MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

November 5, 2001 5:00 PM Massie Chambers

Present: John Cannon, Scott Trew, Jim Driver, Gary Manning, ~~Grady McNeal~~, Jim Galbreath, Susan Williams, Margaret Wall
Absent: John Coombs, Jim Hitt
Also Present: Bill Terry, David Wilson, Jim Thomas, Charlie Lowe, Bennie Lane, Vicky Ignatz, Frank Horton, David Luckey, Kevin Estes, Brian Wray, John Murphy, George Dean, Jack Polk

The meeting was called to order by John Cannon. Prayer was offered by Jim Thomas.

Item #1 The minutes of the October 1, 2001 Planning and Zoning Board meeting were amended to indicate that Gary Manning was not in attendance at the meeting. The minutes were approved as amended.

Item #2 (9.1 #1-97) Consider the request of Matt Dowdle, Barge Waggoner Sumner Cannon, for approval of the amended final plat for Twelve Stones Crossing, Phase 6, Lots 113-117, Sumner County Tax Map 143, Parcel 80.

Staff reviewed. Terry reported that this plat will amend the rear setback line on five lots at the end of West Twelve Stones Crossing from 50 feet to 30 feet. The request is the same that has been made on streets with a turnaround at the end and is a result of large houses being built in the development coupled with a narrower frontage on the turnaround. As a result, the houses need to be build farther back from the road. Minimum zoning requirements have been met.

Frank Horton, Landsource, Inc., stated the rear setback requirements have been met and safety issues regarding play from the golf course have been addressed. The homes built in the cul-de-sacs are typically larger. Cannon questioned how many more cul-de-sacs are planned for the development. Horton answered that this is the last cul-de-sac as planned per the original development and this issue probably won't come before the Board again.

Motion by Manning to approve the request to change the rear setback line from 50 feet to 30 feet on Lots 113-117, West Twelve Stones Crossing, therefore, amending the final plat for Twelve Stones Crossing, Phase 6, Sumner County Tax Map 143, Parcel 80. Motion seconded by Williams. Motion passed unanimously.

Item #3 (9.1 #17-98) Consider the request of David Luckey, Southeastern Building Corporation, for reduction of the $236,610 bond for Wynridge, Phase I and the $240,350 bond for Wynridge, Phase II.

Staff reviewed. Terry stated that the developer has requested bond reduction due to the amount of infrastructure that has been completed. Tompkins, City Engineer, recommended that the bond for Phase I be reduced to $84,000 and the bond for Phase II be reduced to $163,000. David Luckey, developer, agreed to the recommended bond amounts.

Motion by Wall to approve the request for reduction of the bond for Wynridge, Phase I from $236,610 to $84,000 and the reduction of the bond for Wynridge, Phase II from $240,350 to $163,000. Motion seconded by Driver. Motion passed unanimously.

<u>Item #4 (9.1 #5-94)</u> Consider the request of Wayne Meadows, The Meadows Group, to extend the $27,000 bond for Braxton Park, Section V.

Staff reviewed. Terry explained that a request has been made to extend the bond for one year pending completion of the development.

Motion by Trew to approve the request to extend the $27,000 bond for Braxton Park, Section V for a period of one year. Motion seconded by Williams. Motion passed unanimously.

<u>Item #5 (9.1 #13-01)</u> Consider the request of Kevin Estes, Dale and Associates, Inc., for approval of the revised preliminary master plan for Meadowcreek, HDRPUD, Davidson County Tax Map 25, Parcel 71, 96 & 11.

Staff reviewed. Terry reported that this item was deferred from last month at the request of the developer. Revisions to the master plan have been made. Changes include the entranceway from Dickerson Road and incorporating the necessary turning radii for access by emergency vehicles. The staff comments on the revised plan as well as additional comments on the resubmitted plan have been provided to the Board. These are comments concerning the physical layout that can be corrected and resubmitted to staff again.

A final master plan for this site was previously approved subject to a few minor changes and approval by staff. This final master plan is currently the plan on the property that is in effect. The present submittal is requesting the approved final master plan be replaced with the proposed plan. The major changes in the current plan include the modification of the architectural appearance in the buildings and the layout of the development.

Kevin Estes, Dale and Associates, addressed the following additional comments from staff:

> <u>Sheet C1</u> - <u>Item #10</u>, a sidewalk connection is needed from building 5 to the sidewalks at building 10. Estes agreed to the request. <u>Item #11</u>, buildings 1, 2, 8 & 10 appear to get into the existing tree line. Grading for the buildings would take out trees. This should be examined in more detail. Estes acknowledged that this is a preliminary grading plan; however, it does adequately address elevation and stormwater drainage. There is no way to avoid grading with significant cuts which will create flat pads. A substantial amount of landscaping materials will be planted. All stormwater drainage will be collected on site from roofs of the building and pavement by storm drains and storm pipes and deposited in the detention area. The only water that will follow to Dickerson Pike will flow from natural ground and there will be no net increase of stormwater drainage onto the roadway. This plan actually provides for a decrease in stormwater drainage onto Dickerson Pike. <u>Item #12</u>, the data table on parking should be corrected to reflect that 168 spaces are required and 197 spaces are provided. Estes acknowledged the error and agreed to concur completely.

Sheet C2 – Item #1, buildings 4 & 5 still indicate a 9-foot elevation change from one end to the other. Building 8 has a 14-foot change. This will require extensive grading and site work that can have an adverse effect on the appearance of the building and the site. Estes stated this issue would be addressed later.

Sheet C3- Item #5, if the Madison Utility District agrees to private water lines, the system should show a back flow preventor and a master meter. Provisions must be made for regular maintenance and testing of the fire hydrants. Estes confirmed that if the private water line is approved, a back flow preventor will be included and all requirements will be met.

Sheet C4 – Item #2, staff does not agree that the conditions for a waiver along the south property exists. Estes agreed to comply completely will all landscape requirements. Item #4, the issue regarding additional materials at the driveway entrance has not been adequately addressed. Estes agreed to include a second landscape bed at the driveway entrance. Item #5, add notes to the effect that the existing tree masses as indicated by the curved lines will be supplemented to provide an effective screen. Estes agreed to include said notation.

Cannon questioned if the summary of character and intent has been submitted for the project. Estes confirmed that this information has been submitted to the City. Terry added that the letter of intent is included in each member's information packet. Cannon asked if architectural plans have been submitted. Estes distributed photos of the proposed architectural design for the project.

George Dean, attorney for Murphy Development, LLC, stated that it is clear that Meadowcreek is trying to comply with requirements and do meet the requirements of the Zoning Ordinance with regard to a preliminary plan for a PUD. The concerns identified by staff comments will ultimately be addressed in the final plan for the project.

Terry displayed the architectural design plan for the previously approved final master plan for the site and reviewed the plan for the Board. Manning stated his concern was with the architectural plan submitted by the applicant due to it being so radically different from the adjoining developments. He is worried about the property values of the townhomes in Rolling Meadows, estate homes on Old Dickerson Road and long established residential homes on Dickerson Road. Cannon agreed that the proposed architectural style is vastly different from the approved plan. Driver acknowledged that the major problem he has with the plan is the same problem he had initially. There is an approved master plan in place for this site. The Planning Board spent considerable time and effort working with the developer to attain a plan that was architecturally compatible with the adjoining properties and the established neighborhood. The proposed plan appears to be a step backwards regarding an acceptable architectural design and is not nearly as appealing as the existing approved plan. Trew agreed with Manning and Driver that the proposed plan did not take into consideration the adjoining property owners and the integrity of the neighborhood.

Estes stated he met with city staff members after the last Planning Board meeting and reviewed several sites in the City including Rolling Meadows and the homes adjoining the western boundary of the site. The proposed plan is an attempt to get closer to the architectural style of the plan previously approved as well as attempting to meet or improve on the current rental developments in the City. The developer has tried to comply with all the Board's requests by enhancing the roof line and adding brick materials. It is not intent of the developer to cause any detriment to the value of the adjoining property owners; however, the current approved plan will not be developed on this property.

John Murphy, Murphy Development, LLC, 813 Northshore Drive, Suite 105, Knoxville, TN 37919 stated it is the first time to see the approved plan and elevations for the site. The approved plan is for homeownership; however, the property is zoned for multi-family. The cost of developing the apartments is approximately $75,000 per unit. The units will be as nice, if not nicer, than the adjoining condominium complex. The property has been purchased and is only financially viable if developed. We believe the proposed plan is a nice project which will provide necessary, affordable living for this community, all the required conditions have been met and we respectfully request approval of this plan. Driver asked if Mr. Murphy is the developer of the project off Myatt Drive and if this project is the same structure with a different façade as the proposed project before the Board. Murphy responded the interiors will be basically the same on both projects. There will be no additional interior amenities. Market studies showed the tremendous need for affordable housing in this area.

Terry responded that his prospective is that the proposed plan represents a basic architectural change in style from the previously approved plan and what the Board intended for the site and the adjoining neighborhood. The architectural style has been im proved from the original plan submitted last month; however, it is not in line with what has been approved for the site. The Board will need to determine how it feels about changing the concept and architecture of the approved plan. Driver added that he has no problem with the intent of the project; however, he has a serious problem with the architectural design not being up to the standards of the previously approved plan. Past developments which use a prototype building have adjusted the architectural design to meet the City's standards. These architectural design requirements need to be made for this project and this has not been accomplished yet.

Motion by Driver to reject the request for approval of the revised preliminary master plan for Meadowcreek, HDRPUD, Davidson County Tax Map 25, Parcel 71, 96 & 11 based on architectural design incompatibility with the previously approved master plan for this site. Motion seconded by Trew. Motion passed unanimously.

Non-agenda items:

Bennie Lane, Director of Goodlettsville Codes Department, stated that there is currently no official process in place to name city streets. The multiple names for State Route 41 currently used are Main Street, South Main Street, North Main Street, North Dickerson Road, South Dickerson Road and Springfield Highway. Therefore, he is requesting the Planning Board to recommend to the City Commission to formally name the portion of US Hwy. 41 from Shevel Drive to the Sumner County boundary line at Mansker's Creek as Main Street.

Jim Thomas contacted TDOT regarding the proposed name change. TDOT recognizes the road as US Hwy. 41 and would have no input into any name change. Lane stated any resolution regarding a street name change would need to be forwarded to Metro Council for approval. Terry stated he didn't believe a resolution would need to be presented to Metro for approval due to the fact that the Main Street portion of the street is completely within the city limits. Richard Pope suggested that Main Street could possibly be identified as the city's business district and the remaining portion of the street should be listed under one name.

David Wilson requested that a defined portion of the roadway be designated as Main Street to coordinate with any future plans for a Main Street Program which would upgrade the area with sidewalks, special lighting, underground utilities, etc.; moreover, the remaining roadway should be listed under one name. The proposed Main Street Program identifies Main Street encompassing Shevel Street to Dorris Avenue. A recommendation can be made to the City Commission to officially rename US Hwy./Dickerson Road as Main Street. Wilson added that the departments will meet to determine the appropriate location for Main Street and select a name for the remaining roadway.

Motion by Wall to recommend to the City Commission to rename a specified portion of US Hwy. 41/Dickerson Road as Main Street after appropriate study and recommendation by staff. Motion seconded by Galbreath. Motion passed unanimously.

Cannon asked for an update as to the status of continual code violations of single room occupancy at a local motel. Terry acknowledged that the motel management has been informed of the violations and that management has no plans to comply with codes. The City will need to proved permanent residences and take appropriate action.

Jim Galbreath asked if the City has an emergency plan as a result of the September 11, 2001 events. Wilson informed the Board that the City has formed a Homeland Security Committee which meets weekly. The Goodlettsville Postmaster was consulted regarding proper procedures for the handling of mail for businesses and private citizens. An inventory of power stations, water tanks, public utilities, etc. have been established and are being monitored at a higher security level. The City's departments have assisted in implementing a solid emergency response plan.

John Cannon, Chairperson

Vicky Ignatz

Vicky Ignatz, Planning Assistant