CITY OF WHITE HOUSE
Meeting of the
Municipal/Regional Planning Commission
Monday, April 13, 2015

Call to order: **7:00 p. m.**
Pledge of Allegiance:
Roll call: Clif Hutson, Paula Eller-Chairperson, Martha Wilkinson, Richard Berry, Bob Dorris, Jerry Summers and Scott Wiggins
Members Absent:
Staff Members Present: Ryan Gardner, City Attorney, Planning Director- Reed Hillen, Jerry Herman, City Administrator
Approval of prior minutes dated: Monday, February 9, 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 Jerry Summers. Motion passed unanimously.

Staff requested to add an agenda item to the end of the meeting amending a previous agenda item regarding the Town Center Commercial District from the February 2015 Planning Commission Meeting.

CONSENT AGENDA

Item # 1 **Greystone Subdivision-Phase 3**: Requests a one-year subdivision improvement bond extension.

Item # 2 **Lochinvar Subdivision:** Requests a one-year subdivision improvement bond extension.

Item # 3 **Sumner Crossings Subdivision-Phase 2:** Requests a one-year subdivision bond extension.

Motion was made to approve Item 1 through Item 3 by Bob Dorris, seconded by Jerry Summers. Motion passed unanimously.

AGENDA

Item # 1 **Staff:** Requests Bond Transfer for Briarwood Subdivision.

Staff stated that the developer of Briarwood Subdivision, Herb Lord, is selling the remaining lots and development improvements to Daniel Williams. Staff stated if the Commission approves this item, this would allow Daniel Williams to post a one year bond in the amount of $80,500. Staff stated Herb Lord would be allowed to rescind his bond as soon as the new bond is posted.

Motion was made to approve by Scott Wiggins, seconded by Richard Berry. Motion passed unanimously.

Item # 2 **Webb Business Offices/Murray D. Shanklin PE:** Requests Site Plan Approval for a 3,321 square foot office building. Property is referenced as Robertson County Tax Map 107-I, Group B, Parcel 22.00. Property is zoned C-1, Central Business District and is located at 3037 Highway 31W.

Staff stated overall the site plan looks good. Staff stated there are a few stipulations: all permits would not be issued until drainage detention plan is approved by City Planner, City Engineer, and City Storm Water Manager, a fire hydrant would need to be installed to satisfy the requirement that the building be within 400 feet of a hydrant, work with Fire Department, Public Services Department, and Utility District to install a fire hydrant in the right-of-way, all impact and permitting fees would be waived. Staff stated the hydrant would be built in the right-of-way and be a public hydrant. Staff stated currently there is over a 1,000 foot gap between hydrants, which would prevent building new buildings in this commercial zoned area without adding a hydrant. Staff stated that he would recommend waiving all city impact and permitting fees to offset some of the cost of the applicant. Commission and city engineer Jason Reynolds discussed detention for the site. City Engineer stated that the detention looks good on the plans but, the drainage calculations have not been reviewed.

Motion was made to approve by Jerry Summers with staff's stipulations, seconded by Bob Dorris. Motion passed unanimously.

Item # 3 **Ben Albert Subdivision/Dewey-Estes Engineering:** Requests Recommendation to the Board of Mayor and Aldermen for a Preliminary Master Development Plan Approval and rezoning for a 51 lots. The rezoning request is from R-20, Low Density Residential to 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 discussed the differences between the R-15 and the SRPUD zoning. Staff explained that this is the preliminary plan and that the developer would have to get rezoning approval from the Board of Mayor and Aldermen prior to making request for the Final Development Plan Approval from the Commission. Staff stated that this would be a 51 lot subdivision off of Ben Albert Road on the property that was recently annexed into the city. Staff stated that the site engineer and city staff has reviewed the preliminary master plan that addresses all major issues such as: roadway layout, open space requirements, and drainage/detention. Staff stated that further detail will be included in the Final Master Development Plan. Michael Dewey, with Dewey-Estes Engineering, discussed that the open spaces would have landscaping, possible fountain or walking trail. Mr. Dewey stated that the final plat would have more detail. Mr. Dewey and Commission discussed storm water plans, driveways would be single drives with recessed garages, sidewalks on both side of the street.

Motion was made to approve by Scott Wiggins, seconded by Richard Berry. Motion passed unanimously.

Item # 4 **Staff:** Requests Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance Article V, Section 5.053.6, C-6, Town Center Commercial District regarding density.

Staff stated in February 2015 the Planning Commission gave its recommendation to the Board of Mayor and Aldermen to amend the section of the Zoning Ordinance regarding Town Center residential density. Staff stated the amendment was to increase the density from 20 units per acres to 30 units per acres providing the buildings are at least four stories and 40 feet in height. Staff stated after further review of other cities in Middle Tennessee and research market trends, staff feels that this density is still too low. Staff would recommend

replacing the 30 units per acres with 50 units per acre while leaving the building height requirements in place. Staff stated that the city's PUD's density in multifamily developments can reach well over 100 units per acre depending on the site layout. Staff stated his research has shown that in middle Tennessee, mixed use and town center areas, the ground level would be commercial with residential above it. Staff stated that increasing the density would not affect the infrastructure such as the roads. Staff stated that parking would be done with the development and meet commercial design requirements.

Motion was made to approve by Richard Berry, seconded by Jerry Summers. Motion passed unanimously.

Meeting adjourned at 7:33 p.m.

ATTEST:

Paul Eller, Chairperson

Reed Hillen, Secretary