

GOODLETTSVILLE PLANNING & ZONING BOARD

December 6, 2004

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, Jerry Garrett, Grady McNeal, Scott Trew, John Coombs, Jim Hitt, Margaret Wall, Carol Crews

Absent: John Finch

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Jane Birdwell, Brock Rust, Gary Manning, Billy Ray Suiter, Valerie Stewart, Jay Johnson, Carter Howard, Joseph Spears, Nancy and John Edmondson, Carl and Connie Willis, Margo Bryant and others

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

Item #1 The minutes of the November 1, 2004 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #21-04) Consider the request of Gresham, Smith and Partners, 511 Union Street, Nashville, TN for approval of the Amended Final Plat for Northchase at Rivergate, Resubdivision of Lot 9, a part of Lot 10 and Former Right-of-Way, Section Two, Davidson County Tax Map 26, a part of Parcel 144.

Staff reviewed. Gregory reported this proposal combines an existing lot fronting Conference Drive, a portion of a previously existing lot fronting Conference Drive which had been a remnant added to the right-of-way when Northchase Blvd. was relocated and realigned as part of the work on Conference Drive and that portion of old Northchase Blvd. Abandoned with the realignment of Mission Ridge as part of the Conference Drive improvements. This proposed consolidation creates a more useable lot, restricts access to Mission Ridge and creates a potential use for surplus property. All comments have been addressed satisfactorily.

Motion by John Coombs for approval of the Amended Final Plat for Northchase at Rivergate, Resubdivision of Lot 9, a part of Lot 10 and Former Right-of-Way, Section Two, Davidson County Tax Map 26, part of Parcel 144. Motion seconded by Driver. Motion passed unanimously.

Item #3 (9.1 #25-04) Consider the request of Suiter Surveying, 1753B Alpine Drive, Clarksville, TN for approval of the Final Plat for Northcreek Commons, Section Twelve, Lot Sixteen, Davidson County Tax Map 26, part of Parcel 152.

Staff reviewed. Gregory reported this is a proposal to create a buildable lot on Conference Drive, south of Northcreek Blvd. Two additional provisions have been addressed with the surveyor regarding the extension of public sewer service to the property and the handling of storm water as it leaves this property. These provisions will be included in the revised final plat; therefore, conditional approval is recommended with final review and approval by staff.

Motion by Trew for conditional approval of the Final Plat for Northcreek Commons, Section Twelve, Lot Sixteen, Davidson County Tax Map 26, part of Parcel 152 based on final review and approval by staff of comments relating to public sewer service access and storm water management. Motion seconded by Hitt. Motion passed unanimously.

regarding spot zoning and zoning specific to high density residential retirement facilities. Motion seconded by Garrett. Motion passed unanimously.

Item #8 (9.1 #38A-03) Consider the request of Civil Site Design 1808 West End Avenue, Nashville, TN to rezone 25.88 acres on Willis Branch Road, Sumner County Tax Map 143, part of Parcel 51 from R-40 to LDRPUD and for approval of the Preliminary Master Plan for The Vineyard at Twelve Stones Crossing, Phase III.

Staff reviewed. Gregory reported that this proposal as a Low Density Residential Planned Unit Development has changed somewhat since last presented. Some concerns remain, most of which are minor in nature. Those are: double up the density of the landscaping buffer; provide a larger depiction of the entrance landscaping; show better distribution of the fire hydrants, depict one street tree per lot in addition to the one tree per lot required as approved in Phases I and II of The Vineyards; and provide documentation on the "waters of the state" question when available. The one major item of concern and which may not be easily correctable is the fact that all of the proposed lots connect to Willis Branch Road at a point below the 100 year flood plain. The plan does not provide for ingress/egress in time of flood. Emergency access is affected in the same manner.

Rust stated that he had presented this plan twice to the City and have spoken with the adjoining property owners. Rust agreed to comply with minor comments enumerated by staff. The Low Density Residential Planned Unit Development (LDRPUD) is in agreement with the Land Use Plan. The twenty-six (26) acre development has forty-four (44) units, twenty (20) attached townhomes with a density of one point seven (1.07) units per acre along with four (4) large parcels for single family homes averaging two (2) to four (4) acres. The architectural standards are in keeping with previously approved materials for Phases I and II for The Vineyards. Rust provided the Board with advertising copy of developments in Franklin and the Rivergate area depicting hardiplank along with renderings depicting the combination of brick and hardiplank for the proposed development. Sewer lines will be extended approximately three thousand (3,000) feet. Utility letters are available. The following development details have been discussed and agreed to with the adjoining property owners: 1) The proposed detention basin will not retain water except for storm water events and only then for a short period of time. The Homeowners Association for The Vineyards @ Twelve Stones, Phase III will be responsible for maintain of the detention basin. 2) Grading on the eastern most property line adjoining the Edmonson's property will occur to assist in stabilizing an erosion issue. 3) An enhanced landscape buffer will be installed at the southern portion of the development adjoining the Willis property which will include additional trees with offset planting with ten (10) feet spacing. 4) A fence and landscaped berm will be installed along the southern exposure of the Willis' swimming pool to enhance privacy. Carl Willis, adjoining property owner, stated that his concerns regarding detention, landscaping buffer and privacy enhancements to his pool area have been adequately addressed. He acknowledged that he would like to see more brick and stone as architectural elements of the townhomes for Phase III.

Rust addressed the concern of a backwater flood event on Willis Branch Road. The 100 year flood plain is at approximately elevation 441. The roadway entrance into the development is at elevations 439-440 with the elevation increasing gradually throughout the development. The proposed low density development does not permit us to redirect Willis Branch Road to a higher elevation out of the floodway. It is accurate that there is only one ingress/egress. Lots 1, 2, 23 and 24 are within the flood plain and will be built to specific zoning regulations addressing floodplain requirements. Galbreath and Garrett shared their concern with traffic impact on

therefore, a sprinklered building is not required by ordinance or fire codes. Lane stated he did not review the plans based on the use of the building for assembly or on the requirements of ROPUD zoning district. Trew, Coombs and Wall requested that two false dormers be included on the rear of the building to provide architectural relief of the rear elevation. Stewart stipulated that she could not make the decision regarding the addition of dormers; however, her opinion was that this request would be acceptable to the membership.

Coombs and Wall stated they would like to see more curb appeal in the landscape plan relating to the existing tree line on South Dickerson Road. Lowe stated a landscape survey is included on Sheet L-1. The landscape architect used a large portion of the existing tree line to meet the requirement for caliper inches for the site. Gregory noted that scrubs should be removed and replaced with new shrubbery. Driver stipulated that the board has some latitude in interpretation of the landscape requirements and will work with the applicant in removal/replacement ratio of caliper inches in the landscape plan.

Stewart questioned why the new issues that have been brought up by the Board were not presented during the planning/correction stage by staff. Galbreath stated that it is staff's responsibility to provide an objective review of the plans relating to the established zoning ordinance. It is the responsibility of the Board to consider staff's review and also to provide a subjective review of the submitted plans relating to architectural style, landscaping, etc.

Motion by Garrett to defer the approval of the Final Master Plan for Woodmen of the World, Dry Creek Road, Davidson County Tax Map 33, Parcel 202 based on further review of the placement of dormers at the rear roof line, site lighting, an amended landscape plan indicating removal of a portion of the existing tree line, replacement planting along tree line with appropriate shrubbery and minor technical details enumerated by staff. Motion seconded by Wall. Motion passed unanimously.

Item #6 (9.1 #27-04) Consider the request of Civil Site Design, 1808 West End Avenue, Nashville, TN for approval of the Final Plat for Dry Creek Farms, Section II, Phase II (Ivy Hill at Dry Creek Farms), Davidson County Tax Map 33-3-B, Parcel (00).

Staff reviewed. Gregory reported that this proposal is for forty-four (44) additional single family lots in the Dry Creek Farms development. Most technical issues have been address. The remaining issues to be addressed are the catch basins for storm water runoff along both portions of Ivy Hill Lane and to label the twenty-five (25) feet setback on Lot 92 along Ivy Hill Lane.

Brock Rust, developer of Ivy Hill @ Dry Creek Farms, acknowledged there will not be a change in the approved product. The same builder and same style homes will be built. A recent meeting with staff and a Beazer Homes representative has taken place. The builder is aware of the concern of staff and this board regarding homes in Phase I having vinyl siding exteriors. Six (6) new homes in Phase I will have brick front elevations. The developer will strongly encourage masonry exterior in Phase II. Rust stipulated that the vinyl exterior is a popular choice among the homeowners.

Motion by Trew for conditional approval of the Final Plat for Dry Creek Farms, Section II, Phase II (Ivy Hill at Dry Creek Farms), Davidson County Tax Map 33-3-B, Parcel (00) based on providing additional catch basins for storm water runoff along both sides of Ivy Hill Lane and the proper labeling of the twenty-five (25) feet setback on Lot 92 on Ivy Hill Lane. Motion seconded by Driver. Motion passed unanimously.

Item #4 (9.1 #26-04) Consider the request of Civil Engineering Services, 709 Bruce Road, Dickson, TN for approval of the Site Plan for Coldwell Banker Barnes, Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152.

Staff reviewed. Gregory reported this proposal for an eleven thousand, seven hundred (11,700) square feet building has some design concerns that affect the operation of the site. Signage, uses, details of proposed construction elements, ingress/egress and integrated/systemwide storm water runoff are the issues of greatest concern. Many of the issues listed above have not been satisfactorily addressed by Mr. Ray Flake, the design engineer.

Billy Ray Suiter, representing Ray Flake, requested deferral of the request until the January, 2005 Planning Board meeting.

Motion by Garrett to defer consideration of the Site Plan for Coldwell Banker Barnes, Conference Drive, Northcreek Commons, Davidson County Tax Map 26, Parcel 152 until the January, 2005 Planning Board meeting. Motion seconded by Hitt.

Item #5 (9.1 #23-04) Consider the request of Artech Incorporated, 559 Church Street East, Brentwood, TN for approval of the Final Master Plan for Woodmen of the World, Dry Creek Road, Davidson County Tax Map 33, Parcel 202.

Staff reviewed. Gregory reported this proposal for a lodge and office building, which is very similar to the plans conditionally approved in 1996, has a few minor technical corrections. Landscaping parking islands need curved endcaps; handicap ramps must be ADA compliant – the ramps projected into the parking area – move ramp to sidewalk or make flush with sidewalk; the ramps projected into the parking area – move ramp to sidewalk or make flush with sidewalk; building data tables on sheets C-1 and L-1 must be reconciled – covered area ration – on sheet C-1 and removed from sheet L-1; detention pond outfall structure needs to be shown on the detail sheet; U-ditch detail needs to reflect actual installation; handicap ramp detail does not match the ramp shown on sheet C-1; dumpster pad needs to be shown on sheet L-1; non-glare downcast wallpack lighting detail needs to be added to sheet A2.1. The board needs to consider if one pole mounted light depicted in the parking lot provides adequate site lighting.

Coombs asked the nature of the business and proposed use of the building. Stewart responded that the Woodmen of the World is a fraternal membership society. The building will accommodate business meetings (12-20 people) and social events (approx. 60 people). They partner nationally with the American Red Cross and hope to utilize the lodge as a designated natural disaster distribution center. Coombs shared his concern with the adjoining property owners begin negatively impacted by the encroachment of the proposed building footprint including outdoor food preparation at the rear of the building for social events and questioned if the building footprint could be realigned. Gregory stated that reorientation of the front of the building toward the residential property owners could create more of an infringement than the current plan.

Coombs questioned if site lighting has been properly addressed on the plan. Gregory acknowledged that one downcast pole light is indicated in the parking lot and the applicant agreed to wall pack lighting on the building. The freestanding pole height has not been indicated, downward casting building wall pack lights have not been depicted on the plan and staff's question as to whether one parking area light pole will address the public safety issue has not been addressed. Lane reported that his plan review is based on tables and non-fixed seating;

Item #7 (9.1 #38A-03) Consider the request of Civil Site Design, 1808 West End Avenue, Nashville, TN to rezone 12.05 acres on Willis Branch Road, Sumner County Tax Map 143, part of Parcel 51.03 from LDRPUD to HDRPUD and for approval of the Preliminary Master Plan for The Vineyard at Twelve Stones Crossing, Phase IV, Manor House.

Staff reviewed. Gregory reported this is a proposal for development as a High Density Residential Planned Unit Development (HDRPUD). It is presented as a two-story building with parking underneath for retired middle-aged residents. Approximately twelve point five (12.05) acres, which was approved by this board as open space for The Vineyards at Twelve Stones, Phase I, are devoted to this development. As shown, this development would have a density of four point sixty-five (4.65) units per acre for a total of fifty-six (56) units. Gregory acknowledged that staff has some remaining concerns that the Board should consider: the rezoning request from R-40 to HDRPUD which is a major zoning change for this area; provide a conceptual landscape plan; demonstrate a detention plan; and remove the proposal for Vineyard Way to become a public right-of-way. Should the rezoning request be approved, any motion should include the amendment to the Goodlettsville Land Use Plan denoting such change.

Rust stated the concept of the Manor House is a middle-aged retirement residential product. The building would be two stories with fifty-six (56) units. Each unit will be purchased separately. Traditional brick would be used for the exterior walls. Outdoor covered parking and possibly underground parking is planned. The plan provides for a large buffer around the building including two hundred (200) feet of natural woods, a one hundred fifty (150) feet buffer along the Edmondson property line, and a one hundred (100) feet buffer along the Willis property line. John Edmondson stated they are fairly comfortable with this proposed plan and the one hundred fifty (150) feet buffer. There is a concern with the narrowness of Willis Branch Road and the expected increase in traffic.

Garrett and Driver agreed that this type development meets the needs of the residents within the City and are very pleased with the concept. Driver stated that, although it is a drastic change of use for property in this area, mixed use zoning is becoming more common. Garrett shared his concern that rezoning of this property from R-40 to HDRPUD could constitute spot zoning and requested staff to obtain a legal opinion as to whether an ordinance can be crafted specifically for a high density residential retirement facility to meet constitutional law and permit the City to defend the zoning change. Hitt and Coombs agreed that any rezoning request for this area should be considered very carefully and the Board should proceed slowly. Changing the zoning classification to HDRPUD can open this area to all multi-family development should this project not be completed or the property is sold.

Rust stated drainage calculations and a detailed landscape plan around perimeter of the building will be submitted. He agreed that Vineyard Way will remain a private driveway. Rust commented that the plan requires a two story building and HDRPUD is the only residential zoning district which permits multi-story buildings. Also, the Goodlettsville Land Use Plan indicates that HDRPUD zoning districts have been permitted to develop adjacent to lower density residential areas. Rust agreed to defer the request to permit time for further research.

Motion by Hitt to defer the request to rezone 12.05 acres on Willis Branch Road, Sumner County Tax Map 143, part of Parcel 51.03 from LDRPUD to HDRPUD and approval of the Preliminary Master Plan for The Vineyard at Twelve Stones Crossing, Phase IV, Manor House until the January, 2005 Planning Board agenda. Staff is directed to obtain a legal opinion

regarding spot zoning and zoning specific to high density residential retirement facilities. Motion seconded by Garrett. Motion passed unanimously.

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Rust stated that he had presented this plan twice to the City and have spoken with the adjoining property owners. Rust agreed to comply with minor comments enumerated by staff. The Low Density Residential Planned Unit Development (LDRPUD) is in agreement with the Land Use Plan. The twenty-six (26) acre development has forty-four (44) units, twenty (20) attached townhomes with a density of one point seven (1.07) units per acre along with four (4) large parcels for single family homes averaging two (2) to four (4) acres. The architectural standards are in keeping with previously approved materials for Phases I and II for The Vineyards. Rust provided the Board with advertising copy of developments in Franklin and the Rivergate area depicting hardiplank along with renderings depicting the combination of brick and hardiplank for the proposed development. Sewer lines will be extended approximately three thousand (3,000) feet. Utility letters are available. The following development details have been discussed and agreed to with the adjoining property owners: 1) The proposed detention basin will not retain water except for storm water events and only then for a short period of time. The Homeowners Association for The Vineyards @ Twelve Stones, Phase III will be responsible for maintain of the detention basin. 2) Grading on the eastern most property line adjoining the Edmonson's property will occur to assist in stabilizing an erosion issue. 3) An enhanced landscape buffer will be installed at the southern portion of the development adjoining the Willis property which will include additional trees with offset planting with ten (10) feet spacing. 4) A fence and landscaped berm will be installed along the southern exposure of the Willis' swimming pool to enhance privacy. Carl Willis, adjoining property owner, stated that his concerns regarding detention, landscaping buffer and privacy enhancements to his pool area have been adequately addressed. He acknowledged that he would like to see more brick and stone as architectural elements of the townhomes for Phase III.

Rust addressed the concern of a backwater flood event on Willis Branch Road. The 100 year flood plain is at approximately elevation 441. The roadway entrance into the development is at elevations 439-440 with the elevation increasing gradually throughout the development. The proposed low density development does not permit us to redirect Willis Branch Road to a higher elevation out of the floodway. It is accurate that there is only one ingress/egress. Lots 1, 2, 23 and 24 are within the flood plain and will be built to specific zoning regulations addressing floodplain requirements. Galbreath and Garrett shared their concern with traffic impact on

Willis Branch Road and questioned if a traffic study is necessary. Lowe stipulated that the number of units in the proposed development is below the subdivision standard of a minimum of one hundred (100) units to require a traffic study. Phases I, II and III of The Vineyards at Twelve Stones have been submitted and addressed separately; therefore, none of the phases have required traffic studies. Hitt acknowledged his concern in approving a plan that creates a non-accessible roadway in the event of flooding. Garrett stated that he would be hesitant to approve a request for rezoning of this property knowing that the City will then be responsible for providing improvements to Willis Branch Road. Garrett suggested that staff prepare an estimate for improvement costs for Willis Branch Road. Lowe recommended that the cost estimate meet current subdivision standards and achieve a roadway outside the floodplain extending from the entrance of The Vineyard, Phase II to the entrance to Phase III.

Motion by Garrett for conditional approval of the Preliminary Master Plan for The Vineyard at Twelve Stones Crossing, Phase III based on compliance with staff's comments, a recommendation to the City Commission to consider rezoning 25.88 acres on Willis Branch Road, Sumner County Tax Map 143, part of Parcel 51 from R-40 to LDRPUD, provide a cost estimate of improvements to Willis Branch Road to the City Commission and provide the following improvements to adjoining property owners, John and Nancy Edmonson and Carl and Connie Willis: 1) The proposed detention basin will not retain water except for stormwater events and only then for a short period of time. The Homeowners Association for The Vineyards @ Twelve Stones, Phase III will be responsible for maintenance of the detention basin; 2) Grading on the eastern most property line adjoining the Edmonson's property will occur to assist in stabilization of an erosion issue; 3) An enhanced landscape buffer will be installed at the southern portion of the development adjoining the Willis property which will include additional trees with offset planting with ten (10) feet spacing; and 4) A fence and landscaped berm will be installed around the southern exposure of the Willis' swimming pool to enhance privacy.

Item #9 (9.1 #40-03) Consider the recommendation by Goodlettsville Public Works regarding Letter of Credit No. P-004079 in the amount of \$23,500 for Northcreek Business Park, Section 12 due to expire 12/12/04.

Staff reviewed. The Goodlettsville Public Works Director recommended the release of Letter of Credit No. P-004079 due to completion of improvements for Section 12, Northcreek Business Park.

Motion by Hitt to release Letter of Credit No. P-004079 in the amount of \$23,500 for Northcreek Business Park, Section 12. Motion seconded by Trew. Motion passed unanimously.

Item #10 (9.1 #5A-94) Consider the recommendation by Goodlettsville Public Works regarding Letter of Credit No. P-004086 in the amount of \$31,000 for Woodwyn Hills, Sections I & III due to expire 12/30/04.

Staff reviewed. The Goodlettsville Public Works Director recommended to extend Letter of Credit No. P-004086 for the overlay of Loretta Drive, Woodwyn Hills, Sections II & III due to continued construction traffic in this area.

Motion by Hitt to extend Letter of Credit No. P-004086 in the amount of \$31,000 for the overlay of Loretta Drive at Woodwyn Hills, Sections I and III for a period of one year. Motion seconded by Trew. Motion passed unanimously.

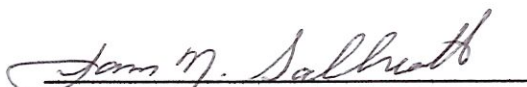
Item #11 Election for the Vice Chairman of the Goodlettsville Planning and Zoning Board.

The Board nominated Jim Driver to serve as Vice-Chairman of the Goodlettsville Planning and Zoning Board for the 2005 term. Mr. Driver accepted the nomination. The vote to elect Mr. Drive was unanimous.

Item #12 Discuss Extra-Territorial Planning Jurisdiction

Gregory suggested that the Board make a recommendation to the City Commission to consider a resolution to submit a request to the Sumner County Local Government Planning Advisory Board granting planning jurisdiction within the Goodlettsville Urban Growth Boundary which encompasses the areas of Allen Road, Willis Branch Road and Long Hollow Pike to Ralph Hollow Road. This authority would require that plans within the Goodlettsville Urban Growth Boundary are be reviewed by the City's Planning Board and a recommendation for approval or rejection be submitted to the Sumner County Planning Commission.

Motion by Trew to recommend to the City Commission to consider a resolution to submit a request to the Sumner County Local Government Planning Advisory Board granting planning jurisdiction within the Goodlettsville Urban Growth Boundary. Motion seconded by Hitt. Motion passed unanimously.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary