

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

March 5, 2001

5:00 PM

Massie Chambers

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

Absent: Jim Hit, Margaret Wall

Also Present: David Wilson, Jim Thomas, Bill Terry, Jack Tompkins, Bennie Lane, Vicky Ignatz, Steve Brown, Frank Horton, Mark Baker, Jody Dapper

Prayer was offered by Jim Thomas. The minutes of the February 5, 2001 Planning and Zoning Board meeting stand approved as written.

Item #1 (19. #1-97) Consider request of Steve Brown, Barge, Waggoner, Sumner & Cannon, to approve the revised final plat for Twelve Stones Crossing, Phase 4, Lot 151, Joshua's Run, Sumner County Tax Map 143, Parcel 90.

Staff reviewed. Terry stated the revised plat amends the rear setback line on this lot. The master plan established a 40 foot rear setback line around the perimeter of the development. Due to the size and footprint of the proposed house on this lot, the developer would like to amend the 40 foot setback to a 30 foot setback. This still exceeds the zoning requirement of 20 feet. The plat meets all subdivision requirements. There are a few minor corrected needed. Under Note 4 – denote the flood hazard area and change the zoning to LDRPUD. Under Note 9 – denote the landscape plan complies with or exceeds landscape ordinance.

Steve Brown, Barge Waggoner, Sumner, Cannon, stated the building footprint for the proposed home is 3,000 sq. feet. This home will be included in the annual Parade of Homes event which will be held at Twelve Stones Crossing in 2001.

Motion by Coombs for conditional approval of the revised amended plat for Lot 151, Twelve Stones Crossing based on final review and approval by staff. Motion seconded by McNeal. Motion passed unanimously.

Item #2 (9.1 #9.71) Consider request of Mark Baker, Civil Resource Consultants, LLC, to approve the final master plan for offices of Joseph A. Fox, DDS, Northcreek Commons, Lot 14, Northcreek Blvd., Davidson County Tax Map 16, Part of Parcel 152.

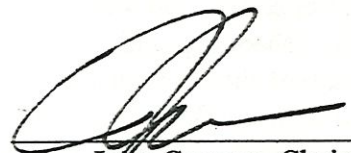
Staff reviewed. Terry stated this plan is for a new construction of a dental office across from the post office. The plan includes all necessary information with detailed architectural elevations. The plan has been reviewed, comments submitted and revised to address the comments. Terry added that Baker had agreed to change the grade of the driveway to 6% which would provide a gradual slope to the top of the driveway which has a 12% grade at the top of the driveway. Baker added that it would be cost prohibitive to attempt to level the site due to the 30 feet elevation difference on the site.

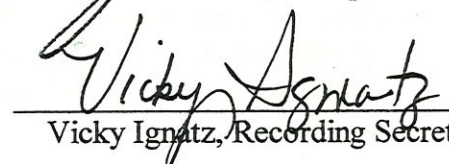
Terry stated that a curb cut would be required for the adjacent lot, Lot #14, if imminent construction on the site is not planned. Also, a correction to the vicinity map needs to be made to extend Northcreek Commons Blvd. to Conference Drive. Terry confirmed that the Architectural Review Committee for Northcreek Commons has not reviewed the site plan. Baker stated he would schedule a review meeting. Terry commended Baker on his professional and thorough response to staff comments. Terry continued that there are some stormwater concerns for the site. He suggested that Baker and Jack Tompkins discuss drainage detail calculations to determine if will be handled properly. Baker offered that he had conferred with Tompkins during the planning stage and felt comfortable with the drainage design; however, he would schedule a review with Tompkins.

Galbreath stated he was concerned with the lot's narrowness and length and not meeting the overall master plan for the CPUD. Terry stated the lot size was generalized in the 1980's and basically fits the master plan concept. McNeal addressed the high elevation of the roof. Jody Dapper, project architect with Cassetty Architecture, stated the single story structure will have a 7 ½ foot slope of the roof. The elevation on the entry level is for visual effect.

Terry added there is a minor detail regarding signage. The proposed 7 foot sign does not meet codes requirements. The sign must not exceed 4 feet in height unless the area adjacent to the sign is bermed and landscaped. Baker stated he would address this issue.

Motion by Driver for conditional approval of the final master plan for offices of Joseph A. Fox, DDS, Northcreek Commons, Lot 14, Northcreek Blvd. based upon final review and approval by staff of slope and curbing of driveway, review of drainage calculations, adherence of sign ordinance and Architectural Review Committee approval. Motion seconded by Williams. Motion approved unanimously.



John Cannon, Chairperson

Vicky Ignatz, Recording Secretary