



## City of White House, Tennessee

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### Planning and Codes Department

105 College Street • White House, TN 37188

[www.cityofwhitehouse.com/yourgovernment/planning-and-codes](http://www.cityofwhitehouse.com/yourgovernment/planning-and-codes)

Phone (615) 672-4350 ext. 2121 • Fax (615) 616-1050

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# Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Code

Date: 2/2/2021

Re: Cover Page for the Planning Commission Staff Notes; meeting scheduled 2/8/2021

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- Item # 1**    **The Reserve at Palmers Crossing-Phase 1:** Requests a one (1) year subdivision bond extension.
- Item # 2**    **Stones Crossing:** Requests a one (1) year subdivision bond extension.
- Item # 3**    **Settlers Ridge:** Requests a one (1) year subdivision bond extension.
- Item # 4**    **~~The Parks-Phase 2:~~** Requests a one (1) year subdivision bond reduction.
- Item # 5**    **Summerlin-Phase 1:** Requests a one (1) year subdivision bond extension.
- Item # 6**    **Tractor Supply Co./Sewell Site Inspections:** Requests Site Plan Approval for a 19,097 sq. ft. commercial retail building and 20,000 sq. ft. fenced outdoor display area. Property consists of 5.161 acres and is zoned C-2, General Commercial. Property is located at 2901 Highway 31W.  
**Owners: Ronald J. Tate and Sonja W. Tate**
- Item # 7**    **Staff:** Requests amended zoning map approval.

Don't hesitate to give me a call.

615-672-4350 Ext \*2119



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**Item # 1    The Reserve at Palmers Crossing-Phase 1:** Requests a one (1) year subdivision bond extension.

### Applicant or Representative-Overview:

**One Year Bond Extension:  
\$248,028.92**

## Tax Parcel and ID

NA

## Zoning

Ordinance Reference and Notes:

### 3-101.2

### Project Area Description

## Residential SF Medium Density

**Staff Recommendation:**

## Approval of One Year

**Extension to: \$262,910.66**

## Staff Overview

This is a request for a reduction to the surety for The Reserve at Palmers Crossing phase 1. City staff has inspected the development, to which no improvements have been made from the previous year.

### 3-101.2 Surety Instrument

Moreover, whenever such bond or letter of credit is extended according to these regulations, the price of completing all bondable improvements must be reanalyzed and established by the City Planning Commission in order that the surety instrument be adequate to cover the cost of all improvements.



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### **Item # 2   Stones Crossing:** Requests a one (1) year subdivision bond extension.

<u>Applicant or Representative- Overview:</u> <b>\$47,000</b>	<b>Staff Overview</b>
<u>Tax Parcel and ID</u> <b>NA.</b>	
<u>Zoning and Property Description Location Overview</u> <b>NA</b>	
<u>Comprehensive Plan District:</u> <b>Residential SF Medium Density</b>	<b>3-101.2 Surety Instrument</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
<u>Staff Recommendation:</u> <b>Approval of One Year Extension to: \$49,820</b>	



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### **Item # 3    Settlers Ridge:** Requests a one (1) year subdivision bond extension.

<u>Applicant or Representative- Overview:</u> <b>\$106,000</b>	<b>Staff Overview</b>
<u>Tax Parcel and ID</u> <b>NA.</b>	
<u>Zoning and Property Description Location Overview</u> <b>NA</b>	<p>This is a request for a reduction to the surety for Settlers Ridge. City staff has inspected the development, to which no improvements have been made from the previous year.</p>
<u>Comprehensive Plan District:</u> <b>Residential SF Medium Density</b>	
<u>Staff Recommendation:</u> <b>Approval of One Year Extension to: \$112,360</b>	<p><b>3-101.2 Surety Instrument</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</p>



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

<u>Applicant or Representative- Overview: \$185,000</u>	<b>Staff Overview</b>
<u>Tax Parcel and ID</u> NA.	This is a request for a reduction to the surety for Summerlin Phase 1. City staff has inspected the development, to which no improvements have been made from the previous year.
<u>Zoning and Property Description Location Overview</u> NA	
<u>Comprehensive Plan District:</u> Residential SF Medium Density	
<u>Staff Recommendation:</u> <b>Approval of One Year Extension to: \$196,100</b>	<b>3-101.2 Surety Instrument</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



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

Applicant or Representative-  
Overview: Sewell Engineering  
Owners: Ronald J. Tate and  
Sonja W. Tate The property  
owner has signed the  
submitted application.

Tax Parcel and ID  
**107I B 080.00**

Zoning and Property  
Description Location Overview  
**C-2 General Commercial**

Comprehensive Plan District:  
**Highway 31 Corridor**

Staff Recommendation:  
**Approval** based on the responses which meet city design standards and the zoning ordinance. The developer/engineer will be prepared to discuss the ingress/egress in which the city recommended the utilization of an access agreement between Dollar General and Tractor Supply. \*see comment 8.

#### Staff Overview

Tractor Supply is seeking site plan approval at 2901 Hwy 31 W between Dollar General and the White House Rehab/Nursing home facility. This will be a prototype store consisting of a greenhouse style outdoor display area. I have copied staff comments and developer responses below.

**SEE RESPONSES TO COMMENTS BELOW IN RED**

#### Civil Plans

#### Planning Review:

1. As it relates to the architecture, decorative metal panels are allowed per the City's updated design standards.  
**Decorative metal panels will be used as specified on the building elevations**
2. The Design standards requirements are *Chain link fencing is prohibited in Town Center; however, it is allowed at a maximum height of six (6) feet in the Suburban Areas. All chain link fencing used in suburban commercial areas shall be vinyl coated.* Chain link fences shall be vinyl coated if located in the front yard of Industrial Areas.  
**Chain link fence around fenced outdoor display area will be black vinyl coated as required.**
3. Preferred wall materials are restricted to brick, natural, and cultured masonry stone, split-faced concrete block, painted block, and stucco (including synthetic stucco), or metal. Brick and stone materials shall be a masonry material. The prototype looks like it meets our requirements, based on the Portland, TN store.  
**Exterior of building will be TSC prototype per the building elevations**
4. Make sure the dumpster is screened from the residential behind the store.  
**Dumpster will be screened from the residential area with evergreen trees and existing privacy fence located along the property line.**
5. As it relates to landscaping, the site plan is fine. As my comment states above, make sure the dock and the dumpster are screened from the residential.  
**Dumpster and loading ramp area will be screened from the residential area with evergreen trees and existing privacy fence located along the property line.**
6. The parapet should be ok, as long as the HVAC is not visible from the roadway.  
**The parapet will screen the HVAC from the roadway.**
7. Max 12 contiguous parking stalls, break with landscape island  
**Site layout has been revised so that there are no more than 12 parking stalls without a landscape island. See sheet C2.0.**
8. Shift ingress/egress to utilize the combined access at the northern property border  
**Ingress/egress can not be shifted to utilize the combined access at the northern property border because of the existing wetlands. Based on the current site layout we are impacting 0.23 acres of wetlands which keeps us under the threshold of 0.25 acres that requires mitigation. If we relocate the access drive to tie into ex. access point we would impact more than 0.25 acres of wetlands which would add substantial cost to the project.**
9. Will require ARAP covering wetland effects from TDEC prior to issuing local grading permit  
**An ARAP Permit has been applied for from TDEC for the wetland impact.**
10. Label tentative water quality features on this site plan (details and calcs can be submitted later during construction plan approval for stormwater)  
**A combination of an extended detention basin and water quality unit will be utilized to meet the 80% TSS removal for water quality. See sheet C3.0 for notes.**