

Addition to Indian Lake Village approved Saundersville railroad crossing questioned

By Jeremy Johnson
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[Published]: Wednesday, 04/11/07 An additional 110 acres may be added to the more than 250 acre Indian Lake Village project if city aldermen go along with the approvals given by planning commissioners. The Hendersonville Regional Planning Commission approved a series of rezonings last week that will increase the size of the 265-acre project located on Indian Lake Boulevard. If approved by aldermen Halo Properties, LLC will add 28 acres of commercial property west of Indian Lake Boulevard that will be developed similar to the lifestyle center, 15 acres to the west of Stop 30 Road that will be rezoned to commercial and 67 acres east of Stop 30 Road that will be rezoned to a mixture of commercial, office and residential uses.

"We see this as a natural extension to Indian Lake Village," said Danny Hale, a partner in Halo Properties.

But while the planning commission approved the increase in the project's size, questions remain on when a connector road will be built and what happens to the railroad crossing on Saundersville Road near the Gallatin Road intersection.

One local developer and a planning commissioner raised concerns over when the 2.2-mile extension of Sandersville Road linking the Wessington area with Saundersville Road that is part of the Indian Lake Village project will be built.

According to Planning Director Fred Rogers, the state would require the railroad crossing on Saundersville Road to be removed in order for developers to connect the new road to the off-ramp of Vietnam Veterans Boulevard. Plans for the connection would have to be submitted and approved by the Tennessee Department of Transportation, he added.

Developer David Luckey, who also has projects in the Saundersville Road area, said the eventual removal of the railroad crossing on Sandersville Road that links it to Gallatin Road could be a major inconvenience to those living there.

And Planning Commission member Don Ames added developers are not giving the planning commission a clear answer on the timetable for the connector road.



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"My mind is somewhat boggled to the fact that we do not have more definition on infrastructure and how the thing is going to come out in the end," he said.

Hale responded by saying construction on the first phase of the road was already underway, with all three phases expected to be complete within the next 18 months.

He added his company will also provide the right-of-way for the city to make an alternate route to Gallatin Road around the current railroad crossing either over or under the tracks. That commitment, Hale said was not a condition of the financing agreement the company had previously made with the city and county.

That agreement was made in December when city and county leaders approved a funding package that allowed Halo Properties to take out an \$18 million bond to construct the road and help fund a bridge linking the Wessington area with Indian Lake Boulevard. The bond payments will be made using the increase in tax value that will be generated by the new development within Indian Lake Village.

Because providing a route around the railroad crossing is not a part of the agreement, the city and state must find the funding for the route around the railroad track, Hale said.

According to Rogers, Mayor Scott Foster and other city officials have been working to secure state funding for the project, but he said he is unsure of how those efforts were progressing.

Calls placed to Mayor Scott Foster seeking comment on the efforts to secure state funding were not returned.