MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, DECEMBER 4, 2012
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.

Chairman Freudenthal introduced Ms. Kee Bryant-McCormick to the Planning Commission and welcomed back Lori Atchley and Don Ames.

ROLL CALL:

Present: Don Ames, Lori Atchley, Mark Bristol, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Ann Massey and Darlene Stringfellow. Absent: Bryant Millsaps and Frank Pinson. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director; Nate Renzella, Fire Inspector; and Georgie Mathis, Administrative Clerk.

PUBLIC HEARING:

Public Hearing to hear comments on a request by Goodall Homes to approve a new Preliminary Master Development Plan for Millstone (formerly known as Willowbrooke) located on the east side of Saundersville Road between Avondale and Wynbrooke, Sumner County Property Tax Map 146, Parcel 4.00, containing 221.4 acres and zoned Low Density Residential District Planned Unit Development (R-15 PUD) and General Commercial Service District Planned Unit Development (GCS PUD), said new Plan consisting of 614 residential lots, 53.2 acres of open space and 16.7 acres of commercial property.

Public Hearing to hear comments on a request by Michael Neff, representing Mark C. Johnson/Fountain at Indian Lake Partners, to amend the Revised Final Master Development Plan for Indian Lake Market, Lot "L" to allow Professional Services – Medical at 200 North Anderson Lane, Suite 104 & 106.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Ames, seconded by Stringfellow, to approve the Hendersonville Regional Planning Commission Public Hearing Minutes of November 12, 2012 to hear comments on amending the Hendersonville Subdivision Regulations to exempt required street improvements on existing streets for residential subdivisions of 4 or fewer lots. Ames, Bristol, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Abstain: Massey and Bryant-McCormick. Absent: Millsaps and Pinson. Motion carried.

MOTION by Stringfellow, seconded by Ames, to approve the Hendersonville Regional Planning Commission Public Hearing Minutes of November 12, 2012 to hear comments on amending the Revised Final Master Development Plan for Indian Lake Market to allow truck rental and temporary storage of rental trucks on Lot A (Home Depot). Ames, Bristol, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Abstain: Massey and Bryant-McCormick. Absent: Millsaps and Pinson. Motion carried.

MOTION by Jenkins, seconded by Massey, to approve the Hendersonville Regional Planning Commission Minutes of November 12, 2012. Ames, Bristol, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Abstain: Massey and Bryant-McCormick. Absent: Millsaps and Pinson. Motion carried.

CONSENT AGENDA ITEMS:

12-072-001: FINAL PLAT, THE HUNT CLUB, SECTION 6: MOTION by Massey, seconded by Bristol**,** to approve Final Plat, The Hunt Club, Section 6, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. No comments.

Submitted by Lisa Milligan, AICP, Senior Planner (November 30, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 30, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval upon the installation of the 8 inch water line as shown. (Ascot Ct.)

Submitted by Darrel Fleming, Fire Marshall (November 30, 2012)

Utility District

1. No comment

Submitted by Ronnie Perdue, HUD (November 30, 2012)

12-073-001: FINAL PLAT, THE HUNT CLUB, SECTION 7: MOTION by Massey, seconded by Bristol, to approve Final Plat, The Hunt Club, Section 7, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. No comments.

Submitted by Lisa Milligan, AICP, Senior Planner (November 30, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 30, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Darrel Fleming, Fire Marshall (November 30, 2012)

Utility District

1. No comment

Submitted by Ronnie Perdue, HUD (November 30, 2012)

FINAL PLATS:

12-077-001: FINAL PLAT, WATERMARK SUBDIVISION – 4 LOTS: MOTION by Jenkins, seconded by Ames, to approve Final Plat, Watermark Subdivision – 4 Lots, granting a waiver of sidewalk requirement and waiver of payment in lieu and with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Millsaps and Pinson. Motion carried.

STAFF COMMENTS

Planning Department

1. A sidewalk is required along Water View Drive. The developer is requesting a waiver from the requirement per Section 3-103.105 of the Subdivision Regulations.

Submitted by Lisa Milligan, AICP, Senior Planner (November 30, 2012)

Codes Department

1. Change "6" to "4" on purpose statement.

Submitted by Steve Mills, Director of Codes (November 30, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 30, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval, based upon the re-submittal response.

Submitted by Darrel Fleming, Fire Marshall (November 30, 2012)

Utility District

1. OK for Planning.

Submitted by Ronnie Perdue, HUD (November 30, 2012)

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

12-076-001: WATERMARK IV SUBDIVISION FMDP: MOTION by Jenkins, seconded by Bristol, to approve Watermark IV Subdivision FMDP, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Millsaps and Pinson. Motion carried.

STAFF REPORT

There is an existing Preliminary Master Development Plan for Watermark Subdivision that shows 6 single-family dwelling units: 1 existing and 5 new units on the rear of the lot. The developer is submitting this Final Master, which is in compliance as per the Zoning Ordinance, showing a total of 4 dwelling units (1 existing and 3 new units).

The units are proposed to be 80% brick on each side. The remaining material will be stone, stucco or hardiplank.

STAFF COMMENTS

Planning Department

1. No comments.

Submitted by Lisa Milligan, AICP Senior Planner (November 30, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 30, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Darrel Fleming, Fire Marshall (November 30, 2012)

Utility District

1. Ok for Planning

Submitted by Ronnie Perdue (November 30, 2012)

12-078-001: INDIAN LAKE MARKET, AMENDMENT TO FMDP TO ADD "PROFESSIONAL SERVICES – MEDICAL" AS A PERMITTED USE: MOTION by Atchley, seconded by Massey, to approve Indian Lake Market, Amendment to FMDP to add "Professional Services – Medical" as a Minor Amendment and with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Millsaps and Pinson. Motion carried.

STAFF REPORT

Carespot is an urgent care provider desiring to locate in the Fountains of Indian Lake Shopping Center (where Chop House is located – see attached plan). This lot is located within the Indian Lake Market PUD. The Final Master Development Plan does not list Professional Services – Medical as an allowed use for this lot. Carespot is requesting that the FMDP be amended to allow this use.

STAFF COMMENTS

Planning Department

None

Submitted by Timothy Whitten, Landscape Architect/Planner (November 30, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (November 30, 2012)

Fire Department

1. No comment.

Submitted by Darrel Fleming, Fire Marshall (November 30, 2012)

12-074-001: MILLSTONE SUBDIVISION PMDP (FORMERLY WILLOWBROOKE): MOTION by Jenkins, seconded by Stringfellow, to recommend approval to the Board of Mayor and Aldermen the Millstone Subdivision PMDP (Formerly Willowbrooke) with the provision that the residential be limited to 50% front-loaded garages and with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Millsaps and Pinson. Motion carried.

STAFF REPORT

The Planning Commission and Board of Mayor and Aldermen previously approved a plan for the Willowbrooke Development located on Saundersville Road. The previous development never came to pass. A new developer is acquiring the property and has submitted a new Preliminary Master Development Plan. The proposed development is called Millstone.

Millstone is proposed to be a primarily residential development with a small amount of neighborhood serving commercial. The proposed zoning is R-15 (Low Density Residential) and GCS (General Commercial Service) PUD (Planned Unit Development). The development is a total of 221.4 acres with 204.7 designated for residential uses and 16.7 designated for commercial uses. There is a total of 53.2 acres (24%) designated as open space – 49 acres (23.9%) in the residential area and 4.2 acres (25.1%) in the commercial area.

The residential portion of the development is proposed to have 614 single-family dwelling units for a density of 3.0 dwelling units/acre. This is the same density as the previously approved Willowbrooke. The dwelling units are a mixture of single-family attached and single-family detached with varying home and lot sizes. There is also a mixture of front-load, side-load and alley-load garages. The units are broken down by type as follows: Classic, Prestige, Vintage, Villa, Cottage Grove and Shadow Green. The table below summarizes details for each type of unit:

	Type	# of Lots	Lot Area*	Width (ft) Min/Avg	Garage	House Size (sq ft)
Classic	Detached	46	18,977	90/101	side	1,806-3,293
Prestige	Detached	205	10,151	63/69	front	2,000-2,994
Vintage	Detached	169	8,096	55/61	front-recessed	2,345-3,991
Villa	Attached	92	6,322	36/46	front	1,484-2,256
Cottage Grove	Attached	36	4,011	28/39	rear	1,338-2,022
Shadow Green	Attached	66	2,627	22/27	rear	1,722-1,740

The front setback for the detached units and Villa units is 20 feet. The front for the Cottage Grove units and Shadow Green units is 15 feet. The side yards are 5 feet for all units (15 feet for corner). The rear yards are 20 feet. Staff had suggested that the Villa units be limited to 2 units per building as shown in the provided photos rather than a mixture of 2 and 3-unit buildings. The developer prefers to stay with the proposed plan which is 23% 2-unit buildings and 77% 3-unit buildings (26 total buildings).

The originally submitted plan had a row of Shadow Green townhomes (2 story) facing a row of Cottage Grove (1 story) along the entrance drive. Staff recommended that the Shadow Green units be placed on both sides of the entrance drive and the developer made this change. Staff also expressed concern about the appropriateness of placing Vintage (detached) units on lots 335-339 facing the Shadow Green attached units. The developer has agreed to consider this prior to the submittal of the Final Master Development Plan.

The maximum square footage of the proposed commercial buildings is 174,200 square feet. The proposed uses remain the same as previously approved for Willowbrooke. The exact layout of the buildings may change as this plan only shows a conceptual layout.

The development has a total of 53.2 acres of open space. Amenities include 2 lakes, walking trails, passive open spaces, and an amenity center that will include a clubhouse, swimming pool, children's splash ground, playground and fitness center. There will also be landscaped islands and landscaped buffer areas. The developer will also work with the City to plant additional landscaping in the existing Saundersville Road islands. As per the City of Hendersonville Bicycle and Pedestrian Master Plan, the developer will be installing an 8 foot wide multi-use path along Saundersville Road. This path will meander throughout the open space adjacent to Saundersville.

In comparing the proposed plan to the previously approved Preliminary Master Development Plan for Willowbrooke, many changes have been made. The below table highlights some of the differences between the 2 plans in regards to the types of units:

	Willowbrooke		Millstone	
Detached	365	59%	420	68%
Attached	249	41%	194	32%

No Garage	137	22%	0	0%
Front	168	27%	466	76%
Alley	50	8%	102	17%
Side	259	42%	46	7%

As can be seen above, there are more single-family detached units proposed in the Millstone plan. Also, the Millstone plan eliminates the apartment style townhomes that were proposed in Willowbrooke. These townhomes featured surface parking only. With the elimination of these units, all units in Millstone are proposed to have a detached garage. There are significantly more front-loaded garages proposed in Millstone than Willowbrooke. Of the 466 proposed front-loaded units, 169 (36%) will have the garage recessed from the front façade at least 10 feet. These are shown as the Vintage units on the proposed plan. The remaining front-loaded garages

(Prestige) vary in regards to the garage. One of the floor plans is recessed 2 feet from the front. The remaining floors plans protrude as follows: 3'7"; 4'; 5'; 13'8"; and 15'4". The 3 most popular selling floor plans, per the developer, are the one with the 2' recess and the ones that protrude 3'7" and 13'8".

The size and width of the lots also changed. A comparison of the detached units is as follows:

Willowbrooke			Millstone		
# of Lots	Width	Size	# of Lots	Width	Size
164	90	11,700	46	90	10,800
249	75	9,000	204	63	7,560
103	60	7,500	169	55	6,600

The side yards in Willowbrooke would have been a minimum of 7'. Millstone is proposed to be 5'. The lot size and width of the attached units in Millstone will be about the same as Willowbrooke.

The Millstone plan provides for a street connection to the Wynbrooke development to the north. The Willowbrooke plan showed this is only as an emergency connection. This connection will allow for residents to travel between these 2 neighborhoods without having to add traffic to Saundersville Road. Willowbrooke featured a gated area whereas no gated area is proposed in Millstone. Both plans feature extensive amenities and open space areas.

STAFF COMMENTS

Planning Department

1. Develop a contingency plan with the Final Master Development Plan showing the development of the NHC property as residential units.
2. Please provide sample covenants and restrictions with the Final Master Development Plan. Covenants shall include specifications as to the following: building materials, garage door styles, fencing, outbuildings, etc.
3. With the submittal of the FMDP, submit details for: alleys, including rear yards; amenities; detentions ponds (to make sure they are aesthetically pleasing); and architectural and signage standards for commercial areas.
4. Are there plans to preserve the existing tree lines along the boundary of the development? Please indicate areas where the tree line will be preserved. Tree protection fencing will need to be installed prior to the start of construction.
5. Please provide plans with the submission of the Final Master Development Plan for a buffer at the rear of lots 169-173 adjacent to the existing Wynbrooke development. This buffer may be through landscaping, fencing or a combination of both.
6. Please provide plans with the submission of the Final Master Development Plan for a buffer at the rear of lots 82-88 adjacent to the existing Wynbrooke development. This buffer may be through landscaping, fencing or a combination of both.

7. With the submittal of the Final Master Development Plan please submit plans for adding landscaping to the medians in Saundersville Road.
8. Provide landscaping plans with the submittal of the Final Master Development Plan.
9. With the submittal of the Final Master Development Plan, please submit documentation showing that the existing drainage/detention pond easement has been relocated or is no longer needed.
10. Please contact the Public Works department in regards to required street improvements to Saundersville Road. The Transportation Plan calls for 4 lanes with curb & gutter and 86' of right-of-way.

Submitted by Lisa Milligan, AICP Senior Planner (November 30, 2012)

Public Works Department

1. Replace notes 2, 4, 5, 7 and 10 with, " All construction shall be in accordance with the Hendersonville Construction Manual."
2. Update note 8 to include, "…. landscaped areas within the development."
3. Provide a note stating the developer is responsible for providing landscaping in the medians located in Saundersville Road.
4. Developer is responsible to incorporate all maintenance of the landscape island along Saundersville Road into development Home Owner's Association.
5. Provide a note stating the developer is responsible for providing street lights for the medians in Saundersville Road similar to that used with the development.
6. Add a note stating the home owner's association will maintain all decorative street lights including Saundersville Road that is adjacent to the development.
7. Label all areas proposed to be landscaped and/or open space.
8. Add a note stating the home owner's association will maintain the landscaped medians within the development.
9. Developer is responsible for providing a pedestrian connection to the Wynbrooke Subdivision.
10. Show existing median breaks on Saundersville Road.
11. In order to prevent parked vehicle from conflicting with public sidewalks, driveways shall be a minimum of 20 feet deep measured from the edge of sidewalks.
12. Street proposed to be "one-way" shall be a minimum of 20'feet wide.
13. Label any streets that are proposed as not to be in accordance with the Hendersonville Construction Manual as Private.
14. Provide a temporary cul-de-sac for the northern future connection to the property located t the east owned by Rogers Group Inc.
15. The need for deceleration lanes will be reviewed with the construction plans review. If the Public Works Director determines the deceleration lanes and/or turning lanes are needed, the developer is responsible for providing them along with all associated cost.
16. Developer may be subject to addition off site drainage improvement requirements in areas where drainage issue have been known to occur.
17. Add a note stating, "Access drives shown are conceptual. Access point will be reviewed with site construction plan review."

18. Add a note stating the developer is required to provide engineered infrastructure improvements to Saundersville Road for the Major Thoroughfare Plan requirements.
19. The proposed roundabout must be designed per the Federal Highway Administration guidelines.
20. Add a note stating the developer is responsible for the installation of the traffic signal at Myrtlewood Lane and all expenses associated with the installation.
21. The developer is responsible for presenting to the Planning Commission a proposal for all infrastructure improvements along Saundersville Road when / if warranted by the Public Works director.
22. Add a note stating the construction design aspects of the plan are conceptual and must be in accordance with the City of Hendersonville Construction Manual, Subdivision Regulations, Zoning Regulations, and TDOT specifications or as determined by the Public Works Director.
23. Update the Alley cross-section detail to state "Alley and One-way"
24. More comments may be forthcoming.

Submitted by Duane Allen, Assistant to City Engineer (November 30, 2012)

Fire Department

1. Hendersonville fire Department recommends approval.

Submitted by Darrel Fleming, Fire Marshall (November 30, 2012)

Utility District

1. Ok for Planning. Need details on all previous installed sewer.

Submitted by Ronnie Perdue (November 30, 2012)

SITE PLANS:

12-080-001: SITE PLAN, CITY SQUARE CARPORT AWNINGS: MOTION by Atchley, seconded by Massey, to deny Site Plan, City Square Carport Awnings. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Millsaps and Pinson. Motion carried.

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

12-071-001: FINAL PLAT, RESUB. JOE H. ROBERTS S/D & KIRKPATRICK ESTATES: The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Resub. Joe H. Roberts S/D & Kirkpatrick Estates.

OTHER:

ORDINANCE 2012-26: An Ordinance abandoning excess right-of-way of Avondale Road adjacent to Nashville Tempered Glass.

MOTION by Atchley, seconded by Bristol, to recommend approval to the Board of Mayor and Aldermen Ordinance 2012-26: An Ordinance abandoning excess right-of-way of Avondale Road adjacent to Nashville Tempered Glass. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Millsaps and Pinson. Motion carried.

NEW ZONING ORDINANCE SECTION 5, ZONING DISTRICTS:

Fred Rogers said this part of the new Zoning Ordinance Section 5, Zoning Districts was emailed to the Planning Commission and has been discussed in previous meetings and is requesting any input before moving forward with preparing the new zoning map and preparing the details of these districts as far as what the development standards would be thus giving the Planning Commission further opportunity to provide any additional input before moving forward with these districts. Planning Commission will be seeing all of this over the next several months.

Chairman Freudenthal noted a list of Planning Commission members was given for reference and to insert in the Planning Commission Manual.

Planning Commission members will be getting an email regarding the Annual Meeting which is in two weeks.

Fred Rogers will be forwarding the Planning Commission addresses and email addresses to the Tennessee Ethics Commission and the Commissioners will be getting a form from them sometime during the year 2013. The Commissioners are not required to do it for 2012 but it does start in 2013. It is a new law for Planning Commission members.

ADJOURNMENT:

MOTION by Ames, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 8:51 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Absent: Millsaps and Pinson. 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