

CITY OF WHITE HOUSE
Board of Mayor and Aldermen Agenda
Special Session
June 30, 2020
5:30 p.m.

1. Call to Order by the Mayor
2. Roll Call
3. Adoption of the Agenda
4. Public Hearings
5. New Business
 - a. Loan finalization for Byrum Family Park Land
 - b. **Resolution 20-14:** A resolution to annex certain territories and incorporate same within the corporate boundaries of the City of White House. *First Reading*
 - c. **Ordinance 20-12:** An ordinance amending the Zoning Ordinance regarding Planned Unit Development, Article V, Section 5.056.5, Residential Planned Development. *First Reading*
 - d. **Ordinance 20-13:** An ordinance amending the Zoning Map from Sumner County Rural Residential to SRPUD, Suburban Residential Planned Unit Development on Tyree Springs Rd. *First Reading*
 - e. To approve or reject single source requests for FY 2020-2021. The Public Services Director recommends approval.
6. Adjournment

RESOLUTION 20-14

A RESOLUTION TO ANNEX CERTAIN TERRITORIES AND INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF WHITE HOUSE, TENNESSEE.

WHEREAS, a public hearing before this body will be held the **16th day of July 2020**, and notice thereof published in the Browser Connection on **July 7, 2020**; and,

WHEREAS, application from the property owner to annex the below mentioned territories into the City limits which is adjacent to the current city limits; and,

WHEREAS, a Plan of Services for such territory will be duly adopted by the City of White House Board of Mayor and Aldermen; and,

WHEREAS, the annexation completed per provisions of TCA 6-5-104 of such territories is deemed reasonable for the overall well-being of the community and the annexation is necessary for the health, safety, and welfare of the property owner and future citizens with the residential development of the annexed territories thereof and of the City as a whole;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of White House, Tennessee that the territories described below be annexed and incorporated within the corporate boundaries of the City of White House:

29.75 ACRES ARE REFERENCED AS PART OF SUMNER COUNTY TAX MAP 096, PARCEL 011.01 AND TAX MAP 096, PARCEL 053.00. PROPERTY IS LOCATED AT SOUTH PALMERS AND TYREE SPRINGS RD. **“EXHIBIT A”**.

SECTION 1. That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Resolution 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 Resolution shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

First Reading: June 30, 2020

Second Reading: July 16, 2020

Michael Arnold, Mayor

ATTEST:

Derek Watson, City Recorder

**RESOLUTION 20-13
"EXHIBIT A"**



ORDINANCE 20-12

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING ARTICLE V OF THE ZONING ORDINANCE, AS INDICATED BELOW, CONCERNING PLANNED UNIT DEVELOPMENT.

WHEREAS, the Board of Mayor and Aldermen wishes to amend the Zoning Ordinance to provide for accessory residential dwelling units in the Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the Zoning Ordinance Articles V are amended as indicated below.

BE IT FURTHER ORDAINED that this Ordinance has been approved by the Planning Commission.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading: June 30, 2020

Second Reading: July 16, 2020

Michael Arnold, Mayor

ATTEST:

Derek Watson, City Recorder

5.056.5 Residential Planned Developments

The Planning Commission may vary this design where creative site and building design are proposed.

A. Type of Developments

There are hereby created two (2) types of residential PUDs as follows:

Suburban Residential Planned Development	SRPUD
Neighborhood Center Residential Planned Development	NCRPUD

B. Purpose

The purpose of a SRPUD is to permit development of land, which by reason of topography or floodable land contains some areas unsuitable for development, and to permit the cluster of lots in order to leave the unsuitable land as permanent open space.

The purpose of a NCRPUD is to permit a variety of housing types within a totally planned environment.

C. Minimum Size

The minimum size of either residential PUD shall be five (5) acres. The planning commission and board of mayor and aldermen may, within their discretion, approve developments considered as an infill on less acreage.

D. Permitted Activities in a Residential PUD

The following activities listed in Table I listed as “may be considered a permitted use” in a RPUD only when deemed appropriate by the Planning Commission and the Board of Mayor and Aldermen as approved with the preliminary master plan. Other activities listed as prohibited in Table 1 or not listed in Table 1 below are prohibited.

Residential accessory residential dwelling units shall require review by the Board of Zoning Appeals for a special exception under Section 4.190 of this ordinance. If a residential planned unit development is being designed to include accessory dwelling units for the entire development, then ~~the~~ such units will need to be included on ~~the~~ preliminary master plan to be approved by Planning Commission and Board of Mayor and Aldermen. **(Added by Ordinance 06-31, August 17, 2006)**

E. Limitation on Commercial Activities

The commercial activities permitted in Table I, shall be limited to no more than four (4) percent of the total floor area within such development and provided further that the maximum floor area for any establishment shall be five thousand (5,000) square feet. Such commercial activities shall be designed to serve primarily the residents within the PUD and shall not be constructed until at least one-half (1/2) the residential units are complete. Home occupations shall be considered separate from convenience commercial and shall be regulated under article 4.180. **(Amended by Ordinance 06-16, May 18, 2006)**

Table I
Permitted Uses and Structures
Residential Planned Development

<u>Residential Activities</u>	<u>Districts</u>	
	<u>SRPUD</u>	<u>NCRPUD</u>
Permanent Residential		
Dwelling Attached	N	P
Dwelling One-Family Detached	P	P
Dwelling Two-Family Detached	P	N
Dwelling Semi-Detached	P	P
Dwelling Mobile Home	N	N
Dwelling Multi-Family	N	P
Residential Accessory Dwelling Unit (section 4.190)	SE	SE
Semi-Permanent Residential	N	N
 <u>Community Facilities Activities</u>		
Administrative Services	P	P
Community Assembly	P	P
Community Education	P	P
Cultural & Recreation Services	P	P
Essential Services	P	P
Personal & Group Care Facilities	N	P
Religious Facilities	P	P
 <u>Commercial Activities</u>		
Consumer Repair Services	P	P
Convenience Commercial	P	P*
Home Occupations (Section 4.180)	P	P
Entertainment & Amusement Services	P*	P
Financial, Consultative & Administrative	P	P
Food & Beverage Services	P*	P
General Business Services	P*	P
General Personal Services	P*	P
Medical and Professional Services	P	P

Key to Interpreting Uses

P - May be considered as a permitted use.

N - Not permitted in the district.

SE- May be considered by Board of Zoning Appeals as Special Exception

* May be considered only when the PUD contains 200 units or more.

F. Suburban Residential Planned Development

The maximum overall density shall be 3.0 dwelling units per acre. The minimum lot size shall be established by the preliminary master plan based on the purpose and characteristics of the PUD and the area in which it is proposed to be located. The minimum yard and open space requirements shall be as follows:

1. Density and Open Space Regulations

Maximum Density	3.0 Units/Acre
Minimum Lot Size	8,500 sq. ft. per dwelling unit

The remaining area shall be left as common open space and used for designated purposes as approved by the Planning Commission. The minimum required ratio of dedicated common open space shall be in terms of the maximum density of the planned development. The percentage of the total acreage dedicated to open space shall be as follows:

<u>Maximum Density</u>	<u>Minimum Open Space %</u>
3.0 Units/Acre	15%

2. Yards

Minimum Front Yard	35 ft.
Minimum Side Yard	10 ft.*
Minimum Rear Yard	15 ft.*

~~*Minimum lot width at Front Building Setback 75ft.~~

G. Neighborhood Center Residential Planned Development

1. Density, Bulk and Open Space Regulations for One Family Detached Dwellings

a. Density and Open Space Regulations

Maximum Density	6.0 Units/Acre
Minimum Lot Size	4,500 sq. ft. *

<u>Maximum Density</u>	<u>Minimum Open Space %</u>
2.5 to 3.0 Units/Acre	<u>20%</u>
3.0 to 4.0 Units/Acre	<u>25%</u>
4.0 to 6.0 Units/Acre	<u>30%</u>

A minimum 100-foot setback where a residential collector intersects a major collector shall be observed. This requirement may be waived for innovative/alternative designs.

The remaining area shall be left as common open space and used for designated purposes as approved by the Planning Commission. A minimum of five (5) percent of the site shall be improved recreational open space.

2. Yards

Minimum Front Yard	35 ft.
Minimum Side Yard	6.5* ft. or zero lot line
Minimum Rear Yard	6.5*ft.

**Five-feet side (5) minimum side setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.*

A twenty-five (25) foot building setback consisting of dedicated open space is required around the outside boundary of the development.

3 Density, Bulk and Open Space Regulations for Multi-Family Dwellings

a. Density, Bulk and Open Space Regulations

The following requirements shall apply to multi-family dwellings within a high-density residential planned development:

Maximum Area per Dwelling Unit	3,000 Sq. Ft.
Minimum Required Open Space	30 percent
Minimum Developed Open Space	10 percent
Maximum Building Height	53 Feet

b. The maximum overall densities shall be in terms of the number of dwelling units per gross acre of all the area within said development.

c. The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein.

d. Yard requirements are waived and the above minimum controls shall be applied with the following exception a twenty-five (25) foot building setback consisting of dedicated open space is required around the outside boundary of the development.

e. The minimum total outdoor area (including all uncovered outdoor areas, such as streets, parking, lawn, landscaped areas, patios, recreation, as well as usable roofs and uncovered balconies) shall be provided at no less than a minimum ratio of outdoor area per total floor area, as provided herein.

f. The minimum total living space (that part of the total outdoor area which includes lawn, landscaping, and recreation areas and excluding streets and parking) shall be provided at no less than a minimum ratio of living space area per total floor area, as provided

H. Limitation on Density

The planning commission and board of mayor and aldermen may, within their discretion, limit the density to a figure lower than the maximum permitted above. This type of limitation shall be exercised only if the character of the adjoining neighborhood is inappropriate for the proposed development or if the development would place an excessive burden on the existing street and utility system.

5.056.7 Design and Development Standards

A. Development Standards

1. Perimeter Requirements

Along the perimeter of the Planned Development, buildings shall be designed to harmonize in scale, setbacks, and mass with existing adjacent areas. A minimum setback of twenty-five (25) feet shall be required around the perimeter of all residential planned developments. ~~Type and density to be determined by Planning Commission with emphasis on maintaining existing~~

~~trees when possible.~~ Perimeter landscaping shall also be required. **Type and density of trees and landscaping to be determined by Planning Commission with emphasis on maintaining existing trees when possible.**

2. Landscaping Requirements

Every PUD shall be attractively landscaped. The site perimeter and parking lot (*if applicable*), landscaping requirements of Article III shall apply and be included in the dedicated open space. All transitional buffers within single-family developments shall be in dedicated open space or within a Buffer Easement that will be maintained by the homeowners Association. All developments are required to have street trees along the right-of-way in the area reserved for them.

3. Parking and Storage

On-street parking is a permitted design feature, except along arterial streets unless a section of an arterial street is within a commercial town center development. All parking lots and storage areas shall be enclosed or concealed by berms, buffers or through building design

4. Signs

The sign provisions contained in Article IV, Section 4.080 shall apply. Entry sign locations and designs shall be shown on or as a separate element of the final master plan and be consistent with the character of the development. Any sign located within a dedicated public right-of-way shall be perpetually maintained by the Homeowners

5. Building Design

- a. Architectural design shall be regulated, governed and ~~Enforced~~ **enforced** as architectural design standards by an association of property owners in order to ensure compatibility of building types and to relate new buildings to the building designs of the region. These standards shall be contained in private covenants, declarations, or restrictions, of the property owners' association and shall be approved in concept by the Planning Commission at the time of approval of the Master Plan. Changes in architectural design standards may occur from time to time thereafter if approved by the planning commission and the property owners association.
- b. Architectural design standards shall specify the materials and configurations permitted for walls, roofs, openings, street furniture and other elements. Architectural standards should encourage the following: architectural compatibility among structures in the development, human scale design.
- c. All walls ~~building foundations including~~ front, side, and rear walls ~~are restricted to brick or stone and the front wall façade~~ for one and two family dwellings shall be one hundred (100%) brick, stone, and hardboard type material ~~with a minimum fifty (50%) percent brick, stone. All percentages are calculated based on the wall surface area and do not include areas used for windows and doors.~~ Multi-family buildings and commercial buildings shall meet requirements of Commercial Design Standards.

ORDINANCE 20-13

AN ORDINANCE TO AMEND THE ZONING MAP FROM SUMNER COUNTY RURAL RESIDENTIAL TO SRPUD, SUBURBAN RESIDENTIAL PLANNED UNIT DEVELOPMENT ON TYREE SPRINGS RD

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 8, 2020 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 Sumner County Rural Residential to SRPUD, Suburban Residential Planned Unit Development for the property included in “EXHIBIT A” and described as follows:

29.75 ACRES ARE REFERENCED AS PART OF SUMNER COUNTY TAX MAP 096, PARCEL 011.01 AND TAX MAP 096, PARCEL 053.00. PROPERTY IS LOCATED AT SOUTH PALMERS AND TYREE SPRINGS RD.

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: June 30, 2020

Second Reading: July 16, 2020

Michael Arnold, Mayor

ATTEST:

Derek Watson, City Recorder

**ORDINANCE 20-13
"EXHIBIT A"**

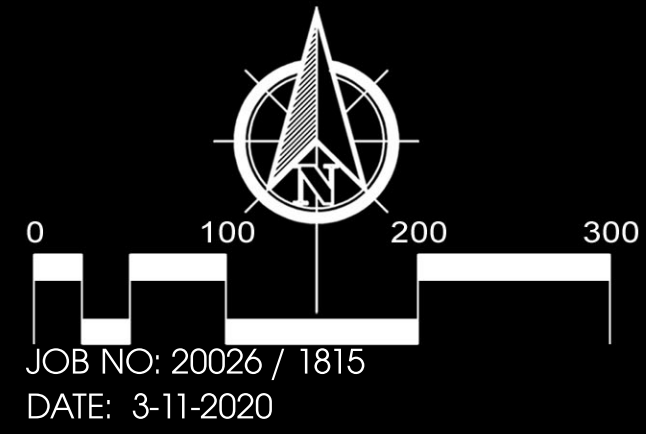




SITE DATA	
Site Area:	29.7 ac.
Units:	89 lots
Density:	3.0 du/ac
Lot Size:	
Standard Lot:	60' x 120'
Corner Lot:	75' x 120'
Open Space:	
Required:	15%
Proposed:	32.7% (9.7 ac/29.7ac)

Dorris Property

Concept A



Public Services Department

Memo

To: Board of Mayor and Alderman
From: Andy Cieslak, Director of Public Services
Date: June 30th, 2020
Re: Single Source Request for Wastewater – FY 2020/2021

On this date, June 30, 2020, I am requesting that the Mayor and Board of Alderman authorize the use of the single source vendors as shown below.

This list represents items used by the wastewater department that are only provided for by one vendor, or where only one vendor provides the most appropriate item for the City's use. For this reason, all items on this list are then exempted from the general purchasing guidelines and bidding requirements.

VENDOR	REASON
WASCON Inc.: E-One grinder & maintenance	Source for E-One low pressure grinder pumps/tanks/panels
Brann & Whittemore: Zoeller 2hp, 5hp and 7.5hp pumps and control panels	Source for Zoeller grinder pumps and panels we use in commercial applications
Aqseptence Group: Controllers, valves and parts for vacuum system	North Palmers Chapel & Calista vacuum stations & systems – Proprietary
Labtronx: Flow meter sales, parts & service	Calibrate & certify monitoring equipment for NPDES permit
Southern Sales: GR station parts	Gorman Rupp pumps and parts
Ramboll Lab: WET & TIE/TRE testing	Specialized testing with no other lab in the area that's TDEC certified.
Vapex: Ozone generators	Source for repairs, parts & maintenance for ozone odor control at lift stations

Over the past several years, the wastewater department has been trying to standardize the grinder pumps both in the residential and commercial customer applications.

Should you have any questions regarding this contract extension request, please contact the Department of Public Services at 615-672-3654

Andy Cieslak Public Services Director