

**MINUTES**  
**HENDERSONVILLE REGIONAL PLANNING COMMISSION**  
**TUESDAY, APRIL 7, 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, Kee Bryant-McCormick, Bob Freudenthal, David Jenkins, Charles Lea, Bryant Millsaps and Frank Pinson. Absent: Mark Bristol and Darlene Stringfellow. 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:**

Chairman Freudenthal announced that the agenda has been modified slightly. There will only be one public hearing tonight as the request to add professional office space as a permitted use in Indian Lake Center, Phase 1, Planned Unit Development (Publix Shopping Center) has been withdrawn for the time being.

Public Hearing to hear comments 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.

**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 March 3, 2015. Ames, Atchley, Bryant-McCormick,

Freudenthal, Lea and Pinson voted aye. Nay: None. Abstain: Jenkins and Millsaps. Absent: Bristol and Stringfellow. Motion carried.

MOTION by Ames, seconded by Atchley, to approve Public Hearing Minutes for March 3, 2015, to amend the General Framework Map of the Hendersonville Land Use and Transportation Plan to change the character area designation of Drakes Creek from Suburban Living to Waterfront Living and 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 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. Ames, Atchley, Bryant-McCormick, Freudenthal, Lea and Pinson voted aye. Nay: None. Abstain: Jenkins and Millsaps. Absent: Bristol and Stringfellow. Motion carried.

## **CONSENT AGENDA ITEMS:**

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

### **STAFF REPORT**

MARJ Properties is seeking approval of a final 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. The preliminary plat for this development was approved at our last meeting.

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. A utility easement crosses the required buffer as currently shown and will need to be corrected prior to recording the plat. This issue is addressed by planning comment 2.

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 received waivers from the subdivision requirements related to overhead 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 was approved. These payments would be collected as site plans are approved within the development. Payment-in-lieu of curb and gutter and sidewalks was also 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. Edit Note 16 to state the following:

Lots 11 through 21 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.
2. The required landscape buffer for lot 12 appears to be compromised by the 20' sanitary sewer easement. The required 30' landscape buffer must be located exclusive of any other required easement. This may dictate that the 8" sanitary line and easement are relocated.
  3. Payment-in-lieu of construction for curb & gutter and sidewalks for lots 23, 24 & 25 will be required prior to recording the plat.
  4. Fire hydrants may not be located further than 300' apart. It appears an additional hydrant is required near the end of Molly Walton Drive.

5. Add street addresses for each lot.

Submitted by Will Hager, AICP, Senior Planner (April 2, 2015)

Public Works Department

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

Submitted by Marshall Boyd, City Engineer (April 2, 2015)

Fire Department

- 1) All comments were addressed.

Submitted by Chuck Swann, Fire Marshal (April 2, 2015)

Utility District

- 1) Minimum 20 ft. easement for sewer lines, submit detailed sewer plans to HUD for review and approval.
- 2) Ok for planning phase
- 3) The lots on forest Retreat will be HUD water and sewer

Submitted by David Brigance (April 2, 2015)

## **FINAL PLATS:**

**15-016-001: FINAL PLAT, INDIAN LAKE VILLAGE, PHASE 8, SECTION B RE-SUBDIVISION LOT 52:** MOTION by Jenkins, seconded by Millsaps, to approve Final Plat, Indian Lake Village, Phase 8, Section B Re-subdivision Lot 52, with all staff comments as listed below except Planning Comments 1 and 5 which were withdrawn by Planning Staff. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps and Pinson voted aye. Nay: None. Absent: Bristol and Stringfellow. Motion carried.

## **STAFF REPORT**

The proposed plat would further subdivide Lot 52, located on the south side of Saundersville Road, west of the Stop Thirty Road intersection. The plat would create three lots for future development. The lots would be accessed by a Joint Access and Utility Easement. The proposed access easement is 50-foot wide and the drive would be built to city of Hendersonville standards. A temporary turnaround is proposed in order to accommodate future extensions of the joint access easement that may be necessary if lot 52 is further subdivided. The applicant has not

provided a conceptual or sketch plan regarding additional extensions of the shared access but if further extension of the drive is necessary, the facility may be required to be dedicated as a public street.

## STAFF COMMENTS

### Planning Department

1. Place the entire easement on lot 52. If this private drive is extended further in the future, it may be required to be dedicated as a public street. Dividing the access easement between the three proposed lots will complicate anticipated future re-subdivisions.
2. The access easement and turnaround must be built to meet or exceed the standards for public ways as set forth by section 4-103 of the Subdivision Regulations. Extend concrete sidewalks, curb and gutter and 5' grass strip and street lights the same as would be done for any public street.
3. Provide a sketch plat or plan for future extension of the drive.
4. The type of turnaround required shall be determined by the Planning Commission based upon recommendation of the City Engineer. Turnarounds shall be designed to accommodate emergency and service vehicles as well as passenger cars.
5. When the access easement is placed completely on Lot 53, lot 54 will no longer be served by water. Show how water will be extended to this lot.
6. Is lot 54 served by underground electric? Have you verified that lot 52 is currently served by underground electric?
7. Note 12 should divide the tree remediation responsibilities by the three proposed lots. The note should read:

“Each lot owner is responsible for 115 caliper inches of trees per acre. Replacement or payment into the City’s tree bank is to be secured prior to issuance of a building permit for each lot. Tree bank payment are assessed at \$50 per caliper inch owed.”

8. Add Underground Electric (UGE) to the legend.
9. Modify note 9 to state “The developer of each lot is responsible for providing their portion of the greenway trails with development of each lot.”

Submitted by Will Hager, AICP, Senior Planner (April 2, 2015)

### Public Works Department

1. Note 13 should be two separate notes and the quotations can be removed.
2. Construction plans must be submitted before the recording of the final plat.

Submitted by Marshall Boyd, City Engineer (April 2, 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 main locations or sizes were shown. No proposed 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. 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.

Submitted by Chuck Swann, Fire Marshal (March 12, 2015)

Utility District

No Comment

Submitted by David Brigance (April 2, 2015)

## **PRELIMINARY AND FINAL DEVELOPMENT PLANS:**

**15-019-001: INDIAN LAKE MARKET, LOT P – FINAL DEVELOPMENT PLAN – ADDITION OF USE – CLIMATE CONTROLLED SELF-STORAGE:** MOTION by Millsaps, seconded by Jenkins, to deny the request of Indian Lake Market, Lot P – FDP – Addition of Use – Climate Controlled Self-Storage. Ames, Freudenthal, Jenkins, Lea, Millsaps and Pinson voted aye. Nay: Atchley and Bryant-McCormick. Absent: Bristol and Stringfellow. Motion carried.

This project does have the option to appeal to the Board of Mayor and Aldermen.

**15-010-001: SELLARS FUNERAL HOME – FINAL DEVELOPMENT PLAN:** MOTION by Millsaps, seconded by Lea, to approve Sellars Funeral Home – FDP, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps and Pinson voted aye. Nay: None. Absent: Bristol and Stringfellow. Motion carried.

### **STAFF REPORT**

Monthaven Place is a planned development covering Monthaven Apartments, Monthaven Office Park, the Hendersonville Arts Council, a vacant 3.76 acre lot, a vacant 17.5 acre parcel, and a 1.7 acre lot which is the subject of this amendment.

This is an amendment to the Final Development Plan for Monthaven Place, Phase 3. Phase 3 covers Lot G only, which is the proposed site for Sellars Funeral Home. The amendment adds Funeral Home to the list of allowed uses for lot G. The other allowed uses are Bank and Full Service Restaurant. The site plan for lot G is also on the agenda.

The proposed layout complies with the approved master plan, except that a third access onto Monthaven Boulevard is proposed. As proposed Lot G has direct access onto Monthaven Boulevard, rather than indirect access via one of the two other permitted access points.

### **STAFF COMMENTS**

#### Planning Department

Sidewalk, curb, and gutter along Main Street is required for Lot G, or payment-in-lieu.

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

#### Public Works

1. The linear foot cost for the sidewalk is \$25 and curb and gutter is \$26. The payment amount can be calculated for the Gallatin Road frontage using these amounts.

2. Use an alternate means of outlet protection instead of riprap. Forms of turf reinforcement matting are acceptable.
3. Check sight triangle and entrance/exit.
4. The monument sign detail displays Mr. Juliet instead of Hendersonville.

Submitted by Marshall Boyd, Engineer (April 2, 2015)

Fire Department

Add an additional fire hydrant on the South east corner of the property

Submitted by Chuck Swann, Fire Marshal (April 2, 2015)

Utility District

1. WHUD water and sewer.

Submitted by David Brigance (April 2, 2015)

**SITE PLANS:**

**15-015-001: SITE PLAN, INDIAN LAKE CENTER, PHASE 5, LOT C – JEA SENIOR LIVING – ALZHEIMER’S SPECIAL CARE CENTER:** MOTION by Jenkins, seconded by Pinson, to approve Site Plan, Indian Lake Center, Phase 5, Lot C – JEA Senior Living – Alzheimer’s Special Care Center, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps and Pinson voted aye. Nay: None. Absent: Bristol and McCormick. Motion carried.

**STAFF REPORT**

This site is located on the east side of Indian Lake Boulevard, across the street from Demos Restaurant. It is in the Indian Lake Center planned development, and is zoned GC-PD. The proposed use is Assisted Living Facility, which was added to the master plan as an approved use for this lot last year.

**STAFF COMMENTS**

Planning Department

1. Revise property calls to match plat.

2. Outlet structures visible from Indian Lake Boulevard shall be faced with stone or brick. Provide detail.
3. Existing trees 86 and 102 appear to be impacted by proposed grading. Revise tree replacement plan and calculations accordingly.
4. Tree replacement calculations indicate a total of 187.5 inches have been provided, yet 177.5 inches is stated on the plan. Please reconcile.
5. Show 30' parking setback line on layout sheet.
6. Show the existing utilities that are being tied into.
7. Continue type C buffer along NES substation easement. Terminate at the front building setback line.
8. Parking lot perimeter shrubs must be minimum height of 30". Revise.
9. Show light poles on landscape plan. Adjust pole/tree locations to avoid conflicts.
10. Refer to the Indian Lake Center Design Guideline for signage requirements. Monument sign must comply with the "Single Tenant Ground Mounted Sign" detail in regard to all dimensions and materials. Please note these on the next submittal.

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

Public Works Department

1. Extend ingress/egress easement to allow possibility of future connection from adjacent lot. Similar comment was made on plat and during phone conversation with Ted Stevenson.

Submitted by Marshall Boyd, City Engineer (April 2, 2015)

Fire Department

1. Move fire hydrant to the parking island on the Northeast corner of the building

Submitted by Chuck Swann, Fire Marshal (April 2, 2015)

Utility District

1. Three inch meter vault must have 3 inch bypass line installed around vault.
2. If food preparation occurs at the facility, a 2000 gallon grease trap must be installed.

Submitted by David Brigance (March 12, 2015)

**15-021-001: SITE PLAN, MURPHY OIL FUEL CENTER AND C-STORE:** MOTION by Millsaps, seconded by Jenkins, to approve Site Plan, Murphy Oil Fuel Center and C-Store, with all staff comments as listed below. Ames, Bryant-McCormick, Freudenthal, Jenkins, Lea,

Millsaps and Pinson voted aye. Nay: None. Abstain: Atchley. Absent: Bristol and Stringfellow. Motion carried.

#### STAFF REPORT

This site is located in front of Super Wal-Mart and behind Chop House. It is zoned GC-PD, and is part of the Indian Lake Market planned development. The proposed use is a fuel center.

A site plan for Murphy Oil was approved by the Planning Commission for this site in 2005, but it was never built. This new plan is similar to the approved plan, but relocates some of the access points, reduces the number of pumps and canopy size, and provides a larger building.

#### STAFF COMMENTS

##### Planning Department

1. Slopes steeper than 3:1 shall be planted with shrubs and ground covers.
2. Provide landscaping calculations.
3. Show correct spray patterns on irrigation plan.
4. Finish on light poles and fixtures shall match finish on Wal-Mart poles.
5. Provide cut sheet for wall lights. Lights shall have glare shields.
6. Update the data table on sheet C-0.1 to show the new kiosk square footage.
7. Revise ground sign to comply with changeable copy and design review requirements.

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

##### Public Works Department

No further comments at this time

Submitted by Marshall Boyd, City Engineer (April 2, 2015)

##### Fire Department

No Comment

Submitted by Chuck Swann, Fire Marshal (April 2, 2015)

##### Utility District

1. Contractor is responsible for making all water and sewer taps.
2. HUD supplies meters up to 2 inches.
3. Backflows must be RPBP.

4. Domestic and irrigation must be separate taps.

Submitted by David Brigance (April 2, 2015)

**15-018-001: SITE PLAN, THE OWENS BUILDING:** MOTION by Jenkins, seconded by Pinson, to approve Site Plan, The Owens Building, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps and Pinson voted aye. Nay: None. Absent: Bristol and Stringfellow. Motion carried.

#### STAFF REPORT

This site is located at the intersection of Bluegrass Commons Boulevard and Music Village Boulevard. It is behind the Holiday Inn and across the street from the YMCA. It is zoned O-PD, and is in the Bluegrass Commons planned development. The proposed use is office. The project complies with the final development plan.

#### STAFF COMMENTS

##### Planning Department

1. Add note: Any trees damaged during construction of the median break shall be replaced with same species, 3" caliper.
2. Provide sample of retaining wall block for review and approval.

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

##### Public Works Department

1. A road cut permit will be needed for storm sewer installation. The total width will be a minimum of 75'. Please show repair limits and reference detail.

Submitted by Marshall Boyd, City Engineer (April 2, 2015)

##### Fire Department

No Comment

Submitted by Chuck Swann, Fire Marshal (March 12, 2015)

##### Utility District

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

2. WHUD water.
3. Tap and Capacity fees due.

Submitted by David Brigance (March 12, 2015)

**15-011-001: SITE PLAN, SELLARS FUNERAL HOME:** MOTION by Atchley, seconded by Bryant-McCormick, to approve Site Plan, Sellars Funeral Home, with all staff comments as listed below. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps and Pinson voted aye. Nay: None. Absent: Bristol and Stringfellow. Motion carried.

#### STAFF REPORT

This site is located on West Main Street, in front of Monthaven Apartments and the Arts Council. It is zoned GC-PD. The proposed use is a funeral home.

#### STAFF COMMENTS

##### Planning Department

1. Update the pervious/impervious calculations.
2. Update required/proposed parking calculations.
3. Identify the circle to the south of the drop-off/pick-up canopy.
4. Add note: Any landscaping and/or irrigation within landscape easement disturbed by site activity shall be replaced with equal size, species and quality.
5. Add note: Any part of existing wood rail fence that is damaged or removed shall be replaced with equal.
6. Address all landscaping redlines from initial submittal review.
7. Minimum of 0.2 fc required throughout parking area. Revise.
8. All rooftop units must be screened from street view by parapet walls or rooflines.
9. Submit a building material sample board for review and approval.
10. Main Street sign: Height from grade may not exceed 8'. Note all sign materials. No more than 50% of the sign area may be changeable copy (manual or electronic).
11. Monthaven Park Place sign: Only one of the entrance features may have the "S" logo attached. Please dimension the "S" logo on the plan.

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

##### Public Works Department

1. The linear foot cost for the sidewalk is \$25 and curb and gutter is \$26. The payment amount can be calculated for the Gallatin Road frontage using these amounts.
2. Use an alternate means of outlet protection instead of riprap. Forms of turf reinforcement matting are acceptable.

3. Check sight triangle and entrance/exit.
4. The monument sign detail displays Mt. Juliet instead of Hendersonville.

Submitted by Marshall Boyd, City Engineer (April 2, 2015)

Fire Department

Add an additional fire hydrant on the southeast corner of the property

Submitted by Chuck Swann, Fire Marshal (April 2, 2015)

Utility District

No Comment

Submitted by David Brigance (April 2, 2015)

**SKETCH PLATS:** None

**PRELIMINARY PLATS:** None

**REZONING REQUEST:** None

**STAFF APPROVED PROJECTS:**

**15-017-001: SITE PLAN, 223 INDIAN LAKE BLVD – ADDITION OF COMMUNICATIONS TOWER:** The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, 223 Indian Lake Blvd – Addition of Communications Tower.

**15-022-001: SITE PLAN, 455 WEST MAIN STREET – ADDITION TO SHELL GAS STATION:** The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, 455 West Main Street – Addition to Shell Gas Station.

**15-023-001: FINAL PLAT, INDIAN LAKE VILLAGE, PHASE 5 – RE-SUBDIVISION OF LOT 46:** The Hendersonville Regional Planning Commission acknowledged staff approval of Final Plat, Indian Lake Village, Phase 5 – Re-subdivision of Lot 46.

**15-025-001: SITE PLAN, DEER POINT MAILBOX KIOSK REPLACEMENT AND IMPROVEMENT:** The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, Deer Point Mailbox Kiosk Replacement and Improvement.

**15-026-001: SITE PLAN, 101 OLD SHACKLE ISLAND ROAD, CHANGE EXTERIOR COLORS:** The Hendersonville Regional Planning Commission acknowledged staff approval of Site Plan, 101 Old Shackle Island Road, Change Exterior Colors.

**OTHER:**

**RESOLUTION 2015-01:** MOTION by Atchley, seconded by Millsaps, to recommend approval to the Board of Mayor and Aldermen Resolution 2015-01 recommending acceptance of the dedication of the completed streets in Drakes Pointe, Hendersonville, Sumner County, Tennessee. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps and Pinson voted aye. Nay: None. Absent: Bristol and Stringfellow. Motion carried.

**ADJOURNMENT:**

MOTION by Millsaps, seconded by Ames, to adjourn the Hendersonville Regional Planning Commission Meeting at 7:04 p.m. Ames, Atchley, Bryant-McCormick, Freudenthal, Jenkins, Lea, Millsaps, and Pinson voted aye. Nay: None. Absent: Bristol and Stringfellow. Motion carried.

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LORI ATCHLEY, Secretary

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BOB FREUDENTHAL, Chairman

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FRED D. ROGERS, JR., Planning Director