

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

June 4, 2001

5:00 PM

Massie Chambers

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

Absent: John Coombs, Jim Hitt

Also Present: Bill Terry, Jim Thomas, Bennie Lane, Charlie Lowe, Anne Wilson, Bud Stone, Jared Gray, Don Bruce

The meeting was called to order by John Cannon. Prayer was offered by Jim Thomas. The minutes of the May 7, 2001 Planning and Zoning Board stand approved as written.

Item #1 (9.1 #8-01) Consider a request from Ann Wilson, Old Hickory Tool & Die Company, for the City to abandon the dedicated right-of-way for a portion of Connell Street.

Staff reviewed. The existing right-of-way provides for an extension of Connell Street across what is now I-65. Old Hickory Tool & Die Company's building extends across the right-of-way and the property lines. Also, the property line on a portion of Cartwright Street extends to midway of the street. This needs to be corrected to indicate a 50 ft. right-of-way. A revised subdivision plat will need to be submitted to this Board to clarify property lines and indicate the dedication of the right-of-way on Cartwright Street. The respective utility companies will need to agree to the abandonment and the owner shall be responsible for providing a quit-claim deed if required.

Motion by Williams to recommend to the City Commission to abandon the dedicated right-of-way for a portion of Connell Street. Motion seconded by Wall. Motion passed unanimously.

Item #2 (9.1 #3-01) Consider the request of Jared Gray, Ragan-Smith and Associates, Inc., for approval of the site plan for American Home Design, Northgate Park, Section 13, Conference Drive, Davidson County Tax Map 26, Parcel 94.

Staff reviewed. The Board previously granted approval for a plan for this company on another site on Conference Drive. However, the site was too expensive to develop. Therefore, the applicant abandoned the original site and obtained another site on Conference Drive adjacent to the Music City Shopping Center. The plan has been reviewed, comments sent to the engineers and comments were appropriately addressed.

Terry stated that there are two additional items which needs to be addressed. Regarding the fire hydrant, the siamese connection needs to be moved away from the building and out near the parking lot. The plan needs to indicate dumpster screening around the dumpster pad. Jared Gray, Ragan Smith and Associates, Inc., agreed to make the requested changes and submit a revised plan with changes.

McNeal questioned the location of the HVAC unit. Don Bruce, owner of American Home Design, indicated the unit would be located on the back right corner of the building or on the roof. The location of the unit would not impede any pedestrian walkway.

The Board directed Bill Terry to contact the University of Tennessee, property owners of the initial location for the initial approved site plan, to determine if an official request is required to terminate the final master plan.

Motion by Galbreath for conditional approval of the site plan for American Home Design, Northgate Park based on review and final approval of staff for revised plans indicating the relocation of the siamese connection adjacent to the parking lot and the screening of the dumpster pad. Motion seconded by McNeal. Motion passed unanimously.

Item #3 (9.1 #3-01) Consider the request of Jared Gray, Ragan-Smith and Associates, Inc., for approval of the final plat for American Home Design, Northgate Park, Section 13, Conference Drive, Davidson County Tax Map 26, Parcel 94.

Staff reviewed. Terry stated the plat divides the existing parcel on Conference Drive into two parcels, one of which is for American Home Designs. The second lot was previously approved for a motel site. The site plan approval has expired for this property.

There are two issues that need to be clarified. First, the final plat needs to indicate the abandonment of an easement by TDOT. Secondly, the proposed storm drainage line is a bondable public improvement. Jack Tompkins, Public Works Director, has set the bond at \$46,000. Jared Gray, Ragan-Smith and Associates, Inc., stated that David Horn is the liaison working with the Legal Department of TDOT to settle the abandonment issue. Don Bruce agreed to submit the \$46,000 bond to the City.

Motion by Wall for conditional approval of the final plat for American Home Design, Northgate Park based on review and final approval of staff for a revised final plat indicating abandonment of easement by TDOT and the submission of a \$46,000 bond for drainage improvements for the site. Motion seconded by Driver. Motion passed unanimously.

Item #4 (9.1 #9-01) Consider the request of Mike Chappell, Michael Chappell & Associates, for approval of site plan for T.G. Kemp Sales, 126 Glancy Street, Davidson County Tax Map 34.05, Parcel 101.

Staff reviewed. Item deferred by staff.

Item #5 Consider an amendment to the Goodlettsville Zoning Ordinance regarding outside storage and outside displays.

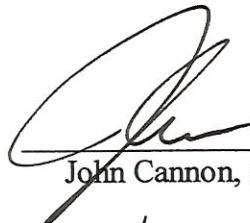
Terry reported a survey was conducted by staff to determine other cities' approach to outside storage and outside display. Restrictions included limiting outside sales to seasonal displays, requiring site plans for outside sales area and restricting duration and location of outside sales. The most restrictive regulations require that all activities must take place within completely

enclosed buildings. The Board needs to consider establishing more stringent regulations for outside sales displays/outside storage, develop a firm define outside storage/outside display and better regulation of temporary use permits.

Thomas acknowledged there have been several citizen complaints regarding temporary sales located at Long Hollow and Caldwell Road. Terry reported there are several permanent businesses that violate regulations with permanent outside storage displays, seasonal displays and vending machines. Cannon questioned whether an ordinance could be crafted to eliminate all transient vendor sales and limit outside display areas and outside sales of established businesses. Driver responded that the City Commission has previously been unsuccessful in attempting to limit outside display areas due to state regulations. Terry added that state statutes provide protection for permanent and temporary sales and levies transient business fees. Also, the state limits municipal cities with appointed judges to limit violation fees to \$50.00 per citation. Revenue from temporary vendors is collected through a \$50.00 application fee and an apportionment from state sales tax revenue.

Manning and Williams stated the highest priority should be addressing permanent business establishments that violated regulations. Manning and Wall agreed that temporary use permit requirements should be more stringent. Driver suggested to shorten the sales period duration on temporary use permits. Also, to properly accommodate outside sales of permanent businesses.

The Board directed Terry to develop firm, restrictive standards for outside storage and outside displays for permanent and temporary businesses and submit, in a timely manner, the standards to the Board for consideration.



John Cannon, Chairperson



Vicky Ignatz, Recording Secretary