

**MINUTES OF THE REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD**

April 7, 2003

5:00 PM

Massie Chambers

Present: Jim Driver, John Coombs, Gary Manning, Grady McNeal, Scott Trew, Margaret Wall,
Absent: John Cannon, Susan Williams, Jim Hitt

Also Present: Bill Terry, David Wilson, Jim Thomas, Jack Tompkins, Charlie Lowe, Bennie Lane, Steve Brown, Mike Burns, Brian Lokey, Ken Karkau, Brian Wray, Paul Murphy and others

Item # 3 (9.1 #17-02) Consider the request of William Burns, RLS, for approval of the final plat for Jennings Subdivision, Hitt Lane, Davidson County Tax Map 25, Parcel 14, Lots 1 & 2.

Staff reviewed. Terry reported that this plat was originally submitted for consideration in October 2002 and subsequently withdrawn by the applicant. The plat creates two lots from an existing five (5) acre tract. The plat has been reviewed and minor technical corrections need to be made which include a Certificate of Ownership, remove duplicate Accuracy Certificate, create separate water and sewer certificates for Utility Systems Certification, tie the bearing to the Tennessee Grid Coordinate System, extend the public utility easement line along the sewer line to the end of the property at the southeastern corner of Lot 2, correct the FEMA Panel # listed in General Notes and provide a Closure Tape.

There are two other factors for consideration. This plat must also be approved by Metro's Planning Commission or by the Metro Planning Director due to the fact the city limit line divides Lot 1. In addition, the board will need to authorize the acceptance of a bond for the construction of a public sewer line to serve the properties. The Public Works Department recommends a bond amount of \$25,000.

Manning questioned if the Board had not adopted the policy that subdivisions with four or less lots would not have to be tied to the Tennessee Grid Coordinate System. Terry responded that that policy was established prior to the implementation of the City's Geographic Information System (GIS) which is fully operational now. Therefore, the Public Works Department is requiring all subdivisions to be tied into the TGCS, thereby, conforming to GIS.

Mike Burns, RLS, agreed to the comments provided by staff and agreed to the \$25,000 bond amount for construction of a public sewer line on Hitt Lane.

Motion by Coombs for conditional approval of the final plat for the Jennings Subdivision, Hitt Lane, Davidson County Tax Map 25, Parcel 14, Lots 1 & 2 based on final review and approval by staff of a newly revised final plat denoting stated technical corrections and providing the City with a \$25,000 Letter of Credit for sanitary sewer improvements. Motion seconded by Driver. Motion passed unanimously.

of a public sewer line to serve the properties. The Public Works Department recommends a bond amount of \$25,000.

Manning questioned if the Board had not adopted the policy that subdivisions with four or less lots would not have to be tied to the Tennessee Grid Coordinate System. Terry responded that that policy was established prior to the implementation of the City's Geographic Information System (GIS) which is fully operational now. Therefore, the Public Works Department is requiring all subdivisions to be tied into the TGCS, thereby, conforming to GIS.

Mike Burns, RLS, agreed to the comments provided by staff and agreed to the \$25,000 bond amount for construction of a public sewer line on Hitt Lane.

Motion by Coombs for conditional approval of the final plat for the Jennings Subdivision, Hitt Lane, Davidson County Tax Map 25, Parcel 14, Lots 1 & 2 based on final review and approval by staff of a newly revised final plat denoting stated technical corrections and providing the City with a \$25,000 Letter of Credit for sanitary sewer improvements. Motion seconded by Driver. Motion passed unanimously.

Item #4 (9.1 #10-03) Consider the request of Schneider Structural Engineering Inc. for approval of the revised site plan for an addition to IBP/Tyson Food, Inc., 201 Cartwright Street, Davidson County Tax Map 19, Parcel 18.

Item deferred by staff due to a rear yard setback variance request which is scheduled to be considered at the April 14, 2003 Goodlettsville Board of Zoning and Sign Appeals. The revised site plan will be brought before this board at the May, 2003 meeting.

Item #5 (9.1 #11-03) Consider the request of DBS & Associates Engineering for approval of the revised site plan for an addition to Vanco Manor, 813 South Dickerson Road, Davidson County Tax Map 25, Parcels 63 and 137.

Staff reviewed. Terry reported that Vanco Manor is proposing an expansion of the existing facility by incorporating the adjoining property on the northeast side of the current lot line. The existing house on this lot will be removed. The other additions to the expansion will include a new ingress/egress at South Dickerson Road, a circular driveway and additional parking area in the front and northeast elevations of the building.

There are issues which need to be addressed by the board. The circular driveway encroaches into the required open space at the northwest corner of the building. The zoning ordinance requires that no more than one-half of the required open space may be paved with a driveway or parking area. On this site the open space can be decreased by fifty percent from thirty (30) feet to fifteen (15) feet. The engineer is requesting an additional fifty percent decrease in the open space setback to seven and one-half (7 ½) feet to provide adequate emergency vehicle access. The Goodlettsville Fire Department is requesting accessibility to the rear of the building due to the nature of this type of service facility. The board will need to determine if a variance of the open space setback regulation is warranted.

A few design issues need to be addressed. First, staff believes the grades of the driveway entrance and parking lot area are excessive. The civil engineer would like to maintain the proposed grades. Second, the plan indicates the dumpster pad is location on an adjoining easement and the required dumpster screening is not indicated. A detail of the dumpster pad and screening device is required. Third, the addition of an eight (8) inch water line, which appears to be a public line, will need to be included within a utility easement. This water line easement applies to the site plan as well as the final plat. The City Engineer wants to maintain final review authority over the drainage calculations and detention pond.

The plan indicates a driveway encroachment onto this property from an adjoining property. An easement will need to be indicated on the site plan and plat or indication that the driveway will not be available for future access. There is a question regarding off site drainage at South Dickerson Road and the impact of a new drainage swell located on the northeast side of the property and its impact at South Dickerson Pike.

Brian Lokey, DBS & Associates Engineering, agreed to provide a dumpster pad and enclosure that will compliment the building, include landscaping as permitted and to contact the adjoining property owner regarding the current location of the dumpster. A seven and one-half (7 ½) feet variance will be required on the northeast corner of the circular driveway. Maintaining the submitted grading elevations is important in order to avoid construction of a large retaining wall along the entire front of the property along South Dickerson Road. The proposed parking lot grade has been decreased slightly to approximately six and one-half (6 ½) percent to remain consistent with the existing parking area. The engineer wishes to keep the driveway entrance in the same location and at the ten (10) percent grade.

Lowe responded that the engineering review of the parking lot grades indicated the average grades were from six (6) to eight (8) percent. The maximum grade needs to be at five (5) percent due to the use of the site as an elderly living facility. The front parking lot can be adjusted to meet grade resulting in the need for a retaining wall of approximately two (2) feet. The driveway at South Dickerson Road is indicated at ten (10) percent and immediately enters the drive lane without benefit of a transition area. The combination of the steep grade and lack of a transition area creates a dangerous situation for traffic flow at the ingress/egress to South Dickerson Road. Trew asked for clarification regarding the safety factors at issue for the parking area. Lowe explained that a walking hazard would result from the steep grades. Also, the steep grade of the driveway entrance could cause the bottom surface of vehicles to make contact with the roadway. Lokey stipulated that the existing conditions are similar to the proposed site plan grades; however, the grade can be modified as requested. The gradual sloping of the site instead of a retaining wall is the preferred engineering choice of the client. McNeal viewed the grade of the parking lot and the driveway as safety hazards that need to be revised. Driver questioned if the driveway entrance grade could be corrected without affecting the grade of the parking lot. Lokey responded that in correcting the driveway grade to eight (8) percent, the parking lot grade would then increase to eight (8) percent and create safety issues.

Coombs reported his concern with the architectural design proposed for the building addition. He believes that the additional structure should contain a brick exterior. This building is located in an established neighborhood and the adjoining property owners investments should be

considered. Lokey and Karkau acknowledged that the clients want to comply with current guidelines and provide an attractive product; however, funding is limited and the project must be economically viable. Additional site work could prove detrimental to going forward with the project.

Motion by Coombs to defer action on approval of the revised site plan for an addition to Vanco Manor, 813 South Dickerson Road, Davidson County Tax Map 25, Parcels 63 and 137 until the next scheduled board meeting based on the outstanding issues regarding relocation and decreasing the grade of the driveway entrance, decreasing the grade of the parking area and continuity in the architectural design. Coombs recommended the staff and project engineers meet to resolve the issues and a revised plan be submitted to the board. Motion seconded by Driver. Motion passed unanimously.

Item #6 (9.1 #12-03) Consider the request of the Denny Bush Surveying for approval of the final plat for Rivergate Manor Subdivision, 813 Dickerson Road, Davidson County Tax Map 25, Parcels 25, and 137.

Staff reviewed. Terry reported that this plat combines the two lots on which the current building and the expansion will exist. There are several corrections which need to be made to the final plat. It would be appropriate to defer this item until the next scheduled meeting.

Motion by Coombs to defer action on approval of the final plat for Rivergate Manor Subdivision, 813 Dickerson Road, Davidson County Tax Map 25, Parcels 25, and 137. Motion seconded by McNeal. Motion passed unanimously.

Item #7 (9.1 #13-01) Consider the request of Dale and Associates for approval of the revised landscaping plan and building elevations for Meadowcreek HDRPUD, South Dickerson Road, Davidson County Tax Map 25, Parcel 71.

Staff reviewed. Terry reported a change from the approved plans involves the elevations of the buildings. Since the architectural plans were approved, the construction plans indicated the sprinkler equipment would have to be housed within a five (5) by seven (7) exterior closet one end of each of the buildings. The architectural materials will match rest of the building. This design also requires that some HVAC units have to be relocated. Staff submits that the changes made on the construction plans should be approved by the board due to the deviation from the approved final site plan.

Paul Murphy, Murphy Development, informed the board the original plan was approved prior to the city adopting an ordinance requiring all apartment buildings. Terry confirmed the ordinance was adopted after approval of the first set of plans. However, there were subsequent plans approved after the adoption of the ordinance that did not indicate the sprinkler closets which change the elevation of the building. Also, a bank of HVAC units and the subsequent landscaping will be relocated as a result of the sprinkler closets.

Another item for consideration by the board is when construction began on this project by a grading permit, the construction manager discovered some inaccuracies in the original inventory

of trees on the property. He called to request that city staff accompany him on the site to identify the inaccuracies. Staff confirmed that several trees that were shown on the inventory sheet and that were counted in the landscape calculations were, in fact, not on the premises. Consequently, staff requested that Dale & Associates prepare an amended landscape plan to correct the deficiencies and particularly to improve the screening of the project from South Dickerson Road.

An amended plan was submitted that showed additional tree planting along the South Dickerson Road frontage at the south end of the development and some additional plantings near the adjoining property line of Mason Motel. The amended landscape plan caliper inch table indicates six thousand five hundred seventy-eight (6578) caliper inches of trees versus the previously approved landscape plan indicating seven thousand and seventy (7170) caliper inches of trees. The current plan submitted indicates a decrease in caliper inches of five hundred ninety-eight (598) caliper inches of trees. The calculation meets the current landscape requirement for caliper inches of trees. This resubmitted plan was reviewed by the city's landscape architect consultants who recommended that the amount of planting materials be increased by about twenty-five (25) percent in the southeast corner of the property and along the property line bordering Mason Motel in order to achieve the desired screening effect and that the size of trees be increased for one and one-half ($1\frac{1}{2}$) caliper inches to three (3) caliper inches. The developer has indicated that he will not agree to the recommended increase in materials or size. Therefore, the board will need to decide which approach is compatible with the city's landscape approach.

Paul Murphy stated the buildings were completely redesigned to make them as aesthetically pleasing at the additional cost of approximately five hundred thousand dollars (\$500,000). It is obvious that this project is not wanted by some people. However, we agreed to work with staff and the board, we have met all current ordinances and we have gone beyond what any normal developer would do to redesign the site to suit the board and Bill Terry. Manning addressed Murphy by clarifying that the final plan which was approved met required zoning regulations and was approved. The upsetting factor is that you have misrepresented yourselves in that the actual site is not depicted accurately on the landscaping plan.

Brian Wray explained that topographic, boundary and tree surveys utilized in previously proposed projects for this piece of property was given to him and this is the information used to develop the basis of the landscaping plan. There has been no attempt to circumvent the stated landscaping requirements. At the request of Mr. Terry a revised landscape plan was submitted for review. After Mr. Terry inspected the site, he informed Wray that there was an area measuring approximately one hundred fifty feet of missing trees at the southeast front entrance to the site and the other existing trees shown on the plan were not currently on the site. After the interior of the site was cleared, Wray inventoried the site, utilizing the resubmitted landscape plan and found that there indeed missing trees in the front of the site; however, he determined that the landscape requirement has been met, the intent of the screening of the adjacent properties is provided and that the character and scope of the plan does not change. In the southeast corner of the site within a two hundred (200) linear feet area there is proposed thirty-five (35), six (6) feet tall evergreen trees, eleven (11) understory trees and five (5) canopy trees. There are also thirty-three (33) Bereford hollies and a three (3) foot berm between the street and parking areas to provide screening from South Dickerson Road. The plan improves the screening from the road

frontage up to the proposed buildings by moving some trees to this area. Also, the HVAC units have been relocated and the landscaping was moved accordingly to meet screening requirements. This plan was revised at the request of Mr. Terry and Wray believes it meets all requirements.

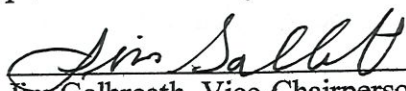
Coombs acknowledged that Mr. Terry is the only representation this city and the board has regarding these issues and the board and the city is offended that Mr. Terry has been singled out. Driver stated these items are back before the board because the board wants to review these specific changes made to the approved plan. Driver stated the issue is that a recommendation has been made by the city's consulting landscape architect to increase the caliper inches of the trees by twenty-five (25) percent and the developer and the landscape architect have gone on record that the requirements have been met. The question then becomes whether there is room for compromise. Mr. Murphy was under the impression the twenty-five (25) percent increase was for the entire site. Terry and Lowe reiterated that the recommendation was for an increase of twenty-five (25) percent for the areas on site where additional trees were indicated on the revised landscape plan submitted by Wray, specifically the southeast corner between the proposed entrance and the property line adjoining Rolling Meadows and at the property line adjoining Mason Motel. The recommendation also included increasing the caliper inch measurement of the trees from one and one-half (1½) inches to three (3) inches. Murphy agreed to the recommendation to increase the landscaping in the specified areas by twenty-five (25) percent and increase the caliper inches to three (3) inches.

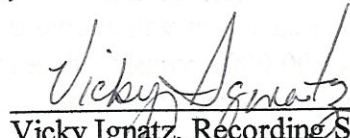
Motion by Driver for approval of the building elevations and the revised landscape plan for Meadowcreek HDRPUD, South Dickerson Road, Davidson County Tax Map 25, Parcel 71 with the conditions that the proposed landscaping be increased by twenty-five percent at the southeast corner between the proposed entrance to the property line adjoining Rolling Meadows. Also, to increase the caliper inch measurement of the trees from one and one-half (1½) inches to three (3) inches. Motion seconded by Manning. Motion passed unanimously.

Item #8 Consider the request of the Goodlettsville Planning Department for the one year extension of Letter of Credit No. P-003668 for Woodwyn Hills, Section III in the amount of \$35,000.

Staff reviewed. The developer has requested the city accept this Woodwyn Hills, Section. Public Works developed a punch list which needs to be completed and inspected. An extension of the Letter of Credit for a one year period is requested.

Motion by McNeal for approval of for a one-year extension of Letter of Credit No. P-003668 for Woodwyn Hills, Section III in the amount of \$35,000. Motion seconded by Wall. Motion passed unanimously.


Jim Galbreath, Vice-Chairperson


Vicky Ignatz, Recording Secretary