

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
MONDAY, JULY 9, 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.

ROLL CALL:

Present: Don Ames, Lori Atchley, Tommy Elsten, Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps, Frank Pinson and Darlene Stringfellow. Absent: Mark Bristol. 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 Tom and Tammy Jones and Shular Company to annex, adopt a Plan of Services and establish the zoning of the property as R-20 Low Density Residential Planned Unit Development; said property being identified on Sumner County Property Tax Map 138 as part of Parcel 38.01 located adjacent and north of Falcon Ridge on the east side of New Shackle Island Road and to approve a Revised Preliminary Master Development Plan for Falcon Ridge (formerly known as Drakes Manor) to include the above mentioned Jones Property, change the entrance location and subdivision layout, reduce lot size, increase the density, and make other changes. This property is identified on Sumner County Property Tax Map 138 as Parcels 41.00 and 42.01.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Massey, seconded by Millsaps, to approve the Hendersonville Regional Planning Commission Public Hearing Minutes for June 5, 2012 regarding a request by Todd Jordan/Harpoon of Hendersonville, TN, LLC to rezone property located west of Indian Lake Blvd. south of the CSX Railroad (behind Cracker Barrel) from General Commercial Service District Planned Unit Development (GCS PUD) to Multiple Residential/Office District Planned Unit Development (MRO PUD) to accommodate a 312 unit Multi-Family residential development. (19.20 acres) Sumner County Property Tax Map 159B, Group C, Parcel 6.00. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Abstain: Stringfellow. Absent: Bristol. Motion carried.

MOTION by Millsaps, seconded by Massey, to approve the Hendersonville Regional Planning Commission Minutes of June 5, 2012. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Pinson voted aye. Nay: None. Abstain: Stringfellow. Absent: Bristol. Motion carried.

MOTION by Millsaps, seconded by Massey, to approve the Hendersonville Regional Planning Commission Minutes of June 19, 2012. Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Abstain: Ames and Pinson. Absent: Bristol. Motion carried.

CONSENT AGENDA ITEMS:

07-067-001: FINAL PLAT, GUTHRIE PLACE, PHASE 1 SUBDIVISION – ONE YEAR RENEWAL EXTENSION PER RESOLUTION 2011-07: MOTION by Pinson, seconded by Millsaps, to approve Final Plat, Guthrie Place, Phase 1 Subdivision – One Year Renewal Extension Per Resolution 2011-07 through July 9, 2013 with no more extensions. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

12-034-001: FMDP, MEDICAL/OFFICE COMPLEX: MOTION by Pinson, seconded by Millsaps, to approve FMDP, Medical /Office Complex, with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

Planning Department

STAFF REPORT

This property is located on the east side of New Shackle Island Road and on the south side of Wessington. The Planning Commission approved the Preliminary Master Development Plan last month, and the Board of Mayor and Aldermen approved it on June 26th.

The final master development plan is in substantial compliance with the preliminary master plan. The owner has provided exterior building elevations to indicate the type and quality of building proposed.

STAFF COMMENTS

1. Berm height along southeast property line to be determined at site plan stage, once a more detailed grading and site line analysis is performed. Remove reference to berm height from notes.
2. A transitional screen may also be required along the 55' southeast property line adjacent to Phase 2 building (bearing S 34° 05' 52" W); to be determined at site plan stage.

Submitted by Timothy Whitten, Landscape Architect/Planner (July 3, 2012)

Codes Department

1. Recommendation – The current embankment on the west side of this property (NSI side) is very difficult to maintain. Please consider addressing this issue as part of this project or the work to be done on New Shackle Island.

Submitted by Steve Mills, Codes Director (July 3, 2012)

Fire Department

1. Fire flow requirements shall be met.
2. Fire flow requirements shall be a minimum of 1500 GPM @ 20 psi to 2750 GPM @ 20psi.
3. This fire flow is not likely to be met with the existing 6" water mains. H.F.D. recommends a water main and fire hydrant to be installed on Phase 1.
4. Existing fire hydrants shall remain existing but may have to be relocated.
5. The water line and hydrant to be installed on Phase 1 needs to come off of the 16" water line that now exists in the center of New Shackle Island Road.
6. The building in Phase 1 may require sprinklering due to square footage and type of construction. See Table 503 of the International Building Code.

Submitted by Darrel Fleming, Fire Marshall (July 3, 2012)

Public Works Department

1. No policy issues.

Submitted by: Duane Allen, Assistant to City Engineer (July 3, 2012)

Utility District

1. Need plans on Phase 2 building for water & sewer.

Submitted by Ronnie Perdue, HUD (July 3, 2012)

12-036-001: SITE PLAN, HENDERSONVILLE UTILITY DISTRICT – NEW TREATMENT PLANT: MOTION by Pinson, seconded by Millsaps, to approve Site Plan, Hendersonville Utility District – New Treatment Plant, with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

Planning Department

STAFF REPORT

This property is located off of Rockland Road, between the south end of Savo Bay Road and the lake. It is west of Harbortown subdivision. It is zoned R-15.

The proposed 57,000 square foot building will expand the water treatment facilities currently on site, as well as provide office space for HUD. The building will be mostly brick with EIFS accents. The west side of the clearwell (facing the wooded area) will be rubbed concrete.

The building will be buffered from the Harbortown subdivision to the west by an existing wooded area. HUD has agreed to plant any gaps in the buffer with new vegetation. The lake lies to the west and south of the proposed construction. The Harbor Place subdivision to the north is about 1000 feet from the proposed construction, and half of that length is wooded.

STAFF COMMENTS

No comments.

Submitted by Timothy Whitten, Landscape Architect/Planner (July 3, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (July 3, 2012)

Fire Department

1. Hendersonville Fire Department recommends approval.

Submitted by Darrel Fleming, Fire Marshall (July 3, 2012)

Utility District

1. No comment.

Submitted by Ronnie Perdue, HUD (July 3, 2012)

FINAL PLATS: None

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

12-031-001: PMDP, FALCON RIDGE (FORMERLY DRAKES MANOR): MOTION by Pinson, seconded by Jenkins, to defer PMDP, Falcon Ridge (Formerly Drakes Manor) at the request of the applicant. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

SITE PLANS:

12-035-001: SITE PLAN, THE VIEW AT GLENBROOK: MOTION by Jenkins, seconded by Massey, to approve Site Plan, The View at Glenbrook, with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

Planning Department

Staff Comments

1. Show and label the Minimum Building Setback Lines
2. Provide retaining wall details (material). We need specifications on brand and type of wall to be used. We also need details in regards to heights of each specific location. Staff must approve material prior to sign off of the final plans and issuance of a building permit.
3. Prior to installation of the playground area, please submit exact specifications for the playground equipment to be installed including brand and style for staff approval.
4. The developer previously indicated that the architecture would be in keeping with the architecture at The Grove at Waterford Crossing. The balcony railings as proposed are not in keeping with those at The Grove. Please propose an alternate material that is more consistent.
5. It was understood from your 4/26 email that the perimeter fencing would be the same as Waterford Crossing. The fence detail on C4.00 does not match Waterford. Please revise to be consistent with Waterford Crossing.
6. Landscaping generally does not meet the level of landscaping provided by The Grove at Waterford Crossing. Revise.
7. Provide a copy of the Andrews Run Extension construction plans and streetscape plans for review and approval.
8. Don't include Andrew's Run street trees in material schedule or landscaping calculations.
9. Separate replacement trees out of overall plant schedule.
10. Label all replacement trees with "R" designation.
11. Height-to-caliper ratios for trees are incorrect. Revise per American Standard for Nursery Stock latest edition.
12. Provide screening for all utility boxes
13. Show transformer locations and screen accordingly.

Submitted by Lisa Milligan, AICP, Senior Planner (July 3, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (July 3, 2012)

Fire Department

1. Landscape Island at the entrance may need to be modified to allow for fire apparatus access.
2. Page C4.01: Fire Hydrant detail shows 1-2½" hose outlet; actually needs 2-21/2" hose outlets and also come factory painted yellow instead of white.
3. All valves in pits for fire protection need to have tampers installed. Conduit for sump pumps and tampers will be needed. Key to pit doors shall be kept in Knox Box.
4. Knox box installed at clubhouse or other readily accessible location to access riser rooms, pits, etc.

5. Install one additional fire hydrant off of the 8" water main in the vicinity of L26 parking garage area between pool and Building "F".
6. Install an 8" water main south of Building "A" from the 12" main on Andrews Run to the 8" water main southeast of Building "A".
7. Comment #6 from the submittals should be revised per Mr. Harrison connecting the 12 inch water line on Andrews Run with an 8 inch water line to the 8 inch water main at the southeast corner of Building "A".

Submitted by Darrel Fleming, Fire Marshall (July 3, 2012)

Utility District

1. Master meter needs to be Sensus Omni 8" F2.

Submitted by Ronnie Perdue, HUD (July 3, 2012)

12-033-001: SITE PLAN, CARSMART EXPANSION: MOTION by Millsaps, seconded by Pinson, to approve Site Plan, Carsmart Expansion, with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

Planning Department

STAFF REPORT

Carsmart is a used-auto dealership located on West Main Street next to Intown Suites. It is indicated as "1023" on the site plan vicinity map. The owner is proposing to expand his business to an adjacent lot that fronts on Rockland Road. This lot is behind Jiffy Lube and Hendersonville Garden Center. It is zoned GCS. It will have vehicular access from the existing Carsmart lot.

STAFF COMMENTS

1. Show power poles/lines on plan. Adjust street trees accordingly.
2. Add note to dumpster detail: Top of dumpster screen wall and gate shall be 2 feet above top of dumpster.
3. Ground-mounted units shall be screened vegetatively.
4. Move the building and parking back 7 feet to the rear property line to accommodate the current plans for widening Rockland Road.

Submitted by Timothy Whitten, Planner/Landscape Architect (July 3, 2012)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (July 3, 2012)

Fire Department

1. 12" water main and 6" water main existing.
2. Fire hydrants shall be installed onsite.
3. Proposed building may need to be sprinklered, depending on use.
4. Depending on the building type of construction and occupancy use, the onsite hydrants will need to come off of the 12 inch water main on the north side of the property.

Submitted by Darrel Fleming, Fire Marshall (July 3, 2012)

Utility District

1. Fire lines to be installed with 6" meter & vault per Hendersonville Utility District specifications.
2. Sanitary sewer to be installed at service tap not into manhole.

Submitted by Ronnie Perdue, HUD (July 3, 2012)

12-032-001: SITE PLAN, AMERICAN FAMILY CARE: MOTION by Millsaps, seconded by Ames, to defer Site Plan, American Family Care, until the July 17 Hendersonville Regional Planning Commission Meeting to allow applicant and staff time to resolve Public Works Staff Comment regarding providing common access drive with lot 48. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

02-086-001: SITE PLAN, LIVING WELL CHIROPRACTIC COSMETIC CHANGES (FORMERLY R & R CALENDAR): The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Living Well Chiropractic Cosmetic Changes (Formerly R & R Calendar).

OTHER:

RESOLUTION 2012-04: A Resolution serving as a report to the Hendersonville Board of Mayor and Aldermen of the Plan of Services for the annexation of part of a parcel of land adjacent and north of Falcon Ridge on the east side of New Shackle Island Road to be incorporated and made part of the Revised Falcon Ridge Preliminary Master Development Plan.

MOTION by Jenkins, seconded by Ames, to defer Resolution 2012-04 of the Plan of Services for the annexation at the request of the applicant. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

RESOLUTION 2012-05: A Resolution recommending acceptance of the dedication of the completed street in Van Lang Estates, Hendersonville, Sumner County, Tennessee.

MOTION by Jenkins, seconded by Millsaps, to recommend approval to the Board of Mayor and Aldermen Resolution 2012-05 recommending acceptance of the dedication of the completed street in Van Lang Estates, Hendersonville, Sumner County, Tennessee. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

DISCLOSURE STATEMENT:

Fred Rogers discussed Public Chapter No. 1023 (Senate Bill No. 3649) which amends Tennessee Code Annotated, Title 8, Chapter 50, Part 5, relative to disclosure statements being filed with the Tennessee Ethics Commission for certain persons by adding members of any local or regional planning commission, effective July 1, 2012.

Mr. Rogers will remind Planning Commission members to file the newly required Disclosure Statement toward the end of the year. The statement must be filed each year and new appointees must file within 30 days.

LORI ATCHLEY RESIGNATION:

Lori Atchley announced her resignation as a Planning Commission Member and Secretary effective July 9, 2012. A resignation letter was submitted to Mayor Scott Foster.

ADJOURNMENT:

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

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director