

CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, September 14, 2015

Call to order: 7:00 p. m.

Pledge of Allegiance:

Roll call: Clif Hutson, Martha Wilkinson, Bob Dorris, Paula Eller-Chairperson, Richard Berry

Members Absent: Jerry Summers, Scott Wiggins

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, August 10, 2015. Motion was made to approve prior minutes from the August 10, 2015 and August 31, 2015 meetings by Martha Wilkinson, seconded by Cliff Hutson. Motion passed unanimously.

Approval of Consent Agenda:

AGENDA

Item # 1 **Ron Bargatze:** Requests Recommendation to the Board of Mayor and Aldermen to de-annex 7.5 acres. Property is zoned NCRPUD, Neighborhood Center Residential Planned Unit Development. Property is referenced as Robertson County Tax Map 106, Parcel 150.01 and is located at 7543 Webster Road.

Staff discussed original annexation that was the Burris Ridge Golf Course and residential development. Staff stated the development is being reworked with a new developer, and this piece of property is no longer included. Staff stated all the property surrounding this parcel, with the exception of the large development to the south, is located outside of the city limits. Staff stated that the current developer has not discussed keeping this property as a part of the development.

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

Item # 2 **Halim Zeidan:** Requests Recommendation to the Board of Mayor and Aldermen to rezone .7 acres from C-1, Central Business District to R-10, High-Density Residential. Property is

referenced as Robertson County Tax Map 107-I, Group B, Parcel 49.00. Property is located at 301 Highway 76.

Staff discussed that this request is for .7 acres of the property that is currently a dog grooming business. Staff stated that the owner would like to subdivide the parcel and create a higher density property with a multi-family residential. Staff stated that the high density residential zone would be a less intense zoning than commercial, and would be a good transition buffer. Staff stated the long range plan calls for this area from Highway 76 to Highway 31W as a mixed used activity node.

Motion was made to approve by Bob Dorris, seconded by Richard Berry. Motion passed unanimously.

Item # 3 **Donald E. Bean:** Requests Recommendation to the Board of Mayor and Aldermen to rezone approximately 37 acres from I-1, Light Industrial to C-2, General Commercial. Property is referenced as Robertson County Tax Map 106, Parcel 113 and Map 106, Parcel 175. Property is located at Union Road and Highway 76.

Staff stated that this property contains two parcels to the south of the Days Inn Hotel and the future site of Love's Travel Center. Staff stated that the property has access to Union Road and will have access to Highway 76 via the new road that the Love's development will build. Staff stated the Long Range Plan has this area in the I-65 Sub-Interchange Mix-Use Area. Staff stated the Thoroughfare Plan already has a connection from Union Road to Highway 76 across this property. Staff stated any potential development would have to take this in to account to connect Union Road with the road Love's will build. Commission discussed concerns regarding Union Road and if a traffic study would be required. Staff stated that would depend on the type of development. Staff and Commission discussed future MPO Plan for Highway 76 and the future Union Road/Sage Road connection.

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

Item # 4 **Settlers Ridge Subdivision/Dewey-Estes Engineering:** Requests Final Master Development Plan Approval for 51 lots. Property is zoned SRPUD, Suburban Residential Planned Unit Development. Property is referenced as Sumner County Tax Map 96, Parcels 50.01 and 50.05. Property is located on the west side of Ben Albert Road.

Staff stated that this meets the city requirements in the Zoning Ordinance. Staff stated that a stipulation would need to be made for lots 16, 17, and 18 for a 25-ft buffer with no buildings is required. Staff stated that this can be changed by adding a common area buffer or making the rear set back of these lots 25 feet. Staff stated that a stipulation would need to be made regarding fire flows. Staff stated that it would need to meet White House Utility District requirements and International Fire Code requirements. Staff stated a stipulation would also need to be that all Final Plats come back to the Planning Commission for approval. Michael Dewey, with Dewey-Estes Engineering, stated that he agreed with staff's comments. Commission and staff discussed that the existing house would be kept, and that developer and owner would have a dedicated access easement agreement. Staff stated that the deed and covenant would have to be recorded at the county showing easement

Motion was made to approve by Cliff Hutson with all of staffs stipulations, seconded by Bob Dorris. Motion passed unanimously.

Item # 5 The Standard at White House/Civil-Site Design Group:

Requests Recommendation to the Board of Mayor and Aldermen to rezone approximately 12.0 acres of a 31.5 acre tract from C-4, Office Professional Service District to NCRPUD, Neighborhood Center Residential Planned Unit Development and Preliminary Master Development Plan Approval for 96 units. Property is referenced as Robertson County Tax Map 160, Parcel 190. Property is located at Madeline Way.

Staff stated this is a rezoning and Preliminary Master Development Plan for Phase 2. Staff stated that this section would contain 96 units. Staff stated that they are extending Madeline Way to the entrance for Phase 2. Staff stated that Phase 2 would also be connected by an internal road. Staff stated that the entrance off of Madeline Way is in a located where it would align with the future entrance of the development of the out parcel across the street. Staff stated that additional amenities in this section would include walking trails and a fire pit. Jim Harrison with Civil Site Design Group discussed proposed development. Commission and Staff discussed the benefit of walking trails incorporated in plans. Commission asked if TDEC has viewed the plans. Staff stated that would with the Final Plan. Commission asked Mr. Harrison if they have made provisions to move the walking trail if TDEC requires it to be moved. Mr. Harrison stated that they would

have room to make adjustments if needed. Commission discussed additional traffic concerns on Sage Road. Staff discussed a potential left hand turn lane into the development. Staff and Commission discussed future traffic concerns at the Highway 31W/McCurdy Road intersection.

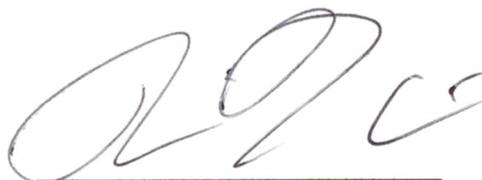
Motion was made to approve by Martha Wilkinson, seconded by Richard Berry. Motion passed unanimously.

Meeting adjourned at 7:45 p.m.

ATTEST:



Paula Eller, Chairman



Reed Hillen, Secretary