

**MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JUNE 7, 2011
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, Tommy Elsten, Bob Freudenthal, David Jenkins, Frank Pinson and Darlene Stringfellow. Absent: Mark Bristol, Ann Massey and Bryant Millsaps. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Planner/Landscape Architect; Jerry Horton, Public Works Director; Nate Renzella, Fire Inspector; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING:

A Public Hearing to hear comments on a request by ILVLB North, Inc. to rezone Indian Lake Village Phase VII located on the east side of Stop 30 Road and on the north side of Vietnam Veterans Boulevard from Agriculture/Residential (AR) to Multiple Residential/Office Planned Unit Development (MRO PUD). Sumner County Property Tax Map 145, Parcel 44.00 and part of Parcel 45.00 and 48.00.

A Public Hearing to hear comments on a request by Thomas McPherson to rezone his property located at 143 Waterview Drive from Medium Density Residential Planned Unit Development (R-10 PUD) with 16 multi-family units to Medium Density Residential Planned Unit Development (R-10 PUD) with 6 single family residential homes. Sumner County Property Tax Map 164D, Group E, Parcels 1.00 and 2.00.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

Fred Rogers announced that the Preliminary Plat, The Triangle has been deferred by applicant for 2 weeks and the Lakes of Savannah, Phase 1 acceptance of the dedication of the completed streets was removed from the agenda at the request of Public Works Department.

MINUTES:

MOTION BY Atchley and was SECONDED BY Ames to approve the Hendersonville Regional Planning Commission Minutes of May 3, 2011. Ames, Atchley, Elsten, Freudenthal, Jenkins and Stringfellow voted aye. Nay: None. Abstain: Pinson. Absent: Bristol, Massey and Millsaps. Motion carried.

MOTION BY Atchley and was SECONDED BY Stringfellow to approve the Hendersonville Regional Planning Commission Minutes of May 17, 2011. Ames, Atchley, Elsten, Freudenthal, Jenkins and Stringfellow voted aye. Nay: None. Abstain: Pinson. Absent: Bristol, Massey and Millsaps. Motion carried.

CONSENT AGENDA ITEMS: None

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

11-036-001: INDIAN LAKE VILLAGE PHASE VII PMDP:

Mr. Rogers stated the proposed Master Plan for this property conforms to the new Land Use Plan and Transportation Plan and that the applicant agrees to all staff comments. Mr. Rogers read these comments.

John Haas stated that the developer retains the right to apply for rezoning of the remaining AR zoned land. Mr. Haas stated that all retail and restaurants would be within office buildings.

Mr. Elsten stated he felt like the traffic study should be conducted before rezoning the property.

Don Ames suggested that Planning Department Staff Comment 3 should note that the City may need to assist the developer with the acquisition of additional right-of-way for Stop 30 Road technically and legally but not financially.

MOTION BY Ames and was SECONDED BY Elsten to defer Preliminary Master Development Plan, Indian Lake Village, Phase VII for 60 days and to request the developer to work with the Planning Commission and the community during that time. Ames, Atchley, Elsten, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Massey and Millsaps. Motion carried.

11-037-001: WATERMARK SUBDIVISION PMDP: MOTION BY Jenkins and was SECONDED BY Atchley to approve Preliminary Master Development Plan Watermark Subdivision with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Massey and Millsaps. Motion carried.

Planning Department

STAFF REPORT

In 2008, the Watermark property was rezoned to R-10 PUD to allow for the construction of 2 condominium buildings featuring 8 units each (total of 16 units). A site plan was also approved.

The development included a pool and patio area. The developer is now requesting that a new Preliminary Master Development Plan be approved which would allow for the construction of 5 single-family detached homes plus keeping the existing single family home on the site for a total of 6 units..

The currently approved plan had a density of 5.23 units/acre. The proposed density is 1.96 units/acre. The proposed plan has the property divided into 2 lots. The existing home that is on the property is proposed to remain and a new lot created. The second lot would be the remainder of the property and would feature the construction of 5 single-family homes on the very rear portion of the lot. The developer is proposing 10 foot side yard setbacks for the homes from the 2 adjoining properties to the north and the south. A separation of 7 feet is proposed between the homes.

The proposed homes would feature 80% brick on each side with remaining areas to be stone, hardi, or comparable materials. The proposed homes feature front loaded garages which would have carriage style doors. All of the homes would be accessed via a private drive.

The developer is proposing to install landscaping around the boundary of the newly created lot where the existing home will sit.

STAFF COMMENTS

1. Are you proposing to sell these units as condominiums? If so, please provide a copy of the Master Deed for the property.
2. Please provide a typical plot plan showing location of home, driveway, fencing (if proposed), hvac unit, proposed lot landscaping, etc.

Submitted by Lisa Milligan, AICP, Senior Planner (June 3, 2011)

Public Works Department

Not yet provided.

Submitted by Duane Allen, Assistant to City Engineer (June 3, 2011)

Fire Department

1. 8 inch water main and hydrants are to be installed as shown.

Submitted by Nate Renzella, Fire Inspector (June 3, 2011)

Utility District

1. Approval for Planning
2. Tap and Capacity fees due

Submitted by Larry Davis, HUD (June 3, 2011)

SITE PLANS:

11-038-001: SITE PLAN, WHITE HOUSE UTILITY DISTRICT PROPERTY: MOTION BY Pinson and was SECONDED BY Stringfellow to approve the Site Plan, White House Utility District Property with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Massey and Millsaps. Motion carried.

Planning Department

STAFF REPORT

This property is located near the south end of South Centerpoint Road on the west side, just north of the railroad track. It is across the street from Olympian Construction Company. It is zoned Industrial Restrictive. There is an existing pump house on the property, close to the street. White House Utility District owns the property and is proposing a building to store equipment. The building will be bricked on the front (or the side with the most exposure to the street) and metal on the other sides. Existing and proposed vegetation, as well as the orientation of the building, will screen the metal siding in accordance with Design Review.

STAFF COMMENTS

None

Submitted by Timothy Whitten, Planner/Landscape Architect (June 3, 2011)

Public Works Department

Not yet provided.

Submitted by Duane Allen, Assistant to City Engineer (June 3, 2011)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Nate Renzella, Fire Inspector (June 3, 2011)

Utility District

1. Approval for Planning
2. Need Utility Plans
3. Tap and Capacity fees due

Submitted by Larry Davis, HUD (June 3, 2011)

11-039-001: SITE PLAN, PAWS N CLAWS – PARKING VARIANCE AND CONTINGENCY PLAN: MOTION BY Ames and was SECONDED BY Pinson to approve the Site Plan, Paws N Claws – Parking Variance and Contingency Plan with all staff comments as listed below. Ames, Atchley, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Abstain: Elsten. Absent: Bristol, Massey and Millsaps. Motion carried.

Planning Department

STAFF REPORT

Paws and Claws is a pet boarding facility planning to locate within the existing 8,650 square foot building at 100 Taylor Industrial Boulevard (Taylor is at the end of Maple Street, which runs beside the KFC restaurant). Pet boarding is classified as Animal Care and Veterinarian Services, which per the Zoning Ordinance requires a parking ratio of 1 space for every 300 square feet of building area. At this ratio, the business would be required to have 29 spaces. They are

proposing to have 10 (a parking ratio of 1/865). They are requesting a variance from providing the remaining 19 spaces. Section 6-101.308 of the Zoning Ordinance gives the Planning Commission the authority to require fewer spaces than outlined in the Ordinance, provided that "Evidence is submitted firmly documenting that the special nature of the use, activity, or building proposed requires less parking area or spaces than required by this chapter for the same." In addition, an alternative parking plan providing the full 29 spaces must be provided, which can be implemented in the event the Planning Commission determines conditions warrant it.

The applicant has provided a report (attached) which outlines parking ratios provided by similar businesses in the area. Camp Bow Wow in Nashville provides a parking ratio of 1/1700. The Hairy Moose in Gallatin provides about 1/1500. The Farm in Franklin provides 1/4727. Abby's Bed & Biscuit in Hendersonville provides 1/400 and was granted a variance by the Planning Commission to do so.

An alternative parking plan has been provided showing where the additional parking spaces could be located if needed.

STAFF COMMENTS

None

Submitted by Timothy Whitten, Planner/Landscape Architect (June 3, 2011)

Public Works Department

1. Not yet provided.

Submitted by Duane Allen, Assistant to City Engineer (June 3, 2011)

Fire Department

1. No comment.

Submitted by Nate Renzella, Fire Inspector (June 3, 2011)

Utility District

1. No comments

Submitted by Larry Davis, HUD (June 3, 2011)

11-042-001: SITE PLAN, USA DESIGN GROUP ADDITION – 1026 LAVERN CIRCLE: MOTION BY Pinson and was SECONDED BY Stringfellow to approve the Site Plan, USA Design Group Addition – 1026 Lavern Circle, with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Massey and Millsaps. Motion carried.

Planning Department

STAFF REPORT

This is an addition to an existing building located at 1026 Lavern Circle in the Saundersville Industrial Park. The addition is to the rear of the existing building and will be metal-sided. The applicant is proposing to brick the front of the existing metal-sided building. In Industrial zones, The Design Review Manual does not allow metal siding on the front of buildings, but does allow it on other sides as long as it is screened. Part of the rear addition will extend above and to the right of the existing building (see the front elevation on sheet one). These parts of the metal addition will, therefore, be partly visible from the street. However, the addition is 80 feet behind the front wall of the existing building and about 70 feet behind the front wall of the adjacent building to the south. This layout effectively screens the rear addition from on coming street traffic except directly in front of the side driveway that leads to the addition. Also, almost all of the buildings within the Park are metal. The Planning Commission should determine if these circumstances are sufficient to meet the intent of the Design Review Manual.

STAFF COMMENTS

1. Provide an NES-approved electrical service plan is service location changes from existing.

Submitted by Timothy Whitten, Planner/Landscape Architect (June 3, 2011)

Public Works Department

1. Not yet provided.

Submitted by Duane Allen, Assistant to City Engineer (June 3, 2011)

Fire Department

1. An 8 inch water main and fire hydrants are existing.

Submitted by Nate Renzella, Fire Inspector (June 3, 2011)

Utility District

1. White House Utility District Water.
2. No sewer.

Submitted by Larry Davis, HUD (June 3, 2011)

SKETCH PLATS: None

PRELIMINARY PLATS:

10-047-001: PRELIMINARY PLAT, THE TRIANGLE:

The Preliminary Plat, The Triangle, was deferred by the applicant for 2 weeks. It will be on the June 21, 2011 agenda.

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

11-032-001: HAWKINS MIDDLE SCHOOL PORTABLE ADDITIONS: The Planning Commission acknowledged staff approval of Hawkins Middle School Portable Additions.

11-033-001: WHITTEN ELEMENTARY SCHOOL PORTABLE ADDITIONS: The Planning Commission acknowledged staff approval of Whitten Elementary School Portable Additions.

11-034-001: WALTON FERRY ELEMENTARY SCHOOL PORTABLE ADDITIONS: The Planning Commission acknowledged staff approval of Walton Ferry Elementary School Portable Additions.

11-035-001: MERROL HYDE MAGNET SCHOOL PORTABLE ADDITIONS: The Planning Commission acknowledged staff approval of Merrol Hyde Magnet School Portable Additions.

11-040-001: DOLLAR GENERAL MARKET – 287 NEW SHACKLE ISLAND RD. – PAINT THE ENTIRE SHOPPING CENTER: The Planning Commission acknowledged staff approval of Dollar General Market – 287 New Shackle Island Rd. – Paint the Entire Shopping Center.

11-043-001: HOLDER CENTER (FAMILY FUN CENTER) – NEW AWNING/ROOF: The Planning Commission acknowledged staff approval of Holder Center (Family Fun Center) – New Awning/Roof.

OTHER:

RESOLUTION 2011-04: A Resolution serving as a report to the Hendersonville Board of Mayor and Aldermen of the proposed Plan of Services for the proposed annexation of Indian Lake Village Phase VII and other property located on Stop 30 Road and on the north side of Vietnam Veterans Boulevard, Sumner County, TN.

MOTION BY Elsten and was SECONDED BY Stringfellow to defer Resolution 2011-04 for 60 days. Ames, Atchley, Elsten, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Massey and Millsaps. Motion carried.

RESOLUTION 2011-05: A Resolution serving as a report to the Hendersonville Board of Mayor and Aldermen of the proposed Plan of Services for the proposed annexation of property located on Stop 30 Road near Jones Lane, Sumner County, TN.

MOTION BY Elsten and was SECONDED BY Stringfellow to defer Resolution 2011-05 for 60 days. Ames, Atchley, Elsten, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Massey and Millsaps. Motion carried.

RESOLUTION 2011-06: A Resolution serving as a report to the Hendersonville Board of Mayor and Aldermen of the proposed Plan of Services for the proposed annexation of the property located on the south side of Stop 30 Road and the east and west sides of New Shackle Island Road, Sumner County, TN.

MOTION BY Elsten and was SECONDED BY Stringfellow to defer Resolution 2011-06 for 2 weeks (June 21, 2011). Ames, Atchley, Elsten, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Massey and Millsaps. Motion carried.

RESOLUTION 2011-03: A Resolution recommending acceptance of the dedication of the completed streets in Lake Harbor, Sections I and II, Hendersonville, Sumner County, TN.

MOTION BY Jenkins and was SECONDED BY Pinson to recommend approval to the Board of Mayor and Aldermen Resolution 2011-03 recommending acceptance of the dedication of the

completed streets in Lake Harbor, Section I and II, Hendersonville, Sumner County, TN. Ames, Atchley, Elsten, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Massey and Millsaps. Motion carried.

ADJOURNMENT:

MOTION BY Pinson and was SECONDED BY Ames to adjourn the Hendersonville Regional Planning Commission Meeting at 8:07 p.m. Ames, Atchley, Elsten, Freudenthal, Jenkins, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol, Massey and Millsaps. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director