

**OFFICIAL MINUTES OF THE MEETING**  
**GOODLETTSVILLE PLANNING & ZONING COMMISSION**

June 6, 2011

5:00 PM

Goodlettsville City Hall  
Massie Chambers

Present: Jim Galbreath, City Commissioner John Coombs, Jim Driver, Jim Hitt, Carol Crews, Scott Trew, Gary Franks, Bubba Willis, City Commissioner Jane Birdwell

Absent: Grady McNeal

Also Present: Rick Gregory, Jim Thomas, Tim Ellis, Tom Tucker, Mike Bauer, Vicky Ignatz, Brock Rust, John & Nancy Edmondson, Don and Judy Pratt, Frank Schmidt, and others

Jim Galbreath called the meeting to order. Coombs offered prayer.

**Item #1** Minutes of the May 2, 2011 Planning Commission meeting stand approved as written.

**Item #2** Consider request by Civil Site Design Group PLLC, 630 Southgate Avenue, Ste. A, Nashville, TN for the Revised Preliminary Master Planned Unit Development for The Vineyard at Twelve Stones Crossing to include annexation of 11.96 acres, plan of service, and rezoning to LDRPUD the southern 6.99 acres; rezoning to MDRPUD the northern 4.97 acres of the Pratt Property, 1205 Willis Branch Road, Sumner County Tax Map 143, part of Parcel 48.01; the Revised Preliminary Master Planned Unit Development for Cottage Grove at Twelve Stones Crossing to include annexation of 13.52 acres, plan of service and rezoning to LDRPUD the eastern 7.88 acres; rezoning to MDRPUD the western 5.64 acres of the Kizer Property, 1229 Willis Branch Road, Sumner County Tax Map 143, part of Parcel 52.00; and, the rezoning to LDRPD the 3.63 acres of Parcel 35, Sumner County Tax Map 143. The applicant is Villa Properties, LLC, Brock Rust, 509 Indian Hills Mound, Goodlettsville, TN.

Staff reviewed. Gregory reported that consideration of this proposal as a revised preliminary PUD plan involves all elements of the additional acreage and development layout. As before, the requirement for street extension for future street network connections still applies and it is apparent that a potential connection exists with this proposal. Grades appear to be solvable with roughly 12% rise from the proposed end of Truvine Way. The previous density issue has been resolved for the proposed addition to The Vineyards; however, the Cottage Grove plan depicts MDRPUD density allowances from a previously approved plan by including a 2.59 acre parcel. The proposed density submitted is not possible due to the developer conveying the 2.59 acre parcel to John and Nancy Edmondson and the subsequent rezoning of the parcel to R-40 which is not a PUD district and is restricted to 40,000 square foot minimum single-family lots. There are a number of technical issues which need to be addressed and/or corrected: notations for acreage of Cottage Grove, zoning, building height, sidewalks, plans for existing house on Lot 48; duplication of site data tables; post construction disposition of access easement on Lynn property; and, removal of bearings/dimensions of previous HDRPUD lot line. Water and sewer availability letters have been requested but not yet received.

Staff can recommend approval of the proposed amendment to the PUD plans for The Vineyards at Twelve Stones Crossing and Cottage Grove at Twelve Stones Crossing, annexation of the requested properties noted and a plan of service to cover the requested annexed area; however, resolution of street system connectivity and zoning density remain. This proposal can only be approved with density permitted by the zoning of the property contained within The Vineyards at Twelve Stones PUD and that property requested to be annexed and added to this PUD.

Brock Rust presented a digital presentation of the revised Final Master Plan which depicts 13.52 acres of additional density from the Kizer property with 7.88 acres of Parcel 52.00 incorporated into The Vineyards at Twelve Stones and to be rezoned to LDRPUD to meet the required density and provide a natural buffer from the adjoining Pemberton property. The Vineyard plan includes seventeen (17) additional lots which will duplicate the design standards of the current on-site homes. Three single family lots will be established to abut the Pratt property. The remaining 5.64 acres of the Kizer property will be incorporated into Cottage Grove at Twelve Stones and will be rezoned to MDRPUD. The existing 25' access easement from the Lynn property and the driveway access from the Kizer property will provide two roadways for construction traffic to these developments. Preliminary drainage calculations and sizing for the new detention basing for the proposed lots

in The Vineyard have been submitted to provide assurances to the existing homeowners relating to the new detention basin.

Rust wanted to go on record to state that he differs with the decision of staff relating to the 2.59 acres included in the originally approved Cottage Grove PUD as a single family lot with MDRPUD zoning. The property was later conveyed to the Edmondsons, rezoned to R-40, with no revisions to the master plan. Staff later determined that by selling the 2.59 acre lot and rezoning the lot to R-40, the single family lot is separated from the PUD plan and the number of units permissible on the development is reduced by seven (7) lots. His point is that he has had to purchase additional property to maintain the originally approved density. Relating to the roadway connectivity, Rust stated that subject to the Goodlettsville Subdivision Regulations Section 4-103.105, Topography and Arrangement, Items 4, 5 and 6 discourage through traffic, encourage cul-de-sacs, and public streets shall be extended to the boundary lines of the tract. The Pembertons and the residents of The Vineyards have conveyed to him that they do not want to turn Truvine Way into a connector street. Rust submitted a study which plotted the topography and slopes of all the adjoining properties. The potential routes for connectivity are to come up the ridge through Copper Creek Drive at less than a ten percent slope or connect at Willis Branch Road with the option to connect to Mansker Farms subdivision in Hendersonville. Gregory stated that the basis for the subdivision regulations roadway connectivity is encouraged through minor streets for emergency vehicle access, safety factors relating to vehicular accessibility, bus routes, etc.; however, due to the elimination of the age related HDRPUD in The Vineyards, connectivity is not as relevant an issue. The commission members discussed the issues, requested clarification on points of discussion from staff, the engineering consultant and the developer.

Willis made a motion to recommend to the Goodlettsville City Commission annexation of 11.96 acres of Sumner County Tax Map 143, part of parcel 48.01 identified as the Donald Pratt property and annexation of 13.52 acres of Sumner County Tax Map 143, part of parcel 52 identified as the Ronald Kizer property based on staff comments, report and recommendations, Planning Commission deliberation, developer comments and plans submitted for review. Franks seconded the motion. The motion passed 7-1, Hitt voted no.

Driver made a motion to recommend to the Goodlettsville City Commission a plan of service for 11.96 acres of Sumner County Tax Map 143, part of parcel 48.01 identified as the Donald Pratt property and 13.52 acres of Sumner County Tax Map 143, part of parcel 52 identified as the Ronald Kizer property based on staff comments, report and recommendations, Planning Commission deliberation, developer comments and plans submitted for review. Willis seconded the motion. The motion passed 8-0.

Willis made a motion to recommend to the Goodlettsville City Commission rezoning of 11.96 acres of Sumner County Tax Map 143, part of parcel 48.01 identified as the Donald Pratt property; 13.52 acres of Sumner County Tax Map 143, part of parcel 52.00 identified as the Ronald Kizer property; and 3.83 acres of Sumner County Tax Map 143, Parcel 35 identified as The Vineyards at Twelve Stones based on staff comments, report and recommendations, Planning Commission deliberation, developer comments and plans submitted for review, as follows:

- 6.99 acres of Parcel 48.01 from Sumner County zoning R1A to Goodlettsville zoning district Low Density Residential Planned Unit Development (LDRPUD) to be added to The Vineyards at Twelve Stones Crossing;
- 4.97 acres of Parcel 48.01 acres from Sumner County zoning R1A to Goodlettsville zoning district Medium Density Residential Planned Unit Development (MDRPUD) to be added to the Cottage Grove at Twelve Stones Crossing;
- 7.88 acres of Parcel 52.00 from Sumner County zoning R1A to Goodlettsville zoning district Low Density Residential Planned Unit Development (LDRPUD) to be added to The Vineyards at Twelve Stones Crossing;
- 5.64 acres of Parcel 52.00 Sumner County zoning R1A to Goodlettsville Zoning district Medium Density Residential Planned Unit Development (MDRPUD) to be added to the Cottage Grove at Twelve Stones Crossing;
- 3.83 acres of Parcel 35 from Goodlettsville zoning district High Density Residential Planned Unit Development (HDRPUD) to Low Density Residential Planned Unit Development (LDRPUD) currently

a parcel in The Vineyards at Twelve Stones Crossing.

Franks seconded the motion. The motion passed 7-1, Hitt voted no.

Franks made a motion for conditional approval of the Revised Preliminary Master Plan for The Vineyards at Twelve Stones Crossing and Cottage Grove at Twelve Stones Crossing based on staff comments, report and recommendations, Planning Commission deliberation, developer comments and plans submitted for review. The conditional approval is based on the following actions:

- 1) corrections of minor technical issues by the developer as noted by staff;
- 2) resolution to density issues relating to The Vineyards at Twelve Stones and Cottage Grove at Twelve Stones by annexation and rezoning as proposed;
- 3) installation by the developer of curb and roadway sub-base binder for Placid Grove Lane and Edmondson Court on or before October 31, 2011;
- 4) continuation of the established architectural style and character of The Vineyards and Cottage Grove;
- 5) end Truvine Way at cul-de-sac as depicted on the conditionally approved plan
- 6) submission to the Planning Commission of an infrastructure completion schedule upon PC approval of the Revised Final Master Plan for The Vineyards at Twelve Stones and Cottage Grove at Twelve Stones.

Trew seconded the motion. The motion passed 6-2, Hitt voted no, Birdwell voted no.

**Item #3 Consider adoption of the amended Goodlettsville Planning Commission Bylaws.**

Staff reviewed. Gregory reported the document was corrected as previously discussed by the planning commission.

Willis made a motion to adopt the amended Goodlettsville Planning Commission Bylaws as written. Crews seconded the motion. The motion passed 8-0.

**Item #4 Commission Comments.**

There was discussion relating to amending the Zoning Ordinance to require the developer to submit a roadway development schedule along with the Preliminary Master Development Plan submittal when a roadway(s) is identified as part of the Goodlettsville Major Thoroughfare Plan. Lowe added that currently stone, curb, and binding are required to be installed in a development for fire/emergency access purposes prior to the issuance of a building permit.

**Driver made a motion to add a non-agenda item to the official agenda for discussion purposes relating to the Goodlettsville Design Review Guidelines. Birdwell seconded the motion. The motion passed unanimously, 8-0.**

Gregory presented proposed amendments to the Design Review Guidelines. The document will be more descriptive and include specific language from the Zoning Ordinance. The reader will be directed to specific sections of the Zoning Ordinance relating to requirements for specific zoning districts: setbacks, architectural materials, parking, landscaping, lighting, sidewalks, exterior storage, etc. There has been discussion regarding the consideration of protecting the properties bordered by Main Street, Long Hollow Pike, Rivergate Parkway and the CSX railroad by developing an overlay district or by design guidelines. There is also ongoing discussion relating to a proposed Arts Production District for Church Street located on the former Gibson Boat Company property which would require inclusion in an overlay district.

The meeting adjourned at 7:32 PM.

Jim Galbreath, Chairman

  
Vicky Ignatz, Planning Assistant