

ORDINANCE 21-18

AN ORDINANCE TO AMEND THE ZONING MAP AND RESUBDIVIDE LAND FROM R-20 LOW DENSITY RESIDENTIAL TO NCRPUD, NEIGHBORHOOD CENTER RESIDENTIAL PLANNED UNIT DEVELOPMENT ON PINSON LANE

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residential, business, commercial uses; and,

WHEREAS, the City's Comprehensive Plan defines the area as a transitional place between existing uses and development patterns. The intent of this Character Area is to be flexible and accommodating to development, while fitting new development into the City's overall character.; and,

WHEREAS, The City of White House Regional Planning Commission on Monday June 14, 2021 reviewed and approved the rezoning request; and,

NOW, THEREFORE, BE IT ORDNANIED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE THAT THE FOLLOWING APPLY:

SECTION 1. That the City of White House Zoning Map be amended from R-20, Low Density Residential to NCRPUD, Neighborhood Center Residential Planned Unit Development for the property included in "EXHIBIT A" and described as follows:

8 ACRES ARE REFERENCED AS PART OF ROBERTSON COUNTY TAX MAP 95, PARCELS 118, 119, 119.01, AND PART OF PARCEL 117.01.

SECTION 2. That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of White House for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days' notice of the time and place of said meeting has been published in a newspaper circulated in the City of White House, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of White House, the most restrictive shall in all cases apply.

First Reading: July 15, 2021 PASSED

Second Reading: August 19, 2021 PASSED



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder

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"EXHIBIT A"



Applicant or Representative-Overview **Lose Design**

Tax Parcel and ID

Robertson County Tax Map 95, Parcels 118, 119, 119.01, and Part of Parcel 117.01

Zoning and Property Description Location Overview

Current Zoning is R-20

Ordinance Reference and Notes

Zoning Article 5, 5.056

Comprehensive Plan District:

Residential Single-Family Medium Density.

Staff Recommendation: The property adjacent to the proposed site was rezoned prior to the adoption of the comprehensive plan, but does provide a basis of approval based on adjacent rezoning. There is also property zoned R-10 across the street on Pleasant Grove Rd, also rezoned prior to the adoption of the current comprehensive plan. Staff recommendation to the developer was to find a site closer to the center of town for this townhome development, based on the fact that the comprehensive plan shows this type of development should be closer to the center of town vs the outer edges of the city limits.

Staff Overview

This is a request for lot four of this package as referenced in item six for forty five (45) townhouses to be located along Pinson Lane. The site plan has been reviewed by staff (see comments on following page).



Rezoning Requests Review Criteria:

After the advertised public hearing, the Commission shall review the following items and any additional items:

- a. Comprehensive Plan area designation
- b. Existing and adjacent property uses
- c. Future uses of area
- d. Permitted uses in the proposed zoning district.
- e. Major changes in the area created by public building projects, economic development, roadway and utility improvements, or other changes that are determined to necessitate a zoning change recommendation or denial.