recreational facilities or the dedication of common open space.
- g. Changes by the developer of the final governing agreements and restrictive covenants.

The landowner, the residents and/or owners of or in the PUD may apply to the planning commission for an amendment to the master plan. The planning commission may approve such amendment so long as the original intent is not abrogated and the change does not in any way damage any part of the Planned Unit Development or any adjoining properties.

#### **Minor Changes**

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



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### Major Changes

**Before Final Master Plan Approval:** After receiving preliminary approval by the Planning Commission, if major changes are made to the Master Plan, the Planning Commission shall hold a Public Hearing to determine if the intent and concept of the development has changed. If it is determined that the intent and concept has changed then the Planning Commission may cancel the Preliminary Master Plan approval.

**After Final Master Plan approval:** If major changes are made to the approved Master Plan the Planning Commission shall hold a Public Hearing to determine if the intent and concept of the development has changed. If it is determined that the intent of the development has changed the Planning Commission shall require the Zoning Administrator to stop the issuance of building permits and revoke any permits issued that are in conflict with the approved Master Plan. All amendments and changes to the approved Master Plan are required to be recorded with the county registrar's office.

### 7. Cancellation of an Adopted Planned Development

In the event that actual construction has not begun within twenty-four (24) months from and after the date of the ordinance adopting or amending a planned development, (or after any period of extension officially authorized), the planning commission may, shall conduct an official meeting with notice to the landowner, to review the zoning and feasibility of the Planned Development and may act to cancel or extend approval of the master plan depending on the circumstances of each case in any case where said Planned Development has:

- a. Received Preliminary Master Plan Approval and the Rezoning Ordinance have been adopted and the Final Master Plan has not been submitted for approval within one year.
- b. Received Final Master Plan approval and construction has not begun within two years. In this instance, the Zoning Administrator shall not issue new permits.
- c. Received Final Master Plan approval and construction has lapsed for more than one year. In this instance, the Zoning Administrator shall not issue new permits and revoke existing permits.
- d. Received Final Master Plan approval and construction of the development falls more than two (2) years behind schedule filed with the Final Master Plan. In this instance, the Zoning Administrator shall not issue new permits and revoke existing permits.

### 8. Building Permits

A building permit shall be issued for structures, buildings, activities, or uses as a part of a finally adopted planned development only in strict compliance with the master development plan of the particular planned development including the



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conditions of approval and only after the administrative procedure outlined in this section has been strictly adhered to. No building permit shall be issued until a final master development plan, restrictive covenants and final plat have been approved and recorded with the counties registrar office and the developer has obtained all state and federal permits.

#### **9. Certificate of Occupancy**

A use and occupancy permit shall be issued only when the building inspector determines that the structure, building, activity, or use conforms to the final master development plan as approved by the planning commission.





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#### Item # 4 Dorris Farm at Willow Springs/Dewey Engineering:

##### Applicant or Representative- Overview:

##### Tax Parcel and ID

Sumner County Tax Map 96,  
Parcels 5.00, 5.01, and Parcel 9.00

##### Zoning and Property NCRPUD & R-20

##### Description Location Overview

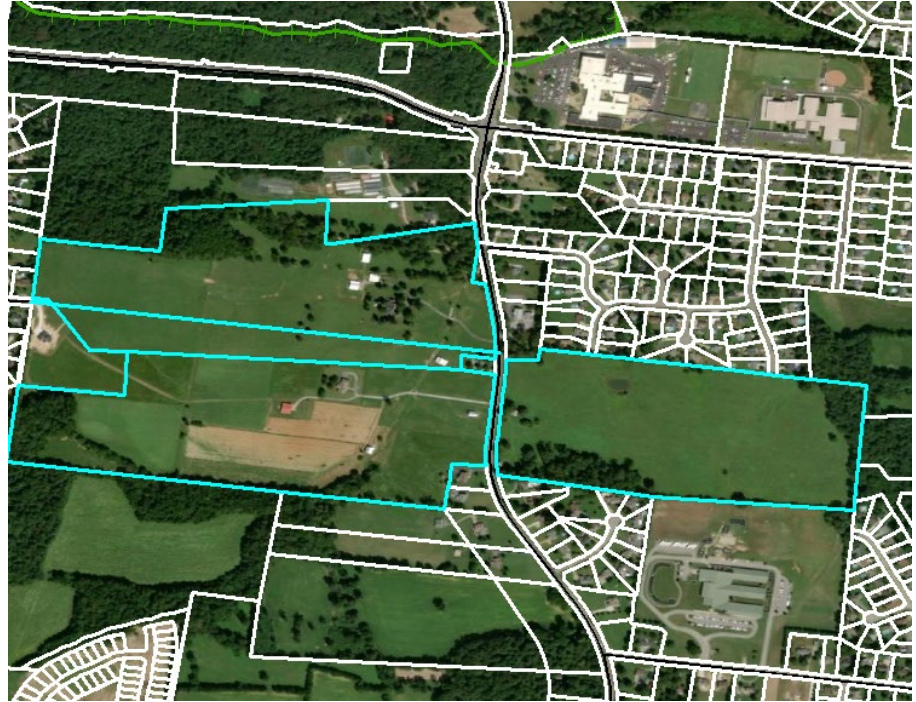
This proposed development is located on Tyree Springs, between Raymond Hirsch Rd/ Meadows and South Palmers Chapel. The site consists of 145.3 acres, on both the east and west sides of Tyree Springs.

##### Comprehensive Plan District: **Residential SF Medium Density**

##### Staff Recommendation:

**Approval,** The developers have adhered to all city off site improvement request. The FMDP meets perimeter buffer requirements, sufficient amenities are called out on the plan and staff comments have been addressed.

##### Staff Overview



This is a request for approval of the Final Master Development Plan consisting of 306 single-family lots, 155 attached units and 1 estate lot. The development will be 3 units per acre. There will be an amenity center with a large pool area, community garden and an aesthetic barn in the front of the development. The developers will provide offsite improvements to Tyree Springs to include sidewalk connections from the development north to the White House Greenway near White House High School as well as a signalized intersection at Raymond Hirsch/Meadows and Tyree Springs. This development will also provide connectivity of Cedar Brook Rd to Tyree Springs, which is designed as a future roadway in the cities future road plan. The previous plan showed two access points from Tyree Springs into the proposed development. The updated FMDP is only showing one access point as discussed in the previous PC meeting. Below are PC minutes, staff notes to the developer. The exterior of the homes will adhere to the amended PUD changes requiring stone, brick or hardie board.



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#### **Item # 4 Dorris Farm at Willow Springs/Dewey Engineering:**

#### **Minutes from July 2020 PMDP**

**The Farmstead/Dewey Engineering:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 150.7 acres from R-20, Low-Density Residential to SRPUD, Suburban Residential Planned Unit Development. Property is referenced as Sumner County Tax Map 96, Parcels 5.00, 5.01, and Parcel 9.00. Request is further made for Preliminary Master Development Plan Approval. Property is located at Tyree Springs Road.

Staff stated that this proposed development is located at Tyree Springs Road, between Raymond Hirsch Parkway/Meadows Rd./South Palmers Chapel Rd. Staff stated the site consists of 145.3 acres on both the east and west sides of Tyree Springs. Staff stated the east side of Tyree Springs will have 151 units, and the plan on the west side of Tyree Springs will have 290 units. Staff stated there will be two access points onto Tyree Springs from the western phase of the development onto Tyree Springs Rd. Staff stated the required recreation open space is 7.27 acres. Staff stated there will be an amenity center with a large pool area, community garden, and an aesthetic barn in the front of the development. Staff stated the city's Major Thoroughfare Plan shows a road connecting Cedar Brook Drive to Tyree Springs Rd., which the developer aligns for a future connection. Staff stated this area is designated Single Family Medium Density in the city's Comprehensive Plan. Staff stated the developer is requesting a portion to be SRPUD on the east side of Tyree Springs Rd. and a portion to be NCRPUD on the west side of Tyree Springs Rd. Staff stated the total development will be a majority single family residential, with a small percentage of cottage style homes. Staff stated that the city has requested some sidewalks along the west of Tyree Springs Rd. to connect with the approved Lennar Homes property across from South Palmers Chapel Rd. at Tyree Springs Rd. Colby Dumont with Dewey Engineering was present. Commission asked developer how they planned to connect the two developments across the road. Mr. Dumont stated it would be similar to the cross walk along Tyree Springs Rd. in front of White House High School. Mr. Dumont stated the cross walk would light up on the road when someone pushes the crosswalk button. Commission asked if traffic study has been completed. Jason Reynolds, City Engineer stated that he received the traffic study about a week ago and it is fairly thorough. Mr. Reynolds stated that there are a couple of things that would need to be completed. Mr. Reynolds stated that he has not submitted a formal response back to them yet so that they can forward to their traffic engineer. Mr. Reynolds stated that he did not foresee any major changes other than some detail changes to the intersection into the development. Commission asked city engineer how to merge traffic plan together with the subdivision across from South Palmers Chapel and this proposed subdivision further down the road. Mr. Reynolds stated that he would provide the



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traffic engineer for this subdivision with the information from the traffic study for the first subdivision located across from South Palmers Chapel and incorporate both of those. Mr. Reynolds stated a traffic study has not been completed on the first subdivision. Commission discussed potential need for signalization at the South Palmers/Tyree Springs intersection for the school traffic. Mr. Reynolds stated that the traffic study implied that there may be a need for a traffic signal at Tyree Springs/South Palmers in the near future if there is increase traffic volumes. Mr. Reynolds discussed the question of what traffic number would trigger the need for a traffic light. Mr. Reynolds stated that there may be only an hour worth of traffic volume warranted in the traffic study. Commission discussed importance of having a road connection from this development to the existing subdivision at Cedarbrook Drive. Commission discussed city's future road plan has Tyree Springs connecting to Cedarbrook Dr. then to Highway 31W/Sage Rd to Union Rd to make a loop to move traffic around the city. Mr. Reynolds stated that those future city road connections have been provided to this developer/engineer. Mr. Reynolds stated that the plan that they have now would accommodate the city's future road plans. Staff stated the road connection to Cedarbrook would be a collector street and would have to meet city street width requirements. Gerald Herman, City Administrator, stated that it would benefit the city and developer to have the road connection from Tyree Springs Rd. through Cedar Brook Dr. and to work with the property owner that owns the strip of land to make it happen. Commission discussed that this connection will need to be done in the future with either the city or the developer doing the work. Commission discussed that they would prefer that the development make the road connection. Mr. Dumont stated that would not mind to build the road, but were not able to purchase the property. Mr. Herman asked the developer if they could continue to work with the property owner to acquire the property between now and when the FMDP comes back for approval. Commission asked what the driveway length would be for this subdivision. Staff stated 35 ft. driveway length. Staff stated there is a cul de sac stub out that consists of 4 to 6 lots at the Summerlin Subdivision that will be part of this development. Commission asked which HOA would be responsible for these lots. Staff stated this proposed development. Scott Wiggins, Commission Chairman stated that he had some concerns with the specifics with the traffic plan and the connectivity to Cedar Brook Dr. Mr. Herman discussed future road improvements that the city will be doing at the intersection at McCurdy Rd./Highway 31W with turn lanes to help with additional traffic. Commission asked if Cedar Brook Dr. was originally set up to be a connector road. Staff stated yes that it is a wider road with wider shoulders and the houses are set back further off the road. Staff stated the road connection has been on the city's traffic plan for a long time. Commission discussed the need for landscape buffer around the development. Staff stated there is a section at the northwestern edge at the cul de sac that would require landscape buffer. Mr. Herman asked city engineer Jason Reynolds if the developer



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could explore a potential 4-way stop at Tyree Springs Rd with the Lennar subdivision which would provide traffic calming for that area. Mr. Reynolds stated that he would like for them to provide more analysis for this intersection on what the best fit would be either traffic signalization or a 4-way stop. Mr. Reynolds stated the issue will be getting traffic counts in light of the current situation that we are in due to delayed/altered school times. Staff stated that he had spoken with one of the school planners regarding a traffic calming between the two schools, and would be glad to work with the city on a solution. Mr. Herman stated that would take legislation to have that passed with the school system. Staff stated that this a PMDP and any additional changes could be made prior to the FMDP approval. Commission discussed the following approval stipulations including: 1. Traffic impact solution at South Palmers/Tyree Springs intersection, 2. Connectivity to Cedarbrook Drive, 3. Safe connectivity between the proposed eastside development over to the proposed westside development amenities center with a possible flashing crosswalk and sidewalks to be installed south toward South Palmers Chapel Rd. , 4. Incremental parking between lots 280-214 5. Landscape buffer for adjacent existing property owners. Commission discussed that the request is to recommend rezoning to the Board of Mayor and Alderman and that this item would be revisited again when they come back with a FMDP. Valerie Webb, City Attorney stated that she would recommend that the motion be amended to include stipulations. Staff and Commission discussed that Staff's stipulations have been noted and that they would need to be addressed when FMDP is submitted.

**Motion was made to recommend approval to the Board of Mayor and Alderman by Martha Wilkinson.**

**Motion was amended by Martha Wilkinson to recommend approval to the Board of Mayor and Aldermen with stipulations, Chairman Wiggins seconded.**

**Motion passed. Paula Eller abstained. Bob Dorris abstained.**





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### **Item # 4 Dorris Farm at Willow Springs/Dewey Engineering:**



November 30, 2020

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

RE: Dorris Farm at Willow Springs (605, 618, & 629 Tyree Springs Rd)  
Final Master Plan

Dear Ceagus:

On behalf of Safe Harbor Development, the Developer for Dorris Farm at Willow Springs, Dewey Engineering would like to resubmit the Final Master Plan to the City of White House for review and approval. Comments received from staff have been addressed below in **RED**.

1. Add landscaping details to the plan view that reveal the widths of perimeter landscaping and the associated density requirement per the regulation (**full design not required, but the width and density designation is**)  
**25' Perimeter Setback has been shown and called out on sheets C2.0 and C2.1, and landscape buffers have been shown and called out on sheets C4.0 and C4.1.**
2. Show at least the minimum plan view, details, etc that reveal the intended offsite improvements such as the sidewalk that is currently shown along Tyree  
**Sheet C1.0 has been updated to show the extents of the offsite sidewalk along Tyree Springs Road, which is to connect to the existing greenway north of the Tyree Springs/Raymond Hirsch Intersection.**

If you have any questions or comments with this submittal, please do not hesitate to contact me directly,

Thanks,  
Michael Dewey, PE  
Dewey Engineering





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### Item # 4 Dorris Farm at Willow Springs/Dewey Engineering:

#### Staff Notes from July 2020 PC Meeting

**The Farmstead/Dewey Engineering:** Requests Recommendation to the Board of Mayor and Aldermen to rezone 150.7 acres from R-20, Low Density Residential to SRPUD, Suburban Residential Planned Unit Development. Property is referenced as Sumner County Tax Map 96, Parcels 5.00, 5.01, and Parcel 9.00. Request is further made for Preliminary Master Development Approval. Property is located at Tyree Springs Road.

**STAFF NOTES:** This proposed development is located on Tyree Springs, between Raymond Hirsch Rd/ Meadows and South Palmers Chapel. The site consists of 145.3 acres, on both the east and west sides of Tyree Springs. The east side of Tyree will have 151 units, while the plan to the west of Tyree Springs shows 290 units. There will be two access points onto Tyree Springs from the western phase of the development onto Tyree Springs. The required recreation open space is 7.27 acres. There will be an amenity center with a large pool area, community garden and an aesthetic barn in the front of the development. The Major Thorofare plan shows a road connecting Cedar Brook Road to Tyree Springs, which the developer aligns for a future connection. This area is designated Single Family Medium density in the Comprehensive Plan. The Developer is requesting a portion be SRPUD on the east side of Tyree Springs and a portion be NCRPUD on the west side of Tyree Springs. The total development will be majority SF Residential, with a small percentage of cottage style homes.

#### 4-104.302 Residential Access Street

- a. Street Function - Residential access streets are designed to provide access to individual properties as well as access to the higher classification street network. The residential access street provides for neighborhood circulation and may carry neighborhood traffic and through movements. Residential access streets differ in their design depending upon their location. The rural residential street is designed to maintain the rural character of the area or neighborhood. It is designed as a curbsless paved street section, with gravel shoulders for emergency parking and open roadside ditches for drainage. The urban residential street performs the same function as the rural residential street except within an urban environment. The urban residential street is designed as a curb street.
- b. Design Capacity and Service Restriction - The residential street is designed to convey an average daily traffic (ADT) volume in the range of five hundred (500) to one thousand (1,000).

c. Street Access - If the total design traffic exceeds five hundred (500) ADT, a residential access street shall be provided with no fewer than two (2) access intersections to streets of higher classification



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#### **Item # 4 Dorris Farm at Willow Springs/Dewey Engineering:**

in the street hierarchy. For residential access streets with less than five hundred (500) ADT, one access intersection to a street of higher order is allowed.

#### **5.056.4 COMMON OPEN SPACE**

Any

##### **(1). Use of Common Open Space**

#### **Item # 4 Dorris Farm at Willow Springs/Dewey Engineering:**

All open space shown on a development plan of a Residential Planned Development shall be indicated as to its intended use. Common open space may consist of the following:

- a. Cultural and environmental open space.
- b. Improved recreational open space.

##### **(3) Improved Recreational Open Space**

A recreation plan shall be developed and presented with the Final Master Development Plan for any proposed residential planned development. This plan shall indicate the general demographic characteristics of the anticipated market being targeted by the proposed development. The plan shall indicate the recreation facilities proposed and the age groups these facilities are designed to serve, as well as provide the number and detailed specifications of each type of recreational equipment and facility proposed. The size of each type of recreational facility, or type of recreational equipment shall be directly related to the age and number of the anticipated user population. These facilities may be devoted to either: (1) Shared limited use facilities designed so as to assure privacy and control of access by and for the exclusive use of a specific residential clientele within the development or (2) shared general use recreation facilities which are available to all residents of the proposed development. A minimum of five (5) percent of the gross area of every residential Planned Unit Development shall be devoted to improved recreational open space.

##### **(4) Recreation Plan**



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In phased developments every phase shall have open space proportioned to each phase and recreation improvements must be installed in each phase with the recreational improvements receiving approval before the next phase can begin or if the master plan includes the recreation improvements for the entire development in one phase then the recreational improvements must be completed and accessible to the first phase. All recreational improvements will need to be bonded with other improvements if not completed before the final subdivision plat of the phase is recorded. The recreation plan must be submitted with a site plan detailing landscaping, drainage, lighting, access, building locations and detailed plans of the recreational equipment. The recreational plan shall determine the percentage in which the dwelling units and commercial structures are to be constructed in relation to the construction of recreation improvements.

#### **D. Permitted Activities in a Residential PUD**

The following activities listed in Table I may be permitted in a RPUD only when deemed appropriate by the Planning Commission and the Board of Mayor and Aldermen as approved with the preliminary master plan. Other activities not listed below are prohibited.

Residential accessory residential dwelling units shall require review by the Board of Zoning Appeals for a special exception under Section 4.190 of this ordinance. If a residential planned unit development is being designed to include accessory dwelling units for the entire development, then the units will need to be included on preliminary master plan to be approved by Planning Commission and Board of Mayor and Aldermen. **(Added by Ordinance 06-31, August 17, 2006)**

**Table I**

#### **Permitted Uses and Structures**

#### **Residential Planned Development**

##### **Residential Activities**

##### **Districts**

##### **Permanent Residential**

##### **SRPUD**

##### **NCRPUD**

Dwelling Attached

N

P

Dwelling One-Family Detached

P

P

Dwelling Two-Family Detached

P

N

Dwelling Semi-Detached

P

P

Dwelling Mobile Home

N

N

Dwelling Multi-Family

N

P

Residential Accessory Dwelling Unit (section 4.190)

SE

SE

Semi-Permanent Residential

N

N

##### **Community Facilities Activities**



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Administrative Services	P	P
Community Assembly	P	P
Community Education	P	P
Cultural & Recreation Services	P	P
Essential Services	P	P
Personal & Group Care Facilities	N	P
Religious Facilities	P	P

### Commercial Activities

Consumer Repair Services	P	P
Convenience Commercial	P	P*
Home Occupations (Section 4.180)	P	P
Entertainment & Amusement Services	P*	P

### **Item # 4 Dorris Farm at Willow Springs/Dewey Engineering:**

Financial, Consultative & Administrative	P	P
Food & Beverage Services	P*	P
General Business Services	P*	P
General Personal Services	P*	P
Medical and Professional Services	P	P

### Key to Interpreting Uses

P - May be considered as a permitted use.

N - Not permitted in the district.

SE- May be considered by Board of Zoning Appeals as Special Exception

\* May be considered only when the PUD contains 200 units or more.

### F. Suburban Residential Planned Development

#### 1. Density and Open Space Regulations

Maximum Density	3.0 Units/Acre
Minimum Lot Size	8,500 sq. ft. per dwelling unit

The remaining area shall be left as common open space and used for designated purposes as approved by the Planning Commission. The minimum required ratio of dedicated common open space shall be in terms of the maximum density of the planned development. The percentage of the total acreage dedicated to open space shall be as follows:

<u>Maximum Density</u>	<u>Minimum Open Space %</u>
3.0 Units/Acre	15%



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## 2. Yards

Minimum Front Yard	35 ft.
Minimum Side Yard	10 ft.*
Minimum Rear Yard	15 ft.*

*\*Minimum lot width at Front Building Setback 75ft.*

## H. Limitation on Density

### **Item # 4 Dorris Farm at Willow Springs/Dewey Engineering:**

The planning commission and board of mayor and aldermen may, within their discretion, limit the density to a figure lower than the maximum permitted above. This type of limitation shall be exercised only if the character of the adjoining neighborhood is inappropriate for the proposed development or if the development would place an excessive burden on the existing street and utility system.

### **5.056.7 Design and Development Standards**

#### A. Development Standards

##### 1. Perimeter Requirements

Along the perimeter of the Planned Development, buildings shall be designed to harmonize in scale, setbacks, and mass with existing adjacent areas. A minimum setback of twenty-five (25) feet shall be required around the perimeter of all residential planned developments. Perimeter landscaping shall also be required.

##### 2. Landscaping Requirements

Every PUD shall be attractively landscaped. The site perimeter and parking lot, landscaping requirements of Article III shall apply and be included in the dedicated open space. All transitional buffers within single-family developments shall be in dedicated open space or within a Buffer Easement that will be maintained by the homeowners Association. All developments are required to have street trees along the right-of-way in the area reserved for them.

##### 3. Parking and Storage

On-street parking is a permitted design feature, except along arterial streets unless a section of an arterial street is within a commercial town center





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development. All parking lots and storage areas shall be enclosed or concealed by berms, buffers or through building design

#### 4. Signs

The sign provisions contained in Article IV, Section 4.080 shall apply. Entry sign locations and designs shall be shown on or as a separate element of the final master plan and be consistent with the character of the development. Any sign located within a dedicated public right-of-way shall be perpetually maintained by the Homeowners

### **Item # 4 Dorris Farm at Willow Springs/Dewey Engineering: Comments from July 2020**

#### 11. Development Standards for Attached Dwellings

- a. The minimum lot required for any individual attached dwelling shall be as required to meet other provisions of these regulations. Individual attached dwellings may exceed the maximum lot coverage provisions established for the area in which such site is located. However, in no instance shall the aggregate site coverage of all dwellings, attached or otherwise, exceed the coverage provisions established for the PUD district in which such site is located.
- b. Minimum width for the portion of the lot on which the town house is to be constructed shall be twenty-two (22) feet.
- c. Not more than six (8) contiguous town houses shall be built in a row with the same or approximately the same front line, and not more than twelve (12) town houses shall be contiguous.
- d. The spacing of buildings containing attached dwellings shall be as required by Article IV, Section 4.070, and standards in zoning ordinance.

#### e. Yards

- (1) For units located along the periphery of a site containing attached dwellings. The yard provisions established for the district within which the attached dwelling is located shall apply along the periphery of any site on which attached dwellings may be located.



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- (2) For units located entirely within a site. No side or rear yard as such is required in connection with any attached dwelling located entirely within a site containing attached dwellings but each such unit shall on its own lot have one yard containing not less than seven hundred fifty (750) square feet. This yard shall be reasonably secluded from view from streets or from neighboring property and shall not be used for off-street parking or for any accessory building.
- (3) The minimum front yard shall in all cases be no less than twenty-five (25) feet.
- f. No attached dwelling shall exceed two (2) stories in height.
- g. No development shall be approved which contains less than ten (10) dwelling units.

#### **Item # 4 Dorris Farm at Willow Springs/Dewey Engineering: Comments from July 2020**

- h. Parking shall be provided as required in Article IV, Section 4.020. However, attached dwellings may be constructed with parking space required in bays either adjacent to the streets or in the interior accessed by alleys. Where appropriate, common driveways, parking areas, walks and steps shall be provided, maintained and lighted for night use. Screening of parking and service areas shall be encouraged through ample use of trees, shrubs, hedges, and screening walls. Within each development a minimum of one visitor parking space shall be provided for each five (5) dwelling units. Visitor parking can be provided by designated areas or with on street parking.
- i. Each dwelling unit shall be provided with reasonable visual and acoustical privacy. Fences, walks, and landscaping shall be provided for the protection and aesthetic enhancement of the development and privacy of the occupants, screening of objectionable views or uses and the reduction of noise.
- j. Street sidewalks and on-site walks shall be provided for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all facilities

**STAFF RECOMMENDATION:** Approval. This site is within one mile of the town center. The developer is proposing a small portion of the west side of Tyree Springs be NCRPUD, to fit the fire flow for the 5 ½ side setbacks. This area is proposed to be Senior targeted. The yard minimums will be met in all phases of this development. Staff has also made recommendations to the developer to address concerns of the division of the subdivision along Tyree Springs with adding a flashing crosswalk. In addition to the crosswalk, staff has recommended sidewalks be installed south toward South Palmers Chapel.



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**Item # 5 Staff: Requests Approval of the 2021 Planning Commission Calendar.**

**Item# 6 Staff: Discussion regarding annual Planning Commission Training.**

Will get a head count of those who watched the virtual training and provide a link for those that did not.