

STAFF REPORT AND COMMENTS

Submitted to

Hendersonville Regional Planning Commission

By

City of Hendersonville Development Review Staff

Agenda Date: July 10, 2017

Project Name: Batey Farms

Agenda #: VIII

Project #: 17-056-001

Project Type: PDP

STAFF REPORT

D.R. Horton has a contract to purchase the Batey Farm property, a 34.92-acre tract of land located east of Indian Lake Road and north of East Drive. The Berry Hill neighborhood is located directly north of the site, the Point O' View neighborhood is located east of the site, the Indian Forest neighborhood is located south of the site across East Drive and the Cherokee Woods neighborhood is located west of the site across Indian Lake Road. All surrounding properties are zoned SR-1 and the Berry Hill subdivision was approved under the old R-15 PUD (Planned Unit Development) zone.

D.R. Horton is requesting that this property be rezoned from Suburban Residential (SR-1) to Suburban Residential Planned Development (SR-1 PD). The attached Preliminary Development Plan is requesting approval for 105 single-family homes. A total of 8.73 acres (25%) would be designated as open space. The resulting density is 3 homes per acre. This is the maximum density that would be allowed within the SR-1 PD zone.

If this site was developed utilizing the existing SR-1 zoning classification that requires a minimum lot size of 12,500 sq. ft. and no percentage for open space the estimated number of homes that may fit on the site would be 85 to 90 homes depending on the roadway configuration.

The Planning Commission in its review, recommendation and deliberations shall make specific findings with regard to the following grounds to qualify for rezoning:

1. The zone change is in agreement with the Land Use Plan for the area.
2. There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.
3. No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
4. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's Land Use Plan and subsequently, the zoning map.

The Land Use Plan designates this area of the City as Suburban Living (see page 3.3 of the Land Use Plan). The Land Use Plan allows single-family homes as a primary land use and allows a single-family residential density of 1 to 4 dwelling units per acre. The proposed Batey Farms development would have a density of 3 single family homes per acre. The surrounding neighborhoods have the following densities: Berry Hill (2.74 dwelling units per acre), Cherokee Woods (1.52 dwelling units per acre), Point

O' View (1.49 dwelling units per acre) and Indian Forest (1.43 dwelling units per acre). The section of Berry Hill neighborhood that is located directly to the north of Batey Farms does have semi-detached homes that are located on lots above and below the 7,500 sq. ft. size and have an estimated 4.1 dwelling units per acre (it should be noted that this portion the higher density development was within the greater Berry Hill Plan that has larger lot sizes, additional open space and averages at 2.74 dwelling units per acre).

The Batey Farms development will include the construction of the Berry Hill Drive extension to create a new intersection at East Drive and Trail East Drive (this is currently a sharp turn) to fulfill the requirements of the approved Hendersonville Transportation Plan. Some Berry Hill residents may be opposed to the extension and re-alignment of Indian Lake Road and Berry Hill Drive to a new intersection at East Drive, Trail East Drive, however this transportation improvement has been in the Transportation Plan since 1997 and a significant portion of the roadway has been and will be constructed by the Berry Hill development.

The addition of 105 homes along the Indian Lake Road will increase the number of trips per day toward the Indian Lake Road and Main Street intersection. The City has secured an estimated \$6 million in Federal transportation funding to make needed improvements to Indian Lake Road (from Main to Sequoia). The total estimated project cost is \$7.5 million (\$6 million Federal + \$1.5 million local share). It would be reasonable to request that the Batey Farm development participate in sharing in the cost of the local share of \$1.5 million for this improvement. The fee should be consistent with the fees charged for Durham Farms, Ivy Point, Fountain Brook and Norman Creek, which was \$1,150 (\$250 each lot up front from developer + \$900 for each building permit from builder) (this was based on needed improvements to Drakes Creek Road). We also must be consistent with new developments; including Forest Park, Meridian, Meritage and all other future development proposals as we consider off-site transportation improvement fees. The Planning Commission may consider recommending approval (or denial) subject to BOMA establishing the specific off-site street improvement fee for Batey Farms. There is not a significant issue with the streets being able to accommodate the additional traffic and It is estimated that Batey Farms will generate only 2% of Indian Lake Road Traffic traveling north along Indian Lake Road (per the developers traffic engineer). Staff is analyzing several options and It is just a matter of establishing a fair cost-sharing formula. Because this is a financial and budgeting matter, BOMA may be better suited to establish the final street improvement fee that would be paid.

STAFF COMMENTS

Planning Department

1. Add note: Payment of off-site street improvement fee as set by BOMA shall be paid to the City by the developer/builder for all lots in all phases of Batey Farms.
2. Add note: Specific details for development amenities will be submitted with Final Development Plan and are subject to review for adequacy.
3. Add note: The exterior of all homes will consist of 75% brick and or stone and any accent siding will not constitute more than 25% and will be "hardie" board type siding.

4. The development is proposing to have almost 100% front-entry garages. Typically, the Planning Commission has required developments to limit the total percentage of homes that would have front-entry garages. Section 12.2 E2 of the Zoning Ordinance gives direction to addressing front-entry garages by considering an appropriate combination of equivalent design standards that are listed below. The **BOLD** wording identifies how the proposed development is addressing the specific design standard combination. There may need to be more equivalency in design standards to obtain an appropriate combination. This may include limiting the percentage of front-entry garages, recess the garages and remove a percentage of double garage doors for 2 single garage doors.

All Residential Planned Developments (Section 12.2 E2 of the Zoning Ordinance)

Front-entry garage doors for all types of dwellings permitted in all residential planned developments shall conform to design standards as prepared by the developer and approved by the Planning Commission in conjunction with the approval of the final master development plan. The guidelines shall include an appropriate combination of the following or equivalent design standards:

- a. *Limit % of homes which will have front entry garages, i.e., 25-40%. **(ALMOST 100% OF ALL HOMES IN BATEY FARMS WILL HAVE FRONT LOADED GARAGES)***
 - b. *Limit the % of total home frontage which will be occupied by garage doors, i.e., 40%. **(IT APPEARS THAT THE HOME PLANS SHOWN ARE 40% OR LESS OF THE HOME FRONTAGE. DEVELOPER SHOULD ADD NOTE THAT ALL HOME FRONTAGES WITH FRONT ENTRY GARAGES IN BATEY FARMS WILL BE 40% OR LESS OF GARAGE DOOR FRONTAGE)***
 - c. *Recess garages by at least 10 ft. **(NONE OF THE HOME PLANS SHOWN FOR BATEY FARMS ARE RECESSED BY 10 FT)***
 - d. *2 single-wide doors should be used rather than double-wide doors. **(ALL PLANS SHOWN FOR BATEY FARMS ARE DOUBLE WIDE DOORS, NO 2 SINGLE DOORS ARE SHOWN)***
 - e. *Provide architectural amenities such as arches, columns, porticos and decorative lighting. **(SOME OF THESE FEATURES HAVE BEEN ADDED TO THE BATEY FARMS PLANS THAT ARE SHOWN)***
5. The proposed density of 3 units per acre is the maximum allowed within the SR-1PD zone. As we have discussed previously, consideration should be given to increase the minimum lot size above 7,500 sq. ft. and in turn reduce the overall number of lots. Surrounding neighborhoods have developed at a density range from 1.43 to 2.74 dwelling units per acre.
 6. Provide a conceptual idea of what the East Drive, Berry Hill Extension and the Trail East Drive would look like.
 7. The typical lot detail shows the front yard setback to be 20 feet deep and the Batey Farms Design Book mentions that all setbacks are 25% greater than the minimum front yard setback which would be 25 feet. The setbacks of homes located along other parts of Indian Lake Road and East Drive are 50 feet or more. The front yard setbacks along Berry Hill Drive should be increased to be more consistent with the rest of the street and to allow for the ability to increase the number of parking spaces for each home within the unobstructed drive to 4 spaces to keep guest from parking along the roadway. This could be achieved by

increasing the setback to 40 feet or a combination of recessed garage and increased setback, or providing designated guest parking off the street that could be shared for all homes along Berry Hill Drive.

8. The overall design and appearance of the 3 home plan elevations shown appear only to be slight modifications of the same plan. All home plans that are proposed to be constructed within the development should be submitted during the Final Development Plan submittal.

Submitted by Keith Free, MPA, AICP – Senior Planner (June 28, 2017)

Public Works

All developments are required to improve existing street frontage contained within the development. The dollar amount for improvements along East, Indian Lake and a portion of Trail East is approximately \$287,000. That includes sidewalk, curb and gutter and drainage. The city intends to pursue acquiring the remaining right-of-way to complete the proposed connection of Indian Lake Road. Instead of requiring a payment the developer would complete the Indian lake connection. Also, a per lot fee may be required as each lot is built. Intersections and road configuration must comply with Hendersonville Subdivision Regulations.

Submitted by Marshall Boyd, City Engineer (June 28, 2017)

Fire Department

1. As designed the development promotes on street parking. The 20' Minimum Fire department access must be maintained at all times. The applicant has stated that the subdivision will be posted with no parking signs. Please reflect this condition on the PDP
2. Hydrants are to be located at each street intersection and the spacing between each hydrant is not to exceed 500' per the subdivision regulations. Hydrants are not shown on the PDP.
3. Cul-de-sac are required to be 96'. 92' E.O.P. to E.O.P. plus curb and gutter per the 2012 IFC. All new subdivisions are complying with the code and the existing subdivision that have noncompliant turnarounds are having issues with the turning radii both for the fire equipment and school buses.

Submitted by Shelley Burwell, Fire Inspector (June 28, 2017)

Utility District

1. No comments.

Submitted by David Brigance, HUD Construction Supervisor (June 15, 2017)

STAFF REPORT AND COMMENTS

Submitted to

Hendersonville Regional Planning Commission

By

City of Hendersonville Development Review Staff

Agenda Date: July 10, 2017

Agenda #: VII

Project #: 17-055-001

Project Name: Durham Farms

Phase 2, Section 24

Project Type: Final Plat

STAFF REPORT

Durham Farms, Phase 2, Preliminary Plat was approved on April 4, 2017. This Final Plat substantially matches what was on the Preliminary Plat. There are 74 dwelling units in Durham Farms, Phase 2, Section 24.

STAFF COMMENTS

Planning Department

1. Notate address numbers on the lots.
2. Have you submitted a Landscape Plan for OS 52?
3. We need to see the signed 911 street approval form prior to recording.
4. Note #18. Change "side yard" to "corner side yard." Also, remove town home from this note (we are not permitting town home porches to go beyond the 10' minimum building setback line on the front or corner side yard)
5. On all corner lots please indicate all easements on the front and corner side streets. There was a note made that all easements are 10' from all public roadway right-of-way lines unless otherwise shown on plan. Looking at the plan it looks like all corner side street easements are 10' therefore the porch encroachments on the corner side would not be permitted.

Submitted by Suzanne Baker, Planner (June 28, 2017)

Public Works

1. Add street lights at sharp curves
2. Show all applicable drainage easements

Submitted by Marshall Boyd, City Engineer (June 28, 2017)

Fire Department

1. No comment

Submitted by Shelley Burwell, Fire Inspector (June 28, 2017)

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (June 15, 2017)

STAFF REPORT AND COMMENTS

Submitted to

Hendersonville Regional Planning Commission

By

City of Hendersonville Development Review Staff

Agenda Date: July 10, 2017

Agenda #: VIII

Project Name: Indian Lake Center

Phase 1 (Publix)

Project #: 17-060-001

Project Type: FMP- Addition of Use

STAFF REPORT

Indian Lake Center Planned Development, Phase 1 consists of the Publix Shopping Center and the out parcels along the west side of Indian Lake Boulevard from East Main Street to Demos'. There is a small building located on the east side of Publix which is approved for retail shops. Wake and Skate and a consignment shop, for example have been tenants in this center. A few years ago, the Planning Commission approved an additional use to accommodate a church-Accurate Image Ministry. This church has since moved out, and most of the center appears to be vacant. Recently, in March 2017, the Planning Commission also approved the use for a kennel for the business Preppy Pet.

We now have a request to approve another additional use to accommodate an "animal hospital". I would think this could be approved by the Planning Commission, rather than sending to BOMA.

The business, "East Vet" is a franchise (with other locations in Murfreesboro and Chattanooga) interested in residing at this location. They offer basic veterinary care which procedures are out-patient only with walk-in appointments welcomed.

STAFF COMMENTS

This additional use (animal hospital) is approved for the retail shops building located on the east side of Publix.

Submitted by: Suzanne Baker, Planner

STAFF REPORT AND COMMENTS

Submitted to

Hendersonville Regional Planning Commission

By

City of Hendersonville Development Review Staff

Agenda Date: July 10, 2017

Project Name: Morris Orthodontics

Agenda #: IX

Project #: 17-046-001

Project Type: Site Plan

STAFF COMMENTS

Planning Department

1. Provide a roof plan.
2. Show outlines of rooftop units on each building elevation.
3. There should be 5 willow oaks along the ILB frontage, spaced 40' o.c. Begin 40 feet from the first existing willow oak on adjacent lot to the north (Fuji Steakhouse).
4. Show light poles on landscape plan. Adjust trees/poles to maintain adequate separation.
5. Add note to ground sign detail: A sign permit must be obtained from the Hendersonville Planning Department prior to construction of sign or sign base.
6. Tie roof drains to storm sewer.
7. Provide detail of aluminum fence. Fence must meet ILC and City design standards.
8. Provide concrete pad for dumpster approach.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 28, 2017)

Public Works

1. There will need to be a recorded shared parking agreement for the parking stall divided by the property line.

Submitted by Marshall Boyd, City Engineer (June 28, 2017)

Fire Department

1. Landscaping - Provide 3' of clear working space around fire protection equipment and fire hydrants at full growth. This includes all 3 site hydrants, the FDC and the exterior electrical

disconnect. The landscaping plans still reflects the noncompliance findings noted in the previous submittal. Modify the landscaping plans to avoid field conflicts.

Submitted by Shelley Burwell, Fire Inspector (June 28, 2017)

Utility District

1. Trees and bushes are not to be planted on top of water and sewer lines

Submitted by David Brigance, HUD Construction Supervisor (May 11, 2017)

STAFF REPORT AND COMMENTS

Submitted to

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City of Hendersonville Development Review Staff

Agenda Date: July 10, 2017

Agenda #: VII

Project #: 17-053-001

Project Name: Norman Creek

Phase 1

Project Type: Final Plat

STAFF REPORT

Norman Creek Phase 1, Preliminary Plat was approved on February 7, 2017. This Final Plat substantially matches what was on the Preliminary Plat. There are 55 single-family homes proposed in Norman Creek, Phase 1.

STAFF COMMENTS

Planning Department

1. No comments

Submitted by Suzanne Baker, Planner (June 28, 2017)

Public Works

1. Note #17: Specify min FFE. Must be 2.0 feet above base flood elevation. Show minimum FFE for all lots.

Submitted by Marshall Boyd, City Engineer (June 28, 2017)

Fire Department

1. Depending on the timing of Phase 2, a temporary turnaround may be required.

Submitted by Shelley Burwell, Fire Inspector (June 28, 2017)

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (June 15, 2017)

STAFF REPORT AND COMMENTS

Submitted to

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By

City of Hendersonville Development Review Staff

Agenda Date: July 10, 2017

Agenda #: VII

Project #: 17-054-001

Project Name: Norman Creek

Phase 2

Project Type: Final Plat

STAFF REPORT

Norman Creek Phase 2 Preliminary Plat was approved on February 7, 2017. This Final Plat substantially matches what was on the Preliminary Plat. There are 37 single-family homes in Norman Creek, Phase 2.

STAFF COMMENTS

Planning Department

6. In addition to Note #21, where the temporary turnarounds are required. Please also add a note that a posted sign is required in these turnarounds indicating that a future roadway will be extended.

Submitted by Suzanne Baker, Planner (June 28, 2017)

Public Works

1. Note #17: Specify min FFE. Must be 2.0 feet above base flood elevation. Show minimum FFE for all lots.

Submitted by Marshall Boyd, City Engineer (June 28, 2017)

Fire Department

1. No comment.

Submitted by Shelley Burwell, Fire Inspector (June 28, 2017)

Utility District

1. WHUD

Submitted by David Brigance, HUD Construction Supervisor (June 15, 2017)

STAFF REPORT AND COMMENTS

Submitted to

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Agenda Date: July 10, 2017

Agenda #: XI

Project #: 17-051-001

Project Name: Savannah

Phase 8, Section 2

Project Type: Preliminary Plat

STAFF REPORT

Savannah Phase 8, Section 2 Revised Sketch Plat/Final Development Plan was approved on November 1, 2016. This Preliminary Plat substantially matches it. There are 29 single-family residential lots proposed in this Phase and Section.

Planning Department

1. Did NES/CEMS approve this Preliminary Plat? We will need a stamped approval letter.
2. Add Surveyor stamp.
3. Trail should extend between Lot 87 and 88, please show this detail.

Submitted by Suzanne Baker, Planner (June 27, 2017)

Public Works

1. Update Legend: Right of Way line type and Iron Pin in Concrete
2. Show street lights (2 total) on each of the sharp curves
3. Label sidewalk, curb/gutter, grass strip and dimension all

Submitted by Marshall Boyd, City Engineer (June 15, 2017)

Fire Department

1. No comment.

Submitted by Shelley Burwell, Fire Inspector (June 28, 2017)

Utility District

1. WHUD.

Submitted by David Brigance, HUD Construction Supervisor (June 15, 2017)

STAFF REPORT AND COMMENTS

Submitted to

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Agenda Date: July 10, 2017

Agenda #: XI

Project #: 17-052-001

Project Name: Savannah

Phase 9

Project Type: Preliminary Plat

STAFF REPORT

Savannah Phase 9 Revised Sketch Plat/Final Development Plan was approved on November 1, 2016. This Preliminary Plat substantially matches it. There are 16 single-family residential lots proposed in this Phase and Section.

STAFF COMMENTS

Planning Department

4. Did NES/CEMS approve this Preliminary Plat? We will need a stamped approval letter.
5. Add Surveyor stamp.

Submitted by Suzanne Baker, Planner (June 28, 2017)

Public Works

1. Show all street lights.

Submitted by Marshall Boyd, City Engineer (June 28, 2017)

Fire Department

1. No comment

Submitted by Shelley Burwell, Fire Inspector (June 28, 2017)

Utility District

1. WHUD.

Submitted by David Brigance, HUD Construction Supervisor (June 15, 2017)

STAFF REPORT AND COMMENTS

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City of Hendersonville Development Review Staff

Agenda Date: July 10, 2017

Project Name: Tire Discounters

Agenda #: IX

Project #: 17-057-001

Project Type: Site Plan

STAFF COMMENTS

Planning Department

1. Provide dumpster enclosure and fence detail.
2. Show tree protection fencing along edge of tree mass to remain. Provide TPF detail.
3. Minimum caliper for trees is 3". Revise.
4. Where light poles are located in the same island as a tree, change the tree to an ornamental or columnar type tree, and provide a minimum of 14' separation.
5. Disturbed areas not otherwise landscaped shall be sodded.
6. Remove all references to "concrete" brick. The Belden Commodore brick that has been specified is to be a clay product.
7. Roof top units must be screened from view of all public streets, not just at the property line. Revise parapet heights to be at least as tall as the tallest roof top unit.
8. Ground sign must be external lighting only. Revise detail.
9. Add note: A sign permit must be obtained from the Hendersonville Planning Department prior to construction of any part of the sign or base.

Submitted by Timothy Whitten, Landscape Architect/Planner (June 28, 2017)

Public Works

1. Specify handicapped ramp or flushed conditions for ADA routes
Sheet C7: Add details: Street lights, downspout connections

Submitted by Marshall Boyd, City Engineer (June 28, 2017)

Fire Department

1. No comment.

Submitted by Shelley Burwell, Fire Inspector (June 28, 2017)

Utility District

1. Need to separate domestic water from fire and irrigation. May look at running force main in Between Starbucks and Dairy Queen.

Submitted by David Brigance, HUD Construction Supervisor (June 15, 2017)