



## City of White House, Tennessee

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### **Planning and Codes Department**

105 College Street • White House, TN 37188

[www.cityofwhitehouse.com/yourgovernment/planning-and-codes](http://www.cityofwhitehouse.com/yourgovernment/planning-and-codes)

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

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# Memo

To: City of White House Planning Commissioners

From: Ceagus Clark, Director of Planning & Code

Re: Cover Page for Board of Zoning Appeals 12/20/2022

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**Item #1**      **Eden Properties:** Requests a special exception to allow a single family residential dwelling to be rented as a duplex in an R-20 zoning district

615-672-4350 Ext 2119

Ceagus Clark  
Director, Planning and Codes

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## Item # 1 Staff Notes- **Eden Properties**

### Applicant or Representative-

Overview: Donnie

Eden/Eden Properties

### Tax Parcel and ID

**Robertson County Tax  
Map 107H, Group A,  
Parcel 002.00**

### Address

**319 Hamlett Drive**

### Zoning

**R-20**

### Ordinance Reference and

Notes: Zoning Ordinance  
5.052.2 R-20, Low Density  
Residential Districts

### **Findings of fact:** The

intent of this request meets  
general requirements for  
authorizing Special  
Exceptions if the property is  
on over an acre. The Zoning  
Information for R-20 and  
Special Exception  
procedures are in the  
following pages.

### **Staff Overview**

The applicant submitted information detailing the location of the proposed duplex along with details of their current renovation project to finish the basement. The finished basement will increase the size of the home from 1,688 square feet to 3,376 square feet, and their plan is to rent the top level and bottom level of home separately as a duplex. The property is zoned R-20, Low Density Residential, which permits a duplex on over an acre through the Board of Zoning Appeals special exception review process. The proposed duplex is located on Hamlett Drive on a 44,000 square foot lot (owner provided) which would be just over an acre. The tax record states the deeded property is on .93 acres. The applicant will be required to adhere to all building codes and zoning regulations. See below for reference:





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### 5.052.2

#### R-20, Low Density Residential Districts

##### A. District Description

This district is designed to provide suitable areas for low density residential development characterized by an open appearance. Generally, the residential development will consist of single family detached dwellings and accessory structures. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or which are benefitted by an open residential environment without creating objectionable or undesirable influence upon residential developments. Further, it is the intent of this ordinance that these districts be located so that the provision of appropriate urban services will be physically and economically facilitated and so that provision is made for the orderly expansion and maintenance of urban residential development within the urban area. It is the express purpose of this ordinance to exclude from these districts all buildings and other structures and uses having commercial characteristics whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided for in these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

##### B. Uses Permitted

In the R-20, Low Density Residential Districts, the following uses and their accessory uses are permitted:

1. Single family detached dwellings.
2. Customary accessory buildings, including private garages and noncommercial workshops meeting the requirements of Section 3.100 Accessory Use Regulations.
3. Customary incidental home occupations as regulated in, Section 4.180.
4. Essential municipal services.

##### C. Uses Permitted as Special Exceptions

In the R-20, Low Density District, the following uses and their accessory uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals.

1. Churches.
2. Public and private schools offering general education.
3. Day Care Centers. **(Amended by Ordinance 06-08, Feb. 2006)**

Detached Single Family Residential Dwelling  
Accessory Residential Family Dwelling Unit



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### Education and Day Care Facilities

Public and semi-public recreational facilities and grounds.

5. Utility facilities (without storage yards) necessary for the provision of public services.
6. Cemeteries.
7. Duplexes on lots over one acre with no future subdivision of said lot.
8. Bed and Breakfast Home Residences. (See Article IV, Section 4.100, Special Conditions for Review Pertaining to Bed and Breakfast Home Residences). **(Added by Ordinance No. 96-7, April 18, 1996.)**
9. Residential Agricultural Uses. (See Article IV, Section 4.170, Residential Agricultural Uses). **(Added by Ordinance No. 06-06, February 16, 2006.)**
10. Accessory Residential Family Dwelling Unit. **(Added by Ordinance 06-31, August 17, 2006.)**
11. Secondary detached single family residential dwelling units on lots over one acre meeting the requirements of Section 4.121.

#### D. Uses Prohibited

Mobile homes, mobile home parks; billboards, and similar advertising structures, uses not specifically permitted; or uses not permitted upon approval as a special exception.

#### E. Dimensional Regulations

All uses permitted in the R-20, Low Density Residential District shall comply with the following requirements:

##### 1. Minimum Lot Size Requirements

Area	20,000 square feet
Area per Family	20,000 square feet
Lot Width at Building Setback Line	100 feet

##### 2. Minimum Yard Requirements

Front Setback	40 feet
Side	15 feet
Rear	25



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### 3. Maximum Yard Requirements

On any lot or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed thirty-five (35) percent of the total area of such lot or parcel.

### 4. Height Requirements

No building shall exceed thirty-five (35) feet in height except as provided in Article VII, Section 7.060.

### 5. Parking Space Requirements

As regulated in Article IV, Section 4.010.

## F. Exceptions

For residential developments larger than five (5) acres a maximum reduction in lot size of twenty-five (25) percent will be allowed if all of the following requirements are met.

### **For residential developments of five (5) to ten (10) acres inclusive:**

1. At least one (1) acre of the development is dedicated to a permanent community park.
2. The park area will be equipped as specified by the White House Parks and Recreation Department.

### **For residential developments larger than ten (10) acres:**

3. Of the first twenty (20) acres, ten (10) percent of the area must be permanently dedicate to a community park. For additional acreage five (5) percent must be added to the park area up to a maximum of five (5) acres.
4. The park area will be equipped as specified in Subsection (b), above.

### **For all residential developments applying for an exemption:**

5. Prior to any exemption being granted the applicant must first receive approval from the Director of Parks and Recreation for the City of White House. Guidelines shall be developed by the Planning Commission and Park Director relative to what may constitute an exemption.