

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**TUESDAY, SEPTEMBER 2, 2014**  
**6:30 P.M. – CITY HALL MEETING ROOM**

Chairman Bob Freudenthal called the meeting to order at 6:30 p.m. in the City Hall Meeting Room, 101 Maple Drive North, Hendersonville, TN.

**ROLL CALL:**

Present: Don Ames, Lori Atchley, Mark Bristol, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Paul Varble, Fire Inspector; Jim Harrison, Public Works Department Consultant; and Georgie Mathis, Administrative Secretary.

**PUBLIC HEARINGS:** None

**REQUEST FOR INFORMATION AND ASSISTANCE:** None

**ADDITIONS TO AGENDA:**

Fred Rogers added Election Day, November 4, to Other on the Agenda.

**MINUTES:**

MOTION by Jenkins, seconded by Stringfellow, to approve the Hendersonville Regional Planning Commission Minutes of August 5, 2014. Ames, Atchley, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Abstain: Bristol, Bryant-McCormick and Pinson. Absent: None. Motion carried.

**CONSENT AGENDA ITEMS:**

**08-041-003: SMITH TRAVEL RESEARCH – OFFICE ADDITION SITE PLAN**

**RENEWAL:** MOTION by Bryant-McCormick, seconded by Pinson, to approve Smith Travel Research – Office Addition Site Plan Renewal for one year. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

**06-071-001: DURHAM SEWER PUMP STATION SITE PLAN RENEWAL:** MOTION by

Bryant-McCormick, seconded by Pinson, to approve Durham Sewer Pump Station Site Plan Renewal for one year. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

**13-053-001: MAPCO EXPRESS SITE PLAN RENEWAL:** MOTION by Bryant-

McCormick, seconded by Pinson, to approve MAPCO Express Site Plan Renewal for one year. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

**FINAL PLATS:**

MOTION by Atchley, seconded by Jenkins, to group all the Durham, Phase 1, Sections 1 through 5, Final Plats into one motion. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

**14-063-001: FINAL PLAT, DURHAM, PHASE 1, SECTION 1:** MOTION by Millsaps,

seconded by Pinson to approve Final Plat, Durham, Phase 1, Section 1, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

**STAFF REPORT**

This item, along with the next 4 items on the agenda, are the first 5 final plats for Durham. These plats are in substantial conformance to the Phase 1 Preliminary Plat approved March 4, 2014.

## STAFF COMMENTS

### Planning Department

NOTE: Comments 1-6 are applicable to Sections 1-5.

1. Provide an updated sheet 1 of 11 of the preliminary plat.
2. Names of the main north-south street and existing Drakes Creek Road to be agreed upon by the City and 911.
3. Add addresses.
4. Finalize agreement with Parks Department and the City on the dedication/acceptance of the park.
5. Update/clarify/correct General Notes as follows:
  - a. Note 8: A fee of \$250/lot shall be paid by the developer to the City for all 1,090 lots prior to the recording of the first plat. This payment is for improvements to existing Drakes Creek Road.
  - b. Note 9: A fee of \$900 per lot shall be paid by the builder to the City at the time of issuance of each building permit. These payments are for improvements to existing Drakes Creek Road.
6. Any conflicts between the construction plans and landscape plans shall be resolved prior to starting construction.

Submitted by Fred Rogers, Planning Director (August 14, 2014)

### Public Works Department

1. Provide written confirmation for timing of closure on Old Drake Creek Road and transition to walking trail and emergency access drive.

Submitted by Public Works (August 29, 2014)

### Fire Department

1. Hydrants appear to be spaced incorrectly. If scale on plat is close, the spacing exceeds the 500' required in Hendersonville Subdivision Regulations for residential areas. Note: Still showing two hydrants exceeding 500'.

Submitted by Chuck Swann, Fire Marshall (August 29, 2014)

Utility District

1. White House Utility District

Submitted by David Brigance, HUD (August 29, 2014)

**14-064-001: FINAL PLAT, DURHAM, PHASE 1, SECTION 2:** MOTION by Millsaps, seconded by Pinson, to approve Final Plat, Durham, Phase 1, Section 2, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF COMMENTS

Planning Department

1. See Section 1 comments which are applicable to all sections.

Submitted by Fred Rogers, Planning Director (August 29, 2014)

Public Works Department

1. Label FFE per floodplain ordinance as minimum FFE on Lots 258, 259 and 271.
2. Add minimum FFE on Lots 268, 269 and 270.

Submitted by Public Works (August 29, 2014)

Fire Department

1. Move hydrant closer to intersection corner at Lot #270.
2. No water main sizes were shown.
3. Noted.

Submitted by Chuck Swann, Fire Marshall (August 14, 2014)

Utility District

1. White House Utility District

Submitted by David Brigance, HUD (August 29, 2014)

**14-065-001: FINAL PLAT, DURHAM, PHASE 1, SECTION 3:** MOTION by Millsaps, seconded by Pinson, to approve Final Plat, Durham, Phase 1, Section 3, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF COMMENTS

Planning Department

1. See Section 1 comments which are applicable to all sections.

Submitted by Fred Rogers, Planning Director (August 29, 2014)

Public Works Department

1. No policy issues.

Submitted by Public Works (August 29, 2014)

Fire Department

1. Hydrants exceed spacing requirements.

Note: Hydrants on Drakes Creek Road are not spaced correctly.

Submitted by Chuck Swann, Fire Marshall (August 29, 2014)

Utility District

1. White House Utility District

Submitted by David Brigance, HUD (August 29, 2014)

**14-066-001: FINAL PLAT, DURHAM, PHASE 1, SECTION 4:** MOTION by Millsaps, seconded by Pinson, to approve Final Plat, Durham, Phase 1, Section 4, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF COMMENTS

Planning Department

1. See Section 1 comments which are applicable to all sections.

Submitted by Fred Rogers, Planning Director (August 29, 2014)

Public Works Department

1. No Policy Issues.

Submitted by Public Works (August 29, 2014)

Fire Department

1. Hydrants exceed spacing requirements.
2. Noted.

Submitted by Chuck Swann, Fire Marshall (August 29, 2014)

Utility District

1. White House Utility District

Submitted by David Brigance, HUD (August 29, 2014)

**14-067-001: FINAL PLAT, DURHAM, PHASE 1, SECTION 5:** MOTION by Millsaps, seconded by Pinson, to approve Final Plat, Durham, Phase 1, Section 5,, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF COMMENTS

Planning Department

1. See Section 1 comments which are applicable to all sections.

Submitted by Fred Rogers, Planning Director (August 29, 2014)

Public Works Department

1. No policy issues.

Submitted by Public Works (August 29, 2014)

Fire Department

1. Hydrants exceed spacing requirements.
2. Noted.

Submitted by Chuck Swann, Fire Marshall (August 29, 2014)

Utility District

1. White House Utility District

Submitted by David Brigance, HUD (August 29, 2014)

**14-074-001: FINAL PLAT, BLUEGRASS LANDING, RESUB. OF LOT # 2:** MOTION by Jenkins, seconded by Ames, to approve the Final Plat, Bluegrass Landing, Resub of Lot # 2, with granting a waiver of the curb and gutter requirement for frontage on Main Street with developer providing sidewalks for both lots, and with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

STAFF REPORT

This is a resubdivision plat for Rainbow Daycare, which is also on this agenda as a site plan. The applicant is requesting a waiver from the requirement for curb and gutter along the Main Street frontage of the two lots. Instead, they are offering to install sidewalk along the Main Street frontage for both lots in conjunction with the construction of the daycare. The sidewalk would fill in the existing gap between the sidewalk on Brittan Street and the sidewalk in front of Old Hickory Credit Union. See attached letter.

STAFF COMMENTS

Planning Department

1. Show the Rainbow Daycare lot number as # 2. The remainder lot should be #36.
2. Show lot as being zoned GC PD, not GCS PUD.

3. Show electrical service to each lot. Provide NES-approved plan.

Submitted by Timothy Whitten, Landscape Architect (August 29, 2014)

## **PRELIMINARY AND FINAL DEVELOPMENT PLANS:**

**14-070-001: FINAL DEVELOPMENT PLAN, INDIAN LAKE CENTER, PHASE 5, ADD USE – ASSISTED LIVING FACILITY:** MOTION by Atchley, seconded by Jenkins, to approve Final Development Plan, Indian Lake Center, Phase 5, Add use – Assisted Living Facility, with declaring as a minor amendment and with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

### **STAFF REPORT**

See attached letter requesting that the list of permitted uses in Indian Lake Center, Phase 5 be expanded by adding “Assisted Living Facility”. This is to accommodate an Alzheimer’s Special Care Center proposed by JEA Senior Living on land currently owned by Matthews Partners Inc. located on the east side of Indian Lake Boulevard, north of Life Church TV and the NES Substation and across the street from Demos and an office building. See attached conceptual site plan.

Currently permitted uses include retail, offices, entertainment and amusement, general personal services, restaurants and motels.

There are no known negative impacts.

#### Planning Department

1. Limit approval to the requested lot.

Submitted by Fred Rogers, Planning Director (August 29, 2014)

#### Public Works Department

1. Use approval contingent upon providing a limited traffic/access study for access locations at newly established lot line and for newly proposed use. Special attention should be given to the speed around the curve and any proposed or existing sight restriction. Possible offsite

clearing, median adjustments or drives may be required. These offsite improvements would be the developer's expense as part of the site plan approval process.

Submitted by Public Works (August 29, 2014)

## **SITE PLANS:**

**14-068-001: SITE PLAN, RAINBOW DAYCARE:** MOTION by Atchley, seconded by Bryant-McCormick, to approve Site Plan, Rainbow Daycare, with adding a condition of approval that sidewalk will be required across the Main Street frontage of Lots 2 and 36, with the condition that extension of sidewalk be shown on construction and site plans, and with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

## **STAFF REPORT**

This site is located on East Main Street in front of Bluegrass Landing residential subdivision, and adjacent to Old Hickory Credit Union. It is zoned GC PD. Daycare is an allowed use in the PD.

This lot was approved in 2009 for another daycare, The Academy at Hendersonville, which was never built. Rainbow Daycare will retain the same buffering of the adjacent residences, including an 8-foot tall brick wall between the nearest home and the playground.

## **STAFF COMMENTS**

### Planning Department

1. Remove note on sheet C1.0: "No existing trees are present on the site and therefore landscape tree replacement is not required."
2. Approval is subject to recording of resubdivision plat.
3. Dumpster enclosure shall be 2 feet taller than dumpster.
4. Add note: A minimum of 5' landscape strip shall be provided between above ground utility boxes and the sidewalk.
5. A sample of the retaining wall block or facing material shall be submitted to Planning staff for review and approval. Block shall be decorative type; other facing material shall be brick or stone.
6. A total of 27 inches to be donated to the Tree Bank.
7. Minimum 24' drive aisles required.
8. Provide tree protection fencing for adjacent existing trees.

Submitted by Timothy Whitten, Landscape Architect (August 29, 2014)

Public Works Department

1. Adjust drive to better align with the existing drive to the east and provide better traffic markings or add stop bar to the new drive and treat the existing drive as a through lane.
2. Label access easement clearly to show that it falls across the entire width of the drive.
3. The detention pond outfall still need to be better defined; provide more detailed information as part of the construction plan approval. Also provide offsite easement documentation for discharge point.

Submitted by Public Works (August 29, 2014)

Fire Department

1. City of Hendersonville currently uses the 2012 IFC and the 2012 Life Safety Code 101. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed every 500' along the roadway. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it dead ends and exceeds 300' in length, per the Hendersonville Subdivision Regulations 3-107.201. Hydrants will then need to be installed on a minimum of an 8" water main if these criteria are met.
2. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. An access roadway shall be an all-weather driving surface of not less than 26' of unobstructed width, with adequate roadway turning radius capable of supporting the imposed load of fire apparatus. There shall be do "dead end" roadways.
3. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site, including but not limited to trailers and construction offices. These will be maintained in working order throughout the construction project. The AHJ shall approve.
4. This project is subject to the regulation set forth in the City of Hendersonville Subdivision Regulation, the International Fire and Building Code, 2012 edition, and the National Fire Protection Agency Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the National Fire Protection Agency (NFPA) standards and guidelines.
5. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted including site inspections for additional compliance to meet the code standard, although it may not be initially indicated during staff review.
6. Knox Box required. Contact our office for information. (615-822-1119)

**Note:** Per phone conversation with Matt Taylor, the hydrant and FDC will be located on the same island. This will prevent the blocking of entrance. Apparatus turning template was used to ensure turning radius. Gate to be installed in the rear of the property.

Submitted by Chuck Swann, Fire Marshall (August 29, 2014)

Utility District

1. Install 6 inch cleanout at easement line on sewer service.

Submitted by David Brigance, HUD (August 29, 2014)

**14-069-001: SITE PLAN, MILLSTONE PUD – AMENITIES CENTER:** MOTION by Bryant-McCormick, seconded by Jenkins, to approve Site Plan, Millstone PUD – Amenities Center, with the exception of Planning Department Staff Comment No. 3 to provide lighted pond fountain (will be replaced by a babbling brook and lighted grist mill) and with all other staff comments as listed below. Ames, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: Atchley. Absent: None. Motion carried.

STAFF REPORT

The Millstone Amenity Center will include a 3600 square foot pool, clubhouse with fitness center, splash pad, grilling area, playground, grist mill, re-circulating brook, lake, pond and event lawn.

STAFF COMMENTS

Planning Department

1. Provide adequate lighting of parking lot.
2. Approval subject to approval and recording of plat.
3. Provide lighted pond fountain in accordance with master plan.

Submitted by Timothy Whitten, Landscape Architect (August 29, 2014)

Public Works Department

1. No Policy Issues.

Submitted by Public Works (August 29, 2014)

Fire Department

1. Are there plans for a hydrant in the parking area?
2. Contact our office for apparatus turning radius for the entrance to the parking area.
3. A turn-around should be installed at the end of the parking area.

Note: Turn around and note on entrance has been shown.

Submitted by Chuck Swann, Fire Marshall (August 29, 2014)

Utility District

1. No comment.

Submitted by David Brigance, HUD (August 29, 2014)

**SKETCH PLATS:** None

**PRELIMINARY PLATS:** None

**REZONING REQUEST:** None

**STAFF APPROVED PROJECTS:**

**14-071-001: FINAL PLAT, INDIAN LAKE SUBDIVISION, SECTION 15, LOT #29:** The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Indian Lake Subdivision, Section 15, Lot #29.

**14-062-001: FINAL PLAT, LAKE CLUB ESTATES, RESUB. LOTS 47A & 48:** The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Lake Club Estates, Resub. Lots 47A & 48.

**14-075-001: SITE PLAN, HOLIDAY INN EXPRESS – EXTERIOR ELEVATIONS CHANGES:** The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Holiday Inn Express – Exterior Elevations Changes.

**OTHER:**

**ELECTION DAY – NOVEMBER 4:**

MOTION by Millsaps, seconded by Bryant-McCormick, to approve changing the November 4 Hendersonville Regional Planning Commission Meeting date to Thursday, November 6 due to the State, General and Local Election being held on November 4. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Motion carried.

**ADJOURNMENT:**

MOTION by Millsaps, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 6:55 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: None. Motion carried.

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ANN MASSEY, Secretary

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BOB FREUDENTHAL, Chairman

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FRED D. ROGERS, JR., Planning Director