

MINUTES OF SPECIAL CALLED MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

May 17, 1999

5:00 PM

Massie Chambers

Present:

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

Also Present:

Bill Terry Rocky Montoya
 David Wilson Richard Uselton
 Charlie Lowe Don Wall
 Jack Tompkins Jim Harrison
 Claudia Davis Joe Chester

Prayer was offered by Jim Hitt. The minutes of the regular Planning Board meeting on May 3, 1999 were adopted as submitted. John Cannon suggested hearing Item #2 first due to the anticipated time to consider Item #1.

Item #2 (9.1#5-99) to consider request of R. L. Montoya Land Surveying to approve a final plat of resubdivision of Lots 6 and 7, Solitude Acres, Part One, Section One, Davidson Co. Tax Map 25-15, Parcel 6 and 7.

Staff reviewed. Bill Terry indicated this plat moves the lot line between these lots to increase the size of lot 7 and reduce the size of lot 6. Staff made several recommendations for corrections to the plat and the engineer has addressed most of these items, with only a few minor technical corrections remaining. The plat does comply with the zoning requirements.

Rocky Montoya indicated he has resolved all the comments, except the sewer and water hydrant issues. He is working with Jack Tompkins and the water department on these matters.

Mary Ann Gourley made a motion for conditional approval. Jim Hitt seconded the motion and the board unanimously approved with Margaret Wall abstaining.

Item #1(a) (9.1#3-99) to consider request of Jim Harrison, Ragan Smith Associates, to approve a final plat for R. J. Par Co., Inc., Conference Drive, Davidson Co. Tax Map 26, Parcel 105.

Staff reviewed. Bill Terry indicated in reviewing plans for this building, it was realized that Mr. Uselton is only buying a portion of this property, so a subdivision plat is required. The plat has been reviewed by staff and Charles Lowe. Regarding sewers, there is an existing manhole and sewer line, but the line ends on the other side of Conference Drive. Any approval must include connecting into the sewer line. Lot 2 does not have sewer access. An easement must be included on the plat before recording. If the line is not installed, the City would need a bond to cover the cost of the installation, and authorization should be included in any approval, for the city to accept a bond for an amount to be determined by the city engineer. A portion of the southeast corner at Conference Drive is involved in additional right-of-way needed for widening Conference Drive. An easement is needed on the plat for this right-of-way.

Jim Harrison, Ragan Smith Associates, indicated the right-of-way has not been tied down exactly in the plans for widening Conference Drive, but he noted they can include an easement "to be dedicated" on the plat. He agreed with staffs comments and conditions and expressed there

should be no problem making these corrections. He added they are in agreement to extend the sewer line to an existing manhole, approximately 150 to 160 feet, to the front of Lenoxgate Apartments. Terry noted that will be at the developer's expense and will have to be a condition also of any plat approval.

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

Item #1(b) (9.1#3-99) to consider request of Jim Harrison, Ragan Smith Associates, to approve a site plan for building for R. J. Par Co., Inc., Conference Drive, Davidson Co. Tax Map 26, Parcel 105.

Staff reviewed. Bill Terry noted this plan was deferred in May for a large number of corrections. Staff has reviewed the resubmission and there are 36 remaining comments on the plan. Some of the needed corrections are technical, some are related to design and the following issues are the major concerns:

The note on the topo sheet regarding the fiber optic line should be much more specific. Disturbing this line could result in major consequences and appropriate language is required on the plan. There is an easement with a deed reference, but the plan should strongly caution about digging in the area and include a contact name with ATT.

The future site will require sewer service. An easement and location for the sewer line should be shown. The sewer service ties to an existing manhole which feeds into a pipe going under Conference Drive. This line is dry and is not connected to anything on the other end. Provisions for extension on that end need to be made. A backflow preventor for the water line, availability letter from MSUD, and pavement repair detail for the water line tapping should be shown. The fire hydrant should be relocated to the island area along the driveway about 50 feet from the intersection and show the water line connection. Details of screening of the dumpster pad should be shown. The handicap spaces need to have one space van accessible with a dedicated area for the ramp. The parking lot now has a dead-end circulation pattern and should be connected in some way. Traffic factors at the intersection should be considered and traffic signal contribution should be calculated.

Regarding drainage, the plan should provide for a drainage connection to the future lot and calculate detention regarding this lot. Drain pipe and the end wall should be extended about 15 to 20 feet from the drain inlet and increase the size from 12 to 15 inches. It should also include an outlet from the parking lot to the detention pond. Elevations should be checked relating to the end wall in the pond to the catch basin. Drainage factors should be recalculated for the detention pond. It appears a larger area is needed. No detention is provided to the rear of the property, but due to regrading and draining most water to the front, no net increase is still the result.

Distance from the hilltop to the construction entrance should be shown. The future driveway might be a better location. The grading plan shows grades extending beyond the erosion control measures and should be relocated.

Regarding landscaping, the trees along the south property line should be moved to about 5 feet

off the line. It should be noted that Honey Locust trees require a good supply of water in droughts and no sprinkler system is proposed. The plants and trees along the rear are good and provide an amenity, however, the existence of the fiber optic cable may require some adjustment.

Mary Ann Gourley questioned if the traffic light will be up soon. Bill Terry answered, not until the widening of Conference Drive is complete. A letter of credit or cash bond should be required to secure the future installation. Gourley asked if there is currently a turning lane there. Terry noted the widening project will include a transition from a 5 lane section down to a median break from there to Northchase Drive, but there is no turning lane in place now. Scott Trew questioned the drainage issues and Terry indicated they are major concerns and should be corrected.

Joe Chester, Civil Engineer, indicated they believe there is enough room in the detention areas to come to a workable solution. He agrees with the recommendations and expressed his commitment to follow up on the comments.

John Cannon, Mary Ann Gourley and Jim Hitt expressed concerns about this project compounding an already bad traffic situation. Terry restated the traffic signal planned for this intersection will not be installed until the Conference Drive widening project is completed. Charlie Lowe noted that when Northcreek Boulevard was designed, sight distance was studied and there is a sufficient sight distance for 35 mph, however, the new design is for 40 mph with the improvements proposed, and motorists exceed the actual speed limit.

John Cannon questioned Bill Terry about the excessive number of major issues to be corrected on this plan, if they can be resolved by design? Terry indicated, in his opinion, yes. Margaret Wall expressed her concern that there are a "lot" of conditions. Chester reiterated that the items can be corrected. He added that they disagree with the suggested change in driveway location, and that they had coordinated their plans with TDOT's plans. He added that he felt there is adequate width to stripe Conference for a turn lane and he offered to prepare plans for that.

Mary Ann Gourley questioned if the board would have the opportunity to review the architectural design plans. Bill Terry indicated this is a CSL zoning district and not a PUD, therefore the board would not have any authority in the building design. Richard Uselton described the building he is proposing as being glass and Tennessee dry stacked stone all the way around, with grey drivet. He added that there is a picture of the architecture is on the sign on the site.

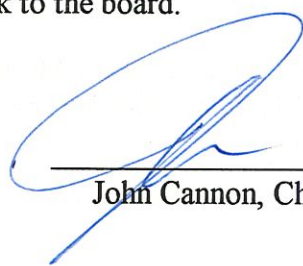
Jim Hitt made a motion for conditional approval, subject to all the staff's comments being resolved to staff's satisfaction. Scott Trew seconded the motion and the board unanimously approved.

Bill Terry expressed that in the event the developer and staff cannot agree on the location for the parking lot, that item will be brought back to the board.

The meeting was adjourned at 6:00 p.m.

Claudia Davis

Claudia Davis, Recording Secretary



John Cannon, Chairman

MINUTES OF SPECIAL CALLED PUBLIC HEARING

May 17, 1999

6:00 PM

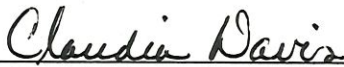
City Hall

Present: John Cannon, Jim Hitt, Scott Trew, Margaret Wall, Pat Lydon, Mary Ann Gourley

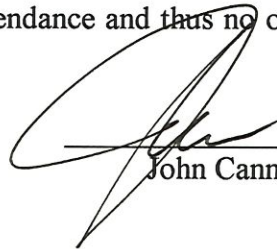
Absent: Jim Galbreath, John Coombs, Susan Williams, Jim Thomas

Also Present: Bill Terry, David Wilson, Charlie Lowe, Jack Tompkins, Claudia Davis,

In accordance with Public Chapter 1101 of the Public Acts of 1998, the Goodlettsville Planning Commission conducted a public hearing for the purpose of obtaining public input on the establishment of an "Urban Growth Boundary" in Sumner County. The proposed boundary includes the general area adjacent to the existing city limits of Goodlettsville encompassing Willis Branch Road, Allen Road, Bland Pass Road and Long Hollow Pike to Ralph Hollow Road and also encompassing an area of Hogans Branch Road and Happy Hollow Road. Public Notice of this public hearing was published prior to this date. There were no public in attendance and thus no one spoke for or against the proposed boundary.



Claudia Davis, Recording Secretary



John Cannon, Chairman

