MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

September 13, 1999 | 5:00 PM | Massie Chambers

Present:			Also Present:		
John Cannon	Jim Hitt	Scott Trew	Bill Terry	Gary Manning	David Kuehnen
Pat Lydon	John Coombs	Jim Galbreath	Charlie Lowe	Vicky Ignatz	Steve Bridges
Margaret Wall			Claudia Davis	Bob Calogne	Mark Writesman
Absent			Jim Thomas	Heather Hilner	Suzanne Bishop
Susan Williams	Mary Ann Gourley		Jack Tompkins	Dr. Jim Root	Tim Carver
			Nancy Duncan	Debbie Robinson	

Prayer was offered by Scott Trew. Minutes of the August 2, 1999 regular Planning Board meeting were adopted as submitted.

Item #1 (9.1#28-96) to consider request of David Kuehnen, P.E., Gresham Smith and Partners, to approve revised site plan for Dollar General Corporation, Mission Ridge Drive, to include a Heliport, Davidson Co. Tax Map 26, Parcels 107 and 111.

Staff reviewed. Bill Terry noted the plan has been modified to meet the concerns of the planning and codes staff and emergency personnel of the City. Members were given a letter indicating the FAA approval. David Kuehnen stated to date TVA has not agreed to install the orange markers on their power lines. He added that the flight pattern will be north to south and will not fly over Windsor Green. All flights will be during daytime business hours. Flights will be as needed with no regular scheduled flights. Terry stated the issues regarding safety have been adequately addressed. The fire protection systems required have been ordered and are not presently installed. There is no fueling on site.

Scott Trew made a motion for conditional approval, subject to the terms in the letter regarding FAA approval, final acceptance by emergency personnel of installed systems, and that there will be no flights over Windsor Green. Jim Hitt seconded the motion and the board unanimously approved.

Item #2 (9.1#14-98) to consider request of Bruce Rainey, to approve final plat of Frank Duncan Subdivision, Kimberly Drive, Sumner Co. Tax Map 140, Part of Parcel 90.

Staff reviewed. Bill Terry stated this plat is to create two lots on Kimberly Drive from a large parcel of property that entends to Madison Creek Road. This is the third revision of this plat which appears to address all the previous issues but has not had a final review by staff.

John Coombs made a motion for condition approval, subject to final review by staff. Margaret Wall seconded the motion and the board unanimously approved.

Item #3 (9.1#6-94) to consider request of L. Steven Bridges for approval of revision of preliminary master plan for Long Hollow Square, for East Cedar Offices, 203 East Cedar Street, Davidson Co. Tax Map 26-01, Parcel 94.

Staff reviewed. Bill Terry noted Tim Carver has purchased this parcel and wishes to build an office building, moving the proposed structure to the rear of the lot and eliminating one drive. The temporary driveway access on East Cedar for the proposed bank site will not be built if this lot is developed before or simultaneously with the bank. One other change is that the building proposed is a one story and the approved plan calls for a two story building. Terry added he would like to see the building moved back an additional five feet to allow for landscaping along the front of the building. Steve Bridges indicated that would not be a problem.

Margaret Wall made a motion for conditional approval, subject to the recommendations from staff. Pat Lydon seconded the motion and the board unanimously approved.

<u>Item #4 (9.1#6-94)</u> to consider the request of Suzanne Bishop, Ragan-Smith Associates, to approve site plan for Capital Bank and Trust, Long Hollow Square, Long Hollow Pike and East Cedar Street, Davidson Co. Tax Map 251, Parcel 25.0.

Staff reviewed. Bill Terry noted this is the other lot in this PUD. The plan is the same except that the square footage is increased. Suzanne Bishop indicated the building has approximately two foot added on the Long Hollow Pike side. Terry noted they have addressed most of the issues recommended by staff. He stated landscaping should be incorporated on the plan for the front of the building.

Jim Hitt made a motion for conditional approval, subject to the recommendations from staff. Margaret Wall seconded the motion and the board unanimously approved.

<u>Item #5 (9.1 #1-98)</u> to consider request of Mark Writesman to approve concept plan for The Hill Place, Old Brick Church Pike, Davidson Co. Tax Map 18-16, Parcel 114.

Staff reviewed. Bill Terry stated a preliminary subdivision plat has been approved for eight lots on this site. Three duplexes have been constructed with a single access off Old Brick Church. Due to the steep topography, the developer would like to consider making this development a PUD with a single main entrance, eliminating the need for individual drives off Brick Church Pike, and preserving the natural habitat along the road. The proposed 20 units would be 2.8 units per acre and would be clustered around the hill, utilizing the present entrance.

Galbreath questioned sewer availability. Tompkins replied that service was available for the three structures that have been built, but that additional units would require sewer lines to be installed by the developer. Cannon stated in his opinion a PUD would offer advantages for this development.

Scott Trew expressed that he liked the way this development is going and made a motion to pursue the concept of a PUD zoning and master plan. John Coombs seconded the motion and the board unanimously approved.

<u>Item #6 and #7 were removed from the agenda as revised plans were not submitted.</u>

<u>Item #8 (9.1#10-99)</u> to consider request of Tom Anderson to approve site plan for Root Animal Clinic, D. C. Tax Map 26.05, Parcels 80, 81, 82, known as 111 Hollywood Street.

Staff reviewed. Bill Terry noted this expansion will more than double the square footage of the present building, therefore the entire site must be brought into compliance. Revised plans have been submitted and address most of the issues and recommendations of staff. A few minor corrections need to be made including issues regarding drainage, grading, trees, vicinity map, landscape, etc.

Margaret Wall made a motion for conditional approval, subject to the staff recommendations and final review by City staff. Jim Hitt seconded the motion and the board unanimously approved.

Non-Agenda Item
Renaming Two Mile Parkway to Rivergate Parkway

Debbie Robinson, Chamber of Commerce, recommended the name of Two Mile Parkway be changed to Rivergate Parkway. Advantages include notice on the interstate by the street name and Two Mile Parkway is often confused with Two Mile Pike. The Post Office would honor old addresses for one year and the street numbers would remain the same. She has interviewed ten business owners along the Parkway and all have supported the change. There will also have to be a change request with Metro as the southern portion of the Parkway is in Metro and outside the City. Jim Hitt made a motion to recommend the name change. Scott Trew seconded the motion and the board unanimously approved. The recommendation with Metro is to be coordinated with the City staff and the Chamber.

John Coombs expressed that he would like to see a combined effort to get improvements to the interchanges for I-65 in our city. Jim Thomas added there needs to be barrier cuts to improve the means of access for our emergency personnel to reach accidents. It was agreed that a list would be compiled from the Chamber and the City to consolidate the recommendations to pursue with TDOT and State officials.

The meeting was adjourned at 6:32 p.m.

Claudia Davis
Claudia Davis, Recording Secretary

John Cannon, Chairman