

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, JULY 1, 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: Lori Atchley, Mark Bristol, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Bryant Millsaps and Frank Pinson. Absent: Don Ames, Ann Massey and Darlene Stringfellow. Also present: Fred D. Rogers, Jr., Planning Director; Lisa D. Milligan, Senior Planner; Timothy D. Whitten, Landscape Architect/Planner; Jerry Horton, Public Works Director; Paul Varble, Fire Inspector; and Georgie Mathis, Administrative Secretary.

PUBLIC HEARINGS: None

REQUEST FOR INFORMATION AND ASSISTANCE:

Aldermen Scott Sprouse, Mark Skidmore and Lisa West requested to speak regarding The Reserve at Waterford when presented on the Agenda.

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Millsaps, seconded by Pinson, to approve Public Hearing Minutes of June 3, 2014 on a request by Charles E. Rhoten to rezone his property from O Office to GC General Commercial, said property being identified as Parcels 54.01 and 55.00 on Sumner County Property Tax Map 146, located on the north side of East Main Street, east of Saundersville Road. Bristol, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: None. Abstain: Atchley and Bryant-McCormick. Absent: Ames, Massey and Stringfellow. Motion carried.

MOTION by Jenkins, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Minutes of June 3, 2014. Bristol, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: None. Abstain: Atchley and Bryant-McCormick. Absent: Ames, Massey and Stringfellow. Motion carried.

CONSENT AGENDA ITEMS:

14-046-001: FINAL PLAT, WATERFORD CROSSING, PHASE 1, SECTION 1, RESUB. LOT "B" OPEN SPACE 1 & 2: MOTION by Atchley, seconded by Jenkins, to approve Final Plat, Waterford Crossing, Phase 1, Section 1, Resub. Lot "B" Open Space 1 & 2, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: None. Absent: Ames, Massey and Stringfellow. Motion carried.

STAFF COMMENTS

Planning Department

1. Please provide a copy of the HOA documents once they have been finalized. These should indicate the maintenance responsibility for open space and amenities.
2. Please provide a copy of any revised covenants and restrictions.

Submitted by Lisa Milligan, AICP, Senior Planner (June 27, 2014)

Codes Department

1. No comments.

Submitted by Steve Mills, Director of Codes (June 27, 2014)

Public Works Department

1. No policy issues.

Submitted by Jim Harrison, Consultant to Public Works Department (June 27, 2014)

Fire Department

1. No comment at this time.

Submitted by Chuck Swann, Interim Fire Marshall (June 27, 2014)

Utility District

1. Ok for Planning.

Submitted by Ronnie Perdue, HUD (June 27, 2014)

14-051-001: SITE PLAN, GOLD'S GYM – PARKING ADDITION: MOTION by Atchley, seconded by Jenkins, to approve Site Plan, Gold's Gym – Parking Addition, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: None. Absent: Ames, Massey and Stringfellow. Motion carried.

STAFF REPORT

Gold's Gym is located on the west side of Indian Lake Boulevard just south of the railroad tracks. It is zoned GC PD and is in the Indian Lake Center planned development.

The applicant is proposing to add 64 new parking spaces behind the building.

STAFF COMMENTS

Planning Department

1. Landscaping on west side perimeter of parking area does not fully comply with the ILC Design Guide requirements ("Landscape perimeters shall be planted with a mix of deciduous canopy and understory trees, mixed shrubs and evergreen trees . ."). Revise.
2. Provide City's tree selection notes.
3. Shrubs shall be planted a minimum of 3 feet from back-of-curb.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 27, 2014)

Public Works Department

1. No policy issues.

Submitted by Jim Harrison, Consultant to Public Works Department (June 27, 2014)

Codes Department

1. No comment.

Submitted by Steve Mills, Director of Codes (June 27, 2014)

Fire Department

1. Ensure turning radius for our fire apparatus. Contact our office for a template. (615-822-1119)

Submitted by Chuck Swann, Interim Fire Marshall (June 27, 2014)

Utility District

1. No comment.

Submitted by Ronnie Perdue, HUD (June 27, 2014)

14-052-001: PRELIMINARY PLAT, FALCON RIDGE: MOTION by Atchley, seconded by Jenkins, to approve Preliminary Plat, Falcon Ridge, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: None. Absent: Ames, Massey and Stringfellow. Motion carried.

STAFF COMMENTS

Planning Department

1. Provide 2 copies of the corrected Preliminary Development Plan and 2 copies of the corrected Final Development Plan. Each should comply with all staff comments and conditions of approval.
2. Detailed landscape plans should be submitted with the construction plans and a copy must be submitted to the Planning Department.
3. Provide finalized covenants and restrictions with the submittal of the final plat.

Submitted by Lisa Milligan, AICP, Senior Planner (June 27, 2014)

Public Works Department

1. Provide labels on all ROW widths with Road Names (or labels) and classifications.

Submitted by Jim Harrison, Consultant to Public Works Department (June 27, 2014)

Codes Department

1. Recommend Note #15 reference the specific lot numbers the minimum FFE applies to unnumbered note on sheet C2.00 indicates that steep slopes would be marked with an “*”, however, no lots are so marked.

Submitted by Steve Mills, Director of Codes (June 27, 2014)

Fire Department

1. Access to homes on New Shackle Island Road has been established and agreed upon.
2. An additional hydrant will be needed between lots #3 and 4 and the intersection at New Shackle Island Road. (NOTED)
3. 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.
4. 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 no “dead end” roadways. **NOTE:** The construction entrance will serve as the second way in and out of the subdivision as required per fire code during construction of the first three phases. At the beginning of phase four the temporary stubbed out road will be examined to find a solution to this existing problem. It is noted that the developers will be working on this issue for the future.
5. 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.
6. 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.

7. 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.

Submitted by Chuck Swann, Interim Fire Marshall (June 27, 2014)

Utility District

1. No comment.

Submitted by Ronnie Perdue, HUD (June 27, 2014)

FINAL PLATS: None

PRELIMINARY AND FINAL DEVELOPMENT PLANS: None

SITE PLANS:

14-048-001: SITE PLAN, OUR LADY OF THE LAKE CATHOLIC CHURCH

ADDITION: MOTION by Bryant-McCormick, seconded by Atchley, to approve Site Plan, Our Lady of the Lake Catholic Church Addition, with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: None. Absent: Ames, Massey and Stringfellow. Motion carried.

STAFF REPORT

This site is located on Stop 30 Road. It is zoned Estate Residential. The applicant is proposing a building addition of 35,265 square feet, on the west end of the existing facility. The proposed building will match the existing facility in architectural style and materials.

STAFF COMMENTS

Planning Department

1. Use City's standard tree planting, island, staking details.
2. Parking calculations do not compute. Please revise.

3. State pervious area ratio in bulk data table.
4. State building height in bulk data table.
5. State tax map and parcel number.
6. Provide dumpster pad, enclosure and gate details.
7. Provide lighting for the new parking area to the southeast of the sanctuary.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 27, 2014)

Codes Department

1. Recommend running a 6” lateral to pick up the parsonage.

Submitted by Steve Mills, Director of Codes (June 27, 2014)

Public Works Department

1. Provide detention or downstream structure improvement per standard requirements.
2. Repair Stop Thirty road crossing/crossings for storm sewer and sanitary crossings in accordance with city ordinance and requirements.

Submitted by Jim Harrison, Consultant for Public Works Department (June 27, 2014)

Fire Department

1. 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 in residential areas and every 300’ in commercial districts. 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. Need to show proposed water lines and sizes, locations of hydrants and proposed location of sprinkler connections and lines.
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 no “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)
7. NOTE: We did not receive any comments on previous submittals. All comments to remain the same.

Submitted by Chuck Swann, Interim Fire Marshall (June 27, 2014)

Utility District

1. Public sewer up to manhole 3 and easement
2. No off site sewer sheet 3.02.
3. Tap and capacity fees will be due own existing building.

Submitted by Ronnie Perdue, HUD (June 27, 2014)

14-049-001: SITE PLAN, DR. WILLIAM BURRUS ELEMENTARY AT DRAKES CREEK: MOTION by Jenkins, seconded by Pinson, to approve Site Plan, Dr. William Burrus Elementary at Drakes Creek with waiver of remaining landscape requirements/changes (Planning Comment No. 3) and with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: None. Absent: Ames, Massey and Stringfellow. Motion carried.

STAFF REPORT

This site is located off Drakes Creek Road, south of and adjacent to Knox Doss Middle School at Drakes Creek. It will back up to the Arrowhead residential subdivision. The property is zoned Estate Residential.

STAFF COMMENTS

Planning Department

1. Proposed buffer plants should be concentrated in those areas along Arrowhead subdivision with the least existing vegetation.
2. Show tree protection fencing along the south buffer line.

3. Section 11.7 of the zoning ordinance requires foundation plantings, a landscape island every ten parking spaces and trees in each island.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 27, 2014)

Codes Department

1. Notes on Sheet C2.00 & C3.03 specify handrails on the top of proposed retaining walls, should be guardrails.

Submitted by Steve Mills, Director of Codes (June 27, 2014)

Public Works Department

1. No policy issues.

Submitted by Jim Harrison, Consultant to Public Works Department (June 27, 2014)

Fire Department

1. 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 in residential areas and every 300' in commercial districts. 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 no "dead end" roadways. *IFC 503.1.1) Access roads to extend within 150' of all portions of the facility. I reviewed your note that the 150' distance can be increased concerning access to all portions of the building. The intent of this code is based on firefighting capabilities and the length of pre-connected hose lines on a fire pumper. In Hendersonville, we utilize 200' pre-connects. I agree that the extension is driven by the installation of a fully sprinklered building. I will grant the extension of an additional 50' resulting in 200' but the extension will still not meet the code. You have placed a hydrant between the building and the playground that serves no purpose to us as drawn because we have no access o it by roadway. In order to comply, we will need an access road to this hydrant. The closer to the rear corner of the building the better the situation becomes. We will also need a turn-around for our apparatus.
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(s) required.

Submitted by Chuck Swann, Interim Fire Marshall (June 27, 2014)

Utility District

1. Domestic and fire line meter needs to be moved closer to entrance drive.
2. 8" sewer line could be a 6" private line with clean out.
3. Does this have an irrigation line?

Submitted by Ron Perdue, HUD (June 27, 2014)

14-050-001: SITE PLAN, THE RESERVE AT WATERFORD:

Chairman Freudenthal noted that Planning Department Staff Comment No. 6 has been removed.

Aldermen Scott Sprouse, Mark Skidmore and Lisa West spoke regarding different issues relating to The Reserve at Waterford Site Plan.

MOTION by Atchley, seconded by Jenkins, to approve Site Plan, The Retreat at Waterford, as presented with the caveat that staff and developer will work out Planning Department Staff Comment No. 5 with a mutual satisfaction or otherwise come back to the Planning Commission and with all staff comments as listed below. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: None. Absent: Ames, Massey and Stringfellow. Motion carried.

STAFF REPORT

The Reserve at Waterford Crossing is located south of Imperial Boulevard between Walton Ferry and Sanders Ferry Roads. This project is located in the area that has been commonly known as Waterford Crossing. There have been 2 site plans approved for this area: Phase 1 and Phase 2. Phase 1 was made up of townhomes and multi-family units. Only a portion of the originally

approved townhomes have been built at this time. Phase 2 was entirely composed of multi-family units and was completed (Bell Hendersonville, previously The Grove at Waterford Crossing). The property is zoned OTR (Old Town Residential). Previously private streets (Cattail Lane & Spadeleaf Boulevard) are being converted to public.

The Reserve is located on a portion of the property that was previously included in Phase 1 along with remainder property on which no site plan has yet been approved. The Reserve includes 280 multi-family units on 18.95 acres for a density of 14.8 units per acre. The maximum allowed per the Zoning Ordinance is 15 units per acre. A total of 7.76 acres of open space is being provided.

The multi-family units are divided into 2 areas: 1 large building will be located in the front adjacent to Sanders Ferry Road. The remainder of the units will be located further into the property. There are several building types with varying elevations and colors. All buildings feature brick and stone and hardi board in various colors. The Zoning Ordinance requires that each building have a minimum of 50% brick or stone. All buildings meet this standards with percentages ranging from 50.7% up to 79% (clubhouse). The buildings also meet the glazing requirement as outlined in the Zoning Ordinance.

Amenities provided include a centrally located clubhouse with pool, a pool house building and second pool, play area, sitting areas, and a dog park. The pool house and second pool near the large front building will also serve the existing townhomes and provide an amenity for current residents. Additionally, the developer will be required to make improvements to the park area across Sanders Ferry Road (See comment 5).

STAFF COMMENTS

Planning Department

1. Provide a plat dedicating the needed right-of-way. This must be done prior to the issuance of any building permits.
2. The Developer is asking for the RV/boat storage area to be waived and is providing a contingency area.
3. Provide appropriate lighting in the dog park area.
4. Once exact specifications of the handrails have been determined with the building plans, please submit to staff for review. Staff must approve for consistency with Bell Hendersonville prior to the sign off of any building permits.
5. The developer is responsible for making improvements to the park across Sanders Ferry with the construction of Phase 1. The Planning Commission should determine the appropriate timing for completion of the improvements.
6. The front building does not meet the build-to-line requirement on Spadeleaf Boulevard. Please revise.
7. Details and exact specifications must be provided for the pool areas including apron materials, location of site furniture, landscaping, etc. These must be included on corrected

sets and approved by staff. If there are any items that staff and the developer cannot agree upon, the plan will have to go to the Planning Commission for final approval.

8. All benches shall be anchored to a concrete pad (all 4 legs).
9. Staff recommends that additional shutters be added to the buildings, especially on the ends that have limited windows.
10. Provide detailed irrigation plans with final site plans.
11. Existing buffer may require supplemental plant material in order to fulfill Type C buffer requirements.
12. Identify shrubs in buffer on east side of Building 1, sheet L1-02.
13. Screen HVAC units at Buildings 1 and 2.
14. Provide tree protection fencing for trees north of Building 1, and street trees along Sanders Ferry Road.
15. Provide species and dbh on tree survey; key to each tree.

Lisa D. Milligan, Senior Planner & Timothy Whitten, Landscape Architect (June 27, 2014)

Codes Department

1. Sheet C4.04 shows a retaining wall with no guardrail noted.

Submitted by Steve Mills, Director of Codes (June 27, 2014)

Public Works Department

1. Provide drainage easements along new storm sewer from ROW to outfall.
2. Recommend review of turning radii on 1st entrance drive off Spade Leaf from Sanders Ferry.

Submitted by Jim Harrison, Consultant to Public Works Department (June 27, 2014)

Fire Department

1. 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 in residential areas and every 300' in commercial districts. 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. Need additional hydrant near the FDC on building #4. NOTE: C5-10 shows the existing hydrant on the cul-de-sac to be relocated to open space. Where? Will this affect the other section? We asked for an additional hydrant at building 4. This was not done. The FDC was located closer to the existing hydrant but the additional hydrant is still required. The fire hydrant that was in the yard of building One has been eliminated. Is it not being relocated? The two

hydrants on the arc have been changed. Reason? C5-12 indicates hydrant in front of the building in the median, is the other existing hydrant near its permanent location?

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 no "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.

Submitted by Chuck Swann, Interim Fire Marshall (June 27, 2014)

Utility District

1. Proposed plans for 24" sewer line does not match existing 24" line, proposed 8" sewer lines does not need to be public but private.

Submitted by Ronnie Perdue, HUD (June 27, 2014)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

14-042-001: SITE PLAN, COUNTRY MONTESSORI SCHOOL ADDITION – 162 NEW SHACKLE ISLAND ROAD: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Country Montessori School Addition – 162 New Shackle Island Road.

OTHER: None

ADJOURNMENT:

MOTION by Millsaps, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:24 p.m. Atchley, Bristol, Bryant-McCormick, Freudenthal, Jenkins, Millsaps and Pinson voted aye. Nay: None. Absent: Ames, Massey and Stringfellow. Motion carried.

SECRETARY ABSENT
ASSISTANT SECRETARY ABSENT

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director