

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

February 3, 2003

5:00 PM

Massie Chambers

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

Also Present: Bill Terry, David Wilson, Jim Thomas, Jack Tompkins, Charlie Lowe, Bennie Lane, Tim Curtis, Mack Elrod, Don Hardin, Harold Thompson and others

The meeting was called to order by John Cannon. Prayer was offered by Grady McNeal.

Item #1 The minutes of the January 6, 2003 Goodlettsville Planning and Zoning Board stand approved as written.

Item #2 (9.1 #19-02) Consider the request of Tim Curtis, Curtis & Associates, for approval of a site plan for a retail office building, 815 Wren Road, Davidson County Tax Map 26-23, Parcel 35.

Staff reviewed. Terry reported the plan submitted for review is a revised site plan. Ragan-Smith and Associates, the consulting firm used by the City, received only the revised drainage plan; therefore, a complete review of the site has not been accomplished. Many of the requested corrections have been made. Questions regarding the parking lot dimensions and egress from windows for fire protection purposes have been addressed. Staff has a concern about the color choices for the siding and roof.

There is an issue regarding drainage requirements related to stormwater management. Tompkins requested a plan profile detailing how the outlet weir for the pond will connect into the outlet pipe. A contour line was requested to be extended that would permit proper drainage from the parking lot into the detention pond. This line has not been added to the drainage plan. Lowe stated that the review of the revised drainage plan has improved from the original submittal. However, he can't comment further due to the inability to review the revised plan in its entirety. Curtis apologized for not providing a complete set of revised plans to Ragan-Smith.

Terry continued that a major concern is the landscape plan. To meet requirements a major portion of the plantings are located in the TVA easement. Staff prefers that a written agreement be obtained from TVA granting permission for excessive planting in said easement. Should TVA not agree to the extensive planting in the easement, a variance in the landscape regulations will have to be considered. Curtis stated that the landscape architect indicated that landscaping in the TVA easement is permitted as standard practice with the understanding that should TVA disturb the landscaping for any reason, the landowner is responsible for replacement of plantings. Terry reiterated that due to the large number of trees proposed within the easement, the city would be more comfortable with a positive indication that TVA is permitting heavy planting in the easement.

Cannon questioned Curtis regarding architectural plans for the building. Curtis responded the specific details have not been determined; however, the initial choice of architectural materials is

Driver in neutral, earth tone colors to cover the walls and a sky blue roof. Manning asked Terry if staff was comfortable with a conditional approval of this request. Terry responded that he felt comfortable with action of the board for conditional approval as long as the ability to have a complete review of the revised plan by Ragan-Smith and final approval by staff. He believes that all the comments have probably been addressed; however, a complete review will determine if the changes meet standard regulations. Cannon acknowledged that he was uncomfortable with any type of approval due to the level of inadequate information provided to staff for review. Driver asked for a listing of need corrections of the revised plan. Terry requested a detailed review of handicapped ramp at the front of the building regarding slope and van accessibility, that Ragan-Smith would have the full realm of review for the revised plan which include all original staff comments submitted, a detail of how the steps in the back of the building will tie into the rear elevation of the site and meet the requirements of exit steps, approval by TVA for excessive planting in TVA easement, reconsider the trees located in the slope of the detention pond, provide a plan profile detailing how the outlet weir for the pond will connect into the outlet pipe and extend a specified contour line that would permit proper drainage from the parking lot into the detention pond.

Curtis stated that he worked closely with the civil engineer and landscape architect to make sure that all items were addressed. He believes that only minor details remain to be resolved. Driver asked what type of trees are to be planted within the easement. Curtis explained that pin oak, willow oak and white pine are to be planted in the easement and red maples are to be planted on the slope of the pond. Williams voiced her concern about a color choice for the roof of the building. Curtis acknowledged that the final architectural details have not been made. The color of the blue roof would be subtle. He offered to submit final color samples to the board for approval. Cannon stated a review of the revised architectural features of the building prior to final approval would be acceptable to the board.

Motion for conditional approval for a site plan for a medical and retail office building, 815 Wren Road, Davidson County Tax Map 26-23, Parcel 35 based on full review of the revised site plan by Ragan-Smith Associates and staff including all original staff comments submitted which include: approval by TVA for excessive planting in a TVA easement; enhanced detail of the handicapped ramp at the front of the building regarding slope and van accessibility; provide detail of how the steps in the back of the building will tie into the rear elevation of the site and meet the requirements of exit steps; reconsider the planting of trees located in the slope of the detention pond; provide a plan profile detailing how the outlet weir for the pond will connect into the outlet pipe; extension a specified contour line identified by staff that will permit proper drainage from the parking lot into the detention pond; submittal to and review by the board of the revised architectural features of the building prior to final approval. Motion seconded by Driver. Motion passed unanimously.

Item #3 ((.1 #1-03) Consider the request of AutoZone, Inc. for approval of a site plan for a retail store at the intersection of North Main Street and Depot Street, Davidson County Tax Map 18-16, Parcel 179.

Staff reviewed. A revised site plan has been resented to staff. The staff comments listing requested corrections have been responded to in some detail. The grading issues have been

worked out with the City Engineer. One major issue that remains is the location of the ingress/egress on Depot Street. The current location of the driveway entrance is fifty (50) feet from the intersection with N. Main Street with the centerline of the driveway measuring sixty-five (65) feet from the intersection. Staff recommendation is that a better design would be to relocate the driveway entrance further back on the lot to allow more stacking room at the street and prevent Depot Street from being blocked by a transfer truck entering and exiting at the current driveway. The company disagrees and states that they can't make another design location work. A secondary issue is the landscape plan which will be affected on where the driveway entrance is ultimately located.

Mack Elrod, architect for AutoZone, Inc., described the request to move the ingress/egress further down Depot Street as impossible due to the inability of maneuvering a one hundred eighty (180) degree turn into the site by a tractor trailer truck. Elrod explained that the proposed hammerhead turn layout is presently utilized in approximately one thousand (1,000) to one thousand five hundred (1,500) store locations. Manning stated it seemed logical for the ingress/egress to be moved further east on Depot Street which would permit the truck to pull down the street and back into the site at a ninety (90) degree turn and travel approximately sixty (60) up to the loading dock versus the present layout which requires the trailer truck to pull in front of the store then travel approximately one hundred fifty (150) feet backing down the entire length of the parking corridor and having to make two ninety (90) degree turns. Elrod responded that AutoZone would prefer, for insurance and safety purposes, to have the tractor trailer truck on it's own property when backing the vehicle. He is also concerned that the perpendicular parking would leave the truck extended into the right-of-way on Depot Street. The preferred method would be parallel parking with the building for delivery purposes.

Lowe described the site plan as being designed entirely around the delivery truck movement which will occur approximately once a week. This ingress/egress has created an unsafe traffic situation at the N. Main Street and Depot Street intersection. He urges the curb cut be moved one hundred fifty (150) to one hundred seventy five (175) further down Depot Street to eliminate the conflicting lefts and open up the intersection for safer traffic flow. Driver acknowledged the traffic flow on Depot Street is minimal which allows less conflict for backing the truck onto the site; thereby, creating less liability for the company. Elrod asked if a second ingress/egress could be permitted on Depot Street. Manning stated the driveway closest to N. Main Street would continue to be accessed by retail traffic which is the major safety concern of this board. Cannon reiterated the reasons for wanting the ingress/egress relocated is due to the increase of stacking on Depot Street and the significant alteration of traffic flow on N. Main Street. Lowe acknowledged that a better solution would be for the tractor trailer truck to travel west onto Depot Street from Church Street to enter the site and then use the intersection at Depot and N. Main to exit onto the main thoroughfare. Elrod allowed that if there is another tractor trailer traffic route to utilize to enter the site, then the request to relocate the ingress/egress approximately one hundred fifty (150) feet from the intersection of Depot Street and N. Main Street is agreeable. Elrod requested and the board agreed to a forty (40) feet curb cut to allow easier access to the site. Lowe recommended the curb cut begin at the asphalt terminus of the dumpster pad moving forty (40) feet west on Depot Street.

Lowe recommended a right-of-way dedication of twenty-five feet radius be provided due to a public improvement being located on the site adjacent to the intersection of N. Main Street and Depot Street. Staff requested a detail plan for the sidewalk replacement which will extend from the northeastern point of the property to the terminus of Depot Street at N. Main Street. The board requested the employee door color coordinate with the building's color scheme. Elrod agreed to the right-of-way dedication, submittal of the sidewalk detail plan and coordination of the color of the employee door.

Motion by McNeal for conditional approval the site plan for an AutoZone, Inc. retail store at the intersection of North Main Street and Depot Street, Davidson County Tax Map 18-16, Parcel 179 based on staff review and final approval of the revised plans indicating relocation of the forty (40) feet curb cut on Depot Street beginning at the asphalt terminus of the dumpster pad moving forty (40) feet west on Depot Street, submittal of a sidewalk detail plan, establishment of a twenty-five (25) feet radius right-of-way due to public improvements on site and coordination of the color of the employee door with the building. Motion seconded by Wall. Motion passed unanimously.

Item #4 (9.1 #5-03) Consider the request of Michael Holmes, H & H Landscaping, for approval of the final plat for resubdivision of Roscoe Place, Fourth Addition, Lots 12, 13 and 14, Davidson County Tax Map 26-05, Parcel 108.

Staff reviewed. Terry reported this plat will combine the existing three lots into one lot for the site of the proposed Kidz Kare Pediatric Dentistry building. There are four or five minor technical corrections to be made. Staff is recommending conditional approval.

Motion by Driver for conditional approval of the final plat for resubdivision of Roscoe Place, Fourth Addition, Lots 12, 13 and 14, Davidson County Tax Map 26-05, Parcel 108 based on submission, review and final approval of the final plat by staff. Motion seconded by Trew. Motion passed unanimously.

Item #5 (9.1 #4-03) Consider the request of Vaughn Charles, Thompson Architectural Group, P.C., for approval of a site plan for Kidz Kare Pediatric Dentistry at the intersection of Rivergate Parkway and East Avenue, Davidson County Tax Map 26-05, Parcel 108.

Staff reviewed. Terry reported this is the second submittal for this site plan. There have been some difficulties with this site. This plan eliminates the original curb cut on East Avenue to derive additional parking spaces to meet regulations. The only driveway entrance to the site is located on Rivergate Parkway with the building facing East Avenue. The driveway extends from Rivergate Parkway around the front of the building and dead ends on the north elevation of the building which creates issues regarding unencumbered access to the dumpster pad and to the building for fire protection purposes. There are grading problems on the parking lot regarding degree of slopes at various points. Drainage on the west elevation is directing water toward the building. There is off-site grading which cannot occur without permission from the adjoining property owner(s). The landscape plan does not comply with the city's regulations. The

landscape plan is to be based on Metro's landscape requirements. The handicapped parking spaces slope is too steep.

Harold Thompson stated that he believes most of the staff comments have been addressed and corrections made. He responded that the landscape plan was revised according to the Goodlettsville landscape ordinance after corrections were received from staff. Terry explained that the plan is in noncompliance. There are one hundred twenty (120) caliper inches to be removed from the site. The regulations require replacement planting at fifty (50) percent or sixty (60) caliper inches for this site. The regulations require seventy (70) caliper inches for the site. The submitted plan indicates approximately fifty (50) percent of the total amount of trees and shrubbery required. Lowe agreed with this assessment. Thompson agreed to make changes to comply with landscape standards.

Terry reiterated that the driveway opening on the original plan was located on East Avenue which provided for traffic circulation throughout the site. Lowe recommended the board discourage access to the site from Rivergate Parkway due to safety concerns. The curb cut is located next to a complicated and fast moving intersection on Rivergate Parkway at East Avenue. The driveway is a very long dead end situation which presents problems of access for patient, service and emergency vehicles. The preferred design solution is that the curb cut relocate from Rivergate Parkway onto East Avenue to reduce the length of the dead end, improve access for vehicles and eliminate the current excessive slope at the Rivergate Parkway driveway entrance. Thompson explained that one of the reasons to remove the curb cut from East Avenue is to minimize intersection with the waterline. Manning added that he and Mr. Trew had inspected the proposed site and observed that someone wishing to enter the premises from traveling east on Rivergate Parkway would have to make a U-turn on Rivergate Parkway or turn left on East Avenue and made a U-turn on East Avenue at Frances Street to re-enter Rivergate Parkway to access the driveway entrance. They also noted their concern with the extreme slope coming off Rivergate Parkway and the possibility of channeling water toward the building. Cannon agreed the with Manning about the major safety issue regarding placing a curb cut at this location on Rivergate Parkway and the substantial drainage issue as a result a driveway at this location.

Thompson requested the site plan for Kidz Kare be deferred until further consultation with staff and modification to the site plan.

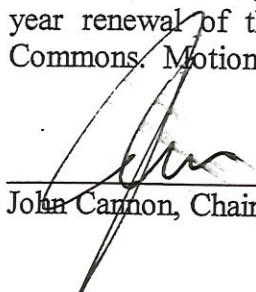
Motion by Wall to defer action on the request for approval of a site plan for Kidz Kare Pediatric Dentistry at the intersection of Rivergate Parkway and East Avenue, Davidson County Tax Map 26-05, Parcel 108. Motion seconded by Williams. Motion passed unanimously.

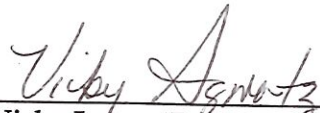
Item #6 Consider the request of the Goodlettsville Planning Department for a one-year renewal of the Letter of Credit 39403-01 in the amount of \$49,000 for Northcreek Commons. The expiration date is 3/4/03.

Staff reviewed. This is the Letter of Credit being held for final improvements for street lighting and infrastructure on Northcreek Blvd. The city would prefer no further improvements are made to Northcreek Blvd. until construction is further along on Conference Drive; thereby, a one year

extension of the Letter of Credit is requested. The developer is in agreement with the renewal request.

Motion by Manning to approve the request of the Goodlettsville Planning Department for a one-year renewal of the Letter of Credit 39403-01 in the amount of \$49,000 for Northcreek Commons. Motion seconded by Driver. Motion passed unanimously.



John Cannon, Chairperson

Vicky Ignatz, Recording Secretary