of the approved plan or the new owner could submit a new site plan for approval.

John Cannon inquired and Bill Terry confirmed that the plan meets staff's recommendations and zoning requirements.

Pat Lydon made a motion for conditional approval, subject to a final staff review and approval. John Cannon seconded the motion and the board unanimously approved.

Non-Agenda Item

Bill Terry indicated when the city adopted the current zoning ordinance a number of years ago, the city gave property value by the zoning and certain rights to the owners. Once a property is zoned, the only criteria is for the development to meet the requirements of the zoning. The City Commission has expressed their desire for the city to adopt a new long range plan. Bill Terry distributed correspondence to the members on this subject. Bill Terry and David Wilson suggested the Planning Board have a special planning meeting before January 1, 1998 and the board members agreed to pursue this effort.

The meeting was adjourned at 6:40 p.m.

Jim Galbreath

Jim Galbreath, Acting Chairman

Claudia Davis

Claudia Davis, Recording Secretary

MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

December 1, 1997 | 5:00 PM | Massie Chambers

Present:		Also Present:	
Jim Galbreath	John Cannon	Bill Terry	Phil Martin
John Coombs	Pat Lydon	Charlie Lowe	RaymePhillips
Jim Hitt	Mary Ann Gourley	Jack Tompkins	GeorgePhilips
Gary Webster	Margaret Wall	David Wilson	Roy Flowers
Susan Williams		Claudia Davis	Bob Nichols
Absent:		Jim Harrison	David Kuehnen
Jim Thomas		Kevin Estes	

The meeting was called to order by John Coombs. Prayer was offered by Jim Galbreath. Minutes of the November 3, 1997 meeting were adopted as submitted.

Item #1 (9.1#28-96) to consider request of Larry D. Epps, Gresham, Smith & Partners

to approve final subdivision plat of Lots 3 and 4, Section 2, Northchase at Rivergate, Davidson County Tax Map 26, Parcel 10 and 129.

Staff reviewed. Bill Terry noted this plat divides the Dollar General property into individual building lots. There are a few minor changes recommended that have been conveyed to the engineer. Revised plans have not yet been submitted. The major issue is improvements to Northchase Drive required by this project. Normally a bond is secured to insure the improvements are completed. At this point, the design for widening Conference Drive is not final. The board previously decided not to require bond but to include a provision in the approval that a final certificate of occupancy for the building would not be issued until the road improvements have been made or a bond is in place for those improvements. A statement to that effect needs to be in the record as a condition on the approval of this plat.

Pat Lydon made a motion for conditional approval, subject to the technical corrections recommended by staff and the note on the plat regarding the certificate of occupancy. Jim Galbreath seconded the motion and the board unanimously approved.

Item #2 (9.1#15-97) to consider request of Jim T. Harrison, Ragan Smith & Associates, for approval of site plan for proposed office building, Lot One, Northcreek Business Park, Section 4, Sumner County Tax Map 143J-F.

Staff reviewed. Bill Terry indicated this is a plan for a new office building of 30,000 square feet at the entrance to Northcreek Business Park. Several technical corrections and additions have been recommended by staff and Jim Harrison of Ragan Smith Associates confirmed they have agreed to take care of these matters on the plan. Terry noted the architectural review committee has approved the design and materials which will be brick. No signage was included with the submission, so a condition of approval should be that a sign plan will need to be submitted and approved by the board. The east building elevation will be the main entrance facing Caldwell Drive. A circle driveway into the project requires a median cut in Caldwell Drive which is a green landscape median. Engineers have done a traffic analysis to determine if there would be any backup in the morning as it is only 120 feet from Long Hollow Pike. The analysis of Joe Griffin was the morning numbers would not be significant as there would be no out traffic at that time that would delay cars from turning left. He also indicated the afternoon would not be a problem as the cars would proceed directly out to Long Hollow Pike with very limited left turn in at that time.

John Coombs questioned connections from this site to adjoining sites. Jim Harrison indicated there are no plans at this time for connecting the driveways but noted it would be allowed by a joint access easement on the plan. John Coombs questioned if this development becomes built out, what impact would this entrance have on the traffic. Bill Terry indicated traffic counts have been done and no impact is indicated because there is no significant traffic going out while there is significant traffic going in. Charlie Lowe noted there is room for five cars to stack with the curb cut. Jim Galbreath questioned the site drainage. The site is drained into a drainage easement which includes the sewer line. Charlie Lowe indicated the measurements for drainage are adequate.

Margaret Wall made a motion for conditional approval, subject to the recommendations from staff and the requirement that a sign plan is to be submitted for approval. Mary Ann Gourley seconded the motion and the board unanimously approved.

<u>Item #3 (9.1#7-93)</u> to consider request of Roy Dale to approve preliminary master plan for Steeplechase Meadows, Davidson County Tax Map 26, Parcel 71.

Staff reviewed. Bill Terry noted this submission is much improved from previous plans for this condominium development. There are some technical issues that can be handled by staff. The board should clarify their decision on the requested density of 9.75 units per acre. The clubhouse and pool are extremely small which should be justified. Additional landscaping should be added along Dickerson Road to screen the units from the roadway. The square footage of the three bedroom units at 1,000 to 1,100 square feet should be larger and consideration should be given to the number of flats versus townhouses proposed. There are 100 three bedroom townhouses and 17 flats.

Kevin Estes from Dale and Associates indicated the numbers should be 100 two bedroom townhouses and 17 three bedroom flats with 1,200 square feet. He added the clubhouse will be changed to 2,000 square feet and the pool can be made larger. The 5% maximum slope on parking on the hill will not be a problem to meet with the ADA requirements. Regarding the number of flats, he indicated the owner wants to get a plan approved and proceed with this project. He has had good success with two bedroom townhouses. Although he cannot speak for the owner, he indicated the owner would want to build what the market wants most. He added that they have lowered the density from 10.5 to 9.75 units per acre. He indicated they have moved the entrance 50 to 100 feet up to help with stacking. They have added a large stormwaterdetention area and can add more along the creek. Estes indicated all the staff's requests can be met on the final plan.

Jim Hitt noted the ratio of flats and townhouses directly influence the units per acre. David Wilson added that the board cannot require a specific number of flats but it can determine the approved density.

Mary Ann Gourley expressed when the board has previously approved density ratios in excess of the allowable density, she has received comments of dissatisfaction from the community. She noted the citizens' opinions should be considered in these decisions. Bill Terry noted that traffic impact, aesthetics, impact on the community and neighboring properties, and the needs of the community are all factors to consider in determining the best suited density for a particular property. John Coombs noted this particular site has a difficult situation with accessability to Dickerson Road and sight distance. There is also concern with the compatibility to the adjoining development, Rolling Meadows, with regard to density. He expressed he was uncomfortable with 9.75 units per acre on this property. Susan Williams and Margaret Wall expressed concern about increasing the density from the allowed 7 units per acre. Kevin Estes expressed his doubts that Mr. Clifton could develop the project with a lower density than 9.75 units per acre due to the financial feasibility.

Pat Lydon recommended if the board is going to be concerned about the density, the board should provide a specific density for the engineer.

Jim Galbreath recommended that the board require the density according to the zoning ordinance at 7 units per acre which is the built out ratio at Rolling Meadows.

Kevin Estes asked if the board would consider a compromise on the density. He indicated if the end units were converted to flats instead of townhouses, it would achieve 8.25 units per acre.

John Cannon made a motion to approve a density of 8.25 units per acre for this development. Gary Webster seconded the motion and the board unanimously approved.

John Cannon made a motion for conditional approval of the preliminary master plan, subject to the corrections recommended by staff and agreed to by the engineer to be corrected before approval of the final master plan, and a density of 8.25 units per acre. Jim Hitt seconded the motion and the board unanimously approved.

Item #4 (9.1#7-93) to consider request of Paul Sauve, Ragan Smith & Associates, for approval of a final plat of the Roy C. Flowers property, Davidson County Tax Map 19-13, Parcel 94.

Staff reviewed. Bill Terry noted this is a 27 acre tract of industrial zoned property on East Cedar behind K-Kart and between I-65 and Mansker Creek. Mr. Flowers is giving most of this land to the Metro Baptist Church. The plat needs some additions and corrections, including that Lot 2 be eliminated and incorporated into the other two lots. Lot 2 is basically in the creek and overflow relieve channel. Also, the floodway, floodway fringe, and 100 year flood elevation should be shown, and a 10 foot dedication along East Cedar Street for additional right-of-way. The maintenance of the relief channel should be shown as the responsibility of the property owner. Jim Harrison of Ragan Smith displayed a plat of the property showing the division. He indicated they are in complete agreement with the staff's comments.

Margaret Wall made a motion for conditional approval, subject to staffs comments and including maintenance of the relief channel. Gary Webster seconded the motion and the board unanimously approved.

Item #5 (36.0) to review report of the Committee to Study Interstate Sign Zones.

Bill Terry indicated a committee of John Cannon, Mary Ann Gourley and Margaret Wall has met to study the interstate sign zone and present their recommendation to the board.

John Cannon expressed the committee has looked at the make up of the businesses along I65 and Long Hollow Pike. He displayed a map showing the current sign zone and discussed how the original zone was established to keep the interchange attractive and serve the needs of the developments at that time. Over the last ten years, the area has changed dramatically with more development. The committee looked at the existing properties which might want to take advantage of the opportunity to have interstate signs. The recommended new sign zone would encompass Conference Drive to Lenoxgate Apartments, cut over to Northchase and Conference Drive to take in the commercial properties there and the motels on Conference Drive. John Cannon noted there will be an impact from the closing of Opryland and the opening of the new Opry Mills, on the motels and other properties in our area effected by tourists. He indicated the committee felt the opportunity to have visibility from the interstate could impact the continued success of these businesses. Jim Hitt indicated he would like to physically look at the proposed expanded sign zone in the daylight to visualize the potential increase in number of signs. John Coombs agreed with this suggestion.

Gary Webster made a motion to temporarily defer adoption of the recommendation of the committee. Jim Hitt seconded the motion and the board unanimously approved.

Item #6 (36.2) to review interpretation of attorney on sign ordinance provision.

Bill Terry distributed copies of the legal opinion on this matter. Gary Webster made a motion to defer this item until board members have had an opportunity to read the legal opinion. John Cannon seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:45 p.m. on a motion by John Cannon.

John Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary

MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

January 5, 1998 — 5:00 PM — Massie Chambers

Present:		Also Present:
Jim Galbreath	John Cannon	Bill Terry
Gary Webster	Susan Williams	Charlie Lowe
Jim Hitt		Jack Tompkins
Absent:		David Wilson
Jim Thomas	Mary Ann Gourley	Claudia Davis
John Coombs	Pat Lydon	Brock Rust
Margaret Wall		

The meeting was canceled due to lack of a quorum of board members.