



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

"Valuing our Future while Protecting our Heritage"

Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Code

Date: 5/10/2021

Re: Cover Page for the Planning Commission Meeting

Item # 1 **Summerlin-Phase 5:** Request subdivision bond extension.

Item # 2 **Marlin Pointe/Dewey Engineering:**

Item # 3 **RFM White House Apartments/GBS Engineering:**

Item # 4 **Jackson Farms/Dewey Engineering:**

(Item #5 withdrawn by applicant at the March 8, 2021 PC Meeting)

Item # 5 **Sage Road Residential Development/KloberEngineering:**

(Item # 6 was denied at the March 8, 2021 PC Meeting. The Board of Mayor and Aldermen at the April 15, 2021 Meeting requested the Commission review and reconsider based on information provided by the developer regarding data)

Item # 6 **Cardinal Point/CSDG:**

Don't hesitate to give me a call.

615-672-4350 Ext 2119

Ceagus Clark
Director, Planning and Codes



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Item # 1 Summerlin-Phase 5:

<u>Applicant or Representative- Overview003A</u>	Staff Overview
One Year Bond Extension <u>\$211,395</u>	This is a request for a one-year subdivision improvement. Staff did an inspection on this phase in January. To date, there have been no corrections to staff comments.
<u>Tax Parcel and ID</u> NA	
<u>Zoning</u> SRPUD	
<u>Ordinance Reference and Notes:</u> 3-101.2	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>Project Area Description</u> Phase 5 infrastructure within the Summerlin Subdivision has not been improved	
<u>Staff Recommendation:</u> Approval of One Year Extension of 6% to \$224,079	There are still improvements to be made in this phase.



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Item # 2 Marlin Pointe/Dewey Engineering:

Applicant or Representative- Overview003A

Dewey Engineering

Tax Parcel and ID

Sumner County Tax Map

096, Parcel 060.02

Zoning

R-15

Ordinance Reference and

Notes: 4.140/5.052.3

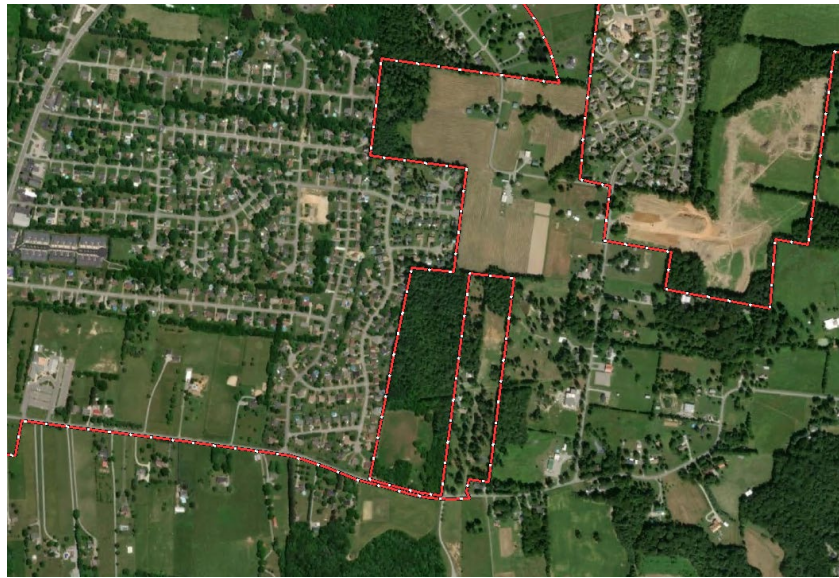
Project Area Description

Located on the North side of Marlin Rd

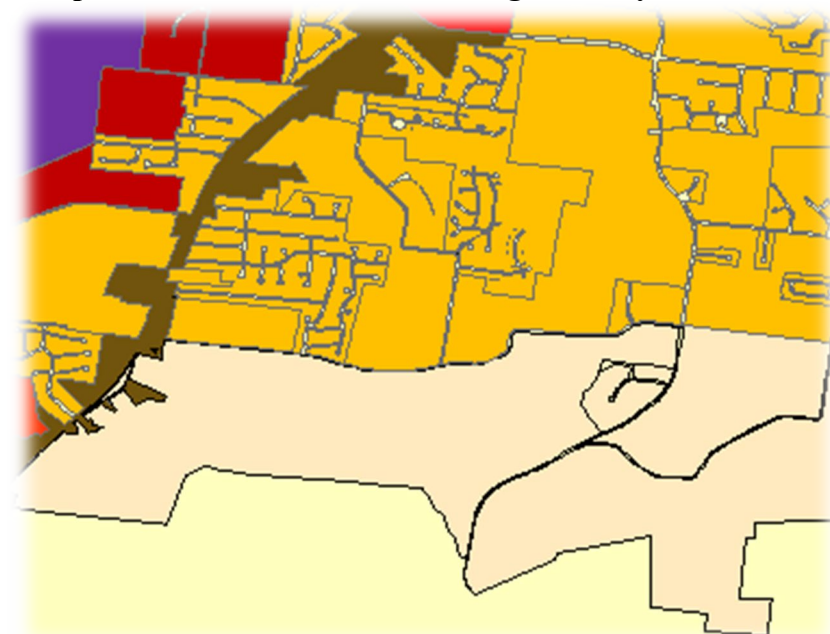
Staff Recommendation: The developer has addressed all staff review comments during the initial review process. Additionally, staff requests that the developer pave the cul-de-sac and make sure they will accommodate the Fire Truck turn radius requirement. The finding of facts based on the comprehensive plan and current zoning shows recommendation for *approval*.

Staff Overview

The applicant is requesting preliminary plat approval. The property was rezoned from R-20 to R-15 in March 2021. The developer used the R-15 alternative density design to accommodate the lot sizes at 7,500 square feet. The following pages detail the development standards for the alternative density. Staff has reviewed the site plan with comments listed below.



Comprehensive Plan-Residential Single-Family Medium Density





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Item # 2 Marlin Pointe/Dewey Engineering:

Staff/Developer Correspondence:

1. For your open space, on the resubmittal, provide detail as to amenities the subdivision will offer (walking trail, community garden, playground etc.)
A community garden has been provided with this submittal on Open Space Lot 1002.
2. Needs cul de sac or some type of turnaround at end of road, look into an offset into stormwater area.
A 90' diameter temporary turnaround has been included with this submittal. We are still showing Public ROW to be stubbed to the adjacent property to the north.
3. Correct the layout of the road curvature near entrance. Reverse curves/tangent distances in regs.
The layout of the road curvature has been revised to remove the reverse curves. The intersection is very close to perpendicular, so we agree removing the reverse curves (which were previously shown to provide an exact 90 degree intersection) have been removed.

4.140 Alternative Provisions for Lot Size and the Location of Open Space (Added by Ordinance No. 02-16, July 18, 2002) (Amended by Ordinance 05-08, May 19, 2005)

The purpose of this section is to provide a permissive voluntary alternative procedure to be utilized in the placement of buildings and in the location of open spaces associated therewith. These provisions are intended to provide variations in lot size and open space requirements within the residential districts. The density standards established for individual districts are to be maintained on an overall basis and thereby provide desirable and proper open air space, tree cover, recreation areas or scenic vistas; all with the intent of preserving the natural beauty of the area, while at the same time maintaining the necessary maximum population density limitations of the district in which this procedure may be permitted.

A. General Provisions

The provisions contained within this section are intended to provide a flexible procedure for locating dwellings upon sites. As such, the provisions do not constitute a use, but an alternative procedure for the spacing of buildings and the use of open areas surrounding those buildings. It is necessary, however, that the purposes and intent of this ordinance be assured and that proper light, air, and privacy be made available for each dwelling unit.

A site development plan as provided for in this section is required not only as an accurate statement of the development, but as an enforceable legal instrument whereby the Planning Commission may be assured that the general purposes, standards, etc., contained in this section are being met.

In addition to the Site Master Development Plan, the procedures for plat approval under Section 2-101, of the White House Subdivision Regulations, shall apply to all subdivisions under the provisions of this ordinance.



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Item # 2 Marlin Pointe/Dewey Engineering:

B. Site Development Plan Required

1. Contents

A site master development plan shall be prepared and submitted to the Planning Commission for its review and approval. The site master development plan shall be submitted at a scale no smaller than 1' = 100' and contain the following information:

- a. The actual shape, location and dimensions of the lot.
- b. The shape, size, and location of all existing buildings.
- c. The existing and intended use of the property and proposed location of structures other than single-family dwellings.
- d. Topographic features (contours not greater than five (5) foot intervals).
- e. Except for single-family dwellings, location of all driveways and entrances.
- f. Location of all accessory off-street parking areas to include a plot plan showing design and layout of such parking facilities.
- g. Location, calculations and intended use of open space.
- h. Building setbacks and other yard requirements.
- i. Location of any fences and walls.
- j. Location of required screening.
- k. Proposed means of surface drainage.
- l. Location and calculations of all easements and rights-of-way.
- m. Location and availability to servicing utilities.
- n. Location and calculation of areas subject to flooding.
- o. Location and calculation of slopes twenty (20) percent or greater.
- p. Location of tree masses and any environmental limitations.

2. Coordinated Review

Upon receipt of a site master development plan and preliminary plat containing information as required above, the Planning Commission may:



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Item # 2 Marlin Pointe/Dewey Engineering:

- a. Concurrently review the site development plan and preliminary plat;
- b. Jointly approve, approve with modification, or disapprove these documents; and
- c. In the instance of approval, or approval with modification, transfer the site development plan to the Building Inspector for enforcement.

3. Enforcement

Upon approval of a site master development plan, the Zoning Administrator shall become responsible for enforcement of the plan. Except for single-family dwellings, only minimal adjustments involving the placement of any structure in common open space will be permitted once a site development plan has been approved. Any other change shall require submission of a proposed amendment to the approved site master development plan.

C. Development Standards

The following standards and requirements shall apply to all alternative density developments.

1. General Standards for Development

In the interest of promoting the most appropriate economical use of the land while assuring that the character of the residential district is maintained, the Planning Commission in its review of a proposed development shall consider the following:

The protection of the characters, property values, privacy and other characteristics of the surrounding neighborhood;

The provision for surface drainage control, sewage disposal, and water supply, recreation and traffic control; and

The preservation and protection of existing trees, ground cover, topsoil, streams, rock outcroppings and scenic or historic sites from dangers and damage caused by excessive and poorly planned grading for streets and building sites.

2. Availability of Public Utilities

Generally all public utilities, specifically including water and a central sewage collection and treatment system, as defined by this ordinance, shall be available. Where public sewer is not available, no lot or housing site may be created which is less than twenty thousand (20,000) square feet in area and all septic fields for each dwelling unit shall be located within the area of fee simple ownership of said single family dwelling unit.

3. Permitted Density



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Item # 2 Marlin Pointe/Dewey Engineering:

The density permitted is intended to be within the range of that permitted within more typical developments offering no common open space. The maximum number single-family dwelling units permitted shall be computed as follows:

- a. From the gross acreage available within the development shall be subtracted: (1) Any portion of the site which is within the right-of-way and/or easement for major utilities such as gas or electric transmission lines where the full use of the land is not available to the landowner, because of restrictions thereon; (2) Fifty (50) percent of any portion of the site which lies within a floodway district; (3) Fifty (50) percent of all areas with slopes exceeding twenty (20) percent.
- b. The area remaining after the above adjustments shall be divided by the minimum development area per dwelling unit for the district in which the dwelling unit is located. For developments located in more than one zoning district, the density shall be computed separately for that portion of the development lying within each district. No developmental density may be transferred across zoning district boundaries.

4. Minimum Lot Area and Lot Width

Any development choosing to use standards established in this section shall have a minimum of twenty (20) acres in the development.

No lot of record may be created within the district indicated which has less area than required for a single-family dwelling.

No dedicated building lot shall include areas recognized as flood hazards or with slopes exceeding twenty (20) percent.

The following dimensional requirements shall be maintained in all alternative density

developments:

	<u>A</u>	<u>R-40</u>	<u>R-20</u>	<u>R-15</u>
<u>Minimum Lot Size</u>	15,000	15,000	8,500	7,500
Lot Width at Building Line	85	85	70	65
Front Yard Setback	25	25	20	15
Rear Yard Setback	15	15	10	10
Side Yard Setback	10	10	7.5	6.5*

*Five-foot side (5) minimum setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.



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Item # 2 Marlin Pointe/Dewey Engineering:

The Planning Commission may allow a 10% reduction in all minimum lot areas, widths, and setback requirements in cases where innovative design is proposed, except that the R-15 side setback shall not be reduced.

5. Yard Requirements

Within any development approved under the provisions of this section, the following yard requirements shall apply:

- a. For units located along the periphery of the site, the basic yard provisions established for the district within which the development is located shall apply along all portions of such lots as may about the periphery.

6. Lot Coverage

Individual dwellings may exceed the maximum lot coverage provisions established for the district, but in no case shall the dwellings and accessory buildings exceed seventy (70) percent of the total area of such individual site. However, in no instance shall the aggregated site coverage of all dwellings exceed the coverage provisions established for the district in which such site is located. In the event a project lies within two or more zoning districts, the coverage ratio applicable to each zone district shall apply to these dwellings located within it. No transfer of bulk is permitted among zoning districts.

7. Access to Dwellings

Access to each lot shall be in compliance with Section 3.030, of the zoning ordinance.

8. Pedestrian Circulation

All dwelling units will be served by sidewalks along the public right-of-way and to the rear or side by a trail system that connects each lot with the common open space. Any improved open space will be designed to meet all ADA requirements for access.

D. Open Space Requirements

Any common open space provided within a development this type shall:

1. Quality Use and Improvement of Common Open Space

- a. Common open space must be for amenity or recreational purposes. Subject to approval by the Planning Commission, the open space shall consist of either improved or unimproved land. The uses authorized for common open space must be appropriate to the scale and character of the development considering its size, density, expected population, topography and other factors.
- b. No common open space may be put to any use not specified in the approved site master development plan, unless such plan has been amended and approved by



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Item # 2 Marlin Pointe/Dewey Engineering:

the Planning Commission. However, no change authorized may be considered as a waiver of any of the covenants limiting the use of common open space areas, and all rights to enforce these covenants against any use permitted are expressly reserved.

- c. Common open space may, subject to approval by the Planning Commission, consist of either improved or unimproved land. In this regard, the approving agency may permit only fifty (50) percent of stream areas, bodies of water and slopes in excess of twenty (20) percent to be counted as required common open space.

- d. In all developments providing improved open space, a recreation plan shall be developed and presented with the Site Master Development Plan for any proposed residential planned unit development. Any development aimed at a certain demographic shall supply additional information

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.



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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
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.)**



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Item # 2 Marlin Pointe/Dewey Engineering:

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
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 # 2 Marlin Pointe/Dewey Engineering:

Existing Zoning: Zoning is the process of dividing land in a municipality into zones or districts in which certain land uses are permitted or prohibited. Zoning regulations are a land use regulatory tool for local governments meant to protect the general welfare of a community by establishing minimum development standards. The City of White House has eighteen different zones classified within its City limits per Article V of the Zoning Ordinance; however, not all of these districts are mapped on the City's Zoning Map. As the Zoning Map shows, below, most of the zones within the City are residential. These range from a Large Lot District (R-40) to a High-Density District (R10). Commercial Districts, established by the Zoning Ordinance, include a range of commercial intensities from a Central Business District to a neighbor service district, to a general commercial district. These commercial districts are concentrated along the Interstate 65/SR 76 Interchange and the main thoroughfares throughout the City. Commercial districts are meant to be located in appropriate proximity to established residential areas and near major transportation connections, such as Interstate 65, offering local and regional retail and service trades to residents and the traveling public. The City's Zoning Ordinance incorporates both residential and commercial

Single Family Medium Density Residential

Character Area Policy

Single Family Medium Density Residential

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.



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Item # 3 **RFM White House Apartments/GBS Engineering:**

Applicant or Representative- Overview003A

GBS Engineering:

Tax Parcel and ID

**Robertson County Tax Map
107G, Group A, Parcels 37
& 32**

Zoning

**C-6, Town Center
Commercial District and R-
TC, High Density Town
Center Commercial District**

Ordinance Reference and

Notes: 5.052.5 /5.053.6

Project Area Description

**Located at Hwy 76 and
Hwy 31 W, 16 Acres**

Staff Recommendation:

The zoning ordinance and the comprehensive plan provides basis for approval of the proposed preliminary site plan. The traffic study review is still pending.

Staff/developer comments are on the following pages.

Staff Overview

The applicant is requesting preliminary plat approval. The property was rezoned to RTC and C-6 back in 2018. The proposed site is located in the city's town center at Hwy 76 and Hwy 31W, behind Mapco and Advanced Auto. The site will be a mix of multi and single-family homes. There will be two access points into the development, from both 76 and 31W. There will be 192 multifamily units and 16 single-family homes which will abut the existing neighborhood north and west of the site. The following pages describe RTC and C-6 Zoning and the description of the Town Center within the Comprehensive Plan.



Comprehensive Plan-White House Crossroads





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Item # 3 RFM White House Apartments/GBS Engineering:

Re: Preliminary Site Plan Approval
Towne Centre,

Dear Mr. Ceagus Clark,

We have addressed the City comments as follows:

- We have a second point of entry into the proposed apartments off the proposed residential drive, separating the proposed single-family residential lots near lot #3.
- We have added callouts for proposed detention facilities (Storm Basins) to the Preliminary Site Plan.
- The proposed trash facility is a compactor and not dumpsters, see attached Preliminary Site Plan.
- We have added angles to the points of connection to show these are at 90 degrees intersections.
- We have included the Traffic Impact Study for this proposed development.
- We have added and hatched all proposed sidewalks for pedestrian access for the apartments and the proposed single-family developments.
- We have added dimensions for each drive, and typical for parking spaces throughout the Preliminary Site Plan.
- We included elevations for each of the apartment types. Please note the colors are the same as the Colored Elevation previously submitted for each elevation.
- We have added the requested parking calculations of required versus provided in the Preliminary Site Plan.
- We have added a legend of line types and a callout for delineating the two different types associated with this property.

We look forward to obtaining approval of these plans.

Sincerely,

Comments to be addressed on the Final Plat

- Revise the northern drive access into the multifamily
 - Better if in the tangent section rather than curve
 - Also, shifting to the tangent connection improves the angle where the current access ties into the main loop around the facility
 - This would require shifting the one multifamily building
- No more than 12 contiguous spaces of parking -add some islands to break up parking runs
- Needs to add material definition to the elevation views



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Item # 3 **RFM White House Apartments/GBS Engineering:**

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White House Crossroads

Character Area Policy

Character:
The White House Crossroads is the town center and community core for White House. The development pattern is established, but there are several under- or undeveloped tracts within the Character Area. Changes to the area are likely and encouraged as development and redevelopment occurs. Since this is the City's crossroads and town center, new development should focus on a mix of uses and services that are more urban in lot sizes and setbacks. Retail, restaurant, attached residential and multifamily residential uses are particularly appropriate for this area.

Appropriate Zoning Category and Uses
C-1 Central Business, C-6 Town Center Commercial, R-TC High Density Town Center Commercial, NC-PUD Neighborhood Center 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:
This character area represents the crossroads and town center of White House. Therefore, the design and context should be more reflective of the most urban development in the City. This include short setbacks, small lot sizes, and complementary mixed uses. New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features. Parking should be located to the side or behind commercial buildings and mitigated by landscaping.

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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Item # 3 RFM White House Apartments/GBS Engineering:

5.053.6 C-6, Town Center Commercial District

- A. District Description: This district is designed to provide for a mixed use Commercial, office, and residential zoning district for the redevelopment of the City's Town Center including retail, office service uses with high performance standards, community facilities, and high density residential uses. The regulations are structured to permit maximum freedom of pedestrian traffic. A relatively high intensity of use is permitted in this district.
- B. Permitted Uses: In the C-6 Town Center Commercial District, the following Uses and their accessory uses as described are permitted by right.

Community Facility Activities:

Cultural and Recreational Services

Essential Municipal Services

Commercial Activities:

Convenience Commercial. Drive thru lanes, open bays, and accessory uses shall not be visible from roadways and be located at the rear of buildings. Indoor Entertainment and Amusement Services, with the exception of adult entertainment uses as defined in zoning ordinance.

Financial, Consulting, and Administrative Services. Drive thru lanes, and accessory uses shall not be visible from roadways and be located at the rear of buildings.

Food and Beverage Services

Consumer Repair Services, not including vehicle and mechanical repair services.

General Business and Communication Services

General Personal Services

General Retail Trade

Medical and Professional Services

Hotels

Mixed Use Facility with Permitted Residential Activities

Other uses determined by Planning Commission that are compatible with town center uses but shall not include prohibited uses.

Retail Package Stores

Residential Activities:

Multi-Family Residential at density of 20 units per acre, or 50 units per acre if the residential units are housed in buildings of at least 4 stories and a minimum of 40 feet tall. Properties with limited lot area shall be permitted one residential unit per 750 sq ft of building area designated for multi-family use.

Mixed Use Facility with Permitted Commercial Activities including upper story residential uses.

- C. Uses Permitted as Special Exceptions:



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In the C-6, Town Center Commercial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with the provisions of the Zoning Ordinance.

Detached Single Family Residential Dwelling
Accessory Residential Family Dwelling Unit
Education and Day Care Facilities
Churches and Places of Community Assembly
Health Care Facilities

D. Prohibited Uses:

Industrial uses, automobile wrecking, recycling uses (except city recycling drop-off center), junk or salvage yards, van, car, or truck storage uses, body shops and other types of vehicular repair uses, automotive, marine, trailer, and farm implement sales uses, distribution, warehousing, and construction uses, all types of rental storage uses, as well as any type use requiring outdoor storage, as well as any other uses not otherwise permitted. Seasonal and permanent sales of fireworks. Other uses determined by the Planning Commission to be non-compatible with town center uses.

E. Dimensional Regulations:

Minimum Lot Size	1,000 sq ft
Lot Width at Building Setback	20 ft minimum
Maximum Lot Coverage	100%
Maximum Building Height	53 ft.
Minimum Building Height	25 ft
Front Setback	Minimum None/7.5 ft Maximum
• Only courtyards and landscaping are permitted in front setbacks.	
Side Yard Setback	Minimum None/10 ft Maximum
Rear Yard Setback	5 ft Minimum on Interior Roadways and Alleyways/20 ft Minimum for Perimeter Zoning Boundary

Special Conditions:

Building setback shall be listed on approved final subdivision plat. The Subdivision plat shall include five (5) ft building construction and maintenance easement. Due to building connections and reduced building setbacks then exterior walls shall be designed to meet provisions of City's adopted building and fire codes. The Planning Commission in review of the site plan and subdivision plats for all developments, including single family dwellings, may alter minimum lot size, lot width, and setback requirements due to the unique development characteristics with a mixed use town center redevelopment project.

B. Other Provisions:

Accessory Structures



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Accessory structures may be located in rear yards only at the discretion of the Planning Commission on an approved site plan.

Parking Requirements

The number, size, and construction of parking spaces shall be regulated per zoning ordinance requirements and commercial design standards. Parking areas shall be located to rear of buildings to promote a continuous street-wall. On-street parking and shared parking facilities are encouraged.

Service Areas

The delivery, service, mechanical and electrical units, and dumpster/trash cart area shall be located at rear of site and shall not be visible from roadways.



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Item # 3 RFM White House Apartments/GBS Engineering:

5.052.5 R-TC, High Density Town Center Commercial District

A. District Description

This district is designed to provide for small lot single family homes in the area around the Commercial Town Center District. This will allow to keep single family homes present in this area while allowing for increased density. This district is intended also to permit public utility installations which are necessary to service and do service specifically the residents of the districts, or those installations which are benefited by and compatible with a residential environment.

B. Uses Permitted

1. Single family homes.
2. Essential municipal services.

C. Uses Prohibited

1. All other uses other than those listed as permitted will be prohibited.

D. Dimensional Regulations

1. Minimum Lot Size- 5,000 square feet.
2. Maximum Lot Size- 10,000 square feet.
3. Lot Width at Building Set Back- 50 feet.
4. Minimum Yard Requirements

Front Setback- 15 feet

Side Setback- 6.5* feet

**Five-feet side (5) minimum side setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.*

Rear Setback- 10 feet

5. Maximum Lot Coverage- 70%
6. Height Requirements- 35 feet (with a Special Exception Available to up to 53 feet)



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Item # 4 **Jackson Farms/Dewey Engineering:**

Applicant or Representative-

Overview:

Dewey Engineering

Tax Parcel and ID

**Robertson County Tax Map
95, Parcel 63, and Tax Map 96,
Parcel 29**

Current Zoning

NA

Comprehensive Plan District:

**Residential Single-Family
Medium Density. This request
meets comprehensive plan
requirements**

Ordinance Reference and Notes:

5.040/ SRPUD

Project Area Description

**The proposed rezoning site is
located at Bill Moss Road and
Calista Road.**

Staff Recommendation:

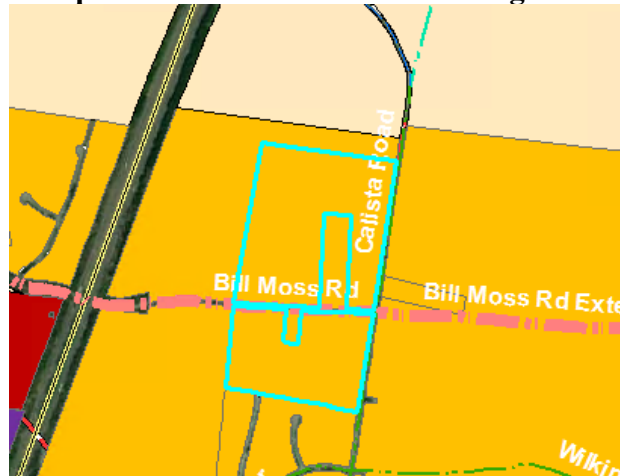
**The
Comprehensive Plan provides
basis for approving this proposed
Annexation, based on the Single-
Family Medium Density district
this development would be in and
is favorable for the SRPUD
zoning.**

Staff Overview

This is an annexation request to bring in 138.3 acres at Bill Moss and Calista Rd, known as Jackson Farms. The developer is proposing a three unit per acre Planned Unit Development with a total of 450 homes. Because this is at the edge of the city, with no sidewalks at Bill Moss, staff has discussed not requiring sidewalks on the perimeter, but instead, run sidewalks along Volunteer Dr to Wilkinson (the same length it would be on the perimeter of the development). Staff/Developer Comments are below, which have been addressed. Upon review of the submitted plans, staff will discuss with the developer decorative design around the sewer pump station that will be visible along Bill Moss. The traffic study is pending.



Comprehensive Plan-Residential Single-Family Medium Density





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Item # 4 Jackson Farms/Dewey Engineering:

Staff/Developer Comments

- Review minimum distance from intersection for two roadways parallel to Bill Moss. The city would prefer to extend distance by potentially have two lot depths from Bill Moss to the road intersections.
 - Roads B and G have been adjusted to provide additional distance between Bill Moss and the first internal intersections.
- Revise roadway curvature in short section at end of Volunteer Dr. The reverse curve needs help and may layout better if the road connection is shifted to one road north within the proposed subdivision toward lot 361. Shifting road into lot 16 and 120 as well. Attempt 90 degree at first intersection. Perhaps that will lay out better.
 - Layout has been revised to improve distances between curves and provide 90 degree intersections. Multiple configurations were analyzed and considered, and the revised layout was selected to provide a more efficient layout on both sides of Bill Moss Rd.
- Ensure stormwater areas are large enough (overall space looks okay but some space is not as good for stormwater if not at lower subdivision elevations for treatment prior to release offsite)
 - Layout has been revised to provide additional areas for stormwater at the low points of the site.
- Show improvements of new roadway up to Calista at a minimum The traffic study may affect the amount of Calista that also needs improvements for limits of lanes/storage required north and south directions.
 - Traffic study has been ordered and will be provided as soon as possible. A note has been added to sheet C1.0 to specify that "A Traffic Study Shall be Performed Prior to the Final Master Plan Approval to Specify Any and All Improvements to Bill Moss Road."
- Bill Moss will need similar attention for improvements for the limits of this project.
 - Traffic Study has been ordered and will be provided as soon as possible.
- Ensure TIS includes the end currently not shown for Volunteer, the next intersection.
 - Understood. Comment has been relayed to traffic engineer.
- Submit Traffic Study in a timely manner for staff to review prior to the Planning Commission meeting, preferably in the resubmittal package. Be prepared for further comments regarding offsite pedestrian improvements.
 - Traffic Study has been ordered and will be provided as soon as possible.



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Item # 4 Jackson Farms/Dewey Engineering:

Existing Zoning: Zoning is the process of dividing land in a municipality into zones or districts in which certain land uses are permitted or prohibited. Zoning regulations are a land use regulatory tool for local governments meant to protect the general welfare of a community by establishing minimum development standards. The City of White House has eighteen different zones classified within its City limits per Article V of the Zoning Ordinance; however, not all of these districts are mapped on the City's Zoning Map. As the Zoning Map shows, below, most of the zones within the City are residential. These range from a Large Lot District (R-40) to a High-Density District (R10). Commercial Districts, established by the Zoning Ordinance, include a range of commercial intensities from a Central Business District to a neighbor service district, to a general commercial district. These commercial districts are concentrated along the Interstate 65/SR 76 Interchange and the main thoroughfares throughout the City. Commercial districts are meant to be located in appropriate proximity to established residential areas and near major transportation connections, such as Interstate 65, offering local and regional retail and service trades to residents and the traveling public. The City's Zoning Ordinance incorporates both residential and commercial Planned Unit Development (PUD) districts, as well.

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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Item # 4 Jackson Farms/Dewey Engineering:

5.040 Zoning of Annexed Territory

Concurrent with the annexation of additional territory into the City of White House shall be the zoning of that property and the amending of the Official Zoning Map in accordance with the provisions of Article X, of this ordinance. The Planning Commission shall make a recommendation to the Board of Mayor and Aldermen as to the appropriate zoning classification for the property or property shall be designated as R-20, Low Density Residential until otherwise classified. (Amended by Ordinance 05-34, November 17, 2005)

5.056.5 Residential Planned Developments

The Planning Commission may vary this design where creative site and building design are proposed.

A. Type of Developments

There are hereby created two (2) types of residential PUDs as follows:

Suburban Residential Planned Development SRPUD
Neighborhood Center Residential Planned Development NCRPUD

B. Purpose

The purpose of a SRPUD is to permit development of land, which by reason of topography or floodable land contains some areas unsuitable for development, and to permit the cluster of lots in order to leave the unsuitable land as permanent open space.

The purpose of a NCRPUD is to permit a variety of housing types within a totally planned environment.

C. Minimum Size

The minimum size of either residential PUD shall be five (5) acres. The planning commission and board of mayor and aldermen may, within their discretion, approve developments considered as an infill on less acreage.

D. Permitted Activities in a Residential PUD

The activities listed in Table I listed as "may be considered a permitted use" 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 listed as prohibited in Table 1 or not listed in Table 1 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



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a residential planned unit development is being designed to include accessory dwelling units for the entire development, then such units will need to be included on the preliminary master plan to be approved by Planning Commission and Board of Mayor and Aldermen. **(Added by Ordinance 06-31, August 17, 2006)**

E. Limitation on Commercial Activities

The commercial activities permitted in Table I, shall be limited to no more than four (4) percent of the total floor area within such development and provided further that the maximum floor area for any establishment shall be five thousand (5,000) square feet. Such commercial activities shall be designed to serve primarily the residents within the PUD and shall not be constructed until at least one-half (1/2) the residential units are complete. Home occupations shall be considered separate from convenience commercial and shall be regulated under article 4.180. **(Amended by Ordinance 06-16, May 18, 2006)**



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Item # 4 **Jackson Farms/Dewey Engineering:**

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

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

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.



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F. Suburban Residential Planned Development

The maximum overall density shall be 3.0 dwelling units per acre. The minimum lot size shall be established by the preliminary master plan based on the purposed and characteristics of the PUD and the area in which it is proposed to be located. The minimum yard and open space requirements shall be as follows:

1. Density and Open Space Regulations

Maximum Density	3.0 Units/Acre
-----------------	----------------

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%

2. Yards

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

H. Limitation on Density

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.



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Provided further that permanent open, landscaped areas meeting the requirements of Article III, Section 3.120, shall be maintained. No buildings or parking areas shall be permitted in any required permanent open space.

G. Off-street Parking, Loading, and Vehicular Access

1. Off-street parking and loading space shall be provided in accordance with the provisions for off-street parking contained in Article IV. Parking lot landscaping shall be provided in accordance with the landscaping provisions of Chapter IV, Section 4.010 and 4.020.

2. Vehicular Access Locations

Vehicular access locations shall be provided so that vehicles entering or departing a commercial planned unit development site shall do so only at such locations. Elsewhere along the property lines of said commercial planned unit developments site a physical separation between the said site and public rights-of-way shall be provided. A vehicular access location shall consist of such entrance and exit driveway openings so designed and located so as to minimize hazardous vehicular turning movements and traffic congestion. Such design and location shall be subject to the approval of the City Engineer working in conjunction with the Planning Commission.

- a. No vehicular access location serving a commercial planned unit development site shall be:

- (1) Within twenty-five (25) feet of the intersection of street right-of-way lines, bounding, in part, the same commercial planned unit development site, and
- (2) Within one hundred (150) feet of any interchange ramp. Such distance shall be measured from a point where the center line of the ramp intersects with the edge of the pavement of the travel way of the intersecting street.

H. Permitted Signs

Signs may be permitted in accordance with the provisions of the White House Zoning Ordinance. Sign locations and character shall be approved as a part of the final master plan.



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I. Other Regulations

1. If an area is reclassified to any Commercial PUD and such area contains existing houses, then such house may not be converted into use as an office or commercial building, the intent being to encourage new construction and the aggregation of small parcels into a larger tracts.

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. Type and density of trees and landscaping to be determined by Planning Commission with emphasis on maintaining existing trees when possible.

2. Landscaping Requirements

Every PUD shall be attractively landscaped. The site perimeter and parking lot (if applicable), 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 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

5. Building Design



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- a. Architectural design shall be regulated, governed and enforced as architectural design standards by an association of property owners in order to ensure compatibility of building types and to relate new buildings to the building designs of the region. These standards shall be contained in private covenants, declarations, or restrictions, of the property owners' association and shall be approved in concept by the Planning Commission at the time of approval of the Master Plan. Changes in architectural design standards may occur from time to time thereafter if approved by the planning commission and the property owners association.
- b. Architectural design standards shall specify the Materials and configurations permitted for walls, roofs, openings, street furniture and other elements. Architectural standards should encourage the following: architectural compatibility among structures in the development, human scale design.
- c. All walls including front, side, and rear walls for one and two-family dwellings shall be one hundred (100%) brick, stone, and hardiboard type material. Multi-family buildings and commercial buildings shall meet requirements of Commercial Design Standards.

6. Street Design

- a. A street hierarchy should be established on the Master Plan shall specify standards for minimum pavement width, required right-of-way, presence of curbs, on-street parking, street trees, street furniture and sidewalks. Residential collector street shall have limited access or have alternative/innovative methods of access incorporated into the plan. No individual driveway will be permitted within 100 feet of an entrance to the development.
- b. The network of streets, alleys and pedestrian ways shall be designed to connect with other streets in the development and to existing or proposed thoroughfares outside the development. Cul-de-sacs are not permitted except where natural features such topography or water bodies prohibit connection. Where it is likely that a street may be extended in the future a stub street may be required.
- c. Streets shall be designed for pedestrian safety by having the street width, pattern and pattern to reduce speed and encourage pedestrian safety. To accomplish this street may vary from the Subdivision Regulations or provisions of this ordinance to control traffic and add aesthetics to the development.
 - i. Reserved.
- c. Sidewalks or pedestrian paths installed per the City's Subdivision Regulation's shall be provided on both sides of the all streets.



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- d. Streets shall be designed and sealed by a Tennessee Registered Engineer. **(Added by Ord. 17-21, 06-29-17)**

7. Street Improvements

Within any residential PUD, streets may be public or private provided that streets in a low density PUD shall be public. If the developer requests that the streets be dedicated to the public, specifications and procedures of the subdivision regulations shall apply. Streets may be privately constructed and maintained either by the landowner/developer or deeded to the homeowners association and subject to the following standards.

- a. All streets shall be designed to comply with the construction standards established in the White House Subdivision Regulations.

8. Utilities

The development shall be serviced with public sanitary sewerage systems. The water systems shall be capable of providing needed fire flows for the development as well as domestic water supply. All buildings will provide water flows capable of sprinkling all buildings within the development.

All Planned Developments are required to have all electric power; telephone service and cable televisions located underground.

All Planned Development utilities shall be designed and sealed by a Tennessee Registered Engineer. **(Added by Ord. 17-21, 06-29-17)**

9. Waste Disposal

If any central waste disposal containers are provided, they shall be completely enclosed and screened from view.

- e. The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features; and additional new plant material shall be added for privacy, shade, beauty of buildings and grounds and the screen out objectionable features. The planting plan shall be submitted with the site development plan.

Existing trees, shrubs, evergreens and ground cover shall be retained to the extent that they enhance the project, are effective as a screen planting or are useful in protecting slopes.

- f. Adequate recreation facilities for the residents of the project shall be provided in locations easily accessible to the living units and where they do not impair the view and privacy of living units.



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Jackson Farms/Dewey Engineering:

Attractive outdoor sitting areas shall be provided, appropriate in size, type and number to the needs of the residents.

Well-equipped playgrounds of adequate size and number shall be provided, where it is anticipated that children will occupy the premises.

- g. Access and circulation shall adequately provide for fire fighting equipment, service deliveries, and furniture moving vans and refuse collection.
- h. Off-street parking may be grouped in bays, either adjacent to streets or in the interior of blocks. Such parking areas shall generally be located in close proximity to the dwelling units they are designed to serve. At least one (1) parking space per dwelling unit shall be located so as to provide a maximum walking distance of two hundred (200) feet from the nearest entrance of the dwelling unit the space is to serve. Where appropriate, common driveways, parking areas, walks and steps shall be provided, maintained and lighted for night use. Parking shall comply with Article IV, Section 4.010(b). Screening of parking and service areas shall be in accordance with the landscape requirements of Article III, Section 3.120. 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.

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



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Jackson Farms/Dewey Engineering:

- (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.
 - (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.
 - 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.



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12. Quality Use and Improvement of Common Open Space

Common open space must be for amenity or recreational purposes. No open area may be accepted as common open space under the provisions of this section unless the location, shape, size and character of the common open space is appropriate to the scale and character of the development considering its size, density, expected population, topography, and the number and type of dwellings to be provided. Open space can consist of either improved or unimproved land.

Common open space must be suitably improved for its intended use, but common open space containing natural features worthy of preservation, steep slopes, or floodplains may be left unimproved. In this regard, the planning commission may permit only fifty (50) percent of stream areas, bodies of water and slopes in excess of twenty (20) percent to be counted as required open space. Any buildings, structures, and improvements, which are permitted in the common open space, must be appropriate to the uses, which are authorized for the common open space having regard to its topography and unimproved condition.

No common open space may be put to any use not specified in the approved site master plan, unless such plan has been amended and approved by the Planning Commission. However, no change authorized may be considered as a waiver of any of the covenants limiting the use of common open space areas, and all rights to enforce these covenants against any use permitted are expressly reserved.

If the master plan provides for buildings, structures, and improvements a recreation plan must be prepared, if the common open space improvements have a value in excess of ten thousand dollars (\$10,000), the developer must provide a bond or other adequate assurance that the buildings, structures, and improvements will be completed. The planning commission shall release the bond or other assurance when the buildings, structures, or improvements have been completed according to the development plan. Any development aimed at a certain demographic shall supply this information when developing the plan.

The minimum open space for an entire development shall total not less than one (1) acre. No open space area, other than area reserved for a trail system, shall have dimensions less than fifty (50) feet; areas reserved for trail systems shall have a width of twenty-five (25) feet.

13. Customary Accessory Buildings

Customary accessory buildings, including private garages and non-commercial workshops meeting the requirements of Section 3.100 Accessory Use Regulations.



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Item # 4 Jackson Farms/Dewey Engineering:

B. Design Standards

All Final Master Plans shall include a Design Plan containing the following:

1. Statement of Intent and Use
2. Street Design and Streetscapes
3. Pedestrian way layout
4. Siting of Buildings
5. Massing, Facades and Roofs and examples of buildings
6. Parking Orientation and Layout
7. Open Spaces, Landscaping and Buffering
8. Lighting and Utilities
9. Building Materials and percentages

5.056.8 Design Variance

Design variances from the provisions established within this Planned Unit Development Ordinance may be granted by the White House Board of Mayor and Aldermen with review by White House Planning Commission. The design variance shall be included on the master plan reviewed by the Planning Commission and the Board of Mayor and Aldermen. Request for design variances are subject to the following procedures, conditions, and stipulations:

1. No design variance may be granted from any provisions unless the applicant presents specific and detailed information as to the nature of the relief being requested and the alternative means proposed whereby the original intent of the particular provision will be accomplished.
2. Any design variance from any provision of these regulations shall be noted in the minutes of the meeting and shown on the master development plan where such action is taken along with detailed findings that such variance:
 - a. Is necessitated by conditions unique to the site in question.
 - b. Provides equal or greater protection of the public interest that the original requirement or standard from which variance is requested.
 - c. Meets or exceeds the intent of the original provisions contained within these regulations.



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Item # 6 Cardinal Point/CSDG: Cardinal Point/CSDG:

Applicant or Representative- Overview:

Tax Parcel and ID

Robertson County Tax Map 106,
Parcel 190.00

Zoning

C-4 to NCRPUD

Ordinance Reference and

Notes:

Zoning Ordinance 5.053.6

Project Area Description

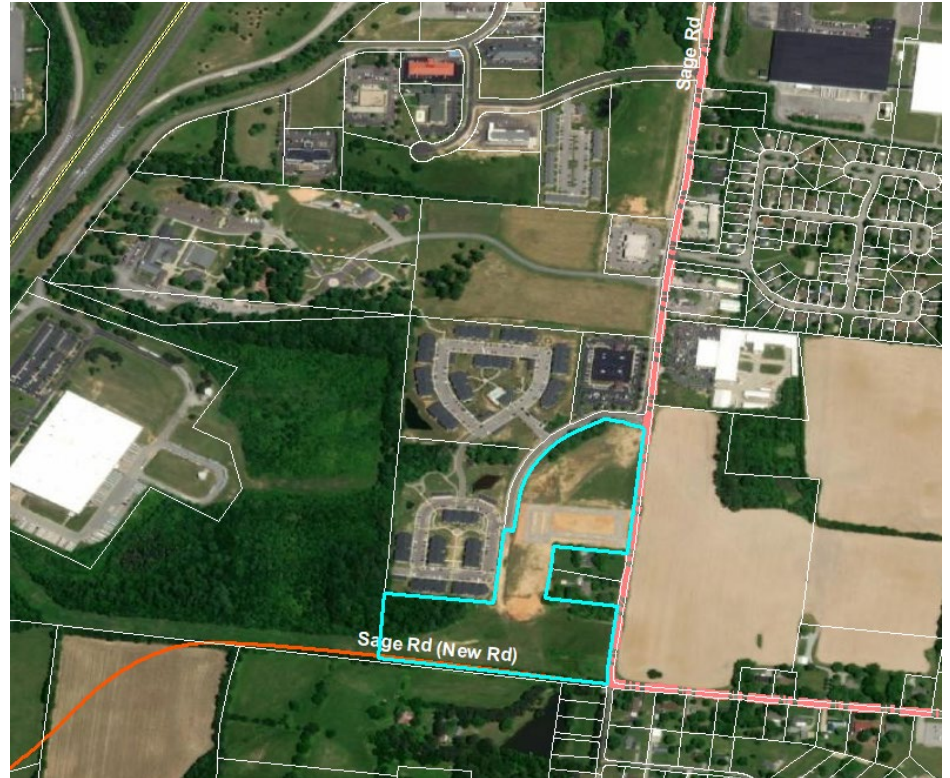
Comprehensive Plan:

Mixed Use

Staff Recommendation:

The preliminary site plan meets all staff requirements and is in line with the cities long range comprehensive plan. Findings of fact from the future land use/comprehensive plan supports approval of this development.

Staff Overview



This proposed project is adjacent to the Standard multifamily development. The developers deferred the original design in 2020, that had several three-story buildings. The development will now consist of 10 two story buildings and 3 three story buildings with 212 units. The design of the buildings are brick and hardiboard. Currently, the development will have a clubhouse and swimming pool as amenities. Madeine Way will be extended further south, for entry from the north at Sage and Madeline Way. There will also be an entry from Sage Rd. At the request of the BOMA and PC members, the developer has provided material regarding the number of apartment units needed in White House.



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Item # 6 Sage Road Residential Development/Klober Engineering:

Mixed Use Character Area

The intent of this Character Area is to enhance and promote areas appropriate for a neighborhood-scale mixture of compatible and complementary residential and nonresidential uses. These areas are not intended for large-scale highway commercial or regional shopping type uses. These areas are intended to be smaller pockets of personal service or convenience commercial type uses in close proximity to residential uses. These areas are intended to improve the quality of life for residents in White House by providing a vibrant neighborhoods, with a compatible mixture of residential and small scale commercial and/or office uses.

General Description:

The Neighborhood Mixed Use Character Area is characterized by a mix of residential, small-scale commercial, and low-impact office uses. These neighborhoods are intermixed with compatible governmental, religious, and/or civic

uses. The general development pattern is largely urban and can generally be defined by single- and multi-use activity on small to medium lot sizes, depending on the surrounding development pattern. Street networks and intersections are defined by site context. Buildings have short to moderate setbacks and use the building structure or landscaping to frame the street.

Mixed Use

Character:

The Mixed Use Character Area functions as a transitional place between existing uses and development patterns. The intent of this Character Area is to be flexible and accommodating to development, while fitting new development into the City's overall character. The development pattern is evolving. Changes to the area are likely and encouraged as development and redevelopment occurs. This area is appropriate for a wide range of uses and building types. New development should focus on a mix of uses and services. Retail, restaurant, and attached residential uses are particularly appropriate for this area.

Appropriate Zoning Category and Uses

C-1 Central Business, C-2 General Commercial, C-4 Office/Professional, SR-PUD Suburban Planned Unit Development, NC-PUD Neighborhood Center Planned Unit Development. R-10 High-Density Residential is appropriate only for small scale properties of 1-3 acres.

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 a transitional area between existing land uses, development patterns, and zoning districts. Therefore, the design and context should be flexible in providing appropriate in-fill development that works in context with the existing and surrounding development pattern. This includes developments with a variety of setbacks, lot sizes, and complementary mixed uses. New developments should include a mix of architectural styles. Buildings should include quality materials with architectural details and features.



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Item # 6 Sage Road Residential Development/Klober Engineering:

Streetscape Description:

Roadway typical sections are a mixture of 3 Lane Avenues, Mixed Use Collectors, and local roads. Specific guidance can be found in the proposed functional classification map in the Transportation chapter.

Open and Green-space Description:

Green space is characterized by streetscapes, greenways, and community parks.

Future Development Description:

Future development and redevelopment should emphasize access control, connectivity, and context-responsive development. All development should be neighborhood-scale of 1 to 2 stories, while designed to be sensitive to surrounding residential uses. Buffering and transitional features should be employed on nonresidential uses to ensure that the neighborhood-scale development pattern is consistent with surrounding neighborhoods. Additionally, new development should create a pedestrian-friendly environment by adding sidewalks and/or creating other pedestrian-friendly multi-use trail/bike routes in order to link current and future neighborhoods.

Primary Future Uses

Most Appropriate:

This Character Area is open to a mixture of primary future uses with the primary function being the creation of neighborhood commercial nodes that provide personal services and necessary goods to the residential uses nearby.

Residential, Office, Commercial, and Civic are all appropriate, depending on surrounding development pattern and site context. Duplexes are appropriate but should not be concentrated within a neighborhood.

Site Design:

The context of the Mixed Use Character Area should be reflective and complementary of the surrounding residential uses. All uses within this Character Area should be developed or redeveloped with in conjunction with Access Management and should incorporate multimodal transportation elements in order to make for a walkable environment. Landscape should be fully incorporated into any new site plans in order to both provide buffering from any use incompatibilities (such as office or commercial uses adjacent to residential uses) and to provide screening from nonresidential site elements (such as parking lots, dumpsters, and loading zones).



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Item # 6 Sage Road Residential Development/Klober Engineering:

5.056.5 Residential Planned Developments

The Planning Commission may vary this design where creative site and building design are proposed.

A. Type of Developments

There are hereby created two (2) types of residential PUDs as follows:

Suburban Residential Planned Development SRPUD
Neighborhood Center Residential Planned Development NCRPUD

B. Purpose

The purpose of a SRPUD is to permit development of land, which by reason of topography or floodable land contains some areas unsuitable for development, and to permit the cluster of lots in order to leave the unsuitable land as permanent open space.

The purpose of a NCRPUD is to permit a variety of housing types within a totally planned environment.

C. Minimum Size

The minimum size of either residential PUD shall be five (5) acres. The planning commission and board of mayor and aldermen may, within their discretion, approve developments considered as an infill on less acreage.

D. Permitted Activities in a Residential PUD

The activities listed in Table I listed as "may be considered a permitted use" 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 listed as prohibited in Table 1 or not listed in Table 1 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 such units will need to be included on the preliminary master plan to be approved by Planning Commission and Board of Mayor and Aldermen. **(Added by Ordinance 06-31, August 17, 2006)**

E. Limitation on Commercial Activities

The commercial activities permitted in Table I, shall be limited to no more than four (4) percent of the total floor area within such development and provided further that the maximum floor area for any establishment shall be five thousand (5,000) square feet. Such commercial activities shall be designed to serve primarily the residents within the PUD and shall not be constructed until at least one-half (1/2) the residential units are complete. Home occupations shall be considered separate



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Item # 6 Sage Road Residential Development/Klober Engineering:

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

Short-Term Rentals-Owner Occupied

SE

SE

Community Facilities Activities

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

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.



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Item # 6 Cardinal Point/CSDG: Cardinal Point/CSDG:

G. Suburban Residential Planned Development

The maximum overall density shall be 3.0 dwelling units per acre. The minimum lot size shall be established by the preliminary master plan based on the purposed and characteristics of the PUD and the area in which it is proposed to be located. The minimum yard and open space requirements shall be as follows:

1. Density and Open Space Regulations

Maximum Density	3.0 Units/Acre
-----------------	----------------

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%

2. Yards

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

G. Neighborhood Center Residential Planned Development

1. Density, Bulk and Open Space Regulations for One Family Detached Dwellings

a. Density and Open Space Regulations

Maximum Density	6.0 Units/Acre
Minimum Lot Size	4,500 sq. ft. *

<u>Maximum Density</u>	<u>Minimum Open Space %</u>
2.5 to 3.0 Units/Acre	20 %
3.0 to 4.0 Units/Acre	25 %
4.0 to 6.0 Units/Acre	30 %

A minimum 100-foot setback where a residential collector intersects a major collector shall be observed. This requirement may be waived for innovative/alternative designs.



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The remaining area shall be left as common open space and used for designated purposes as approved by the Planning Commission. A minimum of five (5) percent of the site shall be improved recreational open space.

2. Yards

Minimum Front Yard	35 ft.
Minimum Side Yard	6.5* ft. or zero lot line
Minimum Rear Yard	6.5* ft.

**Five-foot side (5) minimum side setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.*

A twenty-five (25) foot building setback consisting of dedicated open space is required around the outside boundary of the development.

3 Density, Bulk and Open Space Regulations for Multi-Family Dwellings

a. Density, Bulk and Open Space Regulations

The following requirements shall apply to multi-family dwellings within a high-density residential planned development:

Maximum Area per Dwelling Unit	3,000 Sq. Ft.
Minimum Required Open Space	30 percent
Minimum Developed Open Space	10 percent
Maximum Building Height	53 Feet

- b. The maximum overall densities shall be in terms of the number of dwelling units per gross acre of all the area within said development.
- c. The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein.
- d. Yard requirements are waived and the above minimum controls shall be applied with the following exception a twenty-five (25) foot building setback consisting of dedicated open space is required around the outside boundary of the development.
- e. The minimum total outdoor area (including all uncovered outdoor areas, such as streets, parking, lawn, landscaped areas, patios, recreation, as well as usable roofs and uncovered balconies) shall be provided at no less than a minimum ratio of outdoor area per total floor area, as provided herein.
- f. The minimum total living space (that part of the total outdoor area which includes lawn, landscaping, and recreation areas and



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excluding streets and parking) shall be provided at no less than a minimum ratio of living space area per total floor area, as provided

H. Limitation on Density

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.