

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

August 2, 1999

5:00 PM

Massie Chambers

Present:

John Cannon Jim Hitt
 Scott Trew Jim Thomas
 Susan Williams Pat Lydon
 Jim Galbreath John Coombs
 Mary Ann Gourley

Absent

Margaret Wall

Also Present:

Bill Terry	Floyd Carlton	Carolyn Judkins	Mick Wrigley
David Wilson	Jamie Carlton	Rick Judkins, Sr.	Ed Sherwood
Claudia Davis	Steve Artz	Harold Brewer	Randy Perry
Larry Wynns	Guinn Nolen	Rick Schneider	Sharon Knight
Tom Mosier	Evelyn Perry	Calvin Conner	Mike Scarrett
Stan Knight	John Perry	Susie Pemerton	Julie Scarrett
Richard Mayfield	David Taylor	Mike Hutchison	George Phillips
Bob Kirby	Mary Conner	Phil Martin	Tom Walker
Steven Bridges	Tommy Walker	David Luckey	

Prayer was offered by Jim Thomas. Minutes of the July 12, 1999 regular Planning Board meeting were adopted as submitted.

Item #1 to conduct a public hearing to consider urban growth boundaries in Sumner County.

John Cannon opened the public hearing to hear comments from property owners in the area involved and two parties questioned what the urban growth boundary involves. Bill Terry stated the General Assembly passed legislation in 1998 requiring all cities to establish an urban growth boundary area for planning future growth and annexation. The proposed area has been negotiated between Hendersonville, Millersville and Goodlettsville and will be submitted to the Sumner County Coordinating Committee to prepare a county wide growth plan. Included in the proposed area will be property to the end of Willis Branch Road, the end of Allen Road, along Caldwell Drive to the east of Twelve Stones Crossing, to Ralph Hollow Road on Long Hollow Pike, north to the top of a ridge on Hogans Branch Road and Happy Hollow Road. This area is determined for long range planning purposes and if the City so chooses, to annex within that region without objection from neighboring cities. The City would still have to go through the normal annexation process. Only property owners could challenge annexation within the urban growth boundary. The two parties questioning the issue stated they understood. Several others indicated they are in favor of their property being included in the proposed area. Cannon declared the public hearing closed.

John Coombs made a motion to adopt the Growth Plan which includes the urban growth boundary and recommend it to the city commission. Jim Thomas seconded the motion and the board unanimously approved.

Item #2 (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.

Bill Terry stated this item has been deferred at the request of the petitioner.

Item #3 (9.1#7-99) to consider request of L. Steven Bridges for approval of resubdivision of Lot 31 and reserved parcel "A" of Cavalier Estates, Section Two, Sumner Co. Tax Map

143A, Parcel 10 and 11.

Steve Bridges indicated Mr. Knight lives in the home on Lot 31 and also owns the adjoining reserve parcel. He wishes to create a buildable lot out of the reserve parcel.

Staff reviewed. Bill Terry stated the proposed lots would be 30,596 and 27,624 square feet, which meets the zoning requirements for minimum lot size. The property line dividing the lots is skewed in order to get the minimum side yard setback from the existing house and to obtain the minimum lot width of 100 feet required at the 50 foot building setback line. Lot sizes in the area vary from 30,000 to 40,000 square feet. The lots which continue on Lynn Drive as a part of Woodwyn Hills start at 25,000 and then reduce to 15,000. When Cavalier Estates was developed, it was approved under the county jurisdiction then annexed into the City. This was before sewers were available, therefore the lots in Cavalier Estates range from 32,000 to 40,000 square feet. Terry distributed a map showing the various lot sizes and lot configurations in the area. The City's subdivision regulations limits resubdivision within any existing subdivision which has been approved, recorded, and at least partially developed, stating no resubdivision or replatting shall be permitted which reduces the average lot size in such recorded subdivision.

Cannon stated Cavalier Estates and Woodwyn Hill were platted and recorded as separate entities and co-exist as two separate subdivision plats. John Coombs inquired and Terry confirmed that Cavalier Estates is completely built out. Susan Williams inquired and Terry confirmed that the owner of Lot 31 owns the reserve parcel and it is still part of Cavalier Estates. Thomas observed there are lots over 40,000 square feet in the proximity of this reserve parcel. Also, there is a distinct natural tree line that goes the entire length of the boundary of these two subdivisions.

Scott Trew inquired if the skewed configuration is common. Terry replied it is uncommon. Trew expressed that it seems that visually, putting a home on this small area would stick out among the other larger and more traditionally configured lots.

Cannon stated this is not a public hearing but offered to hear from adjoining property owners. Floyd Carlton, 810 Lynn Drive, represented the neighbors adjoining and across the street, and distributed a petition to the board opposing the approval of this smaller lot. They believe it would be detrimental to the character of the neighborhood and their property values. Most of their homes have garages in the rear or on the side of their homes, with 75 to 100 feet between their homes. He felt this will look like two homes built on one lot.

John Coombs stated he was on the board when the amendment regarding resubdivision was adopted. It was done for the purpose of maintaining the integrity of subdivisions. That has not changed given the facts presented by the parties involved. Coombs made a motion to deny the request. Scott Trew seconded the motion and the board unanimously approved.

Item #4 (9.1#10-93) to consider the request of L. Steven Bridges for approval of a plat amendment for Lot 1, Ashlin Downs, Sumner Co. Tax Map 143-O-D, Parcel 1, known as 102 Lindsey Drive.

Steve Bridges noted the owner discovered the home was built on the setback line and would like to remove this cloud from the title. Staff reviewed. Bill Terry stated the building plan was reversed and encroached on the setback line. Under the R10 zoning of this area, the position of the home meets the setback requirement but it was built into the setback line on the plat by

approximately 6 feet. Jim Galbreath stated due to the frequent incidence of this type situation, he suggested the builders should be admonished to make sure they are building a home according to the approved plan.

Jim Thomas made a motion to approve the amendment. Pat Lydon seconded the motion and the board unanimously approved.

Item #5 (9.32) to consider request of L. Steven Bridges for approval of a plat amendment for Lot 36, Crencor Manor, Sumner Co. Tax Map 143B-D, Parcel 29, known as 2025 Crencor Drive.

Staff reviewed. Bill Terry stated the building setbacks on Crencor were basically determined by the septic overflow lines. The setback lines are inconsistent throughout the development. The amendment would move the setback 25 feet.

Jim Hitt made a motion to approve the amendment. John Coombs seconded the motion and the board unanimously approved.

Item #6 (9.1#16-97) to consider request of Barge Cauthen & Associates for approval of a site plan for Metro Baptist Church, Davidson Co. Tax Map 19-13, Parcel 94, East Cedar Street.

Staff reviewed. Bill Terry stated resubmitted plans have not had final review but most of the comments appear to have been addressed. There are some questions remaining regarding the floodway and the floodfringe. The area now has a relief channel to provide flood capacity. The plan shows the original flood plan. Randy Perry, Barge Cauthen & Associates, noted on the original plan they used floodlines established in 1981. Last year, FEMA performed a new study and the preliminary package has been sent to Jack Tompkins, indicating the new lines will be the map they are going to use. That map shows the floodway line closer to the creek. Everything is shown outside the 100 year floodway. The building is out of the floodway by 2 feet.

Terry noted there is a billboard on the north end of the property. The sign ordinance addresses signs on property that is developed. Once the property is developed, the billboard becomes illegal. Perry stated the church has a month to month lease and the sign will be removed when the church is built.

Coombs expressed concern about the sight distance from the interstate bridge. Terry stated ideally the distance should be greater, however this is the only possible access to the property. Cannon suggested a warning sign be installed indicating "Blind Drive".

Mary Ann Gourley made a motion for conditional approval, subject to the final review and approval by staff. John Coombs seconded and the board unanimously approved.

Item #7 (9.1#8-99) to consider request of Tommy E. Walker, R.L.S. for approval of a site plan for Resubdivision of Lots 16, 17, 18, 19, 20 and 21 Fitzpatrick Subdivision, Sumner Co. Tax Map 141, Parcel 14, North Dickerson Road.

Tommy Walker stated he checked with Public Works and was told there was a sewer manhole at this property and he could connect service to two lots. The staff then determined the sewer line is not installed to that point. Bill Terry indicated the City has no plans to extend that line and

it would be the developers responsibility. Public Works has estimated a bond amount of \$30,000 would cover the costs. The manhole is on Lot 1 and there would need to be access designated for Lot 2. Staff's recommendations were all minor except for the sewer issues, and they appear to be addressed in the resubmission. However, staff and the engineer have not fully reviewed the latest revision.

Pat Lydon made a motion for conditional approval, subject to the technical conditions and final review of staff and to authorize staff to determine the amount of bond needed. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #8 (9.1#17-98) to consider request of Steven E. Artz to approve revised preliminary master plan for Wynridge, Long Hollow Pike, Sumner County Tax Map 140, Parcel 125 & Part of 125.02.

Staff reviewed. Bill Terry stated an alternative design sketch has been recommended, moving the entrance to align with the Allen Road entrance, moving the entrance out of a curve to between two curves and improving the sight distance. This also reduces the points of conflict for traffic on Long Hollow Pike, and changes the orientation of the lots so that only two lots actually back up to Long Hollow to improve the appearance. There is also some disagreement over the open space design and the small 10' wide access to that area, which are likely to become part of someone's yard. Staff suggests some walkway design and bike access to the school.

David Luckey stated they have a different point of view on the redesign. Where their drive is proposed allows for a longer and more level approach. If the drive is aligned with Allen Road, more natural vegetation screening will have to be removed. The longer approach will give more ease in the road grade elevation.

Regarding the points of conflict on Long Hollow, John Coombs expressed there is potential for excessive future development from Allen Road and the projection is that Long Hollow will become a major thoroughfare between Gallatin and Goodlettsville in the future. There should be serious consideration to limit the entrances where possible as there could very likely be a need for a traffic light at Allen Road and this development in the future. He also agreed with the concept to reduce the number of homes backing up to Long Hollow Pike. Jim Galbreath agreed. Jim Thomas noted the sight distance and other factors of locating the entrance at Allen Road is less than ideal, but feels it is the better of the two choices.

Terry restated staff's concern with the open space design. The proposed 25 foot width along the boundaries has no particular use except for the natural screening. There is a question of whether this should be included in the individual lots with an amendment that the natural vegetation would be maintained. At the open space in the center of the development, staff suggests that one lot perhaps be shifted, giving access from both streets and to incorporate access for children onto the school property. This could eliminate possibly 50 to 60 vehicles transporting school children by way of Long Hollow to Madison Creek. If this is attractive to the developer, staff also suggests allowing for an extension of the walk and bike trail into future adjoining development. Also, the sewer line goes along an easement on the school property. It was reserved for access to the property owners. Terry questioned if they have use of that easement for the sewer line. Artz responded that the property purchased by Wynridge would return rights to that 50 foot easement for utilities. Luckey added there is a preeminent easement. Terry indicated they will need a letter from Bill Wright, Sumner County Law Director, that this easement is for utilities also. Other comments are issues that can be worked out between the

developer and staff. Artz indicated neighbors in the area had indicated they wanted to preserve the natural environment as much as possible. That was their purpose in the 25 foot open space at the boundaries. The large open area is designed to salvage all canopy trees and maintain as a park setting. He indicated there should not be any problem moving the lot as requested to widen the open space access. They also want to keep the area along Long Hollow Pike as dense as possible. Luckey noted they would be willing to move the entrance if that is the board's decision, and the other issues can be worked out.

Mary Ann Gourley made a motion for conditional approval, subject to submission of a letter from Bill Wright showing access to easement, redesign of the plan so that the road is moved and the orientation of the homes is changed as recommended, the access to the open space and trail to the school is increased by shifting a lot, boundary screening is maintained at Long Hollow and the back of lots on the border of the subdivision, maintaining 25 feet under the control of the homeowners association as open space, the corrections and recommendations from staff, and subject to the final acceptance of staff. John Coombs seconded the motion and the board unanimously approved.

Item #9 (9.1#8-94) to consider request of Larry Wynns for reduction in bond for The Wynlands, Phase 3.

Staff reviewed. Bill Terry stated Wynns is asking for a reduction in his bond to pay for the surface binder and curbs in Phase 3 of the Wynlands. Public Works recommends that the City retain \$22,000, reducing the bond by \$25,000 from \$47,000 to \$22,000.

Jim Thomas made a motion to approve the reduction. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #10 to consider staff recommendations regarding pumping stations in new private developments within the City.

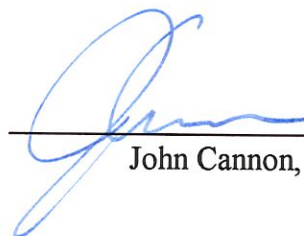
John Cannon referred to a memo to the board members from Jack Tompkins, recommending three options on this issue. The break even point for small wastewater pumping stations, at which the revenues received from sewer operations exceed the cost involved with operating the facilities, appears to be approximately 22 homes. Discussion among members led to the conclusion to recommend that the City Commission modify the tap fee schedule to allow developers to pay the long term cost of small developments requiring the use of pumping stations. This should only be allowed when it is not feasible to construct gravity sewers. Feasibility should be determined by the City. Jim Thomas recommended the "break even point" should be reviewed on a regular basis, perhaps on a five year basis.

Jim Thomas made a motion to recommend to the Commission to adopt the recommendation from the City Engineer described above, and that the breakeven point be recalculated on a regular basis to be determined appropriate by the City Engineer. Susan Williams seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:23 p.m.



Claudia Davis, Recording Secretary



John Cannon, Chairman