

**Minutes of the  
CITY OF WHITE HOUSE  
Meeting of the  
Municipal/Regional Planning Commission  
Monday, November 14, 2011**

**Call to order** 7:00 p. m.

**Roll call:** Mayor Mike Arnold, Aldermen Clif Hutson, Bob Dorris, Jerry Summers, Scott Wiggins, Paula Eller, Chairperson.

**Staff:** Addam McCormick, Jason Reynolds, Engineer Consultant, David Amonette, City Attorney, Angie Carrier, City Administrator

**Absent:**

**Approval of prior minutes:** Motion was made to approve the prior minutes from October 11, 2011 meeting by Scott Wiggins, seconded by Jerry Summers. Motion passed unanimously.

**Approval of Consent Agenda:** Motion was made to approve by Mayor Arnold, seconded by Bob Dorris. Motion passed unanimously.

**CONSENT AGENDA:**

**Item # 1** **Brookside Village-Phase 1:** Staff requests a (1) one-year subdivision improvement bond extension.

Staff stated that the subdivision was recorded and bonded in 2009. Staff stated they have installed underground utilities and drainage. Staff stated that the road has been roughed-in and they have completed the roadway rock base. Staff stated the remaining improvements are: roadway binder and final asphalt, walking trail, street lights, landscaping, and finish grading. Staff stated that the estimated cost of remaining improvements would be \$45,000. Staff stated with adding 3% for inflation the proposed bond amount would be \$54,000. Staff stated the existing bond is \$54,000, which would be sufficient to complete the remaining improvements.

**Motion was made to approve a one year bond extension by Scott Wiggins, seconded by Mayor Arnold. Motion passed unanimously.**

**Item # 2** **Briarwood Subdivision-Phase 2:** Staff requests a (1) one-year subdivision improvement bond extension.

Staff stated that the subdivision was recorded and bonded in 2007. Staff stated there are 24 lots in this phase with the second house currently under construction. Staff stated that the remaining improvements are: final asphalt, sidewalks, street lights, landscaping, finish grading, utilities, drainage culverts, and roadway excavations. Staff stated that the proposed bond amount is \$70,500.

**Motion was made to approve a one year bond extension by Mayor Arnold, seconded by Bob Dorris. Motion passed unanimously.**

**Item # 3** **Holly Tree Subdivision-Phase 3B:** Staff requests a (1) one-year subdivision improvement bond extension.

Staff stated that the subdivision was recorded and bonded in 2005. Staff stated that 12 of 28 lots have been completed. Staff stated the original Holly Tree Phase 3 was recently divided so that the upper section could be completed due to the number of completed lots in the upper section. Staff stated that he would recommend that this be the last one-year bond extension without requiring the final asphalt layer to be installed due to the age of the binder. Staff stated that the

existing bond amount is \$68,000. Staff stated the remaining improvements are: final asphalt, sections of binder repair, sidewalks, landscaping, and finish grading.

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

### **AGENDA:**

**Item # 4** **Morgan Trace Subdivision-Phase 2/Cole Land Surveying:** Requests Final Plan Approval for (4) four lots. Property is referenced as Sumner County Tax Map 96, Part of Parcel 37.00. Property is zoned R-15, Medium Density Residential and is located at South Palmers Chapel Road.

Staff stated that these 4 lots were part of the original Morgan Trace Subdivision and the construction plans were approved in 2007/2008. Staff stated that a site distance study showed that the sight distance between lots 31/32 is 256 ft. Staff stated per the City's Subdivision Regulations, the minimum sight distance for the classification of South Palmers Chapel Road is 200 ft. Staff stated that he would recommend that lots 30/32 be graded to direct a majority of the increased run-off from building and driveways to the back of the properties and into the designed drainage for the Morgan Trace Subdivision. Staff stated that he would recommend the building drains on these lots be collected to drain to the rear of the property. Staff stated the drainage from lot 29 and the front portions of lots 30-32 would be considered a minor increase in storm water run-off.

**Motion was made to approve by Mayor Arnold with staff's stipulations, seconded by Scott Wiggins. Motion passed unanimously.**

**Item # 5** **Zaxby's for White House Foods, LLC/Carter Engineering:** Requests Site Plan Approval for 3,209 sq ft restaurant. Property is reference as Robertson County Tax Map 106, Parcel 44.03. Property is zoned C-2, Interstate Sign District and is located at State Route 76 and Wilkinson Lane.

Staff stated that the Commission previously approved the proposed site access with a raised median on Hwy 76. Staff stated that TDOT is currently reviewing the SR 76 roadway striping plans and median design plans. Staff requests the City receive a copy of the TDOT approval letter and that the median and lane striping be installed and approved by TDOT prior to final approval of the restaurant construction. Staff stated due to site design issues, an additional 10 ft of property was recently acquired in addition to the subdivision plat creating the Zaxby's lot. Staff stated the site drainage and utility design also includes lines and pipes being installed across adjacent property lines outside of a recorded drainage/utility easement. Staff stated due to state laws, the final subdivision plat for the property and adjoining properties will need to be revised to include the 10 ft area and amend the drainage/utility easements prior to permits being issued for the building construction. Travis Womble, stated he will be the owner of the Zaxby's store, and that he is aware that they had to add an additional 10 ft of the property and is aware that it would need to be shown on the final subdivision plat. Steve Kroeger, representative for White House Crossings Center, stated that the SR 76 roadway plans have been approved by TDOT and that they are just waiting on receiving the permit. Staff stated that the City's consultant engineer has requested drainage calculations for the on-site drainage pipes and for the design engineer to review the original drainage calculations for the Wal-Mart and White House Crossings Development. Staff stated the landscape plan would need to be prepared by a landscape architect or the Planning Commission and Board of Mayor and Aldermen could amend the zoning ordinance to also permit an engineer or architect to complete the plans for small scale projects

less than 5,000 sq ft per State Law. Mr. Womble, stated that Zaxby's would be using a landscape architect out of Georgia that has completed over 400 of the Zaxby's. Mr. Womble stated that they would be stamping the plans.

**Motion was made to approve by Mike Arnold with the following stipulations:**

- 1. TDOT approval letter regarding installation of median and lane striping be submitted to City Staff**
- 2. Revised Final Subdivision Plat showing 10ft of property recently acquired**
- 3. Site Plan approval would be subject to The Board of Mayor & Aldermen amending the Zoning Ordinance to permit an engineer or architect to complete landscape plans for small scale projects.**
- 4. City Engineer Consultant to review and approve revised calculations and information provided by design engineer, seconded by Scott Wiggins.**

**Motion passed unanimously.**

### **PUBLIC HEARING:**

**Item # 6**     **Major Thoroughfare Plan:** Staff requests approval of proposed plan and approval of requested alternative routes.

- A. Union Road/SR 76/Pleasant Grove Intersection
- B. Webster Road Extension to SR 76
- C. Meadows Road Extension to Shun Pike
- D. Wilkinson Lane/Hwy 31W extension
- E. Tyree Springs/CedarBrook extension

Chairperson Eller discussed the purpose of the approval of the Major Thoroughfare Plan and that it would become part of the Comprehensive Plan. Chairperson Eller stated that the Commission would be voting on approval of the Plan and then would debate and approve each route in turn. Chairperson Eller stated that the Commissioner's will be voting on each route and when approved the Plan will be sent to the county and state. Staff explained that the Commission can vote to approve the original proposal, any alternatives, or any new alternatives. Staff stated that the approved plan would then be recorded at both Robertson and Sumner County Registrar's Office. Staff stated that there were questions at the last public hearing meeting regarding when a property owner would sell their property if it were part of the route in the Thoroughfare Plan and what the process would be. Staff explained two possible actions: 1.If the City wanted to build a new road because of growth for traffic flow. Staff stated at that time the City would have to go through process of acquiring land. 2. Staff stated if a property owner submits a subdivision plat then the City would have to ensure that either the roadway is built or there is land dedicated for it.

Chairperson Eller opened the public hearing.

**Phillip Kelley-Highway 76:** Mr. Kelley stated that he is against the Union Rd/Pleasant Grove Rd alignment. Mr. Kelley stated that this proposal would cut his land off and would go across the water that he uses for his livestock. Mr. Kelley stated that he bought this land to farm and would like to keep it as agricultural. Mr. Kelley stated that if a road is constructed across it, there would not be much use for it. Mr. Kelley stated that he is also against the Webster Rd Extension to SR 76. Mr. Kelley stated that there is only approximately 2,000 sq ft between roads. Mr. Kelley stated that this proposal would affect multiple farms. Mr. Kelley stated concerns with a proposed road affecting the value of his farmland.

**Tony Tate-3629 Hwy 31W:** Mr. Tate stated that he is against the green route that would cut through his land by the cemetery. Mr. Tate stated that the proposed route would cut his farm in half. Mr. Tate stated that he uses his property as farmland.

**Ken Carver-605 Tyree Springs Rd:** Mr. Carver stated that he owns 100 acres and is interested to know how the recording of the proposed routes would affect the future use of his property.

Staff stated the proposed routes of the Major Thoroughfare Plan are recorded at the counties for any future subdivision of the property and it would have to meet all subdivision regulation requirements. Staff explained that right-of-way would have to be purchased or dedicated for a subdivision process. Staff stated that the property would not have a road through it, unless it was subdivided by the property owner or the land acquired by the city. Staff stated that there would not be a dedicated easement shown on property just by the approval of the Major Thoroughfare Plan. Staff explained that a lot of the routes were based on the City's plans from 20 years ago and some of the routes were based on existing roadways and realignments of intersections. Staff stated that some of the routes were based on the proposed future southern interstate interchange and the proposed revisions were completed by staff including an engineer with a transportation background. Staff and Commission discussed approval of specific routes and if the Commission did not agree with a specific route then the route could be removed. Staff explained that the Board of Mayor and Aldermen would not approve this Plan and that it would only be approved by the Commission. Staff stated that the Major Thoroughfare Plan is a guideline for future planning.

Mr. Carver asked staff if he were to sell his farm, would the potential buyers be informed that there could be a road through the property at some future date. Mr. Amonette, City Attorney, explained that the Major Thoroughfare Plan would be a recorded document, but that it is a planning document and would not mean that the city is obligated or that the owner is obligated to sell the property. Mr. Amonette stated that the city could legally condemn the property to build a road, but they would have to follow legal steps and compensate the owner per state and federal laws. Mr. Carver asked that the Commission to modify the route and delete the Tyree Springs Rd connector to Cedar Brook Drive because it serves no purpose. Staff stated that the Tyree Springs Rd connector is an existing route that was on the 1999 plan.

**Motion was made to approve the revised Major Thoroughfare Plan pending discussion by Scott Wiggins,**

Chairperson Eller recommended adding E. Tyree Springs Rd/Cedarbrook Extension under Item # 6 as another discussion route of the Major Thoroughfare Plan.

**A. Union Rd/SR 76/Pleasant Grove Intersection:** Staff stated the purpose of the proposed amendment to the existing thoroughfare plan is to provide an aligned intersection that would eliminate the existing 680 ft offset. Staff discussed the three alternative routes. Chairperson Eller discussed her preference for the green alternative route for these reasons: It would connect 2 industrial areas, create a loop for industrial traffic, removes the potential for traffic tie-ups on SR 76, industrial loop may provide an opportunity for industrial business growth, topographical more suitable, and it would preserve blue line streams. Staff and Commission had discussion on different routes and pros and cons.

**Motion was made to approve the alternative route from Union Rd to the industrial park and the area connecting to Pleasant Grove Rd by Mayor Arnold, seconded by Bob Dorris. Motion passed unanimously.**

**B. Webster Rd Extension to SR 76:** Staff stated the purpose for adding the route to the thoroughfare plan is to provide a connection from Heritage High School/SR 76 to the future I-65 southern interchange access roads. Staff discussed the three alternative routes. Staff and Commission discussed if New Hall Road would need to be improved. Staff stated the purpose of these routes is to have the roadways more interconnected with the proposed southern interstate interchange. Staff and Commission discussed that there is a roadway connector between Webster Rd and New Hall Rd through the proposed Burris Ridge development. Staff stated that the road through the Burris Ridge Development would be south of the interchange.

**Motion was made to approve the most western route that connects Webster Rd to SR76 by Bob Dorris, seconded by Scott Wiggins. Motion passed unanimously.**

**C. Meadows Road Extension to Shun Pike:** Staff stated the purpose of the route on the existing and proposed thoroughfare plan is to provide a connection between Meadows Rd and Shun Pike. Staff stated the route would also provide a roadway connection for the large area of land with limited development. Staff discussed the alternative routes. The Commission had discussion on improvements to Fern Valley Rd and issues with the topography.

**Motion was made to approve the route that connects Meadows Rd to Shun Pike by using the existing Fern Valley Roadway section by Scott Wiggins, seconded by Jerry Summers. Motion passed unanimously.**

**D. Wilkinson Lane/Hwy 31W extension:** Staff stated the purpose of the existing and proposed Thoroughfare Plan is to provide a connection of Wilkinson Lane to Hwy 31W. Staff discussed alternative routes. Staff stated that the route would also serve as a northern by-pass and provide a connection to a large area of property with limited development. Staff and Commission had lengthy discussion regarding Calista Rd/Wilkinson Ln connection to 31W by the extension of Bill Moss Rd. Staff stated that the connection at 31W would be at the bottom of the hill at Honey Run Creek which would be costly for improvements due to increased slopes and flood plains. Staff and Commission discussed the proposed connection further north at Horseshoe Rd and that the more immediate need would be the Wilkinson Ln to Hwy 31W through Calista Rd due route due to existing developments.

**Motion was made to approve the Bill Moss Rd connection by Mayor Arnold, seconded by Bob Dorris. Clif Hutson abstained. Motion passed.**

**E. Tyree Springs Rd/Cedarbrook Extension:** Staff stated the purpose of this route is to connect where Cedarbrook Drive ends at the development to Tyree Springs Rd. Staff and Commission had discussion on pros and cons of connecting at this location. Staff stated the purpose of the route would be to as the property developed to serve as a connection from Tyree Springs to Cedarbrook Dr then to 31W.

**Motion was made to remove the Tyree Springs Rd/Cedarbrook Extension route by Clif Hutson. Bob Dorris abstained. Motion passed.**

Staff stated that City Engineer Consultant, Jason Reynolds is reviewing the detention pond plans for Brookside Village.

Staff stated that there will be a training session Tuesday, December 6, 2011 in Goodlettsville at the new library.

*Meeting adjourned at 9:14 p.m.*

**ATTEST:**

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**Paula Eller, Chairperson**

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**Addam McCormick, Secretary**