

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

April 5, 2004

5:00 PM

Massie Chambers

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

Absent: Jim Hitt

Also Present: Rick Gregory, Jack Tompkins, Jim Thomas, Bill Terry, Bennie Lane, Charlie Lowe, Vicky Ignatz, Brock Rust, Brett Smith, Jim Bale, Phil Cornett, Steve Bridges, Dan Barge, Allison Turner, D. J. and Edna Scott, Laurie Jarock, Harry Leake, Don Reed, Paul Plummer, Drew Bryant, Neal Langdon, Jim Granberry, Kim Hawkins and others

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

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

Galbreath requested an update on the review of the architectural design for Preston Run at Northcreek. Gregory visited the site today and will schedule a meeting with the developer and engineer to come to an agreement regarding the materials approved in the site plan process.

Item #2 (9.1 #38-03) Consider the request of Civil Site Group, 1808 West End Avenue, Nashville, TN for approval of the Final Master Plan for The Villas at Twelve Stones Crossing, LDRPUD, Willis Branch Road, Sumner County Tax Map 51.01.

Staff reviewed. Gregory reported the project is a twenty-five lot development with an additional out parcel located on the northeast corner of Willis Branch Road at Twelve Stones Crossing. Staff has requested that site lighting be improved with additional light fixtures/poles, landscaping details for the two entrances be provided and more complete information be provided regarding architectural controls, building elevations and building materials.

Brock Rust, developer, stated that this is an amended master plan from a previously approved PUD changing from high density single family dwellings to low density attached dwellings. Rust has met with Gregory and Tompkins and is in agreement to add four (4) additional street lights, provide a more detailed landscaping plan at the site entrances and correct the final master plan to indicate the streetscape trees are located inside the right-of-way. Galbreath questioned Gregory if he was in agreement with the comments from Rust. Gregory confirmed his agreement.

Motion by Driver for conditional approval of the Final Master Plan for The Villas at Twelve Stones Crossing, LDRPUD, Willis Branch Road, Sumner County Tax Map 51.01 based on the addition of four street lights, submittal of a more detailed landscaping plan at the two entrances and correction to the Final Master Plan to indicate the street trees are located inside the right-of-way. Motion seconded by Wall. Motion approved unanimously.

Item #3 (9.1 #38-03) Consider the request of Civil Site Group, 1808 West End Avenue, Nashville, TN for approval of the Final Plat for The Villas at Twelve Stones Crossing, LDRPUD, Willis Branch Road, Sumner County Tax Map 143, Parcel 51.01.

Staff reviewed. Gregory reported the Goodlettsville Zoning Ordinance requires a maximum block length of sixteen hundred (1600) feet. This plan is in excess of the maximum block length and does not make provisions for a cross street connection. There does not appear to be a viable reason for a cross street connection in this property; therefore, the planning commission can approve a variance to the block length regulation. Additional plat notations should be added which address the issue of open space, median, street lighting, signage and land, the development of land within the floodway as delineated on this plat is prohibited and minimum finished floor elevations for lots 2, 18, 19 20 and 21.

Rust stated that each lot now has an established minimum finished floor elevation. Due to the design of the development, the block length measures twenty-four hundred (2400) linear feet. Finch asked if Gregory had any issue with the length of the block. Gregory explained that the property is narrow and that a cross street would currently serve no purpose. Rust reported that he had no plans at this time to develop Lot 26 which has sixty feet of road frontage for future accessibility. Galbreath questioned Rust as to whether he was in agreement with staff comments. Rust confirmed his agreement with staff comments.

Motion by Williams for conditional approval of the Final Plat for The Villas at Twelve Stones Crossing, LDRPUD, Willis Branch Road, Sumner County Tax Map 143, Parcel 51.01 based on placement of additional notations on the final plat addressing open space, median, street lighting signage, land and the prohibition of development of land within the floodway. Motion seconded by Manning. Motion passed unanimously.

Item #4 (9.1 #04-07-04) Consider the request of Ragan-Smith and Associates, 315 Woodland Street, Nashville, TN for approval of the Preliminary Master Plan for Cedar Glenn, HDRPUD, Dry Creek Road, Davidson County Tax Map 33, Parcel 208.

Staff reviewed. Gregory reported this property is situated on the north side of Dry Creek Road immediately adjoining Dry Creek Pointe, Section One. The plan is a reasonable design based on the topography of the site which is encumbered by a one hundred (100) feet TVA powerline easement and moderate to severe slop. Particular attention will need to be given to off-site drainage during the development of the site. Parking for this development does not appear to be the most efficient use of the proposed paved area. Other staff comments appear to have adequately addressed.

Brett Smith, Ragan-Smith and Associates, stated the dedicated TVA easement is unimproved at this time. There are two reasons for the proposed parking lot design. The circular layout provides clear emergency access and eliminates dead end roadway inside the complex. The plan provides for an initial view of the front of the townhomes, sidewalks and landscaping driving into the site. Smith agreed that, prior to the submission of the Final Master Plan, further analysis will be done to attempt to improve the parking design. The townhomes that face Dry Creek Road will include basement garages with access from the parking lot. These basement homes

will accommodate the grade change from the Dry Creek Road to the site. Gregory confirmed that all requirements have been met for approval of the preliminary master plan.

Motion by Driver for approval of the Preliminary Master Plan for Cedar Glenn, HDRPUD, Dry Creek Road, Davidson County Tax Map 33, Parcel 208. Motion seconded by Manning. Motion passed unanimously.

Item #5 (9.1 #1-97) Consider the request of L. Steven Bridges, Land Surveying and Consulting, 313 E. Main Street, Hendersonville, TN for approval of the amended final plat for Twelve Stones Crossing, Phases 1, 2 and 3, Lots 78 and 79.

Staff reviewed. Gregory reported the amended plat provided for the combination of two platted lots in Twelve Stones Crossing to create one larger lot. All staff comments regarding notes and certificates have been adequately addressed.

Motion by Trew for approval of the amended Final Plat for Twelve Stones Crossing, Phases 1, 2 and 3, Lots 78 and 79. Motion seconded by Wall. Motion approved unanimously.

Item #6 (9.1 #04-09-04) Consider the request of Barge Cauthen & Associates, Inc., 95 White Bridge Road, Nashville, TN for approval of Preliminary Master Plan for Long Hollow Pike Retail Center, CPUDL, Caldwell Road @ Long Hollow Pike @ Ellen Drive, Sumner County Tax Map 143, Parcels 63.02 and 64.

Staff reviewed. Gregory reported this site fronts on Long Hollow Pike and lies between Caldwell Road and Ellen Drive. The site is encumbered with a large drainage way along the front of the lot on Long Hollow Pike and three street frontages. The parking design does not have access to Long Hollow Pike. Access to Caldwell Drive has been relocated to the south of the originally proposed location to better accommodate traffic ingress/egress and to lessen the conflicts created at the intersection of Caldwell Road and Long Hollow.

The proposed street access at Ellen Drive is constrained by slope on the eastern side of the site and will be much more problematic to relocate. This driveway connection is shown to be located roughly one hundred (100) feet from Long Hollow Pike which is not an unsafe distance, but a cause for consideration by the board. The chosen architectural design incorporates aluminum composite panels into the design of the building. Metal is not an approved material for buildings in this commercial district; however, staff has encouraged the developer to pursue the approval of this particular material which would be an asset to the development.

Dan Barge, Barge Cauthen and Associates, stated that H. G. Hill Realty has determined the architectural design will be brick with a contrasting color. The driveway entrance on Caldwell Drive has been relocated to accommodate staff's concerns. The Ellen Drive entrance has been located at the best elevation with careful consideration of placement of landscaping for sight distance. This is not considered an unsafe entrance location due to traffic flow and the ascending elevation on Ellen Drive.

Staff comments included increasing caliper inches to landscaping plan. Barge stipulated that in lieu of a landscaping variance, the landscaping requirements have been accomplished by increasing caliper inches of the proposed trees and a revised landscape schedule will be provided to staff. Driver suggested the landscape plan include screening along the Ellen Drive elevation across from existing residences. Williams questioned the impact of lighting on the adjoining residential areas. Barge indicated that downward casting, shielded lighting fixtures will be utilized on site. Galbreath asked for clarification of the site development relating to the box culvert running parallel on the front of the property. Barge acknowledged that TDEC has granted permission for installation of a seventy-two (72) inch round pipe to accommodate the underground drainage basin. The TDEC approval letter has been provided to staff.

Motion by for approval of Preliminary Master Plan for Long Hollow Pike Retail Center, CPUDL, Caldwell Road @ Long Hollow Pike @ Ellen Drive, Sumner County Tax Map 143, Parcels 63.02 and 64. Motion seconded by McNeal. Motion passed unanimously.

Item #7 (9.1 #1-97) Consider the request of First Tennessee Bank for an extension of Letter of Credit #S993301 for Twelve Stones Crossing, Phase 4, in the amount of \$63,000 due to expire 4/12/04, Sumner County Tax Map 143, Parcel 80.

Staff reviewed. Jack Tompkins, City Engineer, reported that Public Works Department recommends the extension of Letter of Credit #S993301 in the amount of \$63,000 for a period of one year.

Motion by Wall for the extension of Letter of Credit #S993301 for Twelve Stones Crossing, Phase 4, Sumner County Tax Map 143, Parcel 80 in the amount of \$63,000 for a period of one year. Motion seconded by Driver. Motion passed unanimously.

Item #8 Consider the request of Yvonne Jennings, 706 Barbara Drive, Madison, TN for release of Letter of Credit #09114453 in the amount of \$25,000 due to expire 4/22/04, Davidson County Tax Map 25, Parcel 14, Lots 1 and 2.

Staff reviewed. Tompkins reported there the sewer line for the site on Hitt Lane has been installed, inspected and approved. There is minor clean up still required, but there is no need for an extension of the existing performance bond. Public Works Department recommends the release of Letter of Credit #09114453.

Motion by Trew for release of Letter of Credit #09114453 for the stated property on Hitt Lane, Davidson County Tax Map 25, Parcel 14, Lots 1 and 2 in the amount of \$25,000. Motion seconded by Williams. Motion passed unanimously.

Item #9 Discuss an amendment to the Goodlettsville Zoning Ordinance to include a medium density planned unit development district.

Staff reviewed. Gregory reported the amendment has been further revised regarding bulk, density, opens space, floor area ratio and landscaping requirements. Lowe reiterated points presented at the recent Sumner County Planning Commission meeting and suggested that the

board consider these factors when reviewing proposed site plans: 1) a natural site resource study including drainage, physical improvements, historical implications, perimeter roadways, etc. and 2) open space minimum requirements designating natural/passive/active areas to permit the reduction of lot size while providing amenity, feature and quality to the site. Finch recommended that this amendment be included in the overall review of the zoning ordinance currently under revision.

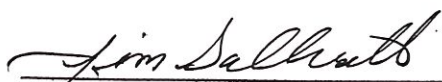
Non-agenda discussion

Board comments and recommendations regarding revisions to the Goodlettsville Zoning Ordinance are as follows. Trew stated that he is not in favor of temporary sales at Long Hollow Pike and Caldwell Road based on continuous use of the property and unattractiveness of the site. Finch agreed that the temporary use permit applicants are exempt from standard regulations and should be made to adhere to the requirements that all established businesses in the city must follow. Manning is concerned about the traffic flow on temporary sales sites and recommends that any temporary sales site have established, properly marked parking lots. Finch recommended that the established parking lot regulations be enforced regarding proper surface materials, stripping, ingress/egress indicators, lighting, etc.

Terry explained that the city has previously legislated and proposed ordinance changes regarding temporary use permits in the past with no success. Terry added that additional standards could be established for temporary use permits. The Goodlettsville Zoning Appeals Board would have the authority to approve applications based on adherence to all requirements. Driver responded that permitted outside sales regulations relating to permanent businesses could be impacted by excessive requirements for temporary sales sites.

Finch requested staff to improve regulations regarding temporary use permit requirements relating to permanent parking surfaces, stripping, ingress/egress indicators and permanent lighting regarding unimproved parcels utilized as temporary sales sites. Finch recommended that staff consult with the City Attorney regarding this issue. The board unanimously agreed with this request.

Meeting adjourned.


Jim Galbreath, Chairman


Vicky Ignatz, Recording Secretary