

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

September 13, 2004

5:00 PM

Massie Chambers

Present: Jim Galbreath, Jim Driver, Grady McNeal, Scott Trew, John Coombs, Gary Manning, John Finch

Absent: Jim Hitt, Margaret Wall

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Al Jernigan, Jane Birdwell, Bruce Rainey, Mark Allison, Wayne Diel, Mr. McDuffie, Bob Adler, Ken Shreeve, Dr. Mohammad Jahan and others

The meeting was called to order by Gary Manning. Prayer was offered by Grady McNeal.

Item #1 The minutes of the August 2, 2004 Goodlettsville Planning and Zoning Board meeting are approved as written.

Item #2 (9.1 #9.46) Consider the request of Allison Signs & Marketing, Goodlettsville, TN for approval of a signage plan for Piccadilly Apartments of Windsor Green, Windsor Green Blvd. Davidson County Tax Map 26A, Parcel 113.

Staff reviewed. Gregory reported this signage plan replaces the original signs for the complex which were removed by TDOT as a result of the widening of Conference Drive. The proposed sign is for a residential (HDRPUD) development; however, the sign is physically located in a commercial (GOPUD) zoning district. Each zoning district has a provision for the placement of a sign in a median. These provisions limit the size of the advertising surface of the sign to twenty (25) square feet. The applicant should provide information to the city indicating that there are no existing easements or encroachments on the proposed sign location. Also, the applicant should provide the city with a hold harmless agreement to insure that the city will not be financially responsible for replacement of this signage which will be located in a public right-of-way.

Mark Allison, Allison Signs, stated that the signage shall include the names of Picadilly Apartments and Windsor Green. It is possible that The Townhomes of Windsor Green will be added to the signage should funding be provided by the developer.

Motion by Coombs for conditional approval of the signage plan for Piccadilly Apartments of Windsor Green, Windsor Green Blvd., Davidson County Tax Map 26A, Parcel 113 based on receipt of information from the applicant indicating any easements or encroachments on the proposed signage site and a hold harmless agreement stating the city will not be financially responsible for replacement of the signage should demolition occur as a result of the sign's location in the public right-of-way. Motion seconded by Driver. Motion passed unanimously.

Item #3 ((.1 #17-04) Consider the request of Diel Engineering, Inc., 1139 S. Wrights Lane, Gallatin, TN for approval of the amended final plat for McDuffee Acres, 1272 Madison Creek Road, Sumner County Tax Map 140, Parcel 27.04.

Staff reviewed. Gregory reported this amended plat will create a smaller buildable lot from the existing lot by reallocating two and forty-nine hundredths (2.49) acres from the rear portion of the existing lot to an adjoining property. Most of the staff comments were addressed. There are a few technical issues to be considered by the board. Since the proposed division of property is less than five (5) acres this survey will need to indicate the property that is being created as a lot and the property that is being transferred. All certificates will need to refer to the City of Goodlettsville, the existing residence should be labeled "to remain" and the survey coordinates must be tied into the state coordinate grid system.

Wayne Diel, surveyor, explained the purpose of the plat is to deed the lot back to the original farm. He reported the state coordinates have been added to the latest revision of the plat. Diel agreed to submit a revised plat to include comments enumerated by staff.

Motion by Galbreath for conditional approval of the final plat for McDuffee Acres, 1272 Madison Creek Road, Sumner County Tax Map 140, Parcel 27.04 based on staff review and final approval of the following revisions: the survey will need to indicate the property that is being created as a lot, the property that is being transferred, all certificates will need to refer to the City of Goodlettsville and the existing residence should be labeled "to remain". Motion seconded by Finch. Motion passed unanimously.

Item #4 (9.1 #19-04) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of the amended final plat for Northcreek Business Park, Section 14, Lot 11B, Revision 1, Business Park Circle, Sumner County Tax Map 143J, Group F, Parcel 4.00.

Staff reviewed. Gregory reported this amended plat divides Lot 11B into four buildable lots, each measuring approximately 37,450 square feet. Previous plat approval of this lot stipulated that requirements relating to street and utility construction are to be met. These requirements will carry over to this amendment. Staff is satisfied that all requirements have been met.

Motion by Trew for approval of the amended final plat for Northcreek Business Park, Section 14, Lot 11B, Revision 1, Business Park Circle, Sumner County Tax Map 143J, Group F, Parcel 4.00. Motion seconded by Coombs. Motion passed unanimously.

Item #5 (9.1 #19-04) was temporarily deferred due to no representation by the applicant at this time.

Item #6 (9.1 #10-04) Consider the request of Bruce Rainey and Associates, 116 Maple Row Blvd. Hendersonville, TN for approval of the Preliminary Master Plan for Advanced Housing Concepts, Highway 41 North, Sumner County Tax Map 141, Parcels 6.01 and 7.04.

Staff reviewed. Gregory reported this request is to construct two (2) six thousand (6,000) square feet buildings and one (1) four thousand (4,000) square feet building in the floodplain of Mansker Creek along Springfield Highway at the northern edge of the Goodlettsville city limits. There are three major concerns relating to the proposed development: 1) floodplain/floodway

encroachment - Mansker Creek impacts this site on the boundaries of the City of Goodlettsville and Metropolitan Davidson County. A flood study will be necessary to determine if a letter of map revision or a letter of map amendment will be required from FEMA. Due to the expense of a flood study, the board might want to consider a preliminary conditional approval of the site plan in order for the developer to initiate this study; 2) sewer availability - At present, a six (6) inch force main shown on the plan is the only means of providing sanitary sewer service to the development. A tap to the force main would not be adequate and would provide maintenance problems. Gregory stated that, in his experience, a community pumping station would need to be provided in order to allow a tap into the force main to occur; 3) on-site parking - There is no central concept of the PUD relating to proposed uses of the buildings and the required parking spaces. The preliminary master plan lists the full range of uses permitted in the CPUDL district as "requested uses" which is the opposite of what the PUD districts were created to accomplish, namely, specific site plans for identified uses. The parking plan is deficient in spaces required for most proposed used in a PUD. Parking will have a direct effect on fill in the floodplain/floodway and must be determined before construction can take place. There are several technical issues that can be addressed by inclusion in the final master plan submission.

Bruce Rainey stipulated that a letter was presented to staff by a hydrologist indicating that the concept for the site development would not be in violation of FEMA regulations and indicated a flood study would determine the need for a map revision or map amendment. A copy of this letter has been presented to staff. The applicant has obtained a letter from Metro Sewer Department approving the concept of a grinder pump for each proposed building. Therefore, a tap and back flow preventor would be placed into the force main at each building. Architectural elevations will be provided at the final master plan submission.

Manning agreed that the sewer availability is the most important issue and that any proposed plan would need to be approved by the City Engineer. Bob Adler, joint owner of the property, stated that a letter of availability from Metro Water Department has been requested. Lowe stated that all flood issues need to be submitted and addressed initially. The final master plan should be submitted for consideration after review and approval of the flood study. Finch questioned staff if this board approves the preliminary maser plan and the applicant has difficulty attaining parking requirements due to floodplain problems, then is it possible the final master plan could be denied. Lowe agreed that this situation could occur and that it is the applicant's responsibility to meet the related parking and floodplain requirements.

Finch stated that there are too many unknowns regarding usage, floodplain, sewer availability and parking to approve the preliminary master plan as presented. Coombs asked staff if it would be appropriate for the board to acknowledge conceptual approval of the proposed plan. This would establish that the proposed concept is suited for this particular development; however, all perimeters have not been determined to permit consideration of the preliminary master plan. This would allow the developer to move forward with the FEMA floodplain study. Gregory stated that conceptual approval would be a reasonable action.

Motion by Coombs that the proposed plan for Advanced Housing Concepts, Highway 41 North, Sumner County Tax Map 141, Parcels 6.01 and 7.04 be granted conceptual approval, a FEMA flood study be submitted initially to staff for review and approval and subsequently a revised

preliminary master plan containing all requirements be submitted for consideration by this board. Motion seconded by Finch. Motion passed unanimously.

Item #7 (9.1 #19-03) Consider the request of McCullough House Plans for renewal of Letter of Credit No. 01914626 in the amount of \$12,500, 309 Northcreek Blvd., Davidson County Tax Map 26, Parcel 199.

Staff reviewed. Bill Brasier, Public Works Director, recommended the renewal of Letter of Credit No. 01914626 for a period of one year to allow completion of the approved landscaping plan.

Motion by Driver for renewal of Letter of Credit No. 01914626 in the amount of \$12,500, for McCullough House Plans, 309 Northcreek Blvd. Davidson County Tax Map 26, Parcel 199 for a period of one year. Motion seconded by Galbreath. Motion passed unanimously.

Item #5 (9.1 #19-04) 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. Gregory reported a site plan for this property was conditionally approved in February, 2003. While the sizes of the building and parking area have increased, the site usage is still being proposed for a medical office/retail building. The revised plan was received today based on late receipt of staff comments by the project engineer; therefore, staff has not had appropriate time to review the revised site plan. The buildable area is limited due to the small lot size and the TVA easement thereby promoting over utilization of the lot and creating traffic circulation problems. There is a concern by staff regarding the proposed removal of two mature trees from the site which staff should address. Technical issues relating to location of the silt fences, the need for heavy duty asphalt for ingress/egress to the dumpster pad location and the proposed parking lot landscaping can be addressed by staff.

Dr. Mohammad Jahan, property owner, replied that it is his understanding that the revised plan meets the city's zoning requirements. The medical portion of the building will be built-out initially. The retail space will be built-out later. Manning asked if staff would be comfortable with a conditional approval based on staff review and final approval of the plan. Gregory agreed that conditional approval could be considered; however, his major concerns regarding on-site traffic circulation and removal of mature trees should be discussed. Dr. Jahan stipulated the site plan has been modified to meet TVA easement regulations. The two trees in question have been damaged by storms and their presence will interfere with the building footprint and parking requirements. Additional trees are to be planted in the rear yard of the property to compensate for the trees removed from the site. Gregory acknowledged that the landscaping plan depicts more calipher inches than required by the zoning ordinance.

Lowe reported that in the initial review, the site is tightly developed and challenged by the established easements on the property. The initial site plan submitted has numerous corrections regarding engineering and landscape architectural aspects. Hydraulics, retention, building

architecture and color schematics should also be considered. Therefore, the revised plan needs to be reviewed by staff and subsequently considered by the board.

Motion by Galbreath to defer consideration of the site plan for a medical and retail building at 815 Wren Road, Davidson County Tax Map 26-13, Parcel 35 until the next board meeting based on the need for review by staff of the revised site plan to determine if the enumerated issues have been properly addressed. Motion seconded by Coombs. Motion passed unanimously.

Item #8 Planning Commission 101 – Gregory presented current/future traffic circulation statistics and related issues. This presentation is in compliance with the annual continuing education requirements mandated by the State of Tennessee.

The board decided to schedule a workshop on October 25, 2004 to review the Goodlettsville Main Street Streetscape Plan to begin prioritizing and budgeting action items.

Meeting adjourned.



Gary Manning, Vice-Chairman



Vicky Ignatz, Recording Secretary