CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Tuesday, October 14, 2014

Call to order: **7:00 p. m.**
Pledge of Allegiance:
Roll call: Clif Hutson, Paula Eller-Chairperson, Mayor Mike Arnold, Richard Berry, and, Bob Dorris
Members Absent: Jerry Summers, Scott Wiggins
Staff Members Present: Valerie Webb- City Attorney, Planning Director- Reed Hillen
Approval of prior minutes dated: Monday, September 8, 2014. Motion was made to approve prior minutes by Clif Hutson, seconded by Richard Berry. Motion passed unanimously.
Approval of Agenda:

AGENDA

Item # 1 **Martha A. Tate**: Requests Recommendation to the Board of Mayor and Aldermen to rezone 1.3 acres from R-20, Low-Density Residential to R-15, Medium-Density Residential. Property is referenced as Sumner County Tax Map 77-J, Group D, Parcel 9.00 and Parcel 10.00 and is located at Tyree Springs Road and Hobbs Drive.

Chairperson Eller asked if there was anyone that would like to speak to the public hearing. There being no one to speak for or against this item, Chairperson Eller closed the public hearing.

Staff stated this request is for two parcels at the corner of Tyree Springs Road and Hobbs Drive. Staff stated the request is to change the zoning from R-20 to R-15 in order to separate two parcels into three parcels to build three single family homes. Staff stated the change to R-15 is needed because the overall square footage is less than 60,000 square feet. Staff stated that the City Engineer and Public Services Director agree that this change would work. Staff stated the only stipulation that he has that there be a maximum of two

access points on homes facing Tyree Springs Road or Hobbs Drive, and that one of the accesses must be a joint access and shown on the final plat. Staff stated the applicant has agreed to this stipulation. Staff noted that the applicant changed the rezoning request from R-10 to R-15 after the notice was published in the local newspaper.

Tim Murphy-Realtor and representative for the owner, asked about the driveway stipulation. Staff stated that there could be two driveways on Hobbs Drive. Staff stated that he did not want to have more than two accesses on the corner for safety reasons.

Motion was made to approve by Bob Dorris with staff's stipulation, seconded by Clif Hutson.

Motion passed unanimously.

Item # 3 **Richard and Karen Berry/Cole Land Surveying:**
Requests Final Approval for 4 lots. Property is zoned SRPUD, Suburban Residential Planned Unit Development. Property is referenced as Sumner County Tax Map 77-G, Group B, Parcel 4.00 and is located at Tyree Springs Road and Portland Road.

Staff stated this request is for 4 lots located at the corner of Tyree Springs Road and Portland Road. Staff stated that these lots are adjacent to the Town Center Zoning. Staff stated that these lots meet all requirements and have received approval from all necessary city departments and utilities. Staff stated that the Board of Mayor and Aldermen approved the rezoning at the September Meeting. Staff stated that this area is in proximity to the Town Center Zoning and the house would be row type houses with parking in the rear. Staff stated with increasing residential in this area, that it might enhance commercial development in the Town Center.

Motion was made to approve by Bob Dorris, seconded by Clif Hutson. Mayor Arnold abstained. Richard Berry abstained.

Motion passed.

Staff stated that there would be three annexation requests and one de-annexation request for the November Meeting. Staff stated that ServPro would be requesting a building addition approval.

Meeting adjourned at 7:163p.m.

ATTEST:

Paul Eller, Chairperson

Reed Hillen, Secretary