

**CITY OF WHITE HOUSE**  
Meeting of the  
**Municipal/Regional Planning Commission**  
**Monday, March 11, 2013**

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

**Roll call:** Paula Eller-Chairperson, Clif Hutson, Mayor Mike Arnold, Eddy Bolton

**Members Absent:** Bob Dorris, Jerry Summers, Scott Wiggins

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

**Approval of prior minutes dated:** Monday, February 11, 2013. Motion was made to approve by Bob Dorris, seconded by Eddy Bolton. Motion passed unanimously.

**Approval of Agenda:**

AGENDA

(PUBLIC HEARING)

**Item#1    Rob Horton/TN Homesites:** Requests Recommendation to the Board of Mayor and Aldermen to rezone approximately 13.11 acres of a 46.47 acre tract from C-4, Office Professional Service District to NCRPUD, Neighborhood Center Residential Planned Unit Development. Property is referenced on Robertson County Tax Map 106, Parcel 190.02 and 190.03 and is located at 116 Madeline Way and 126 Madeline Way. Request is also being made for a Preliminary Master Plan Approval for a 144-unit multi-family development.

Chairperson Eller opened the public hearing. There was no one to speak for or against the item. Chairperson Eller asked for staff's comments. Staff stated that the Comprehensive Plan has this area listed as the Medical Center Activity Node. Staff stated that this was based on previous plans for a medical complex that is no longer being developed. Staff stated that there had also been plans for senior homes that are now the new nursing home on Hwy 31W. Chairperson Eller asked for the representative for this project, Dean Montgomery, to discuss proposed plans. Mr. Montgomery stated that the proposed plans are for phase one of the project to be on 13 acres and they do have plans to develop the remaining 33 acres. Mr. Montgomery stated that they have discussed the possibility of developing the remaining acreage for an assisted living. Staff stated that to the north of this property is Grace Park Church property, which is zoned R-20, Residential. Staff stated that east of the property is the medical office and is zoned C-4, Office Professional, to the south, is also C-4, and to the west is I-2, Heavy

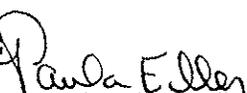
Industrial, which is the vacant back half of the Lowe's Home Improvement property. Mayor Arnold discussed the need for rental property within the City. Mayor discussed that this location would be walkable to the residents to restaurants and to City park facilities. City Administrator, Jerry Herman, discussed that on the last city survey one of the needs expressed by citizens was the lack of a variety of housing. Chairperson Eller stated that the apartment design includes several design elements, such as storage and the interior has a lot of variety. Mr. Montgomery stated that there will be onsite management. Chairperson Eller asked if there were plans for a walking area. Mr. Montgomery stated that they would like to put in some type of walking path or trail on a section of the property. Mr. Montgomery stated that the plans are for one, two, and three bedroom apartments. Mr. Montgomery stated that they are evaluating the percentage of each number of size bedrooms that they will have. Mr. Montgomery stated that typically there are 50% two bedrooms, 25% one and three bedrooms. Mr. Montgomery stated that the rent for a one bedroom will be approximately \$600-650 and three bedrooms would be approximately \$900 a month. Mr. Montgomery stated that they are not planning to offer the units as condominiums to be purchased.

**Motion was made to approve by Eddy Bolton, seconded by Mayor Arnold. Motion passed unanimously.**

The Commission had discussion on what properties are currently zoned NCRPUD for multi-family dwellings which included: Wilkinson Lane, Sage Road, and Deer Crossings properties. Chairperson Eller discussed reasons that the Commission could vote against any proposed multi-family developments would be: safety of the structure, does not fit the City's Comprehensive Plan, and the preferred ratio of 12:1, with the single family housing being 12 and 1 being rental. Chairperson Eller stated that this preferred ratio was discussed with the Comprehensive Plan. Chairperson asked if the Commission would want these properties that have been zoned for multi-family to revert back to the original zoning or leave them open for multi-family developments. Mayor Arnold stated if you took the total of each one of these properties, it would still not meet the preferred ratio of 12:1. Staff stated since the Comprehensive Plan was approved the City has only be built at a 15:1 ratio, which is still behind that ratio. Staff stated that the NCRPUD zoning would remain until those properties were ever sold. Staff stated that the current owners of these properties would still have rights to build multi-family developments on these properties.

Meeting Adjourned at 7:21 p.m.

ATTEST:

  
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Paula Eller, Chairperson

  
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Reed Hillen, Secretary