

MINUTES
HENDERSONVILLE REGIONAL PLANNING COMMISSION
TUESDAY, MARCH 3, 2015
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, Mark Bristol, Kee Bryant-McCormick, Bob Freudenthal, Charles Lea, Frank Pinson and Darlene Stringfellow. Absent: David Jenkins and Bryant Millsaps. Also present: Fred Rogers, Jr., Planning Director; Timothy D. Witten, Landscape Architect/Planner; Will Hager, Senior Planner; Marshall Boyd, City Engineer; Paul Varble, Fire Inspector; and Georgie Mathis, Administrative Secretary.

PUBLIC HEARINGS:

Fred Rogers explained the process to the Planning Commission and the members of the audience. The marina property is zoned Neighborhood Commercial Planned Development but there are four parcels and the main marina property is zoned NC Neighborhood Commercial Planned Development. The other three parcels, in particular the two vacant lots on the north side of Sanders Ferry Road after you make the turn, are zoned SR-1 Residential and the new owners have a plan to renovate and expand the marina and add a restaurant and parking for the restaurant. That would require a rezoning to General Commercial as opposed to Neighborhood Commercial but that does not conform to the Land Use Plan which designates this area as Suburban Living, otherwise known as Residential. The Planning Commission by law can't recommend a rezoning to a commercial classification that does not conform to the Land Use Plan and the Suburban Living/Residential designation for this property. Thus, the new owners of the marina, in addition to having applied for the rezoning from residential to commercial, requested an amendment to the Land Use Plan to change the land use designation for this property from Suburban Living/Residential to Waterfront Living. Waterfront Living is like a mixed residential development much like the new Millstone Development, for example, it is mainly residential but has some commercial. Marinas and other neighborhood commercial would be allowed in the Waterfront Living areas. So, that's why there are two Public Hearings tonight. The first one is to consider amending the Land Use Plan to change the land use designation from residential to Waterfront Living which can allow some commercial as well and then the second Public Hearing, and the second action required by this Body, would be to make a recommendation regarding the change in the zoning of the property from residential to commercial. The first action of this Planning Commission would be to determine whether or not to change the Land Use Plan from Suburban Living to Waterfront Living to accommodate the

new plan and the second action would be to make a recommendation to BOMA regarding the request for rezoning the property to General Commercial Planned Development and from the Planning Commission that rezoning request, the second item on the agenda, would go to the Board of Mayor and Aldermen for final determination and that would involve two different readings and another public hearing.

PUBLIC HEARING will be held before the Hendersonville Regional Planning Commission on Tuesday, March 3, 2015 to consider a request by the owner of Drakes Creek Marina to amend the General Framework Map of the Hendersonville Land Use and Transportation Plan to change the character area designation of Drakes Creek Marina from Suburban Living to Waterfront Living.

PUBLIC HEARING to hear comments on a request by Drakes Creek Marina, LLC, to rezone from NC PD Neighborhood Commercial Planned Development and SR-1 Suburban Residential to GC PD General Commercial Planned Development and to approve a new expanded Preliminary Development Plan for Drakes Creek Marina located on the east and north sides of Sanders Ferry Road, Sumner County Property Tax Map 169P, Group E, Parcels 12.00, 12.01, 13.00 and 14.00, containing 9.34 acres.

REQUEST FOR INFORMATION AND ASSISTANCE: None

ADDITIONS TO AGENDA: None

MINUTES:

MOTION by Atchley, seconded by Bryant-McCormick, to approve the Hendersonville Regional Planning Commission Minutes of February 3, 2015. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins and Millsaps. Motion carried.

CONSENT AGENDA ITEMS: None

FINAL PLATS: None

PRELIMINARY AND FINAL DEVELOPMENT PLANS:

15-009-001: AMEND LAND USE PLAN AND PDP, DRAKES CREEK MARINA:

By consent of the Planning Commission, it was agreed to take action on amending the Land Use Plan first and the Preliminary Development Plan (rezoning request) second.

Fred Rogers explained the request to amend the Land Use Plan in conjunction with the Master Plan. The Planning Commission could not recommend rezoning to General Commercial because the Land Use Plan designates this property as Suburban Living or Residential. Thus the necessity of requesting the change in the Land Use designation to Waterfront Living which does include marina and also Neighborhood Commercial. The first action tonight would have to be on the request to change the Land Use Plan to Waterfront Living and if this change is not approved by this Commission, then it would be in order to recommend to the Board of Mayor and Aldermen the denial of the rezoning and the new Development Plan due to lack of agreement with the Land Use Plan. If the Planning Commission changes the Land Use Plan to Waterfront Living, then the second action would be to decide on the rezoning and development plan based on the criteria listed in the staff report and any motion to approve should include and address the staff comments.

Chairman Freudenthal asked if further restrictions can be placed upon the restaurant primarily the hours of operation, hours of live entertainment, etc. Some of the issues that were raised during the public hearing included restricting percentage of the alcohol sales in relation to food sales, concerns regarding traffic and drainage, noise and blocking the view of the Lake.

Mr. Darby Campbell said the Corps of Engineers has extended the current 10 year lease by adding 35 years in support of this plan and the Corps typically will not extend a lease to 45 years which is the longest terms of anybody in this area. The Corps is in the process of leasing Drakes Creek Marina 2-1/2 acres to expand the lease area over the water for operation and to expand the recreational waterfront areas for the public.

MOTION by Atchley, seconded by Stringfellow, to approve the amendment to the Land Use Plan with approval of Planning Staff approving all the traffic and drainage study and it was followed by more discussion.

Marshall Boyd said the City could recommend who to use for the traffic study and then let the developer be in contract with that person to do the work.

Mr. Rogers said this may be one option and would have to be cleared with the City Attorney. I think what Mr. Ames is looking at is for the City Engineer to select the traffic engineer and for this traffic engineer to report solely to the City Engineer and then would be paid directly by the developer as opposed to be paid by the City.

Jim Harrison said there are two different ways of doing the traffic study. The City will have a peer review by a traffic engineer that's hired by the City. A lot of traffic studies end up focusing on a lot of offsite improvements. This one will look at that but the major thing this study looks at is the access locations, the internal drives and things of that sort. It's very difficult to have an out-of-house or out-of-site team traffic engineer looking at those issues with the design team so it would be better if we could perform that service and then have that approved by the City Engineer before we proceed with that traffic engineer. So, we would agree with what Marshall's laid out as a condition.

Boyd said the City will make a recommendation on who to use and then they will contract with that person.

MOTION by Ames to amend the motion to the Amended Land Use Plan to include the traffic study be conducted at the City's direction with the City providing respective firm. Amended motion was accepted by Atchley.

Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins and Millsaps. Motion carried.

MOTION by Lea, seconded by Pinson, to recommend approval to the Board of Mayor and Aldermen the Drakes Creek Marina Preliminary Development Plan (Rezoning Request) subject to restricting the hours of operation on the restaurant to no later than 11 p.m., outside sound/music restriction to cease at 9 p.m., alcohol sales be kept at 25% of sales and all other staff comments as listed below, followed by more discussion.

MOTION by Atchley, seconded by Pinson, to amend the motion to approve the zoning to General Commercial with only the approved uses as stated in this plan and that any further changes have to come to this Body, increase the alcohol sales to 30%, eliminate outdoor sound/music period and close at 11 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins and Millsaps. Motion carried.

MOTION by Lea as amended, seconded by Pinson, to recommend approval to the Board of Mayor and Aldermen the Drakes Creek Marina Preliminary Development Plan rezoning request with the hours restricted to 11 p.m., no outside sound or music, alcohol sales capped at 30% and accepting all staff comments including the parking request. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins and Millsaps. Motion carried.

Fred Rogers noted the schedule for the Drakes Creek Marina Preliminary Development Plan. It will go to the General Committee next Tuesday at 7 p.m., that's a committee of 3 aldermen, and they make a recommendation one way or the other to the Board of Mayor and Aldermen for 1st reading on the 4th Tuesday of this month and if it is approved, then there will be an advertisement for a Public Hearing and it would come back for that Public Hearing and 2nd reading on the fourth Tuesday of the following month being in April.

STAFF REPORT

Drakes Creek Marina, built in 1957, is located near the end of Sanders Ferry Road. Don Wolfard has owned the marina since 1985. It is zoned NC PD. There are 3 covered boat docks on the lake with 200 slips, a dry stack boat storage building, an office, a couple of boat service buildings, and boat sales. This is located on Parcels 12 and 12.01 and on leased Corps of Engineers property. Mr. Wolfard also owns 2 vacant lots (parcels 13 and 14) located south of the marina on the north side of Sanders Ferry Road. The last page of the attached submittal shows these existing buildings and other features. An aerial photo of the area is attached to this report.

Darby Campbell of Knoxville has now purchased the marina and the 2 vacant lots. Mr. Campbell has submitted a proposed new Preliminary Development Plan to guide the expansion and re-development of the marina. The new plan shows that the current office building (former residence) and the old office building will be demolished along with the southern most of the 3 buildings on the south end of the marina property. The other 2 buildings in this group will be renovated. One of these buildings will be a boat repair shop. A fenced boat storage yard is proposed on the south side of this building adjacent to Sanders Ferry Road. The storage yard is on property currently zoned residential. The other building will be used for sales and parts. You will also note that 3 outdoor display areas are shown. These areas will be for the display and sale of boats.

The largest of the new buildings shown on the plan is 22,200 sq. ft. in size and 44 ft. in height. It will be used for dry stack boat storage. This new building would be attached to the existing dry stack building which is 20,785 sq. ft. in size and 35 ft. in height.

A new building for a bath house and laundry is shown behind the dry stack buildings.

The entrance to the marina will be modified. New parking lots are proposed adjacent to Sanders Ferry Road in front of the dry stack building and to the south of this building.

Finally, a restaurant and parking lot is shown on the plan north of Sanders Ferry Road on the property which is currently zoned residential. A deck is shown which could accommodate outdoor seating.

The plan shows that landscape screening would be provided along Sanders Ferry Road and adjacent to the neighboring house on the east side of the restaurant. The 2nd page of the development plan shows details for this landscaping.

As stated above the property is currently zoned NC PD and SR-1. In particular, Parcel 12 is NC PD and Parcels 12.01, 13 and 14 are SR-1. To accommodate the proposed plan, Mr. Campbell has applied to rezone Parcel 12 from NC PD to GC PD and to rezone 12.01, 13 and 14 from SR-1 to GC PD. NC is Neighborhood Commercial and GC is General Commercial.

GC zoning does not conform to the Land Use Plan which designates the Walton Ferry peninsula for Suburban Living. By law, the Planning Commission cannot recommend rezoning to a zoning district which permits uses which are not allowed by the Land Use Plan. Therefore, if the Planning Commission desires to recommend rezoning the property to GC PD, the Planning Commission must first amend the Land Use Plan to change the land use designation from Suburban Living to a land use classification which allows commercial uses. Mr. Campbell requests that the Planning Commission change the Land Use Plan for this property to Waterfront Living. See attached description of Waterfront Living. You will note that the Primary Land Uses are to include “single-family detached, villas, townhomes, multi-family, hotels, marinas and cultural institutions.” Secondary Land Uses are to include “neighborhood-serving commercial (<10,000 GFA), civic and institutional and parks, trails and open space.”

The proposed permitted uses are listed on the 1st page of the proposed new Development Plan. This list includes all uses which currently exist on the property plus one new use – a restaurant.

The existing uses are permitted in NC zones. A restaurant is also permitted in NC, however, beer and alcohol are not permitted and the restaurant must close at 9 p.m. These restrictions would not apply if the property is zoned GC.

GC allows a number of uses which would be extremely detrimental to this residential neighborhood. However, such uses could not be allowed unless the Planning Commission approves such uses. The owner may later request additional uses. The Planning Commission may approve with or without conducting a public hearing or may refer the matter to BOMA with a recommendation to approve or deny.

“Land Banked Future Parking” is also requested as allowed by Section 11.2E. 351 spaces are required. 310 are proposed. They have stated that Hendersonville’s standards are higher than other cities where they are located. 11.2E requires that a contingency plan be provided to show where the additional 41 spaces could be constructed if needed. Such a plan has not yet been provided.

Finally, the applicant also requests a waiver of the City’s building design standards and in particular the restrictions on metal buildings. Page 3 of the submittal includes conceptual/sample elevations and photos of what the dry stack building might look like. (Note: Mr. Campbell does not intend to construct the office wing which is shown on the elevations.) These elevations are supplemented by text which list materials to be used for the new dry stack building as well as to “re-skin” the existing dry stack building. These materials include metal, cement board and stone. As can be seen from the elevations, the primary material is metal.

An understanding is needed as to how much stone would be placed on the building and where it would be located. The only place stone is shown on the elevations is on the office wing. As stated earlier, this will not be built.

Other design standards for which a waiver will be necessary relative to the dry stack building include massing and scale, building façade articulation, windows and roof. (Note: the office wing would have partially addressed these standards.)

The developer should provide clarification as to the intended degree of renovation of the existing buildings adjacent to Sanders Ferry Road. Will these buildings be completely “re-skinned”? What materials will be used? In what percentages?

As you are aware, a restaurant may include a bar and live and/or recorded music. The activities usually continue into the night, i.e. midnight or beyond. Activity on the proposed deck and/or other outdoor areas will create noise which may be objectionable to the nearby residents. The City’s noise ordinance will require that the noise be kept to a certain maximum level, but there could still be noise until late at night. You may recall that there were problems with the restaurant at Anchor High Marina. Mr. Campbell should propose methods to avoid such problems.

The City Engineer has asked for a traffic study to determine what street and/or access improvements may be needed.

Criteria for rezoning:

- a. The amendment is in agreement with the Land Use Plan for the area.
- b. There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.
- c. No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
- d. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area’s Land Use Plan and subsequently, the zoning map.

The Planning Commission must first act on the request to change the Land Use Plan to Waterfront Living. If this change is not approved, it would be in order to recommend to BOMA the denial of the rezoning and new development plan due to lack of agreement with the Land Use Plan. If the Planning Commission changes the Land Use Plan, the second action would be to decide on the rezoning and development plan based on the criteria listed above. Any motion to approve should include/address the staff comments.

STAFF COMMENTS

Planning Department

1. In the event the owner requests the approval of an additional uses(s), a public hearing shall be first conducted by the Planning Commission and any action by the Planning Commission to approve shall be in the form of a recommendation to BOMA. Place a note to this effect on the corrected Preliminary Development Plan and on the Final Development Plan.

2. If the Planning Commission approves the request for Land Banked Future Parking, show an area for future parking in compliance with 11.2E.
3. With the submittal of the Final Development Plan, submit details for architectural design and building materials for the dry stack buildings, the restaurant and the parts and repair buildings.
4. With the submittal of the Final Development Plan, submit a proposal to prevent adverse impact on the surrounding homes resulting from noise and related disturbances from live and/or recorded music and other entertainment or activities.

Submitted by Timothy Whitten, Landscape Architect/Planner and Fred Rogers, Planning Director (February 27, 2015)

Public Works Department

1. Prior to site plan approval provide traffic study and plan for drainage improvements noted in master development plan.
2. Prior to site plan approval provide turning movements for truck and trailer at all entrances to ensure adequacy.
3. Coordinate with Planning Department the need for bike lanes along Sanders Ferry.

Submitted by Marshall Boyd, City Engineer (February 27, 2015)

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. 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. Fire hydrants are needed within the project area.
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. We can send you a copy of our apparatus turning radius template. 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. 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. Dry storage and restaurant will need a fire sprinkler system installed.

Submitted by Chuck Swann, Fire Marshal (February 27, 2015)

Utility District

Ok for Planning. Water and Sewer plans need to be submitted to HUD for approval. 2000 gallon grease trap will be required for proposed restaurant.

Submitted by David Brigance (February 27, 2015)

15-002-002: FDP, VILLAGES OF STONEYBROOK, SECTION 1, PHASE 5: MOTION by Ames, seconded by Bryant-McCormick, to approve FDP, Villages of Stoneybrook, Section 1, Phase 5, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins and Millsaps. Motion carried.

STAFF REPORT

Domus Partners, LLC has applied to revise the Final Master Development Plan for the undeveloped portion of the Villages of Stoneybrook, Section 1. The proposed revision would reduce the overall density of this phase from 31 to 25 and would include a combination of single-family detached dwellings and alley loaded townhomes.

As shown, the revision would create three lots (23, 24 & 25) that would be developed in accordance to the current covenants and restrictions governing the development with housing products similar to what are currently being constructed along Peck Place. These would be single family detached structures with attached garages.



Figure 1 Examples of homes that could be built on lots 23, 24 & 25

The remainder of this section would be developed as condominium units. Two types of condominium unit types are proposed. Units 1-9, 12, 13, & 15-22 are attached townhome units that share a common wall near the rear of the dwellings. The result is an attached dwelling that gives the illusion of separation from the street and reduces the number of common walls that divide living areas. These units would have private courtyard areas that separate the dwellings from the alley loaded garages. The attached units are proposed to be primarily brick and stone except for the exterior wall facing the courtyard which is proposed to be finished with siding. Vinyl siding is not permitted by the zoning ordinance for developments that are zoned MFR PD.

Planning comment 2 requests that the siding material is to be specified as cementitious fiber board or an equivalent as a condition of approval.

Garages for the attached units are detailed in the architectural drawings. Three garage types are proposed for the attached units and include a one-story garage, a two-story garage with a full second floor, and a two story garage with a walk out patio.

Units 10, 11 & 14 are single family detached dwellings but are similar to the attached townhomes in terms of scale and architectural design. The proposed elevations comply with the residential building design requirements established by the zoning ordinance. These units also provide private courtyard areas directly to the rear of the residence and detached garages. These units, along with units 12 and 13 will be served by driveways. Shared driveways are proposed for units 10 and 11, as well as, units 13 and 14. The developer is drafting restrictions governing the use of these driveways to avoid the potential conflicts that could occur. Approving the shared driveways allow the developer to avoid front loaded garage doors that would otherwise dominate the front of these residences.

STAFF COMMENTS

Planning Department

1. Sprinklers will be required for attached townhome units.
2. Specify that “siding material” is cementitious fiber board, hardi or equivalent. Vinyl siding is not permitted.
3. Provide lighting details for alley lighting.
4. Provide restrictions governing the use of the shared driveways in order to avoid potential conflicts.
5. Add a landscape buffer along the rear lot lines of lots 72 and 73.
6. The attached townhome units will need to receive site plan and design review approval by the Planning Commission prior to receiving a building permit.

Submitted by Will Hager, AICP, Senior Planner (February 27, 2015)

Public Works Department

1. Add street light at intersection entrance from Golf Club Circle West next to parking stalls and at the end of each alley.
2. Indicate different curb types on site plan. Modify typical section to ensure the ribbon curb is traffic bearing.
3. Show existing buildings on all adjacent lots.

Submitted by Public Works (February 27, 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.

Submitted by Chuck Swann, Fire Marshall (February 27, 2015)

Utility District

1. Ok for planning, need to submit water and sewer plans to HUD for approval.

Submitted by David Brigance, HUD (February 27, 2015)

SITE PLANS: None

SKETCH PLATS: None

PRELIMINARY PLATS:

15-012-001: PRELIMINARY PLAT, MARJ PROPERTIES: MOTION by Atchley, seconded by Pinson, to approve Preliminary Plat, MARJ Properties, with all staff comments as listed below. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins and Millsaps. Motion carried.

STAFF REPORT

MARJ Properties is seeking approval of a preliminary plat that calls for 22 industrial lots and 3 residential lots. The industrial lots would be located along a proposed extension of Molly Walton Drive and a proposed street named Elbert Jones Court. The 3 residential lots are proposed to the south of the industrial area along Forest Retreat Road. A similar preliminary plat was approved with conditions by the HRPC on November 3, 2008.

A landscape buffer is required for portions of industrial lots that are adjacent to residential lots. The required buffer is listed as a "Type A" buffer which is 30 feet deep measured towards the interior of the property and planted with a row of evergreen trees, 10 feet to 20 feet on-center (depending on the growth habit of the selected species), a double staggered row of shrubs spaced a maximum of 8 feet on-center, and 1 row of shade trees spaced a maximum of 33 feet on-center. The note describing the landscape buffer on the plat will need to be corrected to appropriately describe the buffer areas.

Residential building design standards outlined in section 12.2 of the Zoning Ordinance will apply to lots 23, 24 and 25. This section requires that residential buildings built in subdivisions creating 3 or more lots after the date adopting this ordinance are required to be constructed of 50% brick and/or stone as expressed in terms of total overall wall area exclusive of windows and doors. Additional requirements govern front loaded garage doors.

The applicant is requesting specific waivers from the subdivision requirements related to electric utilities, curb & gutter and sidewalk requirements. The applicant is requesting that overhead electric be allowed within this subdivision. The existing portion of Molly Walton Drive to the west of this site was developed with overhead electric lines. Payment-in-lieu of sidewalk construction is also being requested. The applicant is requesting that these payments would be collected as site plans are approved within the development. The applicant is also requesting payment-in-lieu of curb and gutter and sidewalks for the three residential lots located on Forest Retreat Road. Neither sidewalks nor curb and gutter are currently provided along this segment of Forest Retreat Road. The payments for these lots would be collected with the approval of the final plat since there would not be a site plan submitted for the development of these lots.

STAFF COMMENTS

Planning Department

1. Front MBSLs for lots 1 & 2 are labeled as 40' but drawn to 50'.
2. Edit Note 16 to state the following:

Lots 11 through 20 have a 30 foot setback along the property line abutting residential lots. This 30 foot setback is required to exclusively accommodate the required "Buffer Type A" as defined by the Hendersonville Zoning Ordinance and described below:

Buffer Type A: Provide a thirty feet deep (as measured towards the interior of the property) buffer yard along the shared property line planted with:

- i. A row of evergreen trees, 10 feet to 15 feet on-center (depending on growth habit of species selected), a double staggered row of shrubs spaced a maximum of 8 feet on-center, and 1 row of shade trees spaced a maximum of thirty-three feet on-center.
 - ii. All plants shall meet the installation and planting size requirements specified in Appendix D (Landscape Standards) of the Hendersonville Zoning Ordinance.
3. The required landscape buffer and any required PUDE will need to be coordinated in order to avoid potential conflicts. The phrase “Unobstructed Open Area” is misleading and should be replaced with “Required Landscape Buffer”.
4. Delineate the required landscape buffer along the west lot line of lot 12.
5. Payment-in-lieu of constructing sidewalks within the Industrial lots will need to be approved by the Planning Commission.
6. Payment-in-lieu of construction for curb & gutter and sidewalks for lots 23, 24 & 25 will need to be approved by the Planning Commission.
7. Overhead electric would need to be approved as a waiver by the HRPC.
8. Fire hydrants may not be located further than 300’ apart. It appears that two additional hydrants are required along Molly Walton Drive.
9. Add a note to the plat in accordance with Section 12.2 of the Zoning Ordinance (Residential Building Design Standards) stating that residences constructed on lots 23, 24 or 25 shall consist of at least 50% brick or stone as expressed in terms of percentage of total overall wall area of each dwelling exclusive of window and doors.
10. Add a note to the plat in accordance with Section 12.2 of the Zoning Ordinance (Residential Building Design Standards) stating that any front-entry garage doors on lots 23, 24 or 25 shall conform to the following design standards. If more than 40% of the homes in a subdivision have front-entry garages, at least 50% of the garages which exceed 40% of the width of the front façade of the home shall have carriage style doors and:
 - a. shall be recessed back from the front of the house by a minimum of 10 feet.
 - The remainder:
 - b. shall have 2 single-wide doors rather than a double-wide door or
 - c. shall have an arch over the door (brick or dryvit), columns, a portico or decorative/ornamental lighting.

Submitted by Will Hager, AICP, Senior Planner (February 27, 2015)

Public Works Department

1. Provide confirmation the future build out / alignment of Molly Walton will work as shown on preliminary plat.
2. Show utility lines, sizes, and location in Forest Retreat Road.
3. Tie down existing structures.

4. Show the location of any septic areas for the house shown on Forest Retreat Road.
5. Provide a note stating the property owner's association is responsible for the maintaining the regional detention pond.
6. Provide the following note on the plat: "No building permit shall be issued for ant lot shown on this plat until street names, regulatory sign and warning signs and warning signs are installed and verified by the City Engineer or Road Superintendent." (Reference 3-103.208 Sub. Regs.)
7. Provide turnaround at end of Molly Walton.
8. Length of Elbert Jones Court exceeds 800'. Provide additional turnaround so length does not exceed 800' ((Reference 3-104.405b.(ii) Sub. Regs.).
9. Provide limited traffic study focusing on any improvements (timing modifications) needed to traffic signal at Freehill and Gallatin Road and improvements to Forest Retreat Road.

Submitted by Marshall Boyd, City Engineer (February 27, 2015)

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. 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. No water lines or fire hydrants were shown.
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. We can send you our fire apparatus turning radius template. 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. 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. No fire sprinkler plan was shown although the one in a nearby city is. Was this over looked?

Submitted by Chuck Swann, Fire Marshal (February 27, 2015)

Utility District

1. Ok for planning. Need utility plans submitted to HUD for approval. State approval required also.

Submitted by David Brigance (February 27, 2015)

REZONING REQUEST: None

STAFF APPROVED PROJECTS:

15-005-001: SITE PLAN, HENDERSONVILLE CHIROPRACTIC OFFICE

RENOVATIONS: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Hendersonville Chiropractic Office Renovations.

15-014-001: SITE PLAN, LOST CAJUN RESTAURANT – PATIO ADDITION: The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Lost Cajun Restaurant – Patio Addition.

OTHER:

RESOLUTION 2015-02: MOTION by Pinson, seconded by Ames, to recommend approval to the Board of Mayor and Aldermen Resolution 2015-02 recommending acceptance of the dedication of the completed streets in Autumn Creek, Sections 1, 1-A, 2, 2-A, 2-2, 3, 4, 5, and 6, Hendersonville, Sumner County, Tennessee. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins and Millsaps. Motion carried.

ADJOURNMENT:

MOTION by Pinson, seconded by Ames, to adjourn the Hendersonville Regional Planning Commission Meeting at 8:27 p.m. Ames, Atchley, Bristol, Bryant-McCormick, Freudenthal, Lea, Pinson and Stringfellow voted aye. Nay: None. Absent: Jenkins and Millsaps. Motion carried.

LORI ATCHLEY, Secretary

BOB FREUDENTHAL, Chairman

FRED D. ROGERS, JR., Planning Director