

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, August 10, 2015

Call to order: 7:00 p. m.

Pledge of Allegiance: was led by Miss Harley Leath

Roll call: Clif Hutson, Martha Wilkinson, Bob Dorris, Jerry Summers and Scott Wiggins, Paula Eller-Chairperson

Members Absent: Richard Berry

Staff Members Present: Valerie Webb- City Attorney, Planning Director- Reed Hillen, Jerry Herman-City Administrator, Jason Reynolds, City Engineer

Approval of prior minutes dated: Monday, July 13, 2015. Motion was made to approve prior minutes by Martha Wilkinson, seconded by Bob Dorris. Motion passed unanimously.

Approval of Consent Agenda: Motion was made to approve by Bob Dorris, seconded by Scott Wiggins. Motion passed unanimously.

Commissioners that took a tour of The Standard at White House Apartments located at 126 Madeline Way: Clif Hutson, Bob Dorris, Jerry Summers, Scott Wiggins, and Paula Eller. Others in attendance: Reed Hillen-City Planner, Jerry Herman-City Administrator.

AGENDA

Item # 1 **Bridle Creek Subdivision-Phase 4:** Requests a one-year subdivision improvement bond extension.

Staff stated that six of the 17 lots in this phase have been built. Staff recommended the bond amount remain at \$41,340.

Motion was made to approve by Martha Wilkinson, seconded by Clif Hutson. Motion passed unanimously.

Item # 2 **Cambria Subdivision-Phase 2:** Requests Recommendation to the Board of Mayor and Aldermen for subdivision improvements acceptance with a one-year maintenance bond.

Staff stated that this subdivision is at 75% complete, and that the developer has requested that the city accept improvements. Staff recommended acceptance of the improvements with a one-year maintenance bond of \$15,000.

Motion was made to approve by Clif Hutson, seconded by Jerry Summers. Motion passed unanimously.

Item # 3 **Los Jalapenos Mexican Restaurant/Kennon-Calhoun Workshop:** Requests Site Plan Approval for a 5,340 square foot restaurant. Property is referenced as Robertson County Tax Map 106-E, Group A, Parcel 23.00. Property is zoned C-2, General Commercial and is located at 526 Highway 76.

Staff stated this proposed site is in front of the Kroger. Staff stated that the existing restaurant, Margarita Grill that is currently in the strip center next to Kroger will be relocating to this new site. Staff stated that the site plan meets the city's parking, landscaping, and design standards. Staff stated that they are not required to have buffer landscaping. Staff stated the access for this development will come off the current road along the parking lot and not off of Highway 76. Greg Fuller, with Kennon-Calhoun, stated that they did receive comments from city staff and have addressed those issues. Staff and Commissioners discussed detention and that it does meet city's requirements.

Motion was made to approve by Martha Wilkinson, seconded by Bob Dorris. Motion passed unanimously.

Item # 4 **Creekside Development/Clifford and Co., Inc.:** Requests Reauthorization of an existing Preliminary Master Development Plan for a 40-unit multi-family development. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development. Property is referenced as Robertson County Tax Map 117-D, Group B, Parcel 5.00. Property is located at Highway 31-W and Meadowlark Drive.

Staff stated that this is the property to the north side of Deer Crossings. Staff stated in January 2015 the Commission approved reauthorization approval for the south side of Deer Crossings for 48-units. Staff stated the Preliminary Master Development Plan was approved in 2008 along with the rezoning. Staff stated that the Final Master Development Plan was never submitted to the Planning Commission. Staff stated the reauthorization approval would allow for the Final Master Development Plan to be developed. Tim Clifford, with Creekside Apartment Homes, stated that this is the same plan

that was submitted in 2008. Mr. Clifford stated after they received reauthorization approval of the PMDP for 48-units in January 2015, the bank wanted them to pursue more units. Mr. Clifford stated that there would be a total of 88 units for the two developments. Mr. Clifford stated the only changes that have been that they have added two-story garages and open space parking. Mr. Herman asked what the status is for the 48-unit development since it has been six-months. Mr. Clifford stated that their bank wanted them to pursue getting approval for more units. Mr. Clifford stated they are adding the 40-unit development and should be able to move forward after this approval. Mr. Clifford stated that they have a contract on the north side property and they already own the south side property. Mr. Clifford stated that the deceleration plan has been approved by TDOT.

Motion was made to approve by Scott Wiggins, seconded by Bob Dorris. Motion passed unanimously.

Item # 5

Summerlin Subdivision / Dewey-Estes Engineering:

Requests Preliminary Master Development Plan Revision Approval for 310 lots. Property is referenced as Sumner County Tax Map 96, Parcel 55 and is located on the east side of McCurdy Road.

Staff stated the Commission recommended to the Board of Mayor and Aldermen for rezoning and PMDP Approval at the May 2015 meeting. Staff stated the Board of Mayor and Aldermen approved the first reading of the Plan. Staff stated the developer requested to revise the Plan and add more lots. Staff stated that the revised Plan would have to go to the Board of Mayor and Aldermen for a second reading. Staff stated the second reading would be a public hearing. Staff stated the original PMDP had 229 lots. Staff stated the revised plan has 310 lots. Staff stated they have not received rezoning. Staff stated they have met requirements listed in the Zoning Ordinance for this type of PUD. Staff stated the increased density would require a traffic report that reflects this new lot total. Staff stated that staff would review any needed road improvements with the Final Master Development Plan. Staff stated if the intersection at the exit of the subdivision and the intersection of McCurdy Road and Highway 31W are looked at, and would be adjusted properly during the FMDP phase. Mike Stanton, with Goodall Homes, discussed the proposed development. Commission and Staff discussed the one entrance into the proposed subdivision. Staff and Commission had lengthy discussion on the Subdivision Regulations regarding residential collector

streets versus arterial streets. Staff stated after review of the city's requirements, the entrance into the subdivision would be classified as a street and would be required to have two entrances due to the total design traffic exceeds five hundred (500) ADT. Staff stated that this plan could not be contingent without receiving new plan. Commission took a 10 minute recess for city staff to review Subdivision Regulations. Staff stated that the applicant does not want to take this plan to the Board of Mayor and Aldermen. Staff stated the applicant would like to revise this plan and bring back to the Commission for approval to meet city requirements. Staff stated that the applicant would like to withdraw the request tonight.

Item # 5 was withdrawn by applicant.

Item # 6 **White House Utility District/SSR:** Requests Site Construction Plan Approval for a utility facility and variance from the Commercial Design Standards regarding exterior building materials. Property is referenced as a portion of Robertson County Tax Map 117, Parcels 86.00 and 87.00. Property is zoned C-2, General Commercial and is located at 200 Business Park Drive.

Staff stated the site plan is for a WHUD new equipment facility and their future business offices will be moved to this location. Staff stated all piping would be stored in closed and covered buildings. Staff stated they are requesting a variance from the Design Standards. Staff stated the primary building will have brick as primary material and the secondary material would be fabricated metal. Staff stated after review, it has been established that utility districts have some of the same exceptions from local zoning and design standards as schools. Staff stated the metal on the back building would be screened by landscaping. Valerie Webb, City Attorney, stated that she had spoken with WHUD attorney John Dawson, and that he had researched that in case studies it has been established that public utilities are exempt from certain commercial standards. Commission and staff discussed future road way plan to connect Business Park Drive to Union Road. Staff stated that it does not show this connection on the current Long Range Plan. Staff stated if the city did require that connection, the owner does have room to add a future easement.

Motion was made to approve by Jerry Summers, seconded by Bob Dorris. Motion passed unanimously.

Item # 7A North Palmers Chapel Road Subdivision/Jim Brinkley:

Requests a variance from the Subdivision Regulations regarding existing street access.

Staff stated that this variance request is needed to allow the Preliminary Master Development Plan submitted to not be in violation of the Subdivision Regulations. Staff stated that North Palmers Chapel is currently classified as a Collector Street. Staff stated overall this is a good looking plan, there are some issues with road frontages and road connections. Staff stated that this is for a proposed 158 lot subdivision. Staff stated that the anticipated ADT of 1264 plus what is in addition to the existing traffic on North Palmers Chapel. Staff stated that this would most likely classify North Palmers Chapel as an arterial street with 2,500 plus trips a day, or at the high end of the collector street class. Staff stated no individual lots of a new subdivision are allowed access onto arterial streets, for collector streets it is only where it is absolutely necessary. Staff stated that they can only take up a certain percentage of street frontage and each lot must be 100 feet wide. Staff stated that he did recommend denial for the variance not only regarding the Subdivision Regulation requirement, but due to the traffic on North Palmers Chapel would be a safety hazard to have driveways with cars backing out onto North Palmers. Staff discussed if the variance request were approved, he would recommend that the driveways be designed to have sufficient areas for vehicles to turn around without having to back out onto North Palmers. Staff stated this type of development works well for this area in conjunction with the city's Green Way System and would add more density toward the center of town. Jeremy Sisk, Assistant Fire Chief, stated that they have safety concerns with multiple driveway intersects located on North Palmers Chapel Road and people backing out on to the road. Staff stated that the speed limit is 30 mph on this road. Police Chief, Pat Brady, stated that he had similar safety concerns as the Fire Department. Commission asked if there was an alternative design for the development and the driveway front entrances. Staff stated it is not the houses fronting North Palmers that is the issue; it would be the driveway entrances onto North Palmers. Staff stated that there could be alternative designs such as: a frontage road, or a back alley that leads to one or two primary subdivision entrances. Jerry Herman, City Administrator, reviewed the reasons for Commission to grant a variance from the City's Zoning Ordinance. Jim Brinkley, developer for this property, discussed his previous subdivision developments within the city and that he would develop the road frontage first then continue to

develop the remainder of the subdivision. Mr. Brinkley stated that the type of homes he would like to build would be similar to what has already been built in some of his other subdivisions. Mr. Brinkley stated that there have been a couple of subdivisions that have been developed on Calista Road with the same type of design as what he is requesting. Mr. Brinkley stated that traffic flow study was submitted to city staff. Mr. Brinkley stated that instead of having 19 individual driveways, they are proposing 9 wide shared driveways. Commission asked Chief Brady and Jeremy Sisk if having the shared driveways would change their recommendation. Chief Brady stated no, on that section of the road it would still be a safety issue. Commission asked how wide the driveways would need to be at the street. Mr. Brinkley stated 20 feet. Chairperson Eller stated per City Fire Department and Police Departments traffic safety concerns, she could not vote for this variance. Scott Wiggins stated it is not a matter of aesthetics, but he does have safety concerns regarding the 9 to 18 driveway cuts onto North Palmers Road. Jerry Summers asked how many feet from the driveway to the garage. Mr. Brinkley stated 50 feet. Commission and Mr. Brinkley had lengthy discussion on altering design of proposed development and garage positions, and other options.

Motion was made by Scott Wiggins to deny request for a variance on Item #7A per staff's recommendation, Chairperson Eller seconded. Paula Eller, Scott Wiggins, and Cliff Hutson voted to deny request. Jerry Summers and Bob Dorris voted to approve the request. Martha Wilkinson abstained.

Motion to deny request was approved.

Item # 7B North Palmers Chapel Road Subdivision/Klober Engineering: Requests Recommendation to the Board of Mayor and Aldermen to rezone approximately 40.8 acres from R-20, Low-Density Residential to NCRPUD, Neighborhood Center Residential Planned Unit Development and Preliminary Master Development Plan Approval. Property is referenced as Sumner County Tax Map 77, Parcel 68.00 and is located at North Palmers Chapel Road.

Staff stated that the Preliminary Plan as submitted could not continue on to the Board of Mayor and Aldermen due to the variance not being approved for this development. Staff stated that the Plan would have to be readjusted and brought back to the Commission for approval. Staff stated the

rezoning request and the Preliminary Plan are required to be submitted together.

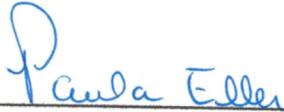
Motion was made to recommend approval to the Board of Mayor and Aldermen by Bob Dorris, seconded by Martha Wilkinson.

Bob Dorris and Martha Wilkinson voted to recommend approval to the Board of Mayor and Aldermen.

Jerry Summers, Scott Wiggins, Paula Eller, and Clif Hutson voted to not approve the recommendation to the Board of Mayor and Aldermen.

Meeting adjourned at 8:54 p.m.

ATTEST:



Paula Eller, Chairman



Reed Hillen, Secretary