

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, APRIL 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: Don Ames, Lori Atchley (came in at 6:38 p.m.), Kee Bryant-McCormick, 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 Secretary.

PUBLIC HEARINGS:

A Public Hearing to hear comments on a request by Michael Shular to annex, adopt a Plan of Services and establish the zoning of part of Parcel 38.01 as Suburban Residential (SR-1) Planned Development and to approve a Preliminary Master Development Plan for this parcel and Parcels 41.00 and 42.01 on Sumner County Property Tax Map 138; said property located on the east side of New Shackle Island Road, south of Drakes Creek Road and to be known as Falcon Ridge.

A Public Hearing to hear comments on a request by Fountain Brooke, LLC, to approve a new Preliminary Master Development Plan for Fountain Brooke Subdivision, Phase 2, Sections 1, 2 & 3, identified as Parcel 21.05 on Sumner County Property Tax Map 138 and zoned Suburban Residential (SR-1) Planned Unit Development (30.84 acres).

A Public Hearing to hear comments on a request by B & C Investments, to revise the Final Master Development Plan, Indian Lake Village, Phase III E to allow an increase in the maximum building height from three stories to five stories to allow for the development of a new hotel, located on the west side of Indian Lake Boulevard and on the south side of Vietnam Veterans Boulevard and identified as Parcel 68.02 on Sumner County Property Tax Map 145.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA:

Fred Rogers said that Resolution 2014-02 has been added to the agenda under Other recommending acceptance of the dedication of the completed streets in Indian Lake Village, Phase I.

MINUTES:

MOTION by Ames, seconded by Millsaps, to approve Public Hearing Minutes of March 4, 2014 to hear comments on a request by SSI Hazel Path, LLC to expand the list of permitted businesses for the property commonly known as Hazel Path Commons, part of The Maples Planned Unit Development, identified as parcel 23.00 on Sumner County Property Tax Map 159K, Group A; said property located on the south side of East Main Street, west of Bonita Parkway. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

MOTION BY Millsaps, seconded by Stringfellow, to approve the Hendersonville Regional Planning Commission Minutes of March 4, 2014. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

MOTION by Ames, seconded by Massey, to approve Public Hearing Minutes of March 18, 2014 to hear comments for the purpose of receiving input on the amendment of the Hendersonville Major Thoroughfare Plan to eliminate the connection of Lakeside Park Drive to Imperial Blvd. An alternative route will be considered to connect the northern end of Lakeside Park Drive to Sanders Ferry Road and/or Walton Ferry Road. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

MOTION by Massey, seconded by Bryant-McCormick, to approve the Hendersonville Regional Planning Commission Minutes of March 18, 2014. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

CONSENT AGENDA ITEMS:

14-018-001: FINAL PLAT, INDIAN LAKE VILLAGE, PHASE 7, RESUB. OF LOTS 26 & 31: MOTION by Jenkins, seconded by Millsaps, to approve Final Plat, Indian Lake Village, Phase 7, Resub. of Lots 26 & 31, with all staff comments as listed below. Ames, Bryant-

McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

STAFF COMMENTS

Planning Department

1. Lot 26 is only allowed to have 2 single-tenant signs. The required design of these signs is as per the Indian Lake Village Development Guide. A multi-tenant sign is not allowed as the site is less than 5 acres in size. Remove Note 12 in reference to a multi-tenant sign. Also, 3 sign easements are shown which exceeds the number of signs allowed on Lot 26. Please revise. If 2 sign easements are granted on Lot 26 for the benefit of Lot 31, no ground signs will be available to future tenants of Lot 26. The existing multi-tenant sign located at the Sam's Club entrance on Indian Lake Boulevard serves Lot 31, Lot 50 and Sam's Club.

Submitted by Lisa Milligan, AICP, Senior Planner (March 31, 2014)

Public Works Department

1. Provide drainage easement through Lot 50 along New Storm sewer
2. Provide construction plans per city standard on access drive and build out of pavement/curb on south edge of lot 31
3. Add access easement on south side of Lot 31, verify if it was recorded on the Sam's Plat

Submitted by Duane Allen, Assistant to City Engineer (March 31, 2014)

Fire Department

1. No comment at this time.

Submitted by Chuck Swann, Interim Fire Marshall (March 31, 2014)

Utility District

1. Ok for planning.

Submitted by Ronnie Perdue, HUD (March 31, 2014)

14-020-001: SITE PLAN, INDIAN LAKE VILLAGE, THE CROSSINGS

DEVELOPMENT, LOT # 5: MOTION by Jenkins, seconded by Millsaps, to approve Site Plan, Indian Lake Village, The Crossings Development, Lot # 5, with all staff comments as listed below. Ames, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Atchley and Bristol. Motion carried.

Planning Department

STAFF REPORT

This site is located behind the Indian Lake Boulevard McDonalds. It is zoned MXC-PD and is part of the Indian Lake Village development.

This lot is one of three that were part of a site plan approved by the Planning Commission in 2008. Each lot had a single building. Only two of the lots were developed, and now are home to many retail businesses such as Jet's Pizza, Which Wich, and Fast Signs. The applicant for Lot 5 is now proposing two buildings instead of one, with only a slight increase in overall building square footage (700 s.f.). There will be a courtyard between the two buildings which will tie in to the existing greenway. Architecture will complement the other two existing buildings. The proposed uses are primarily offices.

STAFF COMMENTS

1. Submit a three-page plat amendment for revision of the greenway easement.
2. The proposed Oldcastle block is not appropriate for the retaining wall. Work with staff to choose and appropriate block.

Submitted by Timothy Whitten, Landscape Architect/Planner (March 28, 2014)

Public Works Department

1. Provide final drainage calculations
2. Add a note stating all construction shall comply with city of Hendersonville construction manual using the typical roadway section provided with the existing and proposed PUD
3. Add City of Hendersonville's standard notes.
4. More comments may be forthcoming concerning drainage

Submitted by Duane Allen, Assistant to City Engineer (March 28, 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 300' along the roadway. Hydrants will be installed on a water main of 8" or greater.
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. Knox Boxes required for both buildings. Contact our office for information. (615-822-1119)
5. 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.
6. 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.
7. Rear of the two buildings exceed 300 feet between hydrants.
8. No fire lines were shown for sprinkler systems.

Submitted by Chuck Swann, Interim Fire Marshall (March 31, 2014)

Utility District

1. Water and sewer details to be worked out.

Submitted by Ronnie Perdue, HUD (March 31, 2014)

FINAL PLATS:

14-024-001: FINAL PLAT, JAMES REECE SUBDIVISION: MOTION by Pinson, seconded by Millsaps, to approve Final Plat, James Reece Subdivision, with granting waiver of the requirements for sidewalks and with all staff comments as listed below. Ames, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: Bryant-McCormick. Absent: Atchley and Bristol. Motion carried.

STAFF COMMENTS

Planning Department

1. Per the Subdivision Regulations, for subdivisions of fewer than 4 lots, the Planning Commission may waive the requirements for sidewalks. The owner is requesting a waiver.
2. The Major Thoroughfare Plan calls for a 64' right-of-way (32' from centerline). The existing right-of-way is shown as 30'. Please dedicate the additional 2' required per the Major Thoroughfare plan.

Submitted by Lisa Milligan, AICP, Senior Planner (March 31, 2014)

Public Works Department

1. Add defined outline of boundary area with existing graves
2. Provide document showing method of sewer service, any road crossing, and detail of road crossing. Cross road one time if physically possible. Verify location of field lines (if any) or existing sewer lines. Show easements on sewer west of Centerpoint road.
3. Add new driveway pipes; provide size and calculation to show storm water is contained in ditch and not in the travel lane on Centerpoint road.
4. Tie down all buildings with bearings and distances
5. In note 1, clarify that you are creating a new sewer easement, show existing easements as existing
6. Add City of Hendersonville's standard notes.

Submitted by Duane Allen, Assistant to City Engineer (March 31, 2014)

Fire Department

1. No comment at this time.

Submitted by Chuck Swann, Interim Fire Marshall (March 31, 2014)

Utility District

1. No comment, White House Utility District.

Submitted by Ronnie Perdue, HUD (March 31, 2014)

PRELIMINARY AND FINAL MASTER DEVELOPMENT PLANS:

14-013-001: PMDP, FALCON RIDGE SUBDIVISION (FORMERLY KNOWN AS DRAKES MANOR): MOTION by Jenkins, seconded by Pinson, to recommend approval to the Board of Mayor and Aldermen PMDP, Falcon Ridge Subdivision (formerly known as Drakes Manor) with conditions of 60% maximum front loaded garages, 60% of the homes to be a minimum of 75% brick or stone and with all staff comments as listed below. Ames, Bryant-McCormick, Freudenthal, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: Atchley and Massey. Absent: Bristol. Motion carried.

STAFF REPORT

Falcon Ridge is proposed for a 56.11 acre property on the east side of New Shackle Island Road, south of Drakes Creek Road. The subject property was previously approved as Drakes Manor, an R-20 Planned Unit Development. The proposed plan is not a revised plan of Drakes Manor. It is a new Preliminary Master Development Plan. Per the new zoning ordinance, the zoning of the development would be SR-1 (Suburban Residential) PD (Planned Development). The proposal was submitted and reviewed prior to the adoption of the new ordinance. It was subsequently deferred. Therefore, the development will be reviewed under the requirements of the previous zoning ordinance.

Falcon Ridge is proposed to have 103 single-family detached homes located on 56.11 acres for a density of 1.84 units per acre. The maximum allowed density for SR-1 PD is 3.0 units per acre or 168 for this property and the maximum allowed for an R-20 PUD per the previous ordinance is 2.2 units per acre (123). The developer is proposing 16.42 acres of common open space (33%) which will include a walking trail in the open space adjacent to Drakes Creek. The detention area is proposed to have water tolerant trees and landscaping to integrate it into the open area.

The minimum lot size provided is 6,490 square feet and the minimum lot width is 50 feet. Setbacks vary based on the type of lot. All lots feature a 22 foot front setback. Side setbacks are 5 feet from the 50 & 65 foot lots and 8 for the 95 & 125 foot lots. The rear setbacks on alley lots are either 5 or 20. On lots with a rear yard backing up to the perimeter, the rear yard is 20 feet. All others are proposed to be 8 feet.

The developer is proposing that for the 50 & 60 foot lots, one story homes are to be a minimum of 1,200 square feet and two story homes are to be a minimum of 1,800 square feet. For the 95 & 125 foot lots, one story shall be a minimum of 1,800 square feet and two story shall be a minimum of 2,400 square feet. All exteriors are to be composed of brick and or cementitious board with accent of stone, stone veneer or stucco. All foundations shall be brick, stone or stucco to grade. No minimum brick percentage is proposed. The developer has indicated that they are proposing to mix primarily brick homes with primarily cementitious siding homes to create variety and interest. The developer is proposing that up to 70% of the homes could have front loaded garages. Front loaded garages will be recessed a minimum of 10 feet from the

façade and be carriage style doors. Also, the garages shall comprise less than 50% of the façade of the home.

STAFF COMMENTS

Planning Department

1. As proposed, 70% of the homes could have front-facing garages. Staff recommends that this percentage be lowered. The plan as shown provides for a minimum of 40% rear and side loaded garages (loaded from side streets). However, this is not guaranteed as the applicant has indicated that only a minimum of 30% will have rear and side facing garages.
2. Plans for the ends of alleys need to be provided with the Final Master in regards to screening and appearance.
3. Staff recommends that a specific percentage of the homes be specified to be substantially brick or stone. The developer should make a proposal.
4. A note should be added to the elevations page stating that the developer may submit additional house planes/elevations for staff approval provided they are equivalent to the current plans/elevations. A process will have to be put in place to ensure that the homes built are consistent and comparable to the conceptual drawing proposed.
5. What are the plans for the recreation area in the open space? Is this area level and cleared?
6. Revised covenants and restrictions must be provided to staff from review.
7. With the submittal of the Final Development Plan, please submit detailed landscaping plans.
8. With the submittal of the Final Development Plan, please submit plans for types of street lights proposed, mailboxes, entrance signage and features and any other amenities.

Submitted by Lisa Milligan, AICP, Senior Planner (March 31, 2014)

Public Works Department

1. Show means of access to Lots 39-42
2. Provide alley cross-section, curb type and preliminary grading profile
3. Add a note stating all construction shall comply with city of Hendersonville construction manual using the typical roadway section provided with the existing and proposed PUD
4. Add City of Hendersonville's standard notes.

Submitted by Duane Allen, Assistant to City Engineer (March 31, 2014)

Fire Department

1. Fire flow requirements shall be 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.
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. Residential developments exceeding 30 units shall have two separate access roads per Section D107, IFC 2012.
 7. Responses noted.

Submitted by Chuck Swann, Interim Fire Marshall (March 31, 2014)

Utility District

1. White House Utility District

Submitted by Ronnie Perdue, HUD (March 31, 2014)

14-023-001: PMDP, FOUNTAIN BROOKE SUBDIVISION, PHASE 2, SECTIONS 1, 2 & 3: MOTION by Massey, seconded by Stringfellow, to recommend approval to the Board of Mayor and Aldermen, PMDP, Fountain Brooke Subdivision, Phase 2, Sections 1, 2 & 3 with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

The developer of Fountain Brooke Subdivision is proposing to amend the Preliminary Master Development Plan for Phase 2 of the development. The newly adopted zoning ordinance allows

for an amendment to a Preliminary Master Development Plan. The process requires the plan to go before the Planning Commission with a public hearing and then proceed to the Board of Mayor and Aldermen for 2 readings with a public hearing at the 2nd reading.

As originally approved, the entire development consisted of 141 single-family dwelling units on 69.25 acres for a density of 2.04 dwelling units per acre. The development featured 17.23 acres of common open space. Amenities included several walking trails throughout the development, benches, a covered pavilion, graded play fields, a pool, and clubhouse.

The proposed plan makes several changes to Phase 2 of the development. First, Phase 2 is proposed to go from 60 single-family dwelling units to 71 single-family dwelling units. This will change the entire development from 141 dwelling units (2.04 du/a density) to 152 dwelling units (2.2 du/a density). The maximum allowed density for an SR-1 PD is 3.0. The size of the lots has not changed. The average lot size for Phase 2 is approximately 11,000 square feet. The original street layout for Phase 2 has changed from a series of short cul de sacs to a loop road with cul de sacs.

Second, the large primary open space in Phase 2 is being reconfigured and the amenity area that was previously proposed in this area is being moved to common area within Phase 1, Section 2. The proposed location is more central to the entire development and more easily accessed by all residents. The proposed amenity area includes a pool, kiddie pool, changing rooms, covered patio and parking area. The amenity area within Phase 2 is proposed to have a paved walking trail. The development is going from 17.26 acres of open space (25%) to 15.93 acres (23%).

As approved, the development was allowed to have 30 front loaded garages (21%). To date, 76 homes have been constructed and none of them are front loaded. The developer is proposing a total of 10 front loaded units for be allowed in Phase 2 (6.6% of the total development). The front loaded garages are proposed to have a 3 foot recess from the front of the home. Provided elevations show features such as 2 single garage doors, carriage style doors, and architectural features such as arches over the doors.

The developer is requesting that the original plan be amended and that they not be required to comply with all requirements of the new zoning ordinance in regards to the side setbacks. The developer has made efforts to bring all possible requirements into line with the new ordinance. They are requesting to maintain the side setbacks as established with Phase 1 & 3 for the remainder of the development. The side setbacks in Phase 1& 3 are 5 feet on each side and 16 feet on side street. Additionally, the developer is maintaining the requirement that there be a minimum of 15 feet between homes. The new ordinance requires 7 feet on each side and 20 feet on side street. Phase 2 meets the standards of the new ordinance in regards to lot width, lot size, front setback, rear setback, minimum percentage of brick per home, and percentage of open space.

STAFF COMMENTS

Planning Department

1. Design standards should be presented in regards to front loaded garages. Please see Section 12.2E of the new Zoning Ordinance.
2. Remove the note in regards to the lot width being measured at the building line for cul de sacs. Per the new ordinance, the lot width for all lots is measured at the building line.
3. Staff has received preliminary covenants and restrictions and will review and provide comments.
4. A site plan will be required for the pool site.
5. Detailed landscaping plans will be required with the Final Development Plan.
6. Revise the note on the plan in regards to the number of front loaded garages as it has been indicated by the developer that a maximum of 10 are proposed.

Submitted by Lisa Milligan, AICP, Senior Planner (March 31, 2014)

Public Works Department

1. Add note stating all road grades shall comply with city design standards
2. Add a note stating all construction shall comply with city of Hendersonville construction manual using the typical roadway section provided with the existing and proposed PUD
3. Show Fountain Brook Drive extended to the property line.
4. Add City of Hendersonville's standard notes.

Submitted by Duane Allen, Assistant to City Engineer (March 31, 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. 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.
3. D107.1 Residential developments exceeding 30 units shall have two separate fire access roads. An exception can be made if there is future development planned. At this time there is no future development planned but after discussions with the developer will except a

temporary construction road that is an all-weather surface that is capable of supported fire apparatus and is maintained as such.

4. 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.
5. 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.
6. 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.
7. Responses noted. Proposed road width is acceptable.

Submitted by Chuck Swann, Interim Fire Marshall (March 31, 2014)

Utility District

1. No comment. White House Utilities.

Submitted by Ronnie Perdue, HUD (March 31, 2014)

14-019-001: FMDP, INDIAN LAKE VILLAGE, PHASE III E (INCREASE THE MAXIMUM BUILDING HEIGHT FROM THREE STORIES TO FIVE STORIES): MOTION by Bryant-McCormick, seconded by Millsaps, to recommend approval to the Board of Mayor and Aldermen FMDP, Indian Lake Village, Phase III E to increase the maximum building height from three stories to five stories and to amend the layout for Phase 3E and with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

The Fairfield Inn developers are requesting an amendment to the Indian Lake Village Final Master Development Plan to increase the allowed building height and to revise the layout for Phase 3E, which consists of the Sam's Club parcel and the parcels between it and the 386 bypass. Phase 3E does not include the outlots in front of Sam's Club and along Indian Lake Boulevard.

The current master plan restricts building height in this Area to 3 stories. The proposed master plan increases the allowed height for Phase 3E to 5 stories, although the site plan for Fairfield

Inn (also on this agenda) is for a four story building. There are other parts of the ILV development (Areas 6, 7, 8 and 9) that allow four and six stories.

The existing master plan shows an L-shaped shopping center (see a copy of the current layout attached to this report). The new plan shows the hotel beside Sam's Club, with a smaller shopping center in front of the hotel and backing up to 386.

STAFF COMMENTS

Planning Department

1. Remove the Corner Marketplace outlot (subdivision ILV Phase 7, Lot 28) from Area 2. This lot should remain in Area 3.
2. The Indian Lake Village Development Guide shall apply to Phase 3E.

Submitted by Timothy Whitten, Landscape Architect/Planner (March 28, 2014)

Public Works Department

1. Provide method for directing traffic from Hotel to traffic signal. (signage/Striping on access road)
2. Add City of Hendersonville's standard notes.

Submitted by Duane Allen, Assistant to City Engineer (March 28, 2014)

Fire Department

1. No comment at this time.

Submitted by Chuck Swann, Interim Fire Marshall (March 31, 2014)

Utility District

1. Ok for Planning

Submitted by Ronnie Perdue, HUD (March 31, 2014)

SITE PLANS:

14-021-001: SITE PLAN, TIRE DISCOUNTERS, MAPLE ROW SHOPPING CENTER:

Timothy Whitten noted a correction on the Staff Report in the second paragraph on the last sentence which reads: See staff comment #7 below. It should be #8.

By general consent of the Planning Commission, it was agreed that all comments with which the developer disagrees would be considered individually before taking an overall motion for the project. The developer disagrees with Planning Comment 8, 9 and 10; Public Works Comment 4; and Fire Comments 1 and 7.

Planning Comment 8: Eliminate the round windows on the front and side facades. MOTION by Millsaps, seconded by Ames, to allow the round windows on the front and side facades. Ames, Jenkins, Millsaps, Pinson and Stringfellow voted aye. Nay: Atchley and Massey. Abstain: Bryant-McCormick and Freudenthal. Motion carried.

Planning Comment 9: Extend the storefront windows to the east side of the building. MOTION by Ames, seconded by Jenkins to deny the request of the developer and require storefront wrap-around consistent with what has been done in other places. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

Planning Comment 10: Approval of proposed brick is conditioned on staff review and approval of a mock-up wall. MOTION by Bryant-McCormick, seconded by Jenkins, to deny the proposed brick (Calstar fly ash & silicon product) as presented. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

Public Works Comment 4: Revise design to provide minimum 1.0% slope on storm sewer.

Jerry Horton noted that Public Works Comment 4 has been removed as it is a construction plan issue and staff will meet with the designer and discuss at a later date. This comment is no longer under consideration.

Fire Comment 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. Hydrants will be installed on a water main of 6" or greater. No hydrants may be installed on water mains of 6" if it is 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.

Fire Comment 7: Sprinkler system required. Must have a fire hydrant within 100 feet of FDC.

Nate Renzella, Fire Inspector, said the Fire Department is in negotiation with the builder and the architect and are trying to resolve these issues within a week. The Fire Department is in agreement with approving the Site Plan as the applicant is working with them to come to resolutions.

MOTION by Atchley, seconded by Millsaps, to require sprinkler system for the building. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

MOTION by Ames, seconded by Millsaps, to approve Site Plan, Tire Discounters, Maple Row Shopping Center, as amended and with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

This site is located in front of the old K-mart shopping center (aka Maple Row Shopping Center). It is just west of the Waffle House site which was approved last month. The property is zoned GC.

This project is subject to the new Zoning Ordinance, which took effect on March 28th. In Section 12 "Building Design Standards" the ordinance states "Use a proportion of windows (vertical, horizontal or square) which generally is consistent with the style and context of the building and with the rest of the development." Tire Discounters is proposing to use small, round windows on the front and side (east) walls. When asked to eliminate these windows and replace with rectangular windows consistent with the rest of the building, the applicant stated "The round windows provide a great deal of design character and interest to the building. The grouping of round windows also alludes to the function of the space beyond (kids area), as well as providing a visual playfulness that otherwise would be compromised by the use of additional square or rectangular window groupings." The Planning Commission should determine if these windows are consistent with the building architecture and that of nearby buildings. No other buildings in the vicinity have similar windows. See staff comment #7 below.

Section 12 also states "For secondary elevations visible from streets and public areas, storefronts should wrap the corner but do not need to cover the full façade." The east wall (which the applicant refers to as the "rear"), which would face oncoming traffic on Main Street, does not have any windows except for two two-foot diameter windows. The applicant has stated that "We recognize the recommendation that the storefront should wrap around to the secondary (rear) elevation and have provided round storefront windows to visual (sic) enhance the secondary wall so it is more suitable for the main street exposure." The Planning Commission should determine if these two small round windows fulfill the intent of the ordinance.

STAFF COMMENTS

Planning Department

1. North arrow is shown incorrectly. Revise.
2. Light pole bases may not exceed 6 inches in height. Revise.
3. Service bays shall be completely screened from Main Street by evergreen vegetation at time of planting.
4. Provide City's standard tree planting details and selection notes.
5. The proposed vegetation along the south parking curb line is insufficient height to screen to the top of the service bay openings. Openings shall be completely screened from oncoming Main Street traffic. Revise.
6. 30" tall shrubs shall be in minimum of 5 gallon containers.
7. Pilaster projection shall be a minimum of 4".
8. Eliminate the round windows on the front and side facades.
9. Extend the storefront windows to the east side of the building.
10. Approval of proposed brick is conditioned on staff review and approval of a mock-up wall.

Submitted by Timothy Whitten, Landscape Architect/Planner (March 31, 2014)

Public Works Department

1. Show sidewalks access easement graphically
2. Add easement for storm drainage system carrying storm water through the site
3. Revised design to provide concrete storm pipes within easement/paved areas
4. Revise design to provide minimum 1.0% slope on storm sewer
5. Show construction entrance
6. Provide study for downstream drainage system to determine if onsite detention is needed
7. Add a note stating all construction shall comply with city of Hendersonville construction manual using the typical roadway section provided with the existing and proposed PUD
8. Add City of Hendersonville's standard notes.
9. More comments will be forthcoming

Submitted by Duane Allen, Assistant to City Engineer (March 31, 2013)

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. 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 do "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. Knox Box will be required. Contact our office for information. (615-822-1119).
5. 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.
6. 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.
7. Sprinkler system required. Must have a fire hydrant within 100 feet of FDC.

Submitted by Chuck Swann, Interim Fire Marshall (March 31, 2014)

Utility District

1. Need to show 1" domestic tap w/RPBP.
2. 6" clean out w/box at Utility easement for sewer lateral.

Submitted by Ronnie Perdue, HUD (March 31, 2014)

14-022-001: SITE PLAN, FAIRFIELD INN & SUITES, INDIAN LAKE BLVD: MOTION by Jenkins, seconded by Bryant-McCormick, to approve Site Plan, Fairfield Inn & Suite, Indian Lake Blvd. with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

STAFF REPORT

This site is located between Sam's Club and the 386 bypass. It is zoned MXC-PD and is in the Indian Lake Village PD. The proposed use is a four-story Fairfield Inn and Suites. A hotel is an allowed use in this zone. A master plan amendment is also on the agenda to increase the allowed building height from 3 stories to 5 stories.

The Development Guide for Indian Lake Village requires a minimum of 75% brick and/or stone on each building elevation. It allows that percentage to drop to 65% for buildings over 75,000 square feet. Fairfield Inn is 51,576 square feet, and so is required to provide 75% brick/stone. They have modified their prototypical design, which is mostly EIFS, to add thin brick and stone; however, on the front wall they only have 65% brick/stone and on the rear wall they have 61%. On the north end (facing 386) and south end walls they have 85% each. The brick/stone percentage for the overall building is 71%. The Indian Lake Village ARC has approved the elevations as proposed. The Planning Commission should determine if the percentages provided are sufficient to meet the intent of the Development Guide.

STAFF COMMENTS

Planning Department

1. The offsite road must be constructed prior to or in conjunction with Fairfield Inn construction. No Use & Occupancy permit will be issued until the road is completed. The applicant has agreed to put up a surety for the construction of the road. Surety amount shall be determined by Public Works Department, and shall be posted prior to issuance of a building permit.
2. The landscape island on the west side of the building shall be a minimum of 9' x 18'. Revise.
3. Show underground electrical tie-in to building.
4. Provide detail of electrical charging stations.
5. Rooftop units shall be completely screened from view by building parapet walls. Show outlines of units on each building elevation.
6. Approval of building materials is conditioned on review and approval by staff of material samples.
7. Canopy lights shall be recessed.
8. Finish of all outdoor site fixtures such as railings, light poles, bollards, etc. shall be black or dark bronze.

Public Works Department

1. Add sign to direct traffic on access drive to traffic signal
2. Add curb along south side of Lot 31
3. Need plans on access drive
4. Revise design to provide 1% minimum slope on storm sewer lines
5. Provide pedestrian route from drive to hotel
6. Provide drainage easement on storm sewer carrying storm water through the site
7. Provide full site plan and access drive plan for final engineering review.
8. Add a note stating all construction shall comply with city of Hendersonville construction manual using the typical roadway section provided with the existing and proposed PUD
9. Add City of Hendersonville's standard notes.

Submitted by Duane Allen, Assistant to City Engineer (March 28, 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. Hydrants will be installed on a water main of 8" or greater.
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 do "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. Knox Box will be required. Contact our office for information, (615-822-1119)
5. 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.
6. 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.
7. Will need additional fire hydrant near the NW corner of hotel.

Submitted by Chuck Swann, Interim Fire Marshall (March 28, 2014)

Utility District

1. Ok for Planning.

Submitted by Ronnie Perdue, HUD (March 28, 2014)

SKETCH PLATS: None

PRELIMINARY PLATS: None

REZONING REQUEST: None

STAFF APPROVED PROJECTS: None

OTHER:

RESOLUTION 2014-01: MOTION by Millsaps, seconded by Pinson, to recommend approval to the Board of Mayor and Aldermen Resolution 2014-01 serving as a report to the Hendersonville Board of Mayor and Aldermen on the Plan of Services for the Annexation of property located on the east side of New Shackle Island Road, south of Drakes Creek Road and to be known as Falcon Ridge. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

RESOLUTION 2014-02: MOTION by Atchley, seconded by Millsaps, to recommend approval to the Board of Mayor and Aldermen Resolution 2014-02 recommending acceptance of the dedication of the completed streets in Indian Lake Village, Phase I, Hendersonville, Sumner County, Tennessee. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

ADJOURNMENT:

MOTION by Millsaps, seconded by Jenkins, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:34 p.m. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Massey, Millsaps, Pinson and Stringfellow voted aye. Nay: None. Absent: Bristol. Motion carried.

ANN MASSEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director