

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, MAY 5, 2015
6:30 P.M. – CITY HALL MEETING ROOM

Vice-Chairman David Jenkins 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, Mark Bristol, Kee Bryant-McCormick, David Jenkins, Charles Lea, Frank Pinson and Darlene Stringfellow. Absent: Bob Freudenthal and Bryant Millsaps. Also present: Fred D. Rogers, Jr., Planning Director; Timothy D. Whitten, Landscape Architect/Planner; Will Hager, Senior Planner; Marshall Boyd, City Engineer; Paul Varble, Fire Inspector; and Georgie Mathis, Administrative Secretary.

PUBLIC HEARINGS: None

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

Fred Rogers announced the Planning Commission needs to be using the newest agenda that has the Agree/Disagree in red and to note that the 5 Waterford Crossing Final Plats have been removed from the Consent Agenda and placed under Final Plats and a revised staff report on Waterford Crossing, Phase 3, Section 3 wherein Comment No. 3 was changed. He will explain the change when the item comes up on the agenda.

MINUTES:

MOTION by Ames, seconded by Pinson, to approve the Hendersonville Regional Planning Commission Minutes of April 7, 2015. Ames, Atchley, Bryant-McCormick, Jenkins, Lea and Pinson voted aye. Nay: None. Abstain: Bristol and Stringfellow. Absent: Freudenthal and Millsaps. Motion carried.

MOTION by Ames, seconded by Pinson, to approve Public Hearing Minutes for April 7, 2015, on a request by CT Hendersonville to add climate controlled storage as a permitted use to Indian Lake Market, Lot P; identified as Parcel 1.00 on Sumner County Property Tax Map 159B, Group B. Ames, Atchley, Bryant-McCormick, Jenkins, Lea and Pinson voted aye. Nay: None. Abstain: Bristol and Stringfellow. Absent: Freudenthal and Millsaps. Motion carried.

CONSENT AGENDA ITEMS:

14-030-001: MCC INVESTMENTS ONE YEAR SITE PLAN RENEWAL: MOTION by Bristol, seconded by Atchley, to approve the One Year Renewal of the Site Plan, MCC Investments. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal and Millsaps. Motion carried.

FINAL PLATS:

Fred Rogers noted that the Waterford Crossing Final Plats could be grouped for discussion. There are two areas of disagreement – one related to the spacing on the fire hydrants whereby it stated that the fire hydrants as shown on these plans are not conforming to the 300 foot spacing requirement; however, the fire hydrants for these phases of Waterford Crossing will be provided by the developer of the apartments so staff will be working with the City Engineer and the Fire Marshal to resolve those conflicts if there are any with the construction plans for the apartments. So Planning is withdrawing the comments relative to the fire hydrants. So that brings us down to the one issue relative to setback. We normally have a minimum setback requirement but this property is zoned Old Town Residential with a minimum and a maximum which is called a build-to line. The Ordinance specifies a minimum of 10' and a maximum of 30' and that is the issue. This is the first development of any size in the Town Center dealing with this build-to line. The applicant is proposing that the townhomes that would face Spadeleaf (Phase 2, Sec 1), which would be south of Spadeleaf facing Spadeleaf, are showing a 12' build-to line on the front. There is one corner lot showing a 15' build-to line on that side. We are in agreement that they would be able to conform to the 12' build-to line on Spadeleaf and the 15' build-to line on Lakeside Park Drive and would modify the notes on the plat accordingly. On the next phase, which is Phase 2, Sec 2, those also are townhome lots and face Lakeside Park being on the east side of Lakeside Park and are showing a build-to line of 10' rather than 15'. There are no corner lots so there are no issues with corner lots. Again, we are all in agreement that the townhomes would be built to that 10' build-to line. The next phases are all Phase 3, Sections 1, 2, and 3. These are the single family homes that face Nokes, lying between Lakeside Park Drive and Walton Ferry and they are proposing a front build-to line of 15'. There are 4 corner lots along Nokes – the two on the corner of Lakeside Park and then in Section 3, there are two corner lots on the corner of Nokes and Reserve Way which is the street that goes into the back of the apartments. The bottom line is in Phase 3, Sections 1, 2 and 3, we have a total of four corner lots

so the question is what should the setback be on those side streets. They are showing 10' for the side street on the corner lots, but in further discussion with the applicant, they need for those units to be further back. They need that 10' to be, instead of a build-to line, a minimum setback line and we have talked about the possibility of maybe a wall – some type of a courtyard with a wall that would perhaps provide that same build-to affect.

Will Hager said “Basically we are just working to deal with the build-to requirement for new development instead of an addition to an existing home or something along those lines. We’ve tried to work with them to have a consistent streetscape on both sides of Lakeside where units will face each other. For Phase 2, Section 1, I think we are in agreement on how to deal with the one corner lot. And in Phase 2, Section 2, I think we are in good shape. The question is how do we treat the lots on either side of Lakeside Drive being a different product and understanding that single family detached houses may not be able to do exactly what the townhomes do to meet the build-to requirements.”

Randy Hoffman, Developer, would like to figure out some type of compromise for dealing with the five corner lots in Phase 3 by working with staff and then to have the opportunity to come back before the Planning Commission if not able to come to some type of resolution. It would be helpful for us to have the final plats approved contingent on working these five corner lot issues out with staff.

Will Hager said we are in agreement on the basic dimension of the build-to line but for the corner lots, like 18 in particular, and the two single family lots on the corner of Lakeside and Nokes. Is there an alternative treatment such as a wall or fence that could meet that build-to requirement instead of having to physically pull their building over to that build-to line?

Fred Rogers said if the Planning Commission is in agreement with the front build-to lines that are shown which is 12, 10 and 15 and are ok with the staff working out these corner lots along the line of what Mr. Hoffman stated, then the Planning Commission would approve – could group – and approve all five of these sections with that understanding also recognizing that the staff comment regarding the fire hydrants has been withdrawn.

Vice-Chairman Jenkins said so really what we would do is group these and allow the staff and the developer to work on the five corner lot issues and then the Planning Commission would be o.k. with the front of the 10, 12 and 15.

Fred Rogers said all staff comments relative to minimum setback and build-to lines is replaced by the premise that we would work out the build-to versus the minimum setback line for those five corner lots between staff and the applicant and if we are not able to work out, then it comes back to the Planning Commission for determination. The purpose of the build-to line is to establish a uniform streetscape. It’s to be Old Town – downtown type development – where everything is built close to the street – there are front porches, there are sidewalks, a lot of

interaction between pedestrians and homeowners and so the idea is to establish that streetscape and what Mr. Hoffman has stated is on these corner lots, in particular the ones on Lakeside Park Drive where the bedroom would be only 10 feet off of the street, they are asking that we consider something like a wall that would give at least that partial effect of establishing that streetscape. It wouldn't be quite as good as having the house itself built but it would lend some consistency to the streetscape and the mass of the streetscape.

MOTION by Atchley, seconded by Lea, to group the Waterford Crossing Final Plats for one motion and to approve with all staff comments and approval of the build-to lines with staff. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal and Millsaps. Motion carried.

15-031-001: FINAL PLAT, WATERFORD CROSSING, PHASE 2, SECTION 1:

STAFF REPORT

This final plat would create 10 townhouse lots within the Waterford Crossing subdivision. This phase and section are located south of Spadeleaf Boulevard and east of Lakeside Park Drive. The property is zoned Old Town Residential (OTR) and requires "build-to" lines instead of the more familiar setback requirements. It is important that these build-to lines are prescribed in a way that creates a consistent and uniform streetscape.

These townhouse lots will be accessed by alleys. The garages fronting on the alley are required to be placed either 5-feet or 20-feet from the alley in order to provide adequate space for cars to be parked without blocking the travel way.

STAFF COMMENTS

Planning Department

1. Submit a corrected preliminary plat addressing the conditions of approval as stated by the HRPC on January 6, 2015.

Staff Comments/Proposed Conditions of Approval

- Use the terms "build to line" instead of "front yard" in order to clarify where the buildings are to be placed on the lot (See Note 4).
- Establish the rear build to line to be either 5' or 20' from the alley edge of pavement in order to avoid parked vehicles from blocking the ingress/egress easement.
- Sidewalk labels along the west side of Lakeside Drive should be on top of the proposed sidewalk to clarify their location.
- Alley lighting will need to be arranged so as to deflect the direct rays of light away from adjacent properties and streets in accordance with Section 11.3 (Outdoor Lighting).

- Site plan and design review will be required for each group of townhomes. Townhomes will need to comply with the residential design standards established in section 12.2 of the Zoning Ordinance and the Supplemental Standards for the Old Town Residential District as established by 12.2.G.
 - Provide CCRs that address the maintenance of the alleys.
2. The final plat must show rear setbacks from the alley. Rear loaded garages must be set back a minimum of 5' from the edge of the alley. If not 5', the rear loaded garage must be set back a minimum of 20' so that a car may park in the drive without blocking the alley.
 3. Build to lines for fronts and side streets yards need to be consistent. For example, the side yard on lot 18 in Phase 2, Section 1 needs to match the front yards for lots 19-24 in Phase 2, Section 2.
 4. Fire hydrants must be located no further than 300' apart. An additional hydrant appears to be needed along Spadeleaf Blvd.
 5. Add street numbers for each lot. Coordinate with Sumner County 911.

Submitted by Will Hager, AICP, Senior Planner (May 1, 2015)

Public Works Department

1. Construction plans must be submitted before the recording of the final plat.

Submitted by Marshall Boyd, City Engineer (May 1, 2015)

Fire Department

1. Provide fire hydrant on the north side of Spade Leaf across from lot 14. **Note: Hydrant has not been relocated. No water main sizes are shown.**

Submitted by Chuck Swann, Fire Marshal (May 1, 2015)

Utility District

1. No comment

Submitted by David Brigance (May 1, 2015)

15-030-001: FINAL PLAT, WATERFORD CROSSING, PHASE 2, SECTION 2:

STAFF REPORT

This final plat would create 6 townhouse lots within the Waterford Crossing subdivision. This phase and section are located east of Lakeside Park Drive. The property is zoned Old Town Residential (OTR) and requires “build-to” lines instead of the more familiar setback requirements. It is important that these build-to lines are prescribed in a way that creates a consistent and uniform streetscape.

These townhouse lots will be accessed by alleys. The garages fronting on the alley are required to be placed either 5-feet or 20-feet from the alley in order to provide adequate space for cars to be parked without blocking the travel way.

STAFF COMMENTS

Planning Department

1. Submit a corrected preliminary plat addressing the conditions of approval as stated by the HRPC on January 6, 2015.

Staff Comments/Proposed Conditions of Approval

- Use the terms “build to line” instead of “front yard” in order to clarify where the buildings are to be placed on the lot (See Note 4).
 - Establish the rear build to line to be either 5’ or 20’ from the alley edge of pavement in order to avoid parked vehicles from blocking the ingress/egress easement.
 - Sidewalk labels along the west side of Lakeside Drive should be on top of the proposed sidewalk to clarify their location.
 - Alley lighting will need to be arranged so as to deflect the direct rays of light away from adjacent properties and streets in accordance with Section 11.3 (Outdoor Lighting).
 - Site plan and design review will be required for each group of townhomes. Townhomes will need to comply with the residential design standards established in section 12.2 of the Zoning Ordinance and the Supplemental Standards for the Old Town Residential District as established by 12.2.G.
 - Provide CCRs that address the maintenance of the alleys.
2. Rear loaded garages must be set back a minimum of 5’ from the edge of the alley. If not 5’, the rear loaded garage must be set back a minimum of 20’ so that a car may park in the drive without blocking the alley.
 3. Add street numbers for each lot. Coordinate with Sumner County 911.

4. Build to lines for fronts and side streets yards need to be consistent. For example, the side yard on lot 18 in Phase 2, Section 1 needs to match the front yards for lots 19-24 in Phase 2, Section 2.

Submitted by Will Hager, AICP, Senior Planner (May 1, 2015)

Public Works Department

1. Construction plans must be submitted before the recording of the final plat.

Submitted by Marshall Boyd, City Engineer (May 1, 2015)

Fire Department

1. No comment. **No water main sizes are shown.**

Submitted by Chuck Swann, Fire Marshal (May 1, 2015)

Utility District

1. No Comment

Submitted by David Brigance (May 1, 2015)

15-032-001: FINAL PLAT, WATERFORD CROSSING, PHASE 3, SECTION 1:

STAFF REPORT

This final plat would create 10 single-family detached lots within the Waterford Crossing subdivision. This phase and section are located west of Lakeside Park Drive along a new segment of Nokes Drive. The property is zoned Old Town Residential (OTR) and requires “build-to” lines instead of the more familiar setback requirements. It is important that these build-to lines are prescribed in a way that creates a consistent and uniform streetscape. For example, lots 89 and 110 are located across from the townhouse lots created by Waterford Crossing Phase 2, Section 2. The side street yards for lots 89 and 110 will need to designate build-to lines that are the same as the front build-to lines on lots 19-24.

STAFF COMMENTS

Planning Department

1. Submit a corrected preliminary plat addressing the conditions of approval as stated by the HRPC on January 6, 2015.

Staff Comments/Proposed Conditions of Approval

- Show remaining acreage of this parcel that fronts along Walton Ferry Road and borders the proposed Reserve at Waterford Crossing apartment complex as an additional lot.
 - Use the terms “build to line” instead of setback in order to clarify where the buildings are to be placed on the lot (See Note 4).
 - The build-to-line is shown as 10’ for Phase 3 while Phase 2 uses a build-to line of 15’. These phases should complement each other. Staff suggests using 15’ build-to lines for both phases.
 - Name the drive leading into the apartment site between lots 76 & 77.
 - Walton Ferry Road is planned to be widened to 3-lanes with bicycle lanes, curb and gutter, grass strips and sidewalks. Any right-of-way for these improvements would need to be dedicated as part of this plat for all portions of the property that front on Walton Ferry Road. The required ROW dedication would measure 34’ from the current centerline of Walton Ferry Road.
 - Payment-in-lieu of construction of the roadway improvements called for by the Land Use and Transportation Plan will be required prior to recording of the final plat.
2. Adjust “build-to-line” to compliment Phase 2.
 3. Build to lines for fronts and side streets yards need to be consistent. For example, the side yard on lots 89 & 110 in Phase 3, Section 1 needs to match the front yards for lots 19-24 in Phase 2, Section 2.
 4. Add street numbers for each lot. Coordinate with Sumner County 911.

Submitted by Will Hager, AICP, Senior Planner (May 1, 2015)

Public Works Department

1. Construction plans must be submitted before the recording of the final plat.

Submitted by Marshall Boyd, City Engineer (May 1, 2015)

Fire Department

1. No comment. **No water main sizes are shown.**

Submitted by Chuck Swann, Fire Marshal (May 1, 2015)

Utility District

1. No comment

Submitted by David Brigance (May 1, 2015)

15-033-001: FINAL PLAT, WATERFORD CROSSING, PHASE 3, SECTION 2:

STAFF REPORT

This final plat would create 14 single-family detached lots within the Waterford Crossing subdivision. This phase and section are located along a new segment of Nokes Drive. The property is zoned Old Town Residential (OTR) and requires “build-to” lines instead of the more familiar setback requirements. It is important that these build-to lines are prescribed in a way that creates a consistent and uniform streetscape.

STAFF COMMENTS

Planning Department

1. Submit a corrected preliminary plat addressing the conditions of approval as stated by the HRPC on January 6, 2015.

Staff Comments/Proposed Conditions of Approval

- Show remaining acreage of this parcel that fronts along Walton Ferry Road and borders the proposed Reserve at Waterford Crossing apartment complex as an additional lot.
- Use the terms “build to line” instead of setback in order to clarify where the buildings are to be placed on the lot (See Note 4).
- The build-to-line is shown as 10’ for Phase 3 while Phase 2 uses a build-to line of 15’. These phases should complement each other. Staff suggests using 15’ build-to lines for both phases.
- Name the drive leading into the apartment site between lots 76 & 77.
- Walton Ferry Road is planned to be widened to 3-lanes with bicycle lanes, curb and gutter, grass strips and sidewalks. Any right-of-way for these improvements would need to be dedicated as part of this plat for all portions of the property that front on

Walton Ferry Road. The required ROW dedication would measure 34' from the current centerline of Walton Ferry Road.

- Payment-in-lieu of construction of the roadway improvements called for by the Land Use and Transportation Plan will be required prior to recording of the final plat.
2. Adjust fire hydrants so they are no further than 300' apart.
 3. Add street numbers for each lot. Coordinate with Sumner County 911.

Submitted by Will Hager, AICP, Senior Planner (May 1, 2015)

Public Works Department

1. Construction plans must be submitted before the recording of the final plat.

Submitted by Marshall Boyd, City Engineer (May 1, 2015)

Fire Department

1. No comment. **No water main sizes are shown.**

Submitted by Chuck Swann, Fire Marshal (May 1, 2015)

Utility District

1. No Comment

Submitted by David Brigance (May 1, 2015)

15-034-001: FINAL PLAT, WATERFORD CROSSING, PHASE 3, SECTION 3:

STAFF REPORT

This final plat would create 14 single-family detached lots within the Waterford Crossing subdivision. This phase and section are located east of Walton Ferry Road along a new segment of Nokes Drive. The property is zoned Old Town Residential (OTR) and requires "build-to" lines instead of the more familiar setback requirements. It is important that these build-to lines are prescribed in a way that creates a consistent and uniform streetscape.

Planning Department

1. Submit a corrected preliminary plat addressing the conditions of approval as stated by the HRPC on January 6, 2015.

Staff Comments/Proposed Conditions of Approval

- Show remaining acreage of this parcel that fronts along Walton Ferry Road and borders the proposed Reserve at Waterford Crossing apartment complex as an additional lot.
 - Use the terms “build to line” instead of setback in order to clarify where the buildings are to be placed on the lot (See Note 4).
 - The build-to-line is shown as 10’ for Phase 3 while Phase 2 uses a build-to line of 15’. These phases should complement each other. Staff suggests using 15’ build-to lines for both phases.
 - Name the drive leading into the apartment site between lots 76 & 77.
 - Walton Ferry Road is planned to be widened to 3-lanes with bicycle lanes, curb and gutter, grass strips and sidewalks. Any right-of-way for these improvements would need to be dedicated as part of this plat for all portions of the property that front on Walton Ferry Road. The required ROW dedication would measure 34’ from the current centerline of Walton Ferry Road.
 - Payment-in-lieu of construction of the roadway improvements called for by the Land Use and Transportation Plan will be required prior to recording of the final plat.
2. Add street numbers for each lot. Coordinate with Sumner County 911.
 3. Establish side street build-to lines for lots 76 and 77.
 4. The road leading to the apartment complex is named Reserve Way on previous plats. Please correct.

Submitted by Will Hager, AICP, Senior Planner (May 5, 2015)

Public Works Department

1. Construction plans must be submitted before the recording of the final plat.

Submitted by Marshall Boyd, City Engineer (May 1, 2015)

Fire Department

1. No comment. **Note: water main sizes not shown. Typo on Phase 3, Section 4 was previously submitted as Phase 3, Section 3.**

Submitted by Chuck Swann, Fire Marshal (May 1, 2015)

Utility District

1. No Comment

Submitted by David Brigance (May 1, 2015)

PRELIMINARY AND FINAL DEVELOPMENT PLANS:

Request by Mark Tarver to consider Additional Information regarding Climate Controlled Interior-Accessed Self-Storage.

STAFF REPORT

At the last meeting the Planning Commission denied Mark Tarver's request to add Climate Controlled, Interior Accessed Self-Storage to the list of permitted uses for Lot P of Indian Lake Market. Mr. Tarver elected to carry this matter to BOMA. He has additional information to support his claim. I advised Mr. Tarver that if there is additional information, it should be presented to the Planning Commission rather than to BOMA.

The additional information is attached. One item is an article from the Tennessean regarding a similar proposed storage facility in Brentwood on Carothers Parkway. Initially the Planning Commission was not in support, but has now approved. Also attached is "Why Self-Storage is a Good Neighbor." Additionally, attached is a letter from Mr. Tarver which provides property tax estimates and other information in support of his request. Also included are the previously submitted photos of Climate Controlled, Interior Accessed Self-Storage buildings. Mr. Tarver has committed that his building will be consistent with these buildings in terms of design and building materials.

The previously submitted Staff Report and Comments are as follows:

Planning Department

Indian Lake Market is the planned development which includes Wal-Mart, Home Depot and several out-parcels. The original developer, CT Hendersonville, still owns Lot P. This is the lot behind Home Depot. The corner of this lot just touches Maple Drive North, east of Cornerstone Financial Credit Union. See map attached to the public hearing notice in the front of the folder. See also the enclosed final development plan for Indian Lake Market.

This development plan shows that offices would be constructed on this lot. Access to this lot is by the private street next to Taco Bell. The development plan shows that Parrish Place will be extended along the east side of Home Depot to serve Lot P as well as Lot Q.

CT Hendersonville is now requesting that the list of permitted uses for this planned development be expanded to include climate controlled self storage.

See attached modified site layout for this lot. This shows the proposed two or three story storage building on a portion of Lot P. Two office buildings are shown on the remainder of this lot. Also attached are photos of what the building might look like.

This building would be adjacent to Cornerstone Financial Credit Union. It will be most visible from Maple Drive North. It is adjacent to vacant property on Maple Drive North., which is Indian Lake Center, Phase 3. The master plan includes mostly offices and retail uses.

Current development on Maple Drive North is Office (medical office, banks, A.C.E. (Old Sholodge), City Hall), and a hotel.

The question for the Planning Commission: Would self storage on Lot P be compatible with other development in the area?

If so, should the Planning Commission approve or should this be sent to BOMA?

If this additional use is to be approved, it should be approved subject to the Staff Comments listed on the following page.

STAFF COMMENTS

1. Approval is limited to Lot P only, and is for one building substantially the same size and location as shown on the attached modified development plan.
2. Design of the building shall be substantially equivalent to the attached photos.
3. Site Plan and Design Review approval is required preceded by approval of the Architectural Review Board.
4. Subdivision approval is required to plat Lot P. This must be prior to, or concurrent with Site Plan approval. If not already, development of this lot shall be made subject to the Indian Lake Market covenants, including the Design Guide.

Submitted by Fred Rogers, Planning Director (May 1, 2015)

MOTION by Atchley, seconded by Bryant-McCormick to reconsider this request of Indian Lake Market, Phase 3, Lot P – Final Development Plan – Addition of Use – Climate Controlled Self-Storage and recommend approval to the Board of Mayor and Aldermen. Atchley, Bryant-McCormick and Stringfellow voted aye. Nay: Ames, Bristol, Jenkins, Lea, and Pinson. Absent: Freudenthal and Millsaps. Motion failed.

SITE PLANS:

15-027-001: SITE PLAN, INDIAN LAKE WEST PLAZA, PHASE 3: MOTION by Atchley, seconded by Pinson, to approve Site Plan, Indian Lake West Plaza, Phase 3, with all staff comments as listed below: Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal and Millsaps. Motion carried.

STAFF REPORT

This project is located in Indian Lake Village on the south-west side of Hobby Lobby, behind Sunner Bank & Trust and Aventura Apartments. It is a continuation of the Indian Lake West Plaza shopping center, and will attach to Hobby Lobby. The combined area of all three phases will be total 96,000 square feet.

It should be noted that the number of parking spaces required for the overall shopping center is 405. The applicant has chosen to break out restaurant tenant spaces separately and assess the more restrictive parking requirement used for standalone restaurants. This results in a total required parking count of 456. 495 spaces have been provided.

STAFF COMMENTS

Planning Department

1. Provide screening for transformer.
2. Approval of the site plan is conditioned on approval and recording of a plat combining lots 47 and 24 of ILV Phase 5. Plat must be recorded prior to a building permit being issued.
3. Required pervious area is 25%. Revise data table on sheet L1.1.

Submitted by Timothy Whitten, Landscape Architect/Planner (May 1, 2015)

Public Works Department

1. No comment

Submitted by Marshall Boyd, City Engineer (May 1, 2015)

Fire Department

1. Add an additional fire hydrant in the rear of the building located on the north end of the parking area.

2. Add an additional fire hydrant in the last parking island in the most SW corner of the property.
3. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code.
4. All fire hydrants shall be supplied by not less than 6" water mains. No fire hydrant may be installed on a 6" water main if it dead ends or is greater than 300' in length, per the Hendersonville Subdivision Regulations section 3-107.201. If a water line exceeds 300' in length and not a looped system, the water line size shall be increased to an 8" line minimum.
5. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. Before construction begins an all-weather access roadway shall be installed with a driving surface of not less than 26' of unobstructed width.
6. Provide an adequate roadway capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways. Roads greater than 150' in length shall provide turnaround provisions. 2012 IFC D103.4.
7. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site. This includes but is not limited to construction offices. These will be maintained in working order throughout the construction project.
8. All valves controlling the water supply for automatic sprinkler systems shall be electrically supervised by a listed fire alarm control unit. This includes valves on back flow preventers and check valves that may be in a pit or hot box. 2012 IFC 903.4
9. This project is subject to the regulations set forth in the City of Hendersonville Subdivision Regulations, the 2012 International Fire Code and the 2012 NFPA Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the NFPA standards and guidelines.
10. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted or on-site inspections for additional compliance to meet the code compliance, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Fire Marshal (May 1, 2015)

Utility District

1. Ok for planning phase

Submitted by David Brigance (May 1, 2015)

15-028-001: SITE PLAN, INDIAN LAKE VILLAGE, INETCO: MOTION by Atchley, seconded by Ames, to approve Site Plan, Indian Lake Village, INETCO, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal and Millsaps. Motion carried.

STAFF REPORT

This site is located on the south side of Saundersville Road, between the Indian Lake Office Condos (now under construction) and Stop 30 Road where it meets the railroad track. It is in the Indian Lake Village planned development. The proposed use is a two story office building.

STAFF COMMENTS

Planning Department

1. Replacement trees must be shown in a separate tree schedule. At least half of required replacement trees must be canopy trees.
2. 3" cal. American holly and magnolia must be 10-12 feet in height. Revise.
3. Provide valve callouts on irrigation plan.
4. Show outlines of rooftop units on each elevation. Units must be fully screened by building parapet walls.
5. Approval is conditioned on recording of plat.

Submitted by Timothy Whitten, Landscape Architect/Planner (May 1, 2015)

Public Works Department

1. No Comment

Submitted by Marshall Boyd, City Engineer (May 1, 2015)

Fire Department

1. Indicate the waterline size in the street.
2. All fire hydrants shall be supplied by not less than 6" water mains. No fire hydrant may be installed on a 6" water main if it dead ends or is greater than 300' in length, per the Hendersonville Subdivision Regulations section 3-107.201. If a water line exceeds 300' in length and not a looped system, the water line size shall be increased to an 8" line minimum. **Note: Just a reminder to calculate fire flow with the shown 6" water main to ensure correct flow.**
3. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. Before construction begins an all-weather access roadway shall be installed with a driving surface of not less than 26' of unobstructed width.
4. Provide an adequate roadway capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways. Roads greater than 150' in length shall provide turnaround provisions. 2012 IFC D103.4.
5. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site. This includes but is not limited to

construction offices. These will be maintained in working order throughout the construction project.

6. This project is subject to the regulations set forth in the City of Hendersonville Subdivision Regulations, the 2012 International Fire Code and the 2012 NFPA Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the NFPA standards and guidelines.
7. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted or on-site inspections for additional compliance to meet the code compliance, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Fire Marshal (May 1, 2015)

Utility District

1. Install 6 inch clean-out on sewer service at easement line.

Submitted by David Brigance (May 1, 2015)

15-029-001: SITE PLAN, AUSTIN-BELL FUNERAL HOME: MOTION by Ames, seconded by Lea, to approve Site Plan, Austin-Bell Funeral Home, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal and Millsaps. Motion carried.

STAFF REPORT

This lot is zoned OTC. It is located on the west side of Sanders Ferry, near the BP fuel station and across the street from the old Mallard's Restaurant. It is the former site of the Golden Dragon and Tom's Blue Moon BBQ restaurants. The old building has been partially torn down due to structural defects. The re-built building will occupy more or less the same footprint. A new accessory building will be constructed at the north-west corner of the lot to house the crematorium.

STAFF COMMENTS

Planning Department

1. Provide dedication of right-of-way, sidewalk, curb and gutter to bring Sanders Ferry and Canfield Place up to city standard.
2. Comply with ordinance regarding perimeter landscaping around parking lot.
3. Provide a detail showing how landscape area is going to interface with existing asphalt on adjacent lot.
4. Clarify electric service plan to show underground electric service to building.

Submitted by Timothy Whitten, Landscape Architect/Planner (May 1, 2015)

Public Works Department

1. Provide street improvements along Canfield Place and Sanders Ferry.
2. Provide drainage calculations/report.
3. Review traffic movements around carport and sign parking lot as needed. "One way" traffic signs may be required.

Submitted by Marshall Boyd, City Engineer (May 1, 2015)

Fire Department

This project will require a fire sprinkler system. Show the fire lines, fire pit, back flow and the installation of 2 fire hydrants on site. **Note: Show all hydrants that are existing in relation to this property. A fire hydrant will need to be within 100' of the fire department connection.**

1. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code.
2. All fire hydrants shall be supplied by not less than 6" water mains. No fire hydrant may be installed on a 6" water main if it dead ends or is greater than 300' in length, per the Hendersonville Subdivision Regulations section 3-107.201. If a water line exceeds 300' in length and not a looped system, the water line size shall be increased to an 8" line minimum.
3. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. Before construction begins an all-weather access roadway shall be installed with a driving surface of not less than 26' of unobstructed width.
4. Provide an adequate roadway capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways. Roads greater than 150' in length shall provide turnaround provisions. 2012 IFC D103.4.
5. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site. This includes but is not limited to construction offices. These will be maintained in working order throughout the construction project.
6. All valves controlling the water supply for automatic sprinkler systems shall be electrically supervised by a listed fire alarm control unit. This includes valves on back flow preventers and check valves that may be in a pit or hot box. 2012 IFC 903.4
7. This project is subject to the regulations set forth in the City of Hendersonville Subdivision Regulations, the 2012 International Fire Code and the 2012 NFPA Life Safety Code 101. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the NFPA standards and guidelines.

8. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted or on-site inspections for additional compliance to meet the code compliance, although it may not be initially indicated during staff review.

Submitted by Chuck Swann, Fire Marshal (May 1, 2015)

Utility District

1. Install 6 inch clean-out on sewer service at property line.
2. Show 15 ft easement on 6 inch water line.

Submitted by David Brigance (May 1, 2015)

SKETCH PLATS: None

PRELIMINARY PLATS:

15-035-001: PRELIMINARY PLAT, VILLAGES OF STONEYBROOK, PHASE 5, SECTION 1:

Fred Rogers announced that applicant disagreed with Fire Department Comment 1 but this issue has been resolved as of tonight's meeting. It was an old comment and the new comments were not resent to be included with the Staff Report and Comments.

MOTION by Bryant-McCormick, seconded by Atchley, to approve Preliminary Plat, Villages of Stoneybrook, Phase 5, Section 1, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal and Millsaps. Motion carried.

STAFF REPORT

This preliminary plat proposes 3 single-family detached lots and one lot that will be used to develop 22 townhouses as described in the approved Final Master Development Plan. Units A-I and O-V are accessed by alleys. Units J-N use shared driveways to eliminate the need for front loaded garages. Lot 81-83 will be developed using single-family detached products that are similar to dwellings currently under construction in other phases of Stoneybrook.

STAFF COMMENTS

Planning Department

1. Submit final corrected FMDP addressing the following agreed to conditions of approval.

Staff Comments/Proposed Conditions of Approval

- a. Sprinklers will be required for attached townhome units.
 - b. Specify that “siding material” is cementitious fiber board, hardi or equivalent. Vinyl siding is not permitted.
 - c. Provide lighting details for alley lighting.
 - d. Provide restrictions governing the use of the shared driveways in order to avoid potential conflicts.
 - e. Add a landscape buffer along the rear lot lines of lots 72 and 73.
 - f. The attached townhome units will need to receive site plan and design review approval by the Planning Commission prior to receiving a building permit.
2. For properties subject to the Horizontal Property Act as specified in Tennessee Code Annotated, the owner shall submit to the City of Hendersonville Planning Department a completed Master Deed with Covenants for review prior to the recording of said deed. The Master Deed must comply with all regulations as specified in the Horizontal Property Act.
 3. Relocate the proposed transformer pad shown in the access easement for lots 81 & 82.

Submitted by Will Hager, AICP, Senior Planner (May 1, 2015)

Public Works Department

1. No comment

Submitted by Marshall Boyd, City Engineer (May 1, 2015)

Fire Department

1. Connect roadway Peck Pl thru lot number 73 to hammer head
2. Add fire hydrant on corner lot in front of building designated as 22.
3. As designed this development falls is considered a multi-family development which falls under the IBC and shall be required to be sprinklered.
4. Fire flow requirements shall be a minimum of 1500 gpm @ 20 psi per the 2012 International Fire Code. Fire Hydrants shall be installed no further than 500’ apart along the fire access roadway.
5. All fire hydrants shall be supplied by not less than 6” water mains. No fire hydrant may be installed on a 6” water main if it dead ends or is greater than 300’ in length, per the Hendersonville Subdivision Regulations section 3-107.201. If a water line exceeds 300’ in length and not a looped system, the water line size shall be increased to an 8” line minimum.

6. Every building shall be accessible to the fire department apparatus including but not limited to ladder trucks and vehicles of similar size. Before construction begins an all-weather access roadway shall be installed with a driving surface of not less than 26' of unobstructed width.
7. Provide an adequate roadway capable of supporting the imposed load of fire apparatus. There shall be no "dead end" roadways. Roads greater than 150' in length shall provide turnaround provisions. 2012 IFC D103.4.
8. The roadway, water mains, and fire hydrants shall be installed and operational prior to any combustibles being placed on the construction site. This includes but is not limited to construction offices. These will be maintained in working order throughout the construction project.
9. All valves controlling the water supply for automatic sprinkler systems shall be electrically supervised by a listed fire alarm control unit. This includes valves on back flow preventers and check valves that may be in a pit or hot box. 2012 IFC 903.4
10. This project is subject to the regulations set forth in the City of Hendersonville Subdivision Regulations, the 2012 International Fire Code and the 2012 NFPA Life Safety Code 101.
11. While maintaining compliance with the above mentioned codes it may be necessary to comply with other sections of the NFPA standards and guidelines.
12. The AHJ reserves the right within code to require additional compliance and/or upon further review of plans submitted or on-site inspections for additional compliance to meet the code compliance, although it may not be initially indicated during staff review.
13. Developer agreed to install sprinklers.

Submitted by Chuck Swann, Fire Marshal (May 1, 2015)

Utility District

1. Need to submit utility plans and review fee to HUD for review and approval. Ok for planning phase.

Submitted by David Brigance, HUD (May 1, 2015)

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

15-036-001: SITE PLAN, THE NEST AT 100 GLEN OAK BOULEVARD: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, The Nest at 100 Glen Oak Boulevard.

14-071-001: FINAL PLAT, INDIAN LAKE SUBDIVISION, SEC 15, LOT 29: The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Indian Lake Subdivision, Sec 15, Lot 29.

14-087-001: FINAL PLAT, INDIAN LAKE MARKET, LOT N & N-1: The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Indian Lake Market, Lot N & N-1.

15-037-001: SITE PLAN, RANCHO CANTINA – CHANGE EXTERIOR COLOR: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Rancho Cantina – Change Exterior Color.

OTHER: None

ADJOURNMENT:

MOTION by Ames, seconded by Pinson, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:44 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Jenkins, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Freudenthal and Millsaps. Motion carried.

LORI ATCHLEY, Secretary

DAVID JENKINS, Vice-Chairman

FRED D. ROGERS, JR., Planning Director