



City of White House, Tennessee

Planning and Codes Department

105 College Street • White House, TN 37188

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

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"Valuing our Future while Protecting our Heritage"

Memo

To: Board of Mayor and Alderman

From: Ceagus Clark, Director of Planning & Codes

Date: March 9, 2026

Re: Annexation and Rezoning, Pinson Lane/Old Pinson Lane

The city has received a request to annex approximately 1.3 acres referenced as Robertson County Tax Map 095, Parcel 115.00, located on Pinson Lane / Old Pinson Lane.

The request also includes the rezoning of two properties. The City of White House Zoning Map would be amended from Robertson County Rural Residential and NCRPUD (Neighborhood Center Residential Planned Unit Development) to R-20 (Low Density Residential) for the properties referenced as Robertson County Tax Map 095, Parcel 115.00 (1.3 acres) and Parcel 139.06 (0.3 acres), as shown on Exhibit A.

Approval would annex Parcel 115.00 into the City of White House and establish R-20 zoning for both parcels.

Ceagus L. Clark

Ceagus Clark
Director, Planning and Codes

ORDINANCE 26-02

AN ORDINANCE TO AMEND THE ZONING MAP FROM ROBERTSON COUNTY AG2 AND NCRPUD NEIGHBORHOOD CENTER PLANNED UNIT DISTRICT TO R-20 LOW DENSITY RESIDENTIAL

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 Municipal Planning Commission on Monday February 9, 2026 reviewed and recommended 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 Robertson County Rural Residential and NCRPUD (Neighborhood Center Residential Planned Unit Development) to R-20 (Low Density Residential) for the property included in "Exhibit A" and described as follows.

1.6 acres located at Pinson Lane and South Pinson Drive. Property is referenced as Robertson County Tax Map 095, Parcel 115.00 and Tax Map 095, Parcel 139.06. **"EXHIBIT A"**.

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: March 19, 2026

Second Reading: April 16, 2026

John Corbitt, Mayor

ATTEST:

Derek Watson, City Recorder

**ORDINANCE 26-02
"EXHIBIT A"**

