

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday May 2, 2022 5:00 PM

Call Meeting to Order and Member Roll Call

Public Forum on Planning Related Topics

ITEM#1 Approval of Agenda

ITEM#2 Approval of April 4, 2022 Meeting Minutes

ITEM#3 City of Goodlettsville Parks and Recreation Department: Request preliminary site plan approval for a grant application submittal for Rachel's Garden Playground facility in Peay Park on Memorial Drive. Property is referenced as Davidson County Tax Map/Parcel# 02500005801.

ITEM#4 Parkview Preserve Phase One - Insight Properties LLC: Requests recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

ITEM#5 Vintage Northcreek Phase Two/Ragan Smith/Jason Philips-Vintage Northcreek LLC: Request final master plan approval for seventy-six (76) apartment units on 2.1 acres. Property is zoned HDRPUD, High Density Residential Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 01914001900. Property Owner: Vintage Northcreek Phase II (#13-21)

ITEM#6 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised traffic study and site grading design for 310 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. Property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Proctor Family Partnership (#012-20)

ITEM#7 Kenjoh Outdoor Advertising: Requests approval for a pole sign within the Rivergate Parkway Interstate Sign Zone District on CSX Rail right-of-way on the south-west side of the I-65/Rivergate Parkway interchange.

ITEM#8 Allen Farms/Allen Farms Investment LLC, Property Owner: Request recommendation to the City Commission to amend the project master plan to change sixty-four (64) of the seventy-one (71) lots from one family dwellings to two (2) family dwellings. Properties included in the requested amendment area are zoned LDRPUD, Low Density Residential Planned Unit Development and are referenced as Sumner County Tax Map 139 Parcels 61.00 and 62.01 and Tax Map 143 Parcel# 033. (#22-18)

ITEM#9 Zoning Map Amendment-Planning Staff: Request recommendation to the City Commission to amend the Interstate Sign District maps to limit district boundaries to defined properties for site development not including right-of-way.

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202

www.goodlettsville.gov

CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF RECOMMENDATION REPORT

Monday May 2, 2022 5:00 PM

ITEM#1 Approval of Agenda

STAFF NOTES: The WES Outdoor Power Equipment item was requested to be moved to the June Planning Commission meeting agenda

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of April 4, 2022 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3 City of Goodlettsville Parks and Recreation Department: Request preliminary site plan approval for a grant application submittal for Rachel's Garden Playground facility in Peay Park on Memorial Drive. Property is referenced as Davidson County Tax Map/Parcel# 02500005801.

STAFF NOTES:

The project plan is currently at the preliminary design stage. The requested action by the Planning Commission is for a City grant application submittal. If the grant application is approved, then final plans will be prepared and submitted for the Planning Commission to review. The playground location will be located between the community center and splash pad at Peay Park. The Fire Department has worked on multiple fundraising events for the playground facility that will provide accessible facilities.

STAFF RECOMMENDATION: Approval

ITEM#4 Parkview Preserve Phase One - Insight Properties LLC: Requests recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning staff to define final improvement completion status.

STAFF NOTES:

The applicant is requesting that the project bonds be released upon completion of the remaining site improvements. Phase Two (2) of the project includes a section of public street including French Street from Wicklow Drive to Harris Street. Phase One includes the other section of French Street from Wicklow Drive to Memorial Drive which is also a public street section. The other street sections are private. The project bonds include \$ 500,000 for both phases.

Project Status:

One hundred (100%) percent lot completion.

Subdivision Plat Information: Parkview Preserve Phase Two (2) recorded November 12, 2019

Subdivision Roadways: Public: French Street section, Private: Exmoor Drive, Killarney Park section, and Wicklow Drive section

Subdivision Bond Information: Performance Bond \$ 300,000-October 23, 2022 Expiration

Remaining Improvements:

- Asphalt surface installation pavement markings
- Limited sections of curb and sidewalk damage repair
- Landscaping including replacing dead trees and plantings
- Repair multiple areas of site erosion repair
- Rework existing gravel Sewer Department access drive

Remaining Improvement Cost Estimate: \$ 150,000

STAFF RECOMMENDATION: Approval subject to all the remaining improvements being completed, inspected, and approved by City staff and the City Commission accepting French Street as public street with two (2) \$ 60,000 maintenance bonds one for public improvements and one for private improvements.

ITEM#5 Vintage Northcreek Phase Two/Ragan Smith/Jason Philips-Vintage Northcreek LLC: Request final master plan approval for seventy-six (76) apartment units on 2.1 acres. Property is zoned HDRPUD, High Density Residential Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 01914001900. Property Owner: Vintage Northcreek Phase II (#13-21)

STAFF NOTES:

The project is the second phase of the Vintage Northcreek Apartment project. Per the preliminary master plan the project density for the entire project was based on multiple property tracts. The first phase of the project is completed. The front commercial area is under separate ownership and will be developed and reviewed by the Planning Commission with a future separate plan.

STAFF RECOMMENDATION: Approval

ITEM#6 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised traffic study and site grading design for 310 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. Property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Proctor Family Partnership (#012-20)

STAFF NOTES:

The proposed revised grading plan is due to the amount of grading and site work necessary for the site development. The proposal includes adding fill along the back section of the site and adjacent to the CSX railroad line. The current master plan includes the area as a natural landscaping area with a walking trail. The fill to be used will be from the cut excavation of other

areas of the site. The proposal includes a roughly thirty (30') feet retaining wall along the back of the site. Additional information on wall design, walking trail location, and landscaping will need to be reviewed. If the revision is approved, staff will submit to City's Consultant engineer to review the revised grading design proposal.

The revised traffic study reflects the approved commercial square footage and use and the number of apartment units. Per attached letter, the City has requested TDOT to review a traffic signal at the main drive access due to the Planning Commission's concerns about delay at the main access drive due to traffic along N. Main Street and the warranted but not proposed right turn lane per the limitations referenced in the traffic study. Per the Planning Commission December 2021 final master plan approval stipulation, the Planning Commission will review the TDOT, Tennessee Department of Transportation approval of the project access driveways and any required improvements to N. Main Street.

STAFF RECOMMENDATION:

Deferral for more information on the retaining wall design, landscaping, and walking trail in revised grading area and continuation of the December 2021 master plan approval stipulation for the Planning Commission to review the TDOT access design approval.

ITEM#7 Kenjoh Outdoor Advertising: Requests approval for a pole sign within the Rivergate Parkway Interstate Sign Zone District on CSX Rail right-of-way on the south-west side of the I-65/Rivergate Parkway interchange.

STAFF NOTES:

The proposal is for a high-rise sign at one hundred feet in height and 227 square feet in area per the Interstate Sign District section of the Zoning Ordinance on a section of the CSX right-of-way adjacent to I-65. The proposal includes the request for expanded sign height and square footage per the provisions of the Sign Ordinance. The City's Sign Ordinance permits increased high-rise sign heights and sign area square footages based on the location of the proposed sign in relation to the streetscape of the roadway providing access to the property including the sign and the requirement for the proposed sign to be behind the primary building on the property.

The City has permitted two (2) high-rise signs within the Interstate Sign District across I-65 from this area including a sign behind the church facility at 705 Rivergate Parkway and behind the existing commercial center at 707 Rivergate Parkway. The sign permitted behind 707 Rivergate Parkway was based on a recent Sign Ordinance amendment regarding removal and replacement of non-conforming signs.

The proposed sign location will be visible behind the homes along a section of Moss Trail that back up to the interstate and the proposed sign area.

STAFF RECOMMENDATION: Denial of the proposed signage and increased sign height and sign area square footage based on the provisions of the Interstate Sign District including signage to be associated with a primary development building and the proposed sign location and

property setting does not meet the Sign Ordinance section regarding streetscape appearance and visibility of the sign from residential areas

Referenced Sign Ordinance Sections:

2) Interchange sign zone. Within the area of the interchanges of I-65 and Rivergate Parkway, Long Hollow Pike, and U.S. 31W identified as "Interstate Sign Zone" as shown on the attached maps, the following provisions shall apply and be in addition to and supplement § 14-305(1). All other pertinent provisions of § 14-305(1) remain as applicable.

(a) Signs installed under this section, the maximum height for a pole sign shall be sixty feet (60') and the minimum height shall be forty feet (40') and the pole sign is to be located between the back of the primary building and the rear property line unless the property contains site limitations that prevent the sign installation and if the sign location would create limited sign visibility as determined during site plan review.

The Planning Commission in review of a project site plan for a property within the Interstate Sign Zone designated areas may permit an increased sign height for a high-rise sign based on the distance the high rise sign is located from the roadway providing direct access to the property per the following sign area increases and the visibility of the sign height from the interstate and interstate ramps. High rise signs that are permitted to be reviewed for increased height shall include a majority portion of the sign area within fifty (50') feet of the interstate right-of-way. The Planning Commission shall review all requests for increased sign height subject to protecting the streetscape appearance of the roadway providing direct access to the property with the sign and the visibility of the increased signage height from adjacent residential areas. A high rise sign located between 200 feet and 300 feet from the roadway providing direct access may be permitted a maximum height of seventy (70') feet sign height, 300 feet -400 feet from roadway providing direct access may be permitted a maximum sign height of eight (80') feet, 400 feet-600 feet from the roadway providing direct access may be permitted a maximum ninety (90') feet height, over 600 feet may be permitted a maximum sign height of one hundred (100') feet.

(b) The maximum display surface area for a pole sign shall be one hundred seventy-five (175) square feet. The Planning Commission in review of a project site plan for a property within the Interstate Sign Zone designated areas may permit an increased sign area for a high-rise sign based on the distance the high-rise sign is located from the roadway providing direct access to the property per the following sign area increases. The Planning Commission shall review all requests for increased sign area subject to protecting the streetscape appearance of the roadway providing direct access to the property with the sign and the visibility of the increased signage area from adjacent residential areas. A high-rise sign located between 200 feet and 300 feet from the roadway providing direct access may be permitted a ten (10%) sign area increase in sign area, 300 feet -400 feet from roadway providing direct access may be permitted a twenty (20%) percent increase in sign area, and a sign exceeding 400 feet from the roadway providing direct access may be permitted a maximum thirty (30%) percent increase in sign area.

Such display surface area shall include all permitted signage such as changeable copy and price signs. Any changeable copy sign shall be limited to no more than fifty percent (50%) of the total sign square footage, except that any changeable copy sign within one hundred fifty feet (150') of the interstate right-of-way may be one hundred percent (100%) of the sign square footage. (c) Wall signs shall be a maximum size of fifteen percent (15%) of the area of the wall upon which they are mounted. (d) A maximum of one (1) pole sign shall be permitted on a property and any additional non-building sign permitted based on property frontage shall be a ground sign.



ITEM#8 Allen Farms/Allen Farms Investment LLC, Property Owner: Request recommendation to the City Commission to amend the project master plan to change sixty-four (64) of the seventy-one (71) lots from one family dwellings to two (2) family dwellings. Properties included in the requested amendment area are zoned LDRPUD, Low Density Residential Planned Unit Development and are referenced as Sumner County Tax Map 139 Parcels 61.00 and 62.01 and Tax Map 143 Parcel# 033. (#22-18)

STAFF NOTES:

The request is to amend a section of the project master plan to permit two (2) family dwelling units on sixty-four (64) of the total seventy-one (71) existing approved lots for one family dwelling units. The Allen Farms project master plan was previously approved for seventy-one (71) one family dwelling residential lots. The project area includes 86.11 areas zoned LDRPUD, Low Density Residential Planned Unit Development and five (5) acre zoned R25, Low Density Residential which includes seven (7) single family lots. The LDRPUD zoning does permit one and two (2) family dwellings, but the approved project master plan is limited to seventy-one (71) one family dwelling lots. The R25 zoning section only permits one family dwellings which is the reason the requested master plan amendment is for sixty (64) instead of the total seventy-one (71) lots to be changed from one to two (2) family dwellings. The LDRPUD zoning permits a maximum density of 1.7 units per acre which would be 146 total lots on the 86.11-acre section of the project area zoned LDRPUD. The applicant is requesting the home construction to be like the Vineyard at Twelve Stones project on Willis Branch including two (2) unit attached units. The typical lot width and lot square footage per the Allen Farms Master Plan including 15,000-18,000 sq. ft. lots with one hundred feet (100') lot widths are similar to the two (2) unit shared lot widths and lot square footage in the Vineyard project. The project traffic study was based on eighty-five (85) one family units and the project utility design was based on the seventy-one (71) family dwelling lots. The traffic study and utilities approvals would both be required to be revised and reviewed to reflect the proposed amendment to determine any off-site roadway or utility upgrades for the proposed increased density. The project density and the project defined use are per the current Allen Farms Master Plan and any changes to increase the density and type of units will require a master plan amendment reviewed by the Planning Commission and City Commission. The Planning Commission can deny the amendment recommendation to the City Commission based on the intention to maintain the existing master plan or defer to allow the owner to submit revised master plan information for the proposed density increase or approve the requested recommendation with stipulations.

The owner discussed with staff additional possible amendments including unit types and densities that would require another revised project master plan and property rezoning expanding the development area of the project within the current open space areas per the project master plan.

Comprehensive Land Use Plan Designation: Residential Development Low Density (1-2 dwelling units per acre)

STAFF RECOMMENDATION: Deferral for the owner to submit revised traffic study, utility approvals, and additional unit design information including garage orientation, exterior materials, garage and parking areas, and unit location on a typical lot. Staff's recommendation is based on permitted uses and density per the LDRPUD, Low Density Residential Planned Unit Development section of the Zoning Ordinance.

Referenced Traffic Study Section:

CONCLUSIONS AND RECOMMENDATIONS

The Allen Farms residential development is proposed to be located on the north side of Allen Road west of Long Hollow Pike. According to the site plan, the proposed development consists of approximately eighty-five single-family homes. The analyses presented in this study indicate that the impacts of the proposed project on the existing street network will be manageable by providing the recommendations below. These specific recommendations will provide safe and efficient traffic operations within the study area following the completion of the proposed project.

The recommendations are as follows: • The site access drive should include one entering lane and one exiting lane. A 'Stop' sign (R1-1) and stop bar should be installed on the egress approach.

- Install two (2) Horizontal Alignment/Intersection signs (W1-10) on Allen Road approximately three hundred feet east and west of the site access drive, respectively.

In summary, based on the analyses conducted, no further recommendations are presented for the proposed Allen Farms development.

Zoning Ordinance Section:

P- PERMITTED USE N- NOT A PERMITTED USE C- PERMITTED ONLY BY CONDITIONAL USE									
TABLE I LAND USE ACTIVITY MATRIX ZONING DISTRICTS									
ACTIVITY	A	R40	R25	R15	R10	R7	LDR	MDR	HDR
PERMANENT RESIDENTIAL									
Dwelling, attached	N	N	N	N	N	N	N	P	P
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P
Dwelling, two-family detached	N	N	N	P	P	P	P	P	P
Dwelling, semi-detached	N	N	N	N	P	P	N	N	P
Dwelling, multi-family	N	N	N	N	N	N	N	N	P
Dwelling, mobile home	N	N	N	N	N	N	N	N	N
Bed & Breakfast Homestay	C	C	C	C	C	C	N	N	N
Mobile Home Park	N	N	N	N	N	N	N	N	N

ITEM#9 Zoning Map Amendment-Planning Staff: Request recommendation to the City Commission to amend the Interstate Sign District maps to limit district boundaries to defined properties for site development not including right-of-way.

STAFF NOTES:

The proposed revised Interstate Sign District and Mall Area maps remove all sections of right-of-way from the maps. Staff's interpretation of the Sign Ordinance section associated with the

Interstate Sign District map is that the right-of-way areas were only included to graphically include a connected overlay district area at each interchange. The proposed revised overlay areas are shown with red hatched lines on the attached maps except for the Rivergate Area map which details a red shaded area for the recently added Interstate Sign District and the existing Mall Sign area shown within the yellow hatched area. If the proposed maps are approved, staff will prepare an updated GIS formatted map. Staff's interpretation of the Interstate Sign District section of the Sign Ordinance is for the signage permitted in the ordinance section to be associated (accessory use) with property developments (primary use) with the properties defined in the Interstate Sign districts. The permanent sign provisions of the Zoning Ordinance for signs are based on content neutral regulation of the sign message which is a different issue than the Sign Ordinance section for a sign to be an accessory use of a primary use on a developed site. The proposed revised Interstate Sign District maps include the October 2021 approved map area extensions in the Rivergate area and along S. Cartwright Street

STAFF RECOMMENDATION: Approval