CITY OF HENDERSONVILLE
BOARD OF MAYOR AND ALDERMEN
August 25, 2020
7:00 p.m.
Via Zoom

I. Call to Order by the Mayor

II. Acceptance of agenda

III. Presentations
   A. Presentation of Proclamation for City employees’ service anniversaries

IV. Public Hearing

V. Minutes
   A. Approval of August 11, 2020 meeting minutes

VI. Citizens Comments

VII. Committee Reports
   A. City Administrator negotiation discussion
   B. Finance Committee - Cunningham
   C. General Committee – Sprouse
   D. Public Safety Committee - Brown
   E. Public Works Committee – Skidmore
   F. Capital Projects Committee – Campbell
   G. Planning Commission – Woodcock
   H. City Administrator – Dave LeMarbre

VIII. Ordinances and Resolutions

Brown, Edwards and Petrelli
A. Second reading of Ordinance 2020-25, an Ordinance amending Budget Ordinance 2020-20 accepting and appropriating expenditures and revenues awarded through an Assistance to Firefighters Grant (AFG)

Woodcock
B. Reading of Resolution 2020-47, a Resolution to call for a public hearing on the proposed annexation of territory into the City of Hendersonville by owner consent and to approve a Plan of Services for the same property located on the west side of Anderson Road, the east side of Durham Farms and the north side of Autumn Creek, also known as 1421 Anderson Road, Hendersonville, Sumner County, Tennessee

Woodcock
C. First reading of Ordinance 2020-26, an Ordinance rezoning 28.9 acres located on the west side of Anderson Road, the east side of Durham Farms and the north side of Autumn Creek, also known as 1421 Anderson Road, Hendersonville, Sumner County, Tennessee
IX. Other Agenda Items

X. Adjournment

Information Re: Board/Committee Nominations for Next Agenda
AGENDA

Sprouse moved; seconded by Cunningham for acceptance of the agenda.

Roberson moved; seconded by Campbell to move the reading of Resolution 2020-37 to after Minutes approval.

Sprouse moved; seconded by Roberson to add to the agenda, first reading of Ordinance 2020-25 and reading of Resolution 2020-46 as it has not been two weeks since committee review and to add an announcement after the General Committee report.

There was a unanimous vote for approval to accept the agenda with the above amendment.

MINUTES

Sprouse moved; seconded by Waters for approval of the July 28, 2020 meeting minutes.

There was a unanimous vote for approval of the July 28, 2020 minutes.

Without objection, the rules were suspended to allow Jason DeStefano with Green Village Recycling to address the Board.

DeStefano explained Green Village Recycling is already offering a recycling program to citizens with no exclusivity and wished to withdraw his bid.
MINUTES OF REGULAR MEETING
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Roberson stated, as sponsor, he wished to withdraw Resolution 2020-37 from the agenda.

CITIZENS COMMENTS

Rick Fox, 108 Walnut Drive, addressed the Board supporting the interfund loan for Country Hills Golf Course for the purchase of golf carts citing safety concerns.

Waters moved; seconded by Edwards to continue Citizens Comments after Reports.

REPORTS

Finance Committee – no report.

General Committee – recommended a resolution calling for a public hearing on an annexation of property located at 1421 Anderson Road and an ordinance for the rezoning of this property and recommended a resolution amending the Site Plan for the cell tower in Drakes Creek Park.

Sprouse announced on Tuesday, August 18, a celebration of the 100th anniversary of the ratification of the 19th amendment to the U.S. Constitution, allowing women the right to vote, will be held at Memorial Park at 6:30 p.m.

Public Safety Committee – held a discussion on qualifications for Fire Hall #7 and recommended an ordinance accepting and appropriating an Assistance to Firefighters Grant.

Public Works Committee – no report.

Capital Projects Committee – no report.

Planning Commission – approved Site Plans for Ace Hardware, Backwoods Outdoor Center and In-line Hockey Rinks at Volunteer Park at Arrowhead.

City Administrator – Interim City Administrator Dave LeMarbre reported on a recruitment for the Fire Department, reported on issues with City departments and a local business trying to reopen after a fire; reported trash collection is going well, limbs and yard debris pick up is caught up; reported Trout Valley paving is completed and starting on Lavergne Circle this week; reported Codes is performing 60-80 inspections daily; cited upcoming Parks events and reported attending a City Administrator/City Manager conference today.

Ty Jay, 1019 Mansker Farms Boulevard, addressed the Board praising the IT staff for solving some issues and encouraging a fire hall in the Mansker Farms area.

ORDINANCES AND RESOLUTIONS

The caption of Ordinance 2020-25 was read on first reading, an Ordinance amending Budget Ordinance 2020-20 accepting and appropriating expenditures and revenues awarded through an Assistance to Firefighters Grant (AFG). Brown moved; seconded by Petrelli.
MINUTES OF REGULAR MEETING
AUGUST 11, 2020
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There was a unanimous vote for approval of Ordinance 2020-25 on first reading.

The caption of Resolution 2020-39 was read, a Resolution to apply for a BlueCross BlueShield of Tennessee Foundation Healthy Places Program Grant. Bolt moved; seconded by Petrelli.

There was a unanimous vote for approval of Resolution 2020-39.

The caption of Resolution 2020-44 was read, a Resolution authorizing the issuance and payment of an interfund loan not to exceed $175,000, transferring from the general fund to the Country Hills Golf Course. Roberson moved; seconded by Hayes.

Without opposition, the rules were suspended to allow Golf Course Commission Chairman Chris Maynord to address the Board.

Maynord requested support of this resolution and cited repayment of a past line of credit for the golf course.

Without opposition, the rules were suspended to allow Lynn Ray with Golf Management Group to address the Board.

Ray explained the timeframe to bid, produce and make payment for the golf carts.

Sprouse moved; seconded by Hayes to amend Resolution 2020-44 specifying payment would not be made prior to December 1, 2020.

Campbell moved; seconded by Cunningham to amend the above amendment stating that the RFP for the golf carts not be released until October 15, 2020.

This motion was withdrawn.

Sprouse moved; seconded by Hayes to amend Resolution 2020-44 to delay the RFP until October 1, 2020 and that payment for the golf carts would not be made prior to December 1, 2020.

There was a unanimous vote for approval of the above motion.

The following voted on Resolution 2020-44 as amended:


Nay: Cunningham, Edwards, Petrelli, Skidmore and Waters.

Clary declared the motion carried.

The caption of Resolution 2020-45 was read, a Resolution authorizing the transfer of $30,000 from the Public Works Department Assets $7,000 and Up line item to the Public Works Department Golf Course HVAC line item. Skidmore moved; seconded by Campbell.
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There was a unanimous vote for approval of Resolution 2020-45.

Sprouse moved; seconded by Edwards to add Gary Woodward for Citizens Comments.

There was a unanimous vote for approval of the above motion.

Sprouse moved; seconded by Petrelli for a break until 9:20 p.m.

There was a unanimous vote for approval of the above motion.

The meeting reconvened.

The caption of Resolution 2020-46 was read, a Resolution amending the Site Plan for the Drakes Creek Park cell tower site. Roberson moved; seconded by Waters.

There was a unanimous vote for approval of Resolution 2020-46.

Gary Woodward, 125 Ashington Circle, addressed the Board expressing his appreciation as a Scout leader to the Board and City staff for their assistance on an Eagle Scout project.

OTHER AGENDA ITEMS

Clary moved; seconded by Waters for the confirmation of Rob Plenger to serve on the Golf Course Commission.

There was a unanimous vote for approval.

HR Director Chris Taylor reported progress is being made in negotiations with City Administrator appointee Carman Davis and requested a special Board meeting be called to continue discussion.

Waters moved; seconded by Sprouse for adjournment at 9:38 p.m.

There was a unanimous vote for approval.

Approved: Jamie Clary, Mayor

Attest: Kay Franklin, City Recorder
ORDINANCE 2020-25

Sponsors: Brown, Edwards and Petrelli

AN ORDINANCE AMENDING BUDGET ORDINANCE 2020-20 ACCEPTING AND APPROPRIATING EXPENDITURES AND REVENUES AWARDED THROUGH AN ASSISTANCE TO FIREFIGHTERS GRANT (AFG)

WHEREAS, the Fire Department has been awarded an AFG in the amount of $68,997.99; and

WHEREAS, the amount of $62,725.45 from the grant along with the amount of $6,272.54 from the general fund are to be appropriated for Fiscal Year 2021:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF HENDERSONVILLE, TENNESSEE, that Budget Ordinance 2020-20 is amended by accepting and appropriating an AFG in the amount of $68,997.99; and $6,272.54 from the general fund is hereby appropriated for Fiscal Year 2021.

First Reading: 8/11/20 Passed
Second Reading: __________

APPROVED:

JAMIE CLARY, Mayor

ATTEST:

KAY FRANKLIN, City Recorder

APPROVED AS TO FORM AND LEGALITY;

JOHN R. BRADLEY, City Attorney
Sponsor: Brown, Edwards and Petrelli
Committee: Public Safety
Date of Committee Meeting: August 14, 2020
Committee Recommendation: Yes
First BOMA Reading: August 11, 2020
Second BOMA Reading: August 25, 2020
RESOLUTION 2020-47

SPONSOR: Woodcock

A RESOLUTION TO CALL FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF HENDERSONVILLE BY OWNER CONSENT AND TO APPROVE A PLAN OF SERVICES FOR THE SAME PROPERTY LOCATED ON THE WEST SIDE OF ANDERSON ROAD, THE EAST SIDE OF DURHAM FARMS, AND THE NORTH SIDE OF AUTUMN CREEK, ALSO KNOWN AS 1421 ANDERSON ROAD, HENDERSONVILLE, SUMNER COUNTY, TENNESSEE

WHEREAS, the City of Hendersonville, having been petitioned by interested persons as per the attached correspondence, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its growth boundaries by owner consent; and

WHEREAS, Hendersonville Regional Planning Commission recommended on August 4, 2020, a Plan of Services for the annexation of 28.9 acres, located on the west side of Anderson Road, the east side of Durham Farms, the and the north side of Autumn Creek, also known as 1421 Anderson Road; and

WHEREAS, this governing body of the City of Hendersonville, Tennessee (the “City”) desires to conduct a public hearing on the proposed annexation and Plan of Services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF HENDERSONVILLE, TENNESSEE, as follows:

Section One: That a public hearing is hereby scheduled for the _____ day of ____________, 2020, at 101 Maple Drive North, Hendersonville, TN, on the proposed annexation of territory by owner consent and its accompanying Plan of Services. The property is located on the west side of Anderson Road, as identified on Sumner County Tax Map 138, Parcel 015.00, as shown on the attached map.

Section Two: That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with its Plan of Services, shall be promptly sent to office of the Sumner County Property Assessor, mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation.

Section Three: That a copy of this Resolution shall also be published by posting copies of it in at least three (3) places in the territory proposed for annexation and in a like number of public places in the City of Hendersonville for public inspection.

Section Four: That notice of the time, place, and purpose of the public hearing on the proposed annexation by owner consent and its Plan of Services shall be published in the Hendersonville Standard not less than fifteen (15) days before the hearing.
Section 5: That written notice of the proposed annexation shall be sent to the Sumner County School District as soon as possible, but in no event less than thirty (30) days before the public hearing.

ADOPTED, this the ______ day of __________, 2020, in Hendersonville, Sumner County, Tennessee.

APPROVED:

JAMIE CLARY, Mayor

ATTEST:

KAY FRANKLIN, City Recorder

Approved as to form and legality:

JOHN R. BRADLEY, City Attorney
LEGISLATIVE HISTORY
Resolution 2020-47

Sponsor: Woodcock
Planning Commission Review: August 4, 2020
Planning Commission Recommendation: Yes
Committee: General
Date of Committee Meeting: August 11, 2020
Committee Recommendation: Yes
BOMA Reading: August 25, 2020
PLAN OF SERVICES

A PLAN OF SERVICES FOR THE PROPOSED ANNEXATION OF 28.9 ACRES, LOCATED ON THE
WEST SIDE OF ANDERSON ROAD, THE EAST SIDE OF DURHAM FARMS, AND THE NORTH SIDE
OF AUTUMN CREEK, ALSO KNOWN AS 1421 ANDERSON ROAD, HENDERSONVILLE, SUMNER
COUNTY, TENNESSEE

A. POLICE

(1) Patrolling, radio responses to calls, and other routine police services, using present
and additional personnel and equipment, will be provided on the effective date of
annexation.

(2) Traffic signals, traffic signs, street markings, and other traffic control devices will be
installed as the need therefore is established by appropriate study and traffic
standards.

B. FIRE

(1) Fire protection by the present personnel and the equipment of fire fighting force,
within the limitations of available water and distances from fire stations, will be
provided on the effective date of annexation.

C. REFUSE COLLECTION

The same regular refuse collection service now provided within the city will be extended to
the annexed area within three months after the effective date of annexation.

D. SEWER & WATER

As provided by the appropriate local utility district.

E. STREETS

(1) Emergency maintenance of streets (repair hazardous chuck holes, measures
necessary for traffic flow, etc.) will begin on the effective date of annexation.

(2) Routine maintenance, on the same basis as in the present city, will begin in the
annexed area when funds from the state gasoline tax based on the annexed
population are received (usually July 1 following the effective date of annexation).
(3) Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under current policies of the city, as funding permits.

F. INSPECTION SERVICES

Any inspection services now provided by the city such as building, electrical, fire, plumbing, gas, housing, swimming pool code, etc., will begin in the annexed area on the effective date of annexation.

G. PLANNING & ZONING

The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation. The current land use zoning that now exists is adopted and effective on the date of annexation.

H. RECREATION

Residents of the annexed area may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

I. MISCELLANEOUS

(1) Street name signs where needed will be installed within approximately three months after the effective date of annexation.

(2) Emergency Management Services will be performed as done now within present city limits.

NOTE: This plan of service is applicable to all newly annexed land in the City of Hendersonville under the Mayor-Aldermanic form of government until further notice.
MEMORANDUM

TO: BOMA

FROM: Keith L. Free, Planning Director

DATE: August 20, 2020

SUBJECT: Resolution 2020-47, 1421 Anderson Road Annexation

Peter and Christy Smith have submitted a request for Annexation and associated Plan of Services for 28.9 acres, located at 1421 Anderson Road. There is no development proposed at this time.

The Hendersonville Regional Planning Commission, at its August 4, 2020, meeting, adopted Resolution 2020-04, serving as a report to the Board of Mayor and Aldermen and recommending acceptance (10-0) of this Plan of Services. Resolution attached.

MOTION BY Bryant-McCormick, seconded by Stringfellow, to approve Resolution 2020-04, with comments as listed below. Altizer, Bryant-McCormick, Hardcastle, Hardwick, Jenkins, Lea, Longmire, Silkwood, Stringfellow, and Woodcock voted aye. Nay: None. Abstained: None. Absent: None. Motion carried. (10-0-0)

This Report Prepared By:

______________________________
Keith L. Free, MPA, AICP, Planning Director
Hendersonville Planning Department
July 1, 2020

Mr. Keith Free, Director of Planning
City of Hendersonville
Planning Department
101 Maple Drive North
Hendersonville, TN 37075

Re: 1421 Anderson Road
Request to Annex, Rezone to SR1 & ER

Mr. Free,

Crunk Engineering is representing the property owner and developer in requesting their property at 1421 Anderson Road to be annexed into the City limits with SR1 and ER zoning. We feel that this zoning is congruent with the neighboring zoning districts and land uses. In support of this request, we make the following assertions:

a) The existing Land Use plan for the area is Mixed Use Neighborhood. Single family development fits within this land use and is consistent with the adjacent properties and expected growth of the area.

b) There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.

The adjoining parcels to the west, south and east have been approved for development and are currently in various stages of development. There is a planned east/west connector from Nottingham Ave the west to Anderson Ave/Norman Way to the east that will pass through this property once developed. This connect will be of benefit to residents in the area.

c) No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.

The annexation of this property into the city will cause an additional tax burden onto the property owner in the short term. In the long-term, additional residential properties will add revenue to the City. The alternative is for this property to be developed in the County, which would provide an undue burden on the City to provide services without the added increase in tax revenue.

Crunk Engineering proposes to annex 1421 Anderson Road into the city limits under the existing Mixed Use Neighborhood Land Use Policy and the SR1 & ER zoning designations. We feel that this request will provide long-term benefits to the City financially and also fits within the neighboring developments.

Thank you for your consideration of our request. Please let us know if you have any questions.

Thanks,

Adam Crunk, PE

7112 Crossroads Blvd, Suite 201 Brentwood, TN 37027 (615) 873-1795
The owner of a 28.9-acre property, located on the west side of Anderson Road, north of Autumn Creek and east of Durham Farms, has requested the subject property to be annexed into the City of Hendersonville. 1421 Anderson Road is located within the Hendersonville Urban Growth Boundary (UGB), but not currently within the Hendersonville City Limits or the Hendersonville Planning Region.

The owner of the property has stipulated to Planning Staff that the completion of annexation into the City of Hendersonville be tied to the successful establishment of Estate Residential (ER) and Suburban Residential, Low Density (SR-1) zoning on the property.
Planning Staff has prepared the required Plan of Services for the annexation for Planning Commission to consider recommending to BOMA. Citizens had the opportunity to speak during the Public Hearing concerning the Rezoning and requested Annexation, and the formal Public Hearing will take place at the 2nd Reading of the Ordinance at BOMA.

STAFF COMMENTS

PLANNING DEPARTMENT

1. Contingent on approval of rezoning of site to Estate Residential (ER) and Suburban Residential, Low Density (SR-1) by BOMA.

Submitted by Grant Green, Senior Planner (July 29, 2020)

PUBLIC WORKS

1. No comments.

Submitted by Rick Mayo, Assistant City Engineer (July 30, 2020)

FIRE DEPARTMENT

1. No comments.

Submitted by Shane Nolan, Fire Inspector (July 30, 2020)

UTILITY DISTRICT

1. WHUD.

Submitted by David Brigance, HUD Construction Supervisor (July 16, 2020)
ORDINANCE 2020-26

SPONSOR: Woodcock

AN ORDINANCE REZONING 28.9 ACRES LOCATED ON THE WEST SIDE OF ANDERSON ROAD, THE EAST SIDE OF DURHAM FARMS, AND THE NORTH SIDE OF AUTUMN CREEK, ALSO KNOWN AS 1421 ANDERSON ROAD, HENDERSONVILLE, SUMNER COUNTY, TENNESSEE

WHEREAS, an application has been submitted to rezoning property owned by Peter and Christy Smith to Suburban Residential, Low Density (SR-1) and Estate Residential (ER), located on the west side of Anderson Road, the east side of Durham Farms, the and the north side of Autumn Creek, also known as 1421 Anderson Road; and,

WHEREAS, the Hendersonville Regional Planning Commission, on August 4, 2020, recommended approval of the above-described application; and,

WHEREAS, a Public Hearing has been advertised and conducted by this Board on the __________ day of __________, 2020, and all comments being noted at said hearing, and upon the aforesaid and satisfactory evidence that the subject property can lawfully be rezoned and approved:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF HENDERSONVILLE, TENNESSEE, as follows:

Section One: That Ordinance 2019-45, the Hendersonville Zoning Ordinance and the accompanying zoning map, as may have been amended, are hereby further amended insofar as relates to property owned by Peter and Christy Smith, and identified as Parcel 015.00 of Sumner County Tax Map 138, located on the west side of Anderson Road, the east side of Durham Farms, the and the north side of Autumn Creek, also known as 1421 Anderson Road, as shown on the attached map.

And, accordingly, the Zoning Ordinance and Map and hereby amended by rezoning the aforesaid property to Suburban Residential (SR-1) and Estate Residential (ER) as proportioned, is hereby approved with all staff comments and conditions as recommended by the Planning Commission.

Section Two: This Ordinance shall take effect at the earliest date allowed by law.

First Reading: _______________

Second Reading: _______________  

APPROVED:

JAMIE CLARY, Mayor

ATTEST:

KAY FRANKLIN, City Recorder

APPROVED AS TO FORM AND LEGALITY:

JOHN R. BRADLEY, City Attorney
Sponsor: Woodcock
Planning Commission Review: August 4, 2020
Planning Commission Recommendation: Yes
Committee: General
Date of Committee Meeting: August 11, 2020
Committee Recommendation: Yes
First BOMA Reading: August 25, 2020
MEMORANDUM

TO: BOMA

FROM: Keith L. Free, Planning Director

DATE: August 20, 2020

SUBJECT: Ordinance 2020-26, 1421 Anderson Road Rezoning

Peter and Christy Smith have submitted a request for Annexation and associated Plan of Services for 28.9 acres, located at 1421 Anderson Road. There is no development proposed at this time.

The Hendersonville Regional Planning Commission, at its August 4, 2020, meeting, recommended approval (10-0) of this Rezoning.

MOTION BY Bryant-McCormick, seconded by Altizer, to recommend approval to the Board of Mayor and Aldermen of the 1421 Anderson Road – Rezoning, with all comments as listed below, based on the following Findings of Fact: (1) The zone change amendment 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 Zoning Map. Altizer, Bryant-McCormick, Hardcastle, Hardwick, Jenkins, Lea, Longmire, Silkwood, Stringfellow, and Woodcock voted aye. Nay: None. Abstained: None. Absent: None. Motion carried. (10-0-0)

This Report Prepared By:

Keith L. Free, MPA, AICP, Planning Director
Hendersonville Planning Department
STAFF REPORT

This proposed annexation of property is located along Anderson Lane is located between Durham Farms and Norman Creek/Fountain Brooke. The proposed annexation includes 28.9 acres. The Developer is proposing that 18.2 acres of the property be designated Estate Residential (ER) zoning, which requires a minimum of 1-acre lots (43,560 square feet). 10.7 acres is being requested to be designated as Suburban Residential, Low Density (SR-1) zoning, which requires a minimum of 12,500 square foot lots (approximately ¾ of an acre).

A benefit of the proposed annexation includes the extension of Nottingham Avenue in Durham Farms through the property to Norman Way, as identified on the city’s Major Thoroughfare Plan. This is the area being proposed for SR-1 zoning. This will provide a section of the northern connection that is intended to extend through Durham Farms, Norman Creek, the Baird property, and Forest Park with a termini on Saundersville Road and will provide a major collector through the northern edge of the City, providing increased access for emergency services and local residents.
Citywide Land Use/Transportation Plan: Area of Proposed Annexation

According to the Sumner County Zoning Map, the entirety of the 28.9 acre property is currently zoned Rural Residential (RR), which requires a minimum lot size of 40,000 square feet. This request would increase the density of 10.7 acres to 12,500 square foot minimum lots in the area of the Nottingham extension, but decrease the density for 18.2 acres to 43,560 square feet lots. The SR-1 section could yield as many as 37 lots, and the ER section could have as many as 18. Development constraints and infrastructure typically reduces this by 20%, which would likely reduce the potential to approximately 30 and 15 lots, respectively.

The surrounding zoning would remain County Rural Residential to the north of the property, MXR-PD to the west (Durham Farms), SR-1 PD to the south (Autumn Creek), and SR-1 PD to the east (Norman Creek, Fountain Brooke, and Ivy Pointe). All of the named developments have generally higher densities than the proposed SR-1 and significantly more density than the proposed ER section.
Chapter 3 - Land Use

Character Areas

Rural Living
Suburban Living
Waterfront Living
Mixed-Use Neighborhood
Old Town
Suburban Center
Regional Activity Center
Employment Center

Annexation Request - 28.9 Acres

City of Hendersonville Land Use Plan (2009)

The Hendersonville Land Use Plan (above) currently designates the property as Mixed-Use Neighborhood (see Maps and Images below and on the following pages showing the Hendersonville Land Use Map – note that yellow is Mixed-Use Residential and light yellow is Suburban Living). This map and additional information are taken from page 3.1 and 3.5 of the Hendersonville Land Use Plan.

Please note that the density identified within Mixed-Use Neighborhood states the appropriate density is 3-6 dwelling units per acre, which would match the SR-1 zoning request (3.48 units per acre maximum). The ER component is less dense at 1 unit per acre. The proposed zoning would limit the development to single family residential, which is the primary use listed in Mixed-Use Neighborhood. Mixed-Use Neighborhood is the current classification of Durham Farms to the west. The density for nearby Fountain Brooke, Norman Creek, and Ivy Pointe neighborhoods are located within the Rural Living Area (requiring 1 unit per 2 acres), but do not conform to the Rural Living requirements (the developments were approved before the new Land Use designation). The Future Land Use Plan was recently amended to allow Baird Farms and Forest Park to be changed to Suburban Living, which is also the current designation of Autumn Creek to the south.

While this area is not proposed as planned development, it does correspond to a vital portion of the Land Use and Transportation Plan. Given the proposed zoning overall would result in a likely average of 1.5 dwellings per acre (with a maximum of 1.9), it should act as an appropriate transition from the higher densities surrounding it. Due to access and location, in many ways it will also be integrated with the adjacent Durham Farms’ Mixed-Use Neighborhood.
Mixed-Use Neighborhood

Character & Intent
A mixed-use neighborhood is an emerging mixed-use area planned or developed with a large-scale master plan. Such areas should include employment opportunities, commercial uses that serve a neighborhood scale, and a variety of housing types and densities, offering residents the ability to live, shop, work, and play in one community. The design and scale of the development reinforce the interdependence of uses on a site, encouraging active living through a complete and comprehensive network of walkable streets.

Mixed Use Neighborhoods further the vitality and sustainability of the area, the efficiency of utilities and transportation serving the area, and the sense of community experienced by residents, business owners, and visitors to the area. These communities generally follow the design principles of smart growth for programming preferred uses, patterns, intensities, and design elements on the site (see Place Making, pages 109-110; Oil & Street Realms, pages 61-63). Mixed Use Neighborhoods often become popular activity centers within the suburban landscape.

Land Use Considerations

Primary Land Uses
Single-family detached, villas, townhomes, multi-family, senior housing, restaurant, neighborhood-serving commercial, professional office, daycare/early education

Secondary Land Uses
arts & entertainment, parks, trails & open space

Precedent Photos

Context Map

Mixed Use Neighborhoods represent emerging growth centers north of veteran's parkway. Durham and Willowbrook represent two approved mixed-use neighborhoods.

Place-Making Qualities

Place making refers to the art of designing and arranging buildings, streets, parks, and other elements on the site in a manner that reinforces the intent of the character area type. The following place making qualities are associated with Mixed Use Neighborhoods:

<table>
<thead>
<tr>
<th>General Development Pattern</th>
<th>Uses</th>
<th>Street Pattern</th>
<th>Modulated Grid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residual Density</td>
<td>3.0 - 6.0 dwelling per acre</td>
<td>Typical Street Spacing</td>
<td>600 - 1,500 ft</td>
</tr>
<tr>
<td>Non-Residual Intensity</td>
<td>0.50 - 1.0 FAR</td>
<td>Street Connectivity</td>
<td>High</td>
</tr>
<tr>
<td>Building Height</td>
<td>2 - 4 stories</td>
<td>Typical Street Cross Section</td>
<td>Urban Condition</td>
</tr>
<tr>
<td>Open Space Elements</td>
<td>Village Green / Pocket Parks / Public Plaza / Stream Corridor</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Anticipated Level of Change

Neighborhood mixed-use centers at Durham and Willowbrook are expected to build out over several years. The mix of uses, development intensities, and block patterns at both sites are included in approved master site plans. Market conditions, owner interest, and a master site plan (yet to be developed) would dictate the type, magnitude, and schedule of development programmed for the third neighborhood mixed-use center west of New School Island Road and north of Goosehaven Road.
STAFF COMMENTS

PLANNING DEPARTMENT

1. !!!IMPORTANT!! The Planning Commission in its review and recommendation and the Board of Mayor and Aldermen (BOMA) in its deliberations shall make specific findings regarding the following grounds for an amendment to change the existing zoning classification:
   a. The zone change amendment is in agreement with the Land Use Plan for the area.
   b. There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.
   c. No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
   d. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the zoning map.

Submitted by Grant Green, Senior Planner (July 29, 2020)

PUBLIC WORKS

1. No comments.

Submitted by Rick Mayo, Assistant City Engineer (July 30, 2020)

FIRE DEPARTMENT

1. No comments.

Submitted by Shane Nolan, Fire Inspector (July 30, 2020)

UTILITY DISTRICT

1. WHUD.

Submitted by David Brigance, HUD Construction Supervisor (July 16, 2020)