MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

June 7, 1999 | 5:00 PM | Massie Chambers

Present:
John Cannon, Jim Galbreath, Scott Trew, Margaret Wall, Pat Lydon, John Coombs, Jim Thomas

Absent
Mary Ann Gourley, Susan Williams, Jim Hitt

Also Present:
Bill Terry, Steven Artz, Guy March, David Wilson, Frank Duncan, Robert Jones, Charlie Lowe, Bob Nichols, Jill Garrett, Jack Tompkins, Kevin Estes, Jerry Garrett, Claudia Davis, Joel Clifton, David Luckey, Steve Brown, Roy Dale, Michael Chappell, Milton Milan, Randy Phillips, Terry McDowell, William Crenshaw

Prayer was offered by John Coombs. The minutes of the special called Planning Board meeting on May 17, 1999 were adopted as submitted.

Item #1 (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 indicated this plat creates two lots on Kimberly Drive. Staffs comments have been recommended which are mostly technical. There is a right-of-way shown to access the additional acreage in the rear which also fronts on Patton Branch Road. This right-of-way has been reduced to 50 feet and moved to the side of the property to allow for larger lots. There is a question of whether the right-of-way should be dedicated or whether it can remain as private property. There is also a question about the curve radius on the east boundary. Charlie Lowe added there is a 25' curve radius on the west side of the right-of-way. On the east side they do not have control of that area and cannot provide a 25' curve radius and thus cannot build an intersection in accordance to the city's regulations.

William Crenshaw, Bruce Rainey and Associates, indicated they could achieve a radius on the pavement, without showing a radius on the right-of-way. He added the terrain is better for the road in the location shown on the plan. Jim Thomas inquired if they had requested the adjoining property owner to agree to some arrangement to provide the space for the curve radius. Frank Duncan indicated he has not pursued that with the owner, Gary Manning. He added he does not want to land lock his acreage. Bill Terry stated the City cannot require Mr. Manning to participate in some solution. He noted Mr. Duncan has the option to ask if a variance could be considered. Mr. Duncan made that request of the board.

Jim Thomas stated future development would require a plan to be brought to the board. The question of the right-of-way may or may not be approved at that time as presented. Frank Duncan indicated he would prefer to look at other options to avoid there being a future denial of access to his acreage.

Pat Lydon made a motion to defer, to allow Mr. Duncan to investigate possible alternatives to the right-of-way issue. Margaret Wall seconded the motion and the board unanimously approved.

<u>Item #2 (9.1#4-99)</u> to consider request of George H. Welch, Ragan Smith Associates, to rezone a portion of the Loyd Subdivision at Caldwell Drive, Jackson Road and Long Hollow Pike, Sumner Co. Tax Map 143, Parcels 64.01, 68, 69, 69.01 and 73.

Staff reviewed. Bill Terry indicated a plat was previously approved on this property which combined four lots into one and included some of the Page Heights Baptist Church property. The zoning district line needs to be amended to include all the property. The zoning classification on the remainder of the Loyd property is Commercial PUD Limited (CPUDL). The additional area should be included in that zone.

John Coombs made a motion to recommend the requested rezoning of this property to the City Commission. Margaret Wall seconded the motion and the board unanimously approved.

<u>Item #3 (9.61)</u> to consider request of Jimmy C. Yates, Wamble & Associates, to approve site plan for office building for Phillips Properties, Lot 9A, Business Park Circle, Northcreek Business Park, Sumner Co. Tax Map 143-J, Group F, Parcel 4.

John Cannon abstained as Chairman for this item due to his professional involvement with the petitioner, asking Jim Galbreath to preside for this item. Staff reviewed. Bill Terry noted this plan has been resubmitted to address staff's recommendations, however staff has not had the opportunity to review the revised plans. Also, the Architectural Review Committee for Northcreek Business Park has not approved the plan.

John Coombs made a motion for conditional approval, subject to the final review of staff and approval by the Architectural Review Committee. Pat Lydon seconded the motion and the board unanimously approved with John Cannon abstaining.

<u>Item #4 (9.1#1-97)</u> to consider request of Steve Brown, Barge, Waggoner, Sumner and Cannon, to approve final plat for Twelve Stones Crossing, 1st Revision of Resubdivision of Phase 2, Sumner Co. Tax Map 143, Parcel 90.

Staff reviewed. Bill Terry noted this plat is to amend the recorded plat of Phase 2 with regard to the lot that will be added to the open space for the swimming pool which has been previously approved. Staff has made recommendations for a few minor changes to the plat.

Steve Brown stated the board previously approved open space improvements for a pool. Part of this area included a single family lot. This plat incorporates that lot and some of the previously platted open space.

Jim Thomas made a motion for conditional approval. John Coombs seconded the motion and the board unanimously approved.

<u>Item #5 (9.1#17-98)</u> to consider request of Steven E. Artz to approve request to rezone from R40 to LDRPUD and to approve preliminary master plan for Wynridge, Long Hollow Pike, Sumner Co. Tax Map 140, Parcel 125 and Part of 125.02.

Staff reviewed. Bill Terry noted the board previously determined that low density development should be maintained for this area. This plan for a major new subdivision will have 1.7 units per acre and include open space as a LDRPUD. There are a number of design issues that must be addressed. Staff recommended that while these issues are being worked out, the board should resolve two major issues first. One issue is the request to rezone this property to LDRPUD, which is what the board previously indicated they would prefer. The second issue has to do with the proposed sewer pump station. Jack Tompkins explained that a portion of this development, approximately 27 homes, would not have gravity flow for their sewer service and would need to be pumped to a point where gravity flow could occur. This would be the first pumping station for new development in the city. The developer would fund and construct the station but it would then become the property of the City and the responsibility of the City to maintain. Law requires the City to inspect pumping stations 365 days a year. The question is whether the City wants to get into the business of allowing pump stations for new development, and if so, with what conditions.

Jim Thomas inquired if this type service is effective. Jack Tompkins indicated they are, but gravity flow is more effective and reliable, and less expensive. David Wilson questioned if the point in time when gravity flow is available in the future from a line down Willis Branch Road, if the station could be eliminated. Tompkins indicated yes, and added that in a large development such as this, the cost incurred by the City in allowing a pumping station, might be feasible. However, allowing such a station sets a precedent for other developments and in smaller developments, such as for 10 or 12 homes, the cost would definitely not be feasible for the City. Ten years is the average useful life of the pump and there would be significant replacement costs to the City. Jim Galbreath questioned how the City would access the station to inspect and maintain. Jack Tompkins stated the developer would provide and install the pumping station and then dedicate it to the City with a dedicated access.

John Coombs questioned the use of the access to Madison Creek Road for construction. David Luckey noted they planned to use that access only for the initial construction to unload large equipment there rather than on Long Hollow Pike. Coombs stated he preferred that entrance not be used at all during the construction due to the neighbors. Luckey stated that would be no problem.

David Wilson questioned if there would be a back up on the pumping station. Jack Tompkins stated normally there are two pumps, each capable to carry the flows. The only problem that could occur would be if the power is out for an extended period. Regarding the capacity of the City's pumping station on Crencor, Tompkins stated this development would take up all the available capacity for that station.

Jim Galbreath questioned if there is any kind of use fee to offset the City's cost of maintenance. David Wilson indicated there is a plant capacity fee of $500 included on all new sewer taps, but there is no additional fee in place to subsidize the city's expense to maintain a pumping station. Pat Lydon indicated the next item on the agenda involves this same issue, but for a much smaller development.

Pat Lydon made a motion to recommend to the City Commission that this property be rezoned to LDRPUD. Margaret Wall seconded the motion and the board unanimously approved.

John Coombs made a motion to defer the request to approve the preliminary master plan, subject to a redesign. Jim Galbreath seconded the motion and the board unanimously approved.

<u>Item #6 (9.1#6-97)</u> to consider request of Kevin Estes, Dale and Associates for approval of a revised preliminary plat for Willow Hills Subdivision (formerly proposed Indian Hills) off Moncrief Avenue, Davidson Co. Tax Map 25-3, Parcel 11.

Staff reviewed. Bill Terry stated this property is very steep and will require extensive excavation. There are a number of issues to be resolved on the plat, but the basic decision to be made prior to the developer proceeding with the plan is the use of a pump station for the sewer system.

Jack Tompkins stated the developer has been informed that gravity lines to tie into existing gravity lines must be installed or the board would have to allow a pumping station. There is a significant distance to be to a gravity line and this option would not be economically feasible. The revenues for this size development would not take care of the cost of the pumping station expense to the City. Jim Galbreath inquired if individual pumps for each home would be feasible. Tompkins expressed the City is still required to daily inspect even individual pumps and that would definitely not be feasible. A cental system for all the homes would be preferred. The City does not maintain any individual pumps at this time and does not want to get into that business. David Wilson noted if gravity flow became available in the future, the central system would make it much easier to connect to a gravity flow system than to connect each individual home.

Jim Thomas questioned what the cost to the City would be to maintain such a station. Jack Tompkins stated the manpower and time for inspections would be approximately $200 per month, plus power cost of $50 to $100 per month, unknown amount for maintenance costs, and replacement of the pump could be $10,000 to $20,000. David Wilson stated Madison Suburban Utility District charges an added fee for water service for higher elevations. It may be conceivable for the City to look at charging an additional fee on the sewer bill. This would have to be investigated with the utility company by the staff. Roy Dale inquired if another option might be to develop the property as a PUD with a homeowner's association to collect fees for the City's costs. Bill Terry suggested that option could be included in staff's analysis. Jim Thomas questioned if the board would have to consider any undeveloped property in the City to utilize a pumping station? Bill Terry answered yes. Roy Dale stated there would be no problem with correcting the other comments recommended by the staff.

Margaret Wall made a motion recommending that the staff investigate the costs and possible ways to offset the expense to the City for a pumping station. Jim Thomas seconded the motion and suggested amending the motion to include "pumping stations in general, not specific to this property". Wall agreed with the amendment. The board unanimously approved. Pat Lydon made a motion to defer approval of the preliminary plat. John Coombs seconded and the board unanimously approved.

<u>Item #7 (9.71)</u> to consider request for approval of a site plan for Fleming Foods, Cartwright Street, Davidson Co. Tax Map 226, Parcel 99.

Staff reviewed. Bill Terry stated Fleming Foods has decided to keep their facility in Goodlettsville and build an expansion of approximately 70,000 square feet. The area of the expansion is already paved so the impervious area will not be increased. The site plan does not meet all the City's requirements but the issues in question can be resolved by the staff with their engineer. The City has filed a grant application with the state ECD to construct a new truck stacking lane for the new entrance to the facility as a part of an incentive package offered.

Milton Milan and Terry McDowell, Fleming Foods, indicated the additional footage will be used for perishables. Jim Thomas inquired what effect this expansion will have on traffic in this area. Jack Tompkins indicated there have not been a lot of problems there but there is a need for signals off the ramps at I-65. Bill Terry stated he did not think there is measurable congestion at Cartwright but the City would have to do traffic engineering work and submit to TDOT to justify applying for TIPS funds. Public Works is looking at a comprehensive computerized signal system for the City. Jim Thomas stated with the Fleming expansion and increased traffic from Dollar General, and any additional expansion, regarding the corridor from I-65 to Cartwright, he felt the board should consider the traffic flow and adequacy of the signalization. Bill Terry stated they have requested a major thoroughfare study which would mean an 80/20% participation in funding to improve Two Mile Parkway, Long Hollow Pike and Dickerson Road.

John Coombs made a motion for conditional approval. Jim Thomas seconded and the board unanimously approved.

Item #8 (9.1#4-94)(36.2) to consider request of John Politis, J P Realty II, Inc., dba Lenoxgate, to recommend amendment to sign ordinance.

Staff reviewed. Bill Terry stated the petitioner believes this amendment is needed to alert drive-by traffic of specials offered. They stated their records indicate 75% of their business comes from drive-by traffic. The sign ordinance permits businesses in commercial zones to have a permanent sign of 50 square feet and one changeable sign of 20 square feet. Currently, no changeable signage is permitted in residential zones.

Guy March and Robert Jones indicated they would like to have one sign on each side of the permanent signs at both entrances. The architectural material would be the same as the main sign, wood in concrete with professional lettering and external lights. John Coombs questioned if these would eliminate the flags. Jones indicated it could. Bill Terry noted the flags still do not comply with the boards requirements made when they were approved. Margaret Wall questioned the 75% of business coming from drive-by traffic. March indicated they advertise in papers and on radio but 75% of their customers said they came in from driving by the facility. They are trying to improve their grounds with landscaping, sealing the parking lots, and mulching.

Due to the lack of a motion, the request was denied.

Non-Agenda Item

Bill Terry indicated there are two master plans that were approved for development more than one year ago. They have not progressed with construction and are subject to be canceled. The plans in question are for the additional phases to Lenoxgate Apartments and Greens of Rivergate, which were approved but have not been initiated. The zoning ordinance contains a provision which authorizes the planning board to conduct a hearing on any master plan which has been approved but where construction has not been initiated within one year after approval. The board has exercised this provision in two previous cases; the Worrell Farms master plan and the Steeplechase Meadows master plan.

John Coombs made a motion to authorize the board to conduct a hearing with the owners for the purpose of determining if the previous master plan should be canceled.

The meeting was adjourned at 7:00 p.m.

Claudia Davis

Claudia Davis, Recording Secretary

John Cannon, Chairman