

MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

January 8, 2007

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, Scott Trew, Jim Hitt, Grady McNeal, Carol Crews, Garry Franks, Bubba Willis, William Carter

Absent: John Coombs

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Jerry Garrett, Charlie Lowe, Tommy Walker, Rick Fussell, Jim Harrison, Brock Rust, John & Nancy Edmondson and others.

The meeting was called to order by Jim Galbreath. Prayer was offered by Scott Trew.

Item #1 The minutes of the December 4, 2006 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #1-07) Consider the request of Tommy Walker, RLS, P.O. Box 49, Ridgetop, TN for approval of an Amended Final Plat for Oldham Heights, Section II, Crencor Drive, Sumner County Tax Map 143, Parcel 17.04.

Staff reviewed. Gregory reported this proposal is for the creation of a building lot in Oldham Heights, Section II fronting on Crencor Drive measuring 40,054 square feet in the R-40 zoning district. There are few minor technical issues remaining to be resolved by staff and the applicant prior to recording of the plat are: revision of flood panel referenced, needs to reflect the "best available date", 09-20-006, Series E and increase PUDE to the standard subdivision width.

Motion by Trew for approval of an Amended Final Plat for Oldham Heights, Section II, Crencor Drive, Sumner County Tax Map 143, Parcel 17.04. Motion seconded by Crews. Motion passed 8-0.

Item #3 (9.1 #2-07) Consider the request of Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN for approval of the Final Plat for Dry Creek Farms, Phase Two, Section A – R.O.W. Dedication of Dry Creek Road & Robert Cartwright Drive, Davidson County Tax Map 33, Parcels 21 and 22.

Staff reviewed. Gregory reported this is a proposal for right-of-way dedication that has been previously approved and not recorded. The plat indicates the extension of a roadway network that is to be a part of the Dry Creek Farms PUD. A few minor technical details remain to be resolved by staff and the applicant prior to the recording of the plat: minor adjustments to drainage easement and utility lines.

Motion by Hitt for conditional approval of the Final Plat for Dry Creek Farms, Phase Two, Section A – R.O.W. Dedication of Dry Creek Road & Robert Cartwright Drive, Davidson County Tax Map 33, Parcels 21 and 22 based on submittal, review and approval by staff of a revised final plat indicating staff corrections to drainage easements and utility lines. Motion seconded by McNeal. Motion passed unanimously, 8-0.

Item #4 (9.1 #3-07) Consider the request of Ragan-Smith Associates, Inc. 315 Woodland street, Nashville, TN for approval of the Final Plat for Dry Creek Farms, Phase Two, Section B – R.O.W. Dedication for Dry Creek Road, Davidson County Tax Map 33, Parcel 21.

Staff reviewed. Gregory reported this is a proposal for a right-of-way dedication that has been previously approved and not recorded. The proposal is for an extension of the Dry Creek Road roadway. A few minor technical details remain to be resolved by staff and the applicant prior to the recording of the plat: minor adjustments to drainage easement and utility lines.

Motion by Driver for conditional approval of the Final Plat for Dry Creek Farms, Phase Two, Section B – R.O.W. Dedication for Dry Creek Road, Davidson County Tax Map 33, Parcel 21 based on submittal, review and approval by staff of a revised Final Plat indicating staff corrections to drainage easements and utility lines. Motion seconded by Franks. Motion passed unanimously, 8-0.

Item #5 (9.1 #14-06) Consider the request of Paradigm Design, 550 3 Mile NW, Grand Rapids, MI for approval of a Revised Site Plan for Gordon Food Service Marketplace Store, 317 Bluebird Drive, Davidson County Tax Map 34-01, Parcel 4.

Staff reviewed. Gregory requested a motion to defer consideration of this application. Motion by Crews to defer action on the Revised Site Plan for Gordon Food Service Marketplace Store, 317 Bluebird Drive, Davidson County Tax Map 34-01, Parcel 4. Motion seconded by Franks. Motion passed unanimously, 8-0.

Item #6 (9.1 4-07) Consider the request of Civil Site Design Group, PLLC, 1808 West End Avenue, Nashville, TN for approval of an Amended Final Plat for Loyd Subdivision, Lot 1, Sumner County Tax Map 143, Parcel 69.00.

Staff reviewed. Jim Harrison, Civil Site Design Group, asked the board to defer consideration of this application. Motion by Trew for deferral of the Amended Final Plat for Loyd Subdivision, Lot 1, Sumner County Tax Map 143, Parcel 69.00. Motion seconded by McNeal. Motion passed unanimously, 8-0..

Item #7 (9.1 #5-07) Consider the request of Civil Site Design Group, PLLC, 1808 West End Avenue, Nashville, TN for approval of an Amended Final Plat – Re-subdivision of Lot 1, Edmondson Subdivision and The Calvary Chapel at Rivergate, Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 56.02 and 56.04.

Staff reviewed. Gregory requested a motion to defer consideration of this application. Motion by Driver for deferral of the Amended Final Plat for Resubdivision of Lot 1, Edmondson Subdivision and The Calvary Chapel at Rivergate, Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 56.02 and 56.04. Motion seconded by McNeal. Motion passed unanimously, 8-0.

Item #8 (9.1 #38-03A) Consider the request of Civil Site Design Group, PLLC, 1808 West End Avenue, Nashville, TN for approval of a Revised Preliminary Master Plan for The Villas at Twelve Stones Crossing, Willis Branch Road, Sumner County Tax Map 143, Parcel 51, 51.02 and 51.04.

Staff reviewed. Gregory reported this proposal is for a seventy-nine (79) unit development in a Medium Density Residential Planned Unit Development (MDRPUD) zoning district. Similar proposals have been conditionally approved previously, although in different configurations; therefore, this plan is being considered as a Preliminary Master Plan. The proposal is stated to be a fee simple condominium development. The final plat document needs to indicate fee simple condominiums also. There are several design considerations which need to be addressed. Center islands are proposed at two points in the public street right-of-way. Staff requested the islands be removed; however, they remain in the submitted plan. Illustration of architectural style and percentage of architectural materials needs to be indicated on the plans, site storm drainage offset requires additional calculations, excessive grade of twenty (20) percent for Units 51 and 52 should be reduced. These issues can be discussed and resolved prior to the Final Master Plan.

Galbreath asked for clarification regarding the public street right-of-way islands. Gregory responded that staff has requested island be removed from the street right-of-way due to safety and maintenance issues. Rust stipulated that the islands have been designed for architectural interest, signage placement and continuity of style with The Vineyards at Twelve Stones Crossing and Twelve Stones Crossing. Galbreath questioned Gregory regarding concerns relating to the intersection of the private drive and Tara Lane. Gregory stated that the distance of the Tara Lane/private drive intersection to Willis Branch Road/Tara Lane intersection is approximately ninety (90) feet which allows for too many points of conflict between Tara Lane, the private drive and Willis Branch Road and interferes with safe ingress/egress at the three roadways. His greatest concern is the traffic movement from Willis Branch Road traffic turning left onto Tara Drive then left onto the private drive. Lowe agreed that the intersections are within one hundred (100) feet of each other, are contradictory to subdivision regulations and can be appropriately redesigned. Rust stated that the traffic engineering design indicates a four (4) vehicle lane, the private drive was designed to maintain adequate circulation for emergency vehicle access, the intersection cannot be relocated into Lot 2, a previously sold lot, and alternative exit roadways are available through The Villas at Twelve Stones and The Vineyard at Twelve Stones. Hitt, Crews, Franks and Carter shared their concerns about traffic safety issues relating to the congestion at the clubhouse and pool and the intersection at Tara Drive/private drive. Rust responded that the residential street has much greater

capacity to accommodate the additional traffic. He respectfully requested leniency regarding relocation of the intersection of the private drive and Tara Lane.

Galbreath requested clarification regarding staff corrections requiring twenty (20) feet side yard setback between buildings while the plan indicates fifteen (15) feet. Gregory acknowledged his responsibility for the oversight of previous Planned Unit Developments being approved with five (5)-fifteen (15) feet setbacks. However, knowing that the Zoning Ordinance requires twenty-five (25) feet side yard setback between buildings, this is what we need to abide by specifically for fire safety issues. Galbreath asked Rust if he will be able to accommodate a twenty (20) side yard setback. Rust stipulated his position according to the Zoning Ordinance indicates a minimum five (5) foot setback from property line or a minimum of fifteen (15) feet between buildings. Rust acknowledged that the twenty (20) foot side yard setback can be accomplished; however, more buildings will have to be combined to meet these requirements which will make the development less compatible with the existing developments adjoining Willis Branch Road. Trew and Franks responded that they are not in favor altering the design by clustering units to accomplish the twenty (20) foot side yard setbacks. Rust reported that the hillside Lots 41 through 48 have been moved the units further back from the road, allowing more room to grade up, creating a twelve (12) percent to fifteen (15) percent grade for approximately fifteen (15) feet with a maximum of five (5) percent grade at the garage entrance. Gregory agreed that this is an improvement over the original plan; however, Lots 51 and 52 are still over the allowable grade. Rust clarified the properties are classified as fee simple lots which means the building, the land that it sits on and a certain amount of private elements are privately owned. This complies with the Tennessee Horizontal Property Regime Act w/Private Elements which is what is accomplished at The Vineyards at Twelve Stones Crossing. Rust asked staff to assist the surveyor in identifying the proper documentation for the Final Plat. Rust asked that the record indicate that he has met with John and Nancy Edmonson, adjoining property owners, to discuss the proposed PUD plan. He has agreed to locate the permanent roadway and connect the utility services to the eastern most road of the development. Temporary utilities will be provided using the Edmondson's existing services and will be relocated alongside the new driveway upon completion of the roadway. Additional landscape planting will be provided along our western common property line.

Rust reported that the architectural style for this development will be the same as The Vineyards at Twelve Stones Crossing - 75% minimum of brick, stone or Hardiplank, asphalt dimensional singles, identical Restrictive Covenants and Home Owners Association Regulations. Gregory responded that staff is requesting a more definitive break down of the percentage of brick, stone or Hardiplank per unit or per block. The current minimum 75% of exterior building materials permits room for interpretation. Carter recommended a solution that not more than 25% of each unit may utilize Hardiplank to guarantee a mixture of architectural exteriors. Rust agreed to a maximum of 25% Hardiplank materials per unit. Regarding storm water drainage, recalculations will be submitted to include cut and fill quantities in the floodplain, driveway elevations will be reviewed, proper documentation for platting purposes will be resolved between the surveyor and staff and reconfiguration of the development to establish twenty (20) feet side yard setbacks will be determined.

Motion by Crews for deferral of consideration of the application for a Revised Preliminary Master Plan for The Villas at Twelve Stones Crossing, Willis Branch Road, Sumner County Tax Map 143, Parcel 51, 51.02 and 51.04. Motion seconded by Carter. Galbreath requested a show of hands vote on the motion. Motion failed, 3-4-1. Abstention by Hitt.

Rust requested guidance from the board regarding a solution for the disputed intersection at the proposed private drive at Tara Lane. Franks, Galbreath and Carter agreed that the developer is to provide a revised plan to relocate the intersection of the designated private drive at Tara Lane a minimum distance of two hundred (200) feet from the intersection of Willis Branch Road at Tara Lane to make this a viable development.

Motion by Driver for conditional approval of the Revised Preliminary Master Plan for The Villas at Twelve Stones Crossing, Willis Branch Road, Sumner County Tax Map 143, Parcel 51, 51.02 and 51.04 based on retaining the five (5)-fifteen (15) feet side yard setbacks, retaining cul-de-sac right-of-way landscape island, removing entry Willis Branch Road right-of-way landscape island and relocating the intersection of the private drive and Tara Lane a minimum of two hundred (200) feet from the intersection of Willis Branch Road and Tara Lane. Motion seconded by Franks. Motion passed unanimously, 8-0.

Item #9 Commission Comments

Gregory informed the board the Final Report of the Goodlettsville Economic Development Study will be presented at the City Commission meeting on Thursday, January 11, 2007 and encouraged members to attend the meeting.

Gregory will schedule an orientation session for the three (3) new board members. He welcomed all the members to attend the orientation to obtain continuing education credits.

Trew made the board aware that the left turn radius from Long Hollow Pike onto Loretta Drive is very narrow due to the double right turning lanes vehicle stopping point on Loretta Drive being too close to the intersection and asked staff to address the issue.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary