

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 3, 2003

5:00 PM

Massie Chambers

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

Absent: John Coombs, John Cannon, Jim Galbreath

Also Present: Bill Terry, David Wilson, Jim Thomas, Jack Tompkins, Charlie Lowe, Bennie Lane, Richard Pope, Bob Irwin, John Finch, Stephen Tochnell, Allen Ramsey, Rick Wilson, Roy Clendenin, Gene Haston, Neal Langdon, Felicia Vinson

Due to the absence of the Goodlettsville Planning and Zoning Board's Chairman and Vice-Chairman, the board elected Jim Driver as Chairman Pro-Tem. The meeting was called to order by Jim Driver. Prayer was offered by Grady McNeal.

Item #1 The minutes of the February 3, 2003 Goodlettsville Planning and Zoning Board stand approved as submitted.

Item # 2 (9.1 #4-03) Consider the request of Harold Thompson, Thompson Architectural Group, P.C. for approval of a site plan for Kidz Kare Pediatric Dentistry at the intersection of Rivergate Parkway and East Street, Davidson County Tax Map 26-05, Parcel 108.

Staff reviewed. Terry reported this item was deferred at the February, 2003 Planning Board meeting. The revised site plan indicates ingress/egress from East Avenue and no access from Rivergate Parkway. The City Engineer has reviewed and approved resubmitted drainage calculations. The Goodlettsville Fire Chief has approved the traffic circulation plan proposed for the site. One needed revision to the plan is regarding the architectural style of the dumpster enclosure. The building material needs to be changed to split face block and the block shall be painted the same color as the building.

The board will need to address the revised landscape plan. Due to the large number of trees currently on the property that will need to be removed due to construction, the proposed landscape plan cannot meet the current tree replacement requirement. Therefore, the applicant is requesting a variance in the tree replacement requirement to be at 150% of the required caliper inches. The site requirement is 54 caliper inches for trees. At 150% variance, the requirement will be 81 caliper inches. The landscape plan provides for 83 caliper inches of replacement trees.

Mr. Thompson agreed with staff regarding the revision to the dumpster enclosure and the variance request for 150% replacement of caliper inches.

Motion by Trew for conditional approval of the site plan for Kidz Kare Pediatric Dentistry at the intersection of Rivergate Parkway and East Street, Davidson County Tax Map 26-05, Parcel 108 based on the change of the architectural style of the dumpster enclosure to split face block and granting the variance request for 150% tree replacement requirement. Motion seconded by Williams. Motion passed unanimously.

Item #3 (9.1 #6-03) Consider the request of Patty Williams, Ragan-Smith Associates, for approval of the final plat for Bear Paw Partners Properties Subdivision, 117 French Street, Davidson County Tax Map 25-4, Parcels 44, 45, 46 and 47.

Staff reviewed. Terry reported this plat combines the four parcels and creates one large parcel for the expansion of B. F. Myers. The plat has been revised based upon staff comments. There are a few minor technical corrections. The survey needs to be tied into the Tennessee Grid Coordinate System and correct parcel and lot numbers need to be indicated on the plat. Should they choose to record the plat prior to installation of the sewer line at the back of the building, the board will need to authorize staff to establish a bond amount and accept a letter of credit for the sewer line.

The plat indicates an existing sewer line extending from the rear part of the property along French Street. This sewer line will have to be removed and the existing easement will have to be abandoned by separate instrument. The new sewer will then be construction along the rear property line. The City Engineer estimates a twenty thousand (20,000) dollar bond amount for the installation of the new sewer line.

Allen Ramsey, Ragan-Smith Associates, agreed with staff comments and will make required corrections.

Motion by McNeal for conditional approval of the final plat for Bear Paw Partners Properties Subdivision, 117 French Street, Davidson County Tax Map 25-4, Parcels 44, 45, 46 and 47 based review and final approval by staff of the minor technical corrections which include tying the survey to the Tennessee Grid Coordinate System and indicating correct parcel and lot numbers on the plat. The board grants authority to staff to establish a bond amount and accept a letter of credit for the sewer line, if needed, and requires the developer to provide a separate instrument showing the abandonment of easement relating to the existing sewer line. Motion seconded by Wall. Motion passed unanimously.

Item #4 (9.1 #7-03) Consider the request of Jared Gray, Ragan-Smith Associates, for approval of the final master plan for B. F. Myers, 117 French Street, Davidson County Tax Map 25-4, Parcels 44, 45, 46 and 47.

Staff reviewed. Terry reported that during the earlier discussions for rezoning on this expansion project, the applicant requested that the preliminary and final master plan be submitted as one plan. The board agreed to this submission. Therefore, the final plan for the expansion of B. F. Myers is for the board's review. The existing store contains twenty-five thousand, seven hundred and twenty-five (25,725) square feet and the expansion will add twenty-eight thousand, four hundred and seventy-five (28,475) square feet for a total store area of fifty-four thousand, two hundred (54,200) square feet. A completely new storefront will be constructed and parking lot improvements will be included. On-site stormwater detention will also be added. The City Engineer has reviewed and approved all drainage calculations.

There are four variance requests and an interpretation of a requirement which needs to be considered by the board:

- 1) Setback from West Cedar Street – In a PUD district, the required setback from a public street is sixty (60) feet. The setback has been met from French Street; however, the rear corner of the building on West Cedar Street is thirty-nine (39) feet and the front corner at West Cedar Street is at fifty-three (53) feet. The applicant is requesting a seven (7) feet variance in the front yard setback in the northwest corner of the lot on West Cedar Street and a twenty-one (21) feet variance in the front yard setback in the northeast corner of the lot on West Cedar Street. The required setback for the adjoining R10 zoning district is thirty (30) feet although existing setbacks for houses in this area vary.
- 2) Parking – The applicant is requesting a parking space variance of twenty (20) spaces. The zoning ordinance requires one (1) space for five hundred (500) square feet of floor space. This would require one hundred and nine (109) parking spaces for this business. The owner has suggested that required standards are in excess of the current parking usage for this site which is about twelve (12) parking spaces occupied at any one time during business hours. Metro's parking requirements indicate one (1) space for each two hundred (200) square feet of floor area with an alternative of one (1) space for each one thousand (1000) feet of open storage. A quick survey of other furniture stores in the area indicates that the other businesses have much less parking spaces than the amount proposed for this site by obtaining parking space variances from the Metro Planning Commission. Also, a survey of off-street parking requirements for other jurisdictions reveals a wide variety of standards for furniture stores ranging from some more stringent than Goodlettsville's standard and some of up to one (1) space for each one thousand (1,000) square feet of total floor area. The number of spaces provided on the parking plan including the excess on the warehouse site is eighty-nine (89) spaces which is twenty (20) parking spaces fewer than standards. Staff recommends that the parking requirement be reduced to one (1) space per one thousand (1,000) square feet of total floor area.
- 3) Landscaping/replanting percentage – It has been noted previously in other cases that the requirement for replacement of existing trees on a site with a heavy tree cover results in an unworkable condition. That is also the case for this site. Therefore, the applicant is asking for a variance to plant one hundred fifty (150) percent of the minimum requirement of caliper inches.
- 4) Landscape setback variance – The ordinance requires a ten (10) feet permanent open space across the entire frontage along a public street. Due to the location of the existing building on French Street, two (2) rows of ninety (90) degree parking, twenty-four (24) feet isle way and a sidewalk; the front parking lot will encroach three and one-half (3 ½) feet into the ten (10) feet area leaving a six (6 1/2) feet landscape space.

An interpretation by the board is needed regarding the barrier requirement between a commercial use property and a residential use property. This requirement will need to be considered due to the adjoining residential property adjacent to the northwest corner portion of the property on West Cedar Street. Landscaping requirements suggest that landscaping and a fence barrier be

utilized between the zoning districts. The zoning ordinance provides the planning board may waive this requirement due to the degree of landscaping in the area and other architectural features of the building. The architectural building feature for consideration in the waiver is that the northwest end of the building is depressed into the ground ten (10) feet which will permit approximately three (3) feet of visibility of the building at this location. Another factor is the plan for heavy landscaping for this area. Williams asked Terry if staff was comfortable with all aspects of the variances. Terry explained that there is adequate basis for justifying all variances.

Allen Ramsey, Ragan-Smith and Associates, agreed with the staff comments regarding the variances. The setback variances at West Cedar Street assist in reducing the visibility of the building and the one hundred fifty (150) percent landscape replacement will greatly enhance a natural barrier for the adjoining residential area. Due to the double row of evergreen plantings along the perimeter of the property along West Cedar Street, the developer does not believe a fence barrier is needed. Ramsey stated that the landscape setback variance will provide approximately six and one-half (6½) feet of green space in the front of the building. Plantings will be double rows of evergreen shrubs providing a shrub every two feet and he believes that the intent of the landscape plan will be met. Manning recommended a physical barrier be erected on site to deter access to the low roof by individuals for safety and liability reasons. John Finch, Powell Building Group, informed the board that two areas have been identified on the property as needing fencing for safety purpose as opposed to landscaping purposes and asked the board to approve these barriers. McNeal suggested in lieu of the fencing, to provide an unfriendly, thorny type species of landscaping. Driver questioned Terry regarding staff's meeting with a potential buyer of the adjoining property on West Cedar. Terry explained that the individual was informed by staff of the depressed height of the building, the double row of evergreen landscaping and the possibility of a barrier fence. The individual stated that she appreciated the information and understood the impact the expansion will have on the adjoining residential property.

Also, Terry stipulated that the isle width of the rear parking lot and the configuration of the parking spaces are approximately two (2) feet below requirements, a sidewalk needs to be constructed at the rear of the building and the dumpster pad relocated. Ramsey agreed to the technical corrections regarding the sidewalk and dumpster pad and will change the plans to reflect an increase isle width in the front parking area to twenty-eight (28) feet and the rear parking area to twenty-six (26) feet.

Motion by Williams for approval of a front yard setback variance from sixty (60) feet to thirty-nine and three tenths (39.3) feet at the northwest corner of the property adjoining West Cedar Street and a front yard setback variance from sixty (60) to fifty-three and four tenths (53.4) feet on the northeast corner of the property adjoining West Cedar Street. Motion seconded by McNeal. Motion passed unanimously.

Motion by Williams for approval to reduce the required parking space requirements on site from one hundred and nine (109) parking spaces to eighty-nine (89) parking spaces. Motion seconded by Trew. Motion passed unanimously.

Motion by Wall for approval of the variance to the landscape ordinance to permit the one hundred fifty (150) percent minimum tree replacement requirement. Motion seconded by Trew. Motion passed unanimously.

Motion by Wall for approval of the front yard landscape setback variance of three and one-half (3 ½) feet on French Street to reduce the green space from ten (10) feet to six and one-half (6½) feet. Motion seconded by Trew. Motion passed unanimously.

Motion by Williams for conditional approval of the final master plan for B.F. Myers based on final review and approval by staff of technical corrections regarding widening of front and rear parking isles, installation of rear yard sidewalk, relocation of the dumpster pad, on-site fencing for safety purposes and abandonment of utility easement. Motion seconded by Manning. Motion passed unanimously.

Item #5 (9.61) Consider the request of Patty Williams, Ragan-Smith Associates, for approval of the final plat for Northcreek Business Park, Jackson Road, Section 15, Sumner County Tax Map 143J, Parcels 9 and 3.03, Lots 1 and 2.

Staff reviewed. Item deferred at the request of the applicant.

Item #6 (9.61) Consider the request of Bruce Hite, Ragan-Smith Associates, for approval of the revised final master plan for Northcreek Business Park, Jackson Road, Section 15, Lot 1.

Staff reviewed. Item deferred at the request of the applicant.

Item #7 (91. #9-03) Consider the request of Phil Klobner, Klobner Engineering Services, for approval of the revised site plan for R & R Parts and Service, 655 N. Main Street, Davidson County Tax Map 18-12, Parcel 83.

Staff reviewed. Terry reported the submitted site plan depicts the expansion of the existing building. The expansion of the building is less than 33 1/3 percent of the current square footage; thereby, current zoning compliance is not required. Staff comments were addressed and resubmitted by the engineer. Staff discussed parking requirements with Mr. Klobner. The previous plan added two (2) parking spaces, one of which encroached into the required side yard open space. This encroachment would have required a variance for the side yard setback requirement. The parking spaces were redesigned and located perpendicular to the property line at the southern elevation. This configuration created problems with regard to the width of the driveway isle and required distance from the building.

Two options have been discussed with the engineer. One option is to move the existing parking spaces at the front of the building and realign the spaces to face away from the building toward North Dickerson Road. This would permit the additional parking spaces required without laying additional pavement. The second option is regarding the method of which the calculation of required parking is determined in relationship to the amount of open storage. Currently the site has three thousand seven hundred (3700) square feet of existing storage with a proposed one

thousand four hundred fifty-five (1455) additional square feet. The open space can be calculated as warehouse space requiring one (1) space per two thousand (2000) square feet. Therefore, the existing parking will meet the current parking requirements as warehouse space.

The only concern of staff is that the expansion will require grading into a hillside which will necessitate a retaining wall with an approximate height of ten (10) feet. The plans depict a concrete block wall while the zoning ordinance requires split face or architectural block be used in lieu of the concrete block. The city engineer has reviewed and approved the drainage calculations. Staff suggested that a drainage discharge pipe located at the front of the property adjacent to N. Dickerson Road extending over the lot line enabling stormwater drainage onto the adjacent parcel be identified by a drainage easement if said property is sold.

Klober agreed with staff that the parking issue has been settled appropriately by using the warehouse space calculation for parking requirements. Klober indicated the owners would be agreeable to using split face block for the retaining wall building material.

Motion by Hitt for conditional approval of the revised site plan for R & R Parts and Service, 655 N. Main Street, Davidson County Tax Map 18-12, Parcel 83 on the basis that the proposed retaining wall be constructed with split face block and that the parking requirements be determined by requirements for warehouse space calculations. Motion seconded by Williams. Motion passed unanimously.

Non-Agenda Item:

Revised Landscape Plan for Meadowcreek HDRPUD

Staff reviewed. Terry reported that when grading began on this project, the construction manager discovered some inaccuracies in the original inventory of trees on the property. The manager 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 were counted in the landscape calculations were, in fact, not on site. The physical inventory indicated the areas requiring additional landscaping include the southeast elevation of the site and supplemental plantings in addition to the existing perimeter trees.

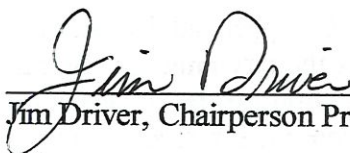
Consequently, staff requested that Dale and Associates prepare an amended landscape plan to correct the deficiencies. The landscape architect was asked to include supplemental tree and shrub plantings at the southeast corner of the property adjacent to the entrance area and perimeter plantings to be added to the site. The review of the revised landscape plan indicated that trees were rearranged on the plan, but supplemental planting was not included. Terry informed the board that he would schedule another meeting with the project architect to identify these deficiencies and request an increase of plantings by twenty-five (25) percent with larger species at the southeast corner of the property and along the rear perimeter, preserving and supplementing the existing landscaping. Driver and Williams acknowledged that a new landscape plan will need to be presented to the planning board for consideration.

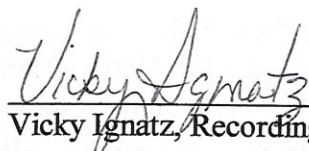
Terry indicated that during review of the construction plans some changes were made of which the board should be made aware. Bennie Lane, Codes Director, stated that the construction plans differ from the approved footprint of the final master plan. The mechanical and electrical drawing changed to now include a closet type structure approximately five (5) feet by seven (7) feet attached at the end of each building. This structure contains the sprinkler system which apparently could not be contained in the interior closet of the building. The addition of the closets to the approved footprint of the buildings and the relocation of the HVAC systems and landscape screening appear to be changed from the approval plans. Terry questioned the board as to whether these issues constitute enough changes from the approved final master plan to initiate additional review by the board. Driver and Trew agreed that the approved building footprint and architectural plan for the site changed due to the additions to the main structures. The consensus of the Board is to review the changes to the approved master plan.

Motion by Wall to request the developer to resubmit a revised master plan and landscape plan due to significant changes determined by review of the construction plans and the on-site landscape inspection. Motion seconded by Trew. Motion passed 6-1. Hitt abstained.

Item #8 Presentation of the Major Thoroughfare Plan

Steve Tochnell, consultant in transportation planning, made a presentation to the board on the new major thoroughfare plan as prepared by Bucher, Willis and Ratliff and Tochnell and Associates.


Jim Driver, Chairperson Pro-Tem


Vicky Ignatz, Recording Secretary