

**MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, SEPTEMBER 6, 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 (came in at 6:46 p.m.), Bob Freudenthal, David Jenkins, Ann Massey, Bryant Millsaps and Darlene Stringfellow. Absent: Mark Bristol and Frank Pinson. Also present: Fred D. Rogers, Jr., Planning Director; Lisa 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 Sumner 2000 LLC, to amend the Preliminary Master Development Plan for Glenbrook North, Phase III to accommodate the construction of a 312-unit Multi-Family Residential development. This property, containing 34.81 acres, is zoned Multiple Residential/Office Planned Unit Development and is located on Andrews Run north of Glenbrook Shopping Center and is identified on Sumner County Property Tax Map 144 as Parcels 54.00, 54.01, and 54.02.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Atchley, seconded by Jenkins, to approve the Hendersonville Regional Planning Commission Minutes of August 16, 2011. Ames, Atchley, Freudenthal, Jenkins, Massey and Stringfellow voted aye. Nay: None. Abstain: Millsaps. Absent: Bristol, Elsten and Pinson. Motion carried.

CONSENT AGENDA ITEMS:

11-062-001: SITE PLAN, PREMIER PARK, LOT 6, PARKING LOT EXPANSION:
MOTION by Millsaps, seconded by Stringfellow, to approve Site Plan, Premier Park, Lot 6, Parking Lot Expansion with all staff comments as listed below. Ames, Atchley, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Bristol, Elsten and Pinson. Motion carried.

Planning Department

STAFF REPORT

This lot is located within the Premier Park development on Volunteer Drive. It is zoned MCD-PUD. Premier Park is adding a parking area on this lot. This will provide overflow parking for the proposed expo center located within the Premier Park building.

STAFF COMMENTS

1. Provide a plan showing how plants will be irrigated.

Submitted by Timothy Whitten, Planner/Landscape Architect (September 2, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (September 2, 2011)

Fire Department

1. No policy issues.

Submitted by Nate Renzella, Fire Inspector (September 2, 2011)

FINAL PLATS:

11-056-001: THE FRANKLIN SUBDIVISION:

The Franklin Subdivision Final Plat was withdrawn by applicant.

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

11-055-001: REVISED PMDP GLENBROOK NORTH, AREA A: MOTION by Ames, seconded by Jenkins, to recommend to the Board of Mayor and Aldermen the approval of Revised PMDP Glenbrook North, Area A with all staff comments as listed below. Ames, Atchley, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: Elsten. Absent: Bristol and Pinson. Motion carried.

Planning Department

STAFF REPORT

The proposed plan is a revision to Area A of Glenbrook North. The total acreage of Area A is 34.81 acres (A1 9.08 acres; A2 24.71 acres; right-of-way 1.02 acres). The purpose of the revision is to allow for the construction of a 312 unit multi-family residential development. As currently approved, multi-family residential is not an allowed use in Area A. The proposed plan adds this as an allowed use while also allowing the uses that were originally permitted in Area A. The currently approved plan had Area A broken into 3 sections. The proposed plan has Area A broken into 2 sections: A1 shows a 42,000 square foot building (no specific use given) and A2 is for the multi-family residential development. The original proposal for Area A included semi-detached senior housing. No Final Master Development Plan has been approved for Area A at this time.

The multi-family residential development features 312 units on 24.71 acres for a density of 12.6 units per acre. The development features a mix of 1 bedroom, 2 bedroom and 3 bedroom units. Proposed amenities include a clubhouse with fitness room and pool; 3 formal neighborhood parks areas/courtyards; playground area; trailhead and preserved natural space and wooded area along creek with nature trail; and pedestrian access and connection to adjacent retail areas.

The developer has provided a pattern book for the proposed multi-family buildings. The materials for the proposed buildings feature a mix of stone and hardiboard. The buildings are proposed to be compatible in style and materials as the recently completed Grove at Waterford Crossing.

STAFF COMMENTS

1. Add density to the Site Data Table.
2. If this plan is approved, the submitted pattern book is a part of the approved plan package.

3. A detailed set of Design Guidelines must be provided for the multi-family residential development with the initial submittal of the Final Master Development Plan. These Guidelines must include specifications for allowed materials, prohibited materials, percentage of brick/stone required for buildings, percentages of brick/stone required for clubhouse, percentage of brick/stone required for garages (if provided), specifications for roofing, specifications for site furniture and play equipment, etc. Staff will review these Guidelines for compliance with the submitted pattern book.

Submitted by Lisa Milligan, AICP, Senior Planner (September 2, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (September 2, 2011)

Fire Department

1. The Fire Flow requirements must be met.
2. No further comments at this time.

Submitted by Nate Renzella, Fire Inspector (September 2, 2011)

Utility District

1. Approval for Planning
2. WHUD?

Submitted by Larry Davis, HUD (September 2, 2011)

11-058-001: FINAL MASTER DEVELOPMENT PLAN, PAIN MANAGEMENT BUILDING: MOTION by Millsaps, seconded by Stringfellow, to approve Final Master Development Plan, Pain Management Building, with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Bristol and Pinson. Motion carried.

Planning Department

STAFF REPORT

This site is within the Glen Oak PUD (an old C-PUD dating back to the mid-80's). It is located near the intersection of Glen Oak Boulevard and New Shackle Island Road, across from the hospital. The proposed use is for a one story medical office building. Other proposed uses – all office oriented - can be found listed on the master plan, and are in line with the other two office buildings located within this PUD on the two adjacent lots to the east.

The site plan is also on tonight's agenda.

STAFF COMMENTS

1. Property boundaries shall conform to the recorded plat.
2. Revise the proposed side yard setback along the north property line to 20' minimum.

Submitted by Timothy Whitten, Planner/Landscape Architect (September 2, 2011)

Public Works Department

1. No policy issues.

Submitted by Duane Allen, Assistant to City Engineer (September 2, 2011)

Fire Department

1. A 8 inch water main is existing.
2. Fire Hydrants must be installed on the proposed site.
3. An all weather Fire Department access road must be installed and in service prior to combustibles being placed on the job site, including construction trailers.

Submitted by Nate Renzella, Fire Inspector (September 2, 2011)

Utility District

1. Approval for Planning
2. Need Water and Sewer Plans
3. Tap and Capacity Fees due

Submitted by Larry Davis, HUD (September 2, 2011)

SITE PLANS:

11-057-001: SITE PLAN, PAIN MANAGEMENT BUILDING: MOTION by Millsaps, seconded by Massey, to approve the Site Plan, Pain Management Building, with all staff comments as listed below. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Bristol and Pinson. Motion carried.

Planning Department

STAFF REPORT

This site is located near the intersection of New Shackle Island Road and Glen Oak Boulevard, across the street from the hospital. It is zoned C-PUD. The proposed use is for a one-story medical office building.

STAFF COMMENTS

1. Property boundaries shall conform to the recorded plat.
2. Revise the proposed side yard setback along the north property line to 20' minimum.
3. Show location of construction trailer.
4. Provide an NES-approved electrical service plan.
5. Set shrubs at least 5 feet off of back-of-curb.
6. Equipment screen shall be EIFS or other approved material, not metal. Color shall match main brick field.

Submitted by Timothy Whitten, Planner/Landscape Architect (September 2, 2011)

Public Works Department

1. Provide payment in-lieu-of constructing public improvements to New Shackle Island Road. Improvements include are public sidewalk, curb & gutter, and lane improvements.

Submitted by Duane Allen, Assistant to City Engineer (September 2, 2011)

Fire Department

1. A 8 inch water main existing.
2. Fire Hydrants must be installed on the proposed site.
3. An all weather Fire Department access road must be installed and in service prior to combustibles being placed on the job site, including construction trailers.

Submitted by Nate Renzella, Fire Inspector (September 2, 2011)

Utility District

1. Approval for Planning
2. Need Water and Sewer Plan
3. Tap and Capacity Fees due

Submitted by Larry Davis, HUD (September 2, 2011)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

11-054-001: SITE PLAN, THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS RENOVATIONS TO BISHOP'S STOREHOUSE, 19 INDUSTRIAL PARK DRIVE: The Planning Commission acknowledged staff approval of Site Plan, The Church of Jesus Christ of Latter-Day Saints Renovations to Bishop's Storehouse, 19 Industrial Park Drive.

11-060-001: SITE PLAN, SONIC DRIVE-IN – PARKING LOT EXPANSION, 559 EAST MAIN STREET: The Planning Commission acknowledged staff approval of Site Plan, Sonic Drive-In – Parking Lot Expansion, 559 East Main Street.

11-061-001: SITE PLAN, HENDERSONVILLE MEDICAL CENTER – ADDITION OF 2ND FLOOR, CCU EXPANSION, 355 NEW SHACKLE ISLAND ROAD: The Planning Commission acknowledged staff approval of Site Plan, Hendersonville Medical Center – Addition of 2nd Floor, CCU Expansion, 355 New Shackle Island Road.

OTHER:

Lisa Milligan invited the Planning Commission to attend the Tennessee American Planning Association (TAPA) Fall Conference at the Double Tree by Hilton Hotel, Nashville Downtown, 315 4th Avenue, September 28-30, 2011. The registration fee for Planning Commission members is \$100 for the 3 days. The Planning Department will cover the registration fee.

ADJOURNMENT:

MOTION by Millsaps, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:10 p.m. Ames, Atchley, Elsten, Freudenthal, Jenkins, Massey, Millsaps and Stringfellow voted aye. Nay: None. Absent: Bristol and Pinson. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director