



City of White House, Tennessee

Planning and Codes Department

105 College Street • White House, TN 37188

www.cityofwhitehouse.com/yourgovernment/planning-and-codes

Phone (615) 672-4350 ext. 2121 • Fax (615) 616-1050

"Valuing our Future while Protecting our Heritage"

Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Code

Re: Cover Page for Board of Zoning Appeals 9/20/2022

Item #1 **Drew Christenson:** Requests a special exception to allow a detached single family residential dwelling in the C-6

615-672-4350 Ext 2119

Ceagus Clark
Director, Planning and Codes

The City of White House is working towards the daily pursuit of excellence in management and delivery of services; while balancing the preservation of our small-town atmosphere by nurturing orderly, proactive growth.



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Item # 1 Staff Notes- **Christenson Property**

Applicant or Representative-

Overview: Drew

Christenson/GreenLID

Design

Tax Parcel and ID

Sumner County Tax Map

077G, Group A, Parcel

006.00

Zoning

C-6

Ordinance Reference and

Notes: 9.070 and Zoning

Ordinance 5.053.6 C-6,

Town Center Commercial

District

Findings of fact: The

intent of this request meets general requirements for authorizing Special Exceptions.

The staff comments to the developer will be addressed before the final plat is approved at Planning Commission. The Zoning Information for C-6 and Special Exception procedures are in the following pages.

Staff Overview

In November 2021, the applicant requested a rezoning from R-10 to C-6 zoning. The intent of this request was to develop the 1.6 acres with single family detached structures. This was rezoned after having a pre application meeting with staff to discuss what could be done 'by right' if the property remained R-10. The R-10 zoning allowed for duplex dwellings, mobile homes, and all high-density dwelling uses. It was on staff recommendation that the applicant rezoned to C-6. Because this will be single family dwellings, the regulations require the Board of Zoning Appeals hear this request as a special exception use. If approved, the applicant will still have to submit the preliminary plan to planning commission for approval. Staff has already reviewed the plan to be submitted to Planning Commission and had the below comments.

- Elevations should have enough information to discern how the development is planned (such as but not limited to..... materials used, garage functionality (one car, two car), building heights and basic dimensions)
- Address front setback issue of the C6 zoning at 7.5-foot max vs the 17 proposed (I think this is related to the special exception involving the single-family application on this site) 17' does not meet the regulation requirement yet is not large enough for standard parking, and will end up blocking the sidewalks, This note will be addressed in Planning Commission (see special conditions below)
- Need all driveway dimensions revealed (typical driveways and any variations)
- Remove any ADA sidewalk ramps from driveway entrances
- Ensure 2 parking spaces per unit are accommodated (and overflow parking would be a good idea)
- Show plan for mail kiosk, access, parking etc.
- Add a turnaround (short stub) for the parking lot area (last stall, reverse maneuver)
- Need sidewalks for the parking lot also to tie into current plan
- Show driveways/roadways on both sides of SR76 in the vicinity of this project and check for appropriate alignment and maximize safe traffic flows
- Full grading is not currently under review but rear lot and building drainage should be routed to the stormwater structures for quality treatment and cannot be bypassed
- Further grading, drainage and stormwater and roads compliance will be reviewed during construction plan submittal.



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5.053.6 C-6, Town Center Commercial District

- A. District Description: This district is designed to provide for a mixed use Commercial, office, and residential zoning district for the redevelopment of the City's Town Center including retail, office service uses with high performance standards, community facilities, and high density residential uses. The regulations are structured to permit maximum freedom of pedestrian traffic. A relatively high intensity of use is permitted in this district.
- B. Permitted Uses: In the C-6 Town Center Commercial District, the following Uses and their accessory uses as described are permitted by right.

Community Facility Activities:
Cultural and Recreational Services
Essential Municipal Services

Commercial Activities:

Convenience Commercial. Drive thru lanes, open bays, and accessory uses shall not be visible from roadways and be located at the rear of buildings. Indoor Entertainment and Amusement Services, with the exception of adult entertainment uses as defined in zoning ordinance.

Financial, Consulting, and Administrative Services. Drive thru lanes, and accessory uses shall not be visible from roadways and be located at the rear of buildings.

Food and Beverage Services

Consumer Repair Services, not including vehicle and mechanical repair services.

General Business and Communication Services

General Personal Services

General Retail Trade

Medical and Professional Services

Hotels

Mixed Use Facility with Permitted Residential Activities

Other uses determined by Planning Commission that are compatible with town center uses but shall not include prohibited uses.

Retail Package Stores

Residential Activities:

Multi-Family Residential at density of 20 units per acre, or 50 units per acre if the residential units are housed in buildings of at least 4 stories and a minimum of 40 feet tall. Properties with limited lot area shall be permitted one residential unit per 750 sq ft of building area designated for multi-family use.

Mixed Use Facility with Permitted Commercial Activities including upper story residential uses.

- C. Uses Permitted as Special Exceptions:

In the C-6, Town Center Commercial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with the provisions of the Zoning Ordinance.



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Detached Single Family Residential Dwelling
Accessory Residential Family Dwelling Unit
Education and Day Care Facilities
Churches and Places of Community Assembly
Health Care Facilities

D. Prohibited Uses:

Industrial uses, automobile wrecking, recycling uses (except city recycling drop-off center), junk or salvage yards, van, car, or truck storage uses, body shops and other types of vehicular repair uses, automotive, marine, trailer, and farm implement sales uses, distribution, warehousing, and construction uses, all types of rental storage uses, as well as any type use requiring outdoor storage, as well as any other uses not otherwise permitted. Seasonal and permanent sales of fireworks. Other uses determined by the Planning Commission to be non-compatible with town center uses.

E. Dimensional Regulations:

Minimum Lot Size	1,000 sq ft
Lot Width at Building Setback	20 ft minimum
Maximum Lot Coverage	100%
Maximum Building Height	53 ft.
Minimum Building Height	25 ft
Front Setback	Minimum None/7.5 ft Maximum
	• Only courtyards and landscaping are permitted in front setbacks.
Side Yard Setback	Minimum None/10 ft Maximum
Rear Yard Setback	5 ft Minimum on Interior Roadways and Alleyways/20 ft Minimum for Perimeter Zoning Boundary

Special Conditions:

Building setback shall be listed on approved final subdivision plat. The Subdivision plat shall include five (5) ft building construction and maintenance easement. Due to building connections and reduced building setbacks then exterior walls shall be designed to meet provisions of City's adopted building and fire codes. The Planning Commission in review of the site plan and subdivision plats for all developments, including single family dwellings, may alter minimum lot size, lot width, and setback requirements due to the unique development characteristics with a mixed use town center redevelopment project.

B. Other Provisions:

Accessory Structures

Accessory structures may be located in rear yards only at the discretion of the Planning Commission on an approved site plan.

Parking Requirements



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The number, size, and construction of parking spaces shall be regulated per zoning ordinance requirements and commercial design standards. Parking areas shall be located to rear of buildings to promote a continuous street-wall. On-street parking and shared parking facilities are encouraged.

Service Areas

The delivery, service, mechanical and electrical units, and dumpster/trash cart area shall be located at rear of site and shall not be visible from roadways.

9.070 Procedure for Authorizing Special Exceptions (Amended Special

Exception Land Use Table, Items 20 and 21 by Ordinance 05-09, May 19, 2005)

A. Application

An application shall be filed with the Board of Zoning Appeals for review. Said application shall show the location and intended uses of the site, the names of the property owners, existing land uses within two hundred (200) feet, and any other material pertinent to the request which the Board may require.

B. Restrictions

In the exercise of its approval, the Board may impose such conditions upon the proposed uses of buildings or land as it may deem advisable in the furtherance of the general purposes of this ordinance.

C. A fee of one hundred-fifty dollars (\$150.00) shall be charged to cover review and processing of each application for a special exception.

D. Validity of Plans

All approved plans, conditions, restrictions, and rules made a part of the approval of the Board shall constitute certification on the part of applicant that the proposed use shall conform to such regulations at all times.



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E. Time Limit

All applications reviewed by the Board shall be decided within sixty (60) days of the date of application, and the applicant shall be provided with either a written notice of approval or denial.

F. General Requirements

A special exception shall be granted provided the Board finds that the activity:

1. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
2. Will not adversely affect other property in the area in which it is located.
3. Is within the provision of "Special Exceptions" as set forth in this ordinance.
4. Conforms to all applicable provisions of this ordinance for the district in which it is to be located and is necessary for public convenience in that location.
5. Determine that the means of ingress and egress to the property and proposed structures can safely accommodate the traffic generated by the facility.
6. Off-street parking and loading areas as required by the ordinance that protect the surrounding areas from noise, vibration, glare and odor.
7. Properly screened refuse and service areas.
8. Screening and buffering that meet the requirements established in Section 3.120, of this ordinance.

G. Special Exceptions Appeals

Any person or agency of the county government may appeal to a court of competent jurisdiction from the Board's decision as provided under statutes of the State of Tennessee. The judgement and findings of the Board on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under this article shall be final, and subject to review only for illegality or want of jurisdiction.