

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

August 6, 2001

5:00 PM

Massie Chambers

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

Also Present: David Wilson, Bill Terry, Jim Thomas, Charlie Lowe, Bennie Lane, Tommy Walker, Steve Brown, Mike Chappell

The meeting was called to order by John Cannon. Prayer was offered by Grady McNeal. The minutes of the June 4, 2000 Planning and Zoning Board meeting stand approved as written.

Item # 1 (9.1 #8-01 Consider the request of Tommy Walker, R.L.S., for approval of the revised final plat for the R.A. Cartwright's Heirs, Lots 14, 15, 23 & 24, Cartwright Street, Davidson County Tax Map 19-13, Parcels 74 & 95.

Staff reviewed. Terry reported the Board previously approved the abandonment of a dedicated right-of-way for a portion of Connell Street with the condition that the property be resurveyed, replatted via a subdivision plat and that the additional right-of-way for Cartwright Street be dedicated. There are a few technical corrections that need to be addressed by staff.

Terry stated there is one related issue that needs to be considered by the Board regarding the Subdivision Regulations requirement to tie all of the survey on a subdivision plat to the Tennessee Grid Coordinate System (TGCS). Currently large firms are able to comply with the requirement; however, small firms may have difficulty complying with this plat requirement. Terry asked Tommy Walker, R.L.S., to explain his position regarding the TGCS. Walker commented that the satellite equipment required to tie into the TGCS is very expensive, approximately \$30,000 to \$40,000. Within the next five years the equipment cost will decrease and become more affordable for small surveying companies. Other cities have the regulation on the books; however, they do not require compliance at this time.

Terry requested Charlie Lowe, Ragan-Smith and Associates, and Jack Tompkins, City Engineer, to offer their opinions regarding the Tennessee Grid Coordinate System and how it relates to the City's development of the GIS system and City maps. Lowe reported that Gallatin, Springfield, White House, Hendersonville, Sumner County, Franklin, and Brentwood have the Tennessee Grid Coordinate System regulation on the books at this time. Metro Davidson County will soon be requiring this system as well; however, it is not known as to how many communities currently require TGCS compliance. There will be additional future expense to the City if the TGCS is not required at this time. Lowe added that the difficulty will surface in adopting newly developed plats into the GIS system which are not tied to the TGSC. He recommended that the TGCS regulation be enforced. Tompkins informed the Board that the GIS system is scheduled for completion within the next three months. Walker stated that it would be much easier and less costly to tie into the TGCS when the City's GIS system is in place.

Motion by Manning to require enforcement of the Tennessee Grid Coordinate System requirements for all plats at such time the City's GIS system is in place and operational. Motion seconded by Driver. Motion passed unanimously. Amendment to motion by Manning that minor plats will be exempt from enforcement of the Tennessee Grid Coordinate System requirements until such time the City's GIS system is in place and operational. Motion seconded by Williams. Motion passed unanimously.

Motion by Driver for conditional approval of the revised final plat for the R.A. Cartwright's Heirs, Lots 14, 15, 23 & 24, Cartwright Street, Davidson County Tax Map 19-13, Parcels 74 & 95 based on review and final approval of staff of technical corrections. Motion seconded by Coombs. Motion passed unanimously.

Item #2 (9.1 #1-97) Consider the request of Steve Brown, Barge Waggoner Sumner Cannon, for approval of the revised final plat for Twelve Stones Crossing, Phase 2, Lots 45 & 46, Sumner County Tax Map 143L-B, Parcels 16 & 17.

Staff reviewed. Terry reported this plat involves two lots that back up to the golf course. The reason for the plat is to reduce the rear setback line from 50 feet to 30 feet due to the lack of depth in the lots. The 30 feet setback requested meets the City's setback requirements. The 25 feet tree protection and landscape easement will be unaffected.

Galbreath asked why there is a need for a plat amendment on these lots. Brown stated that plans for custom homes to be built on these two lots require additional footage for the building footprint.

Motion by Williams for approval of the revised final plat for Twelve Stones Crossing, Phase 2, Lots 45 & 46, Sumner County Tax Map 143L-B, Parcels 16 & 17. Motion seconded by McNeal. Motion passed 9-1. Motion opposed by Galbreath.

Item #3 (9.1 #12-01) Consider the request of R. L. Montoya, R.L. S., for approval of the final plat for the Cude Subdivision, Davidson County Tax Map 25-3, Parcel 26.

Motion deferred due to no representation by applicant.

Item #4 (9.1 #11-01) Consider the request of Frank Avbel, Avbel Engineering, for approval of the site plan for storage shed improvements at 84 Lumber Company, 609 Two Mile Parkway, Davidson County Tax Map 26-13, Parcel 28.

Motion deferred by staff for further review.

Item #5 (9.1 #9-01) Consider the request of Mike Chappell, Michael Chappell & Associates, for approval of the site plan for T. G. Kemp Sales, 126 Glancy Street, Davidson County Tax Map 34.05, Parcel 101.

Staff reviewed. Terry stated the proposed new building is located at the corner of Wren Road and Glancy Street and will replace a building that burned approximately three year ago. There

are several issues which need to be addressed. The drainage issues regarding the detention pond calculations, structures, ditches and grading have been agreed upon by the City Engineer and the project engineer. Mike Chappell has agreed to the following items: 1) adjust the parking lot dimensions to comply with regulations; 2) landscape plan calculations will be adjusted for accuracy and added to landscape plan; 3) a solution will be proposed by Chappell to the property owner regarding grading at the front of the building to deter storm water runoff into building; and, 4) details of the construction plan will be provided by Chappell.

Lowe requested an opportunity to review the revised storm water drainage plan for the proposed ditch that will extend from the driveway entrance on Wren Road to the culvert under the driveway entrance on Glancy Street. Tompkins stated the project engineer agreed to make changes to the drainage ditch on Glancy Street to insure the drainage water will not be directed over the curb on Wren Road. McNeal asked if there is a dumpster pad location on site. Chappell responded that the proposed business would not require a dumpster; however, if any future business occupying the property required a dumpster, he believed the rear parking lot would accommodate a dumpster pad and dumpster.

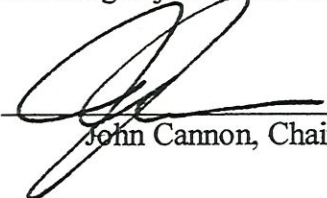
Motion by Coombs for conditional approval of the site plan for T. G. Kemp Sales, 126 Glancy Street, Davidson County Tax Map 34.05, Parcel 101 based on review and final approval of staff regarding the revised drainage calculations relating to the ditch extending from Wren Road to Glancy Street, the revised grading plan relating to storm water runoff at the entrance of the building, the revised landscape calculations and a detailed construction plan. Motion seconded by Galbreath. Motion passed unanimously.

Non-Agenda Item:

Terry informed the Board that a minor plat amendment regarding a setback revision from 60 feet to 50 feet for Lot 19, Crencor Drive has been submitted to staff. The owner requested that staff review and approve the amendment due to a strict building timetable. The proposed setback exceeds the zoning requirement by 10 feet. The adjacent lot has a 50 feet setback and this would align both homes to the street. Most established homes on the street have 50 or 60 feet setbacks. Terry recommended to the Board that an amendment to the Subdivision Regulations be established to allow staff authority to approve setback revision requests for individual lots if all zoning requirements are met.

Motion by Galbreath to amend the Goodlettsville Subdivision Regulations to permit staff the authority to approve one-lot setback revisions in the even all zoning requirements have been met. Motion seconded by Trew. Motion approved unanimously.

The meeting adjourned at 6:02 PM.


John Cannon, Chairperson


Vicky Ignatz, Recording Secretary