

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

October 4, 2004

5:00 PM

Massie Chambers

Present: Gary Manning, Jim Galbreath, Jim Driver, Grady McNeal, Scott Trew, John Coombs, John Finch, Margaret Wall, Carol Crews

Absent: Jim Hitt

Also Present: Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Ken Karkau, Sohelia Rheshti, Rocky Montoya, Jane Birdwell, Brock Rust, Steve Russell, Steve Artz, Jerry and Shannon Hogan, Stephen Lee, Nancy and John Edmondson

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

Jim Thomas welcomed the newest member of the Planning Board, Carol Crews. Ms. Crews will complete the term vacated by Susan Williams.

Item #1 The minutes of the September 13, 2004 Goodlettsville Planning and Zoning Board meeting are approved with the added notation of the board's discussion regarding the October 25, 2004 the Goodlettsville Main Street Streetscape Plan workshop.

Item #2 (9.1 #11-03) Consider the request of Karkau & Associates, Brentwood, TN for approval of an amendment to the Final Master Plan for Vanco Manor, 813 S. Dickerson Road, Davidson County Tax Map 25, Parcel 137.

Staff reviewed. Lowe reported this request comes before the planning commission due to an application for a change in the approved site plan elevation to permit eight (8) existing patient rooms to retain the existing window walls. The site plan approved on May 5, 2003 notes eight (8) patient rooms on the north end of the existing portion of the building with new EIFS and window walls which would bring the entire front elevation of the building into conformity. Staff recommends the amendment to the site plan be denied to maintain architectural conformity for the front elevation.

Ken Karkau, project architect, stated that most aspects of the horizontal architectural design for the front elevation have been matched to the existing building relating to brick, EIFS and roofing. Visually, there is not a significant difference in the existing and replacement window walls. Sohelia Rheshti, Vanco Manor Administrator, stipulated that fourteen (14) residents will need to be moved out of their rooms for a period of approximately two weeks to allow for the replacement of the windows. Temporarily relocating the patients to different rooms and different nursing staff will have a negative affect on their health. The existing windows provide more light than the replacement windows and are preferred by the patients. Financial consideration is not an issue in this request.

Coombs and Driver agreed that the board requested a plan that provides architectural continuity by blending the existing and new building materials. These architectural considerations were included in the previously approved site plan; therefore, there should be strong adherence to the approved plan. Finch acknowledged that the approved window walls will be more than

adequate. Karkau explained that the site plan has been adhered to with the exception of the windows in consideration at this time. Replacement windows are not required by code regulations and are for cosmetic consideration in this situation.

Motion by Driver to deny the request of Karkau & Associates, Brentwood, TN for approval of an amendment to the Final Master Plan to revise a portion of the front elevation of the building relating to replacement of existing windows for Vanco Manor, 813 S. Dickerson Road, Davidson County Tax Map 25, Parcel 137. Motion seconded by Coombs. Motion approved unanimously.

Item #3 (9.1 #18-04) Consider the request of RBCI, 73 White Bridge Road, Nashville, TN for approval of the site plan for a medical and retail building at 815 Wren Road, Davidson County Tax Map 26-13, Parcel 35.

Staff reviewed. Lowe reported this plan was conditionally approved in February, 2003. Due to the zoning ordinance permitting one year for construction to begin on an approved project, the site plan had to be resubmitted. A new site plan was submitted and reviewed by staff last month. Most of staff comments have been adequately addressed. The hydrology report submitted needs a few technical corrections. The removal of two, large existing trees (18 inch hackberry and 36 inch maple) has not been fully resolved. Staff recommends conditional approval of the site plan.

Stephen Lee, project architect, stated that the thirty-six (36) inch hackberry tree is located in the path of the proposed driveway and the eighteen (18) maple is located at the corner of the proposed building. To retain these two trees would severely impact the building footprint, prevent construction of a viable building and inhibit traffic circulation. The landscaping plan complies with the tree replacement regulation and depicts replacement of eighty-four (84) caliper inches.

Trew acknowledged that the removal of two mature trees from the site should be taken into consideration; however, the planned improvements to the site and compliance with the tree replacement regulation is more important. Lowe agreed that the site is challenged by topography and a TVA easement. The removal of the two mature trees is a judgment call by this board.

Motion by Finch for conditional approval of the site plan for a medical and retail building at 815 Wren Road, Davidson County Tax Map 26-13, Parcel 35 based on final review and approval of the hydrology report by staff. Motion seconded by Trew. Motion passed unanimously.

Item #4 (9.1 #20-04) Consider the request of R. L. Montoya, RLS, 412 Bass Street, Goodlettsville, TN for approval of the amended Final Plat for Goodlettsville Pentecostal Church, 1004 S. Dickerson Road, Davidson County Tax Map 33-4, Parcel 22.

Staff reviewed. Lowe reported that a portion of the parking lot for the Goodlettsville United Pentecostal Church was constructed on a portion of the back yard of Parcel 22 several years ago. The amended plat will remove the portion of Parcel 22 affected by the parking lot and place it with the church property. Two technical corrections to the plat include indicating the size of the water line on Draper Drive and reconcile lot/parcel numbers on the plat with those shown in the location sketch. Staff recommends conditional approval of the amended plat.

Montoya, project surveyor, agreed to make the necessary corrections enumerated by staff.

Motion by Finch for conditional approval of the amended Final Plat for Goodlettsville Pentecostal Church, 1004 S. Dickerson Road, Davidson County Tax Map 33-4, Parcel 22 based on review and final approval by staff regarding required corrections to depict water line size and proper numbering of lot/parcel on plat. Motion seconded by McNeal. Motion passed unanimously.

Item #5 (9.1 #22-04) Consider the request of Jerry Hogan, 879 Springfield Highway, Goodlettsville, TN to recommend to the City Commission a rezoning amendment from Agricultural zoning district to R-40 zoning district for the Fitzpartrick Subdivision property, Sumner County Tax Map 141, Parcel 15.

Staff reviewed. Lowe reported this request involves a 10.51 acres subdivision on the east side of Springfield Highway. The request is to rezone the property from the current Agricultural zoning to a R-40 zoning district. Properties surrounding this subdivision are zoned CG, IG and CPUDL. This is a transitional area, as evidenced by the declining use of the general area for residences. Agricultural zoning will allow for approximately three (3) lots and R-40 zoning will allow for nine (9) lots on the property. The request for higher density residential rezoning is inconsistent with the long-range plan for this area and with the overall Land Use Plan which indicates commercial/industrial/low density residential development; therefore, staff recommends denial of this request.

Steve Artz, project surveyor, stated that the front of this property is part of an existing subdivision plat divided into lots measuring approximately one hundred (100) by four hundred (400) feet. Mr. Hogan has recently built a home on the upper portion of the property. The rezoning to R-40 will permit an additional five (5) lots. Due to the topography, a plat amendment will need to be prepared to create buildable lots on the rear portion of the property. Lowe stipulated that a straight residential zoning would not permit developmental control of the property; furthermore, a PUD zoning district would adequately address the property. He reiterated that the request for residential zoning of the property is inconsistent for this area moving toward commercial development. Coombs stated that he opposes straight zoning and agreed with Lowe that a PUD zoning should be considered. Coombs suggested that a conceptual layout be prepared and submitted to the board for review. McNeal asked that contour lines and finished floor elevations be included in the drawing. Trew shared his concern that topography could limit commercial development of the property. Driver responded that although the topography is challenging, other zoning districts should be considered. Artz agreed to provide a drawing for the next meeting.

Motion by Coombs for a deferral of the item. The applicant was asked to submit a conceptual layout drawing including contour lines and finished floor elevations to the board for review. Motion seconded by Driver. Motion approved unanimously.

Item #6 (9.1 #24-04) Consider the request of Civil Site Design Group, PLLC, 1808 West End Avenue, Nashville, TN for approval of the amended Final Plat for The Vineyard at Twelve Stones Crossing, Willis Branch Road, Sumner County Tax Map 143, Parcel 51.01.

Staff reviewed. Lowe reported this is a revision to the final subdivision plat in order to add nine (9) lots to The Vineyard at Twelve Stones development. The additional land has been secured by purchase of a portion of the adjoining Gentry/Russell property. The Gentry/Russell property final plat needs to be recorded as previously approved by this board. Then the amended Final Plat for The Vineyard at Twelve Stones Crossing can be recorded. Staff comments have been adequately addressed by the applicant. Lowe did ask clarification from the developer regarding initial plans to possibly include a driveway easement at the rear portion of these nine lots. Brock Rust, developer, stated that the private access easement has been eliminated from the plan.

Motion by Coombs for approval of the amended Final Plat for The Vineyard at Twelve Stones Crossing, Willis Branch Road, Sumner County Tax Map 143, Parcel 51.01. Motion seconded by Trew. Motion passed unanimously.

Item #7 (9.1 #1-97) Consider the request of Goodlettsville Public Works Department for extension of Letter of Credit NY-00379-3003872 in the amount of \$88,000 for The Estates at Twelve Stones, Willis Branch Road, Sumner County Tax Map 143, Parcel 81.

Staff reviewed. Bill Brasier, Public Works Director, recommended a one-year extension of Letter of Credit NY-00379-300872 in the amount of \$88,000.

Motion by Wall for a one-year extension of Letter of Credit NY-00379-3003872 in the amount of \$88,000 for The Estates at Twelve Stones, Willis Branch Road, Sumner County Tax Map 143, Parcel 81. Motion seconded by Trew. Motion passed unanimously.

Non-agenda items

Galbreath acknowledged the dedicated service to the community by Jim Driver, City Commission liaison to the board. Mr. Driver will complete his current term with the City Commission on October 14, 2004 and will not seek re-election.

Thomas stated that the objective of the upcoming Goodlettsville Main Street Streetscape Plan workshop is to have David Coode, Lose and Associates, present the board with the rational as to how the plan recommendations evolved and to begin prioritizing an action plan. Finch asked if staff could prioritize elements of the plan relating to achievable goals including cost estimates. Thomas agreed to provide a priority list of plan recommendations to the board. Thomas stated the plan provides an opinion of probable costs for each of the recommendations. One recommendation regarding a landscaping enhancement program for the interstate interchanges in the city has already been initiated through TDOT and the Metropolitan Planning Organization.

Meeting adjourned.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary