MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

October 6, 1997 5:00 PM Massie Chambers

Present:		Also Present:	
Jim Galbreath	John Cannon	Bill Terry	Jim Harrison
Jim Thomas	Pat Lydon	Charlie Lowe	Brian Dam
Jim Hitt	Mary Ann Gourley	Jack Tompkins	John Poteet
Gary Webster	Margaret Wall	David Wilson	David Kuehnen
		Claudia Davis	Kent McHenry
Absent:		Dan Gassett	Kevin Estes
John Coombs		Renee Hoffman	John Politis
		Mark Allison	

The meeting was called to order by Jim Galbreath. Prayer was offered by Jim Thomas. Minutes of the September 8, 1997 meeting were adopted as submitted.

Bill Terry noted Item 5 on the agenda had been deferred at the request of the petitioner.

Item #1 (9.1#9-97) to consider request of Wilson M. Hoffman, Jr. for approval of Final Plat of Wilson Hoffman, Jr. Lot, Madison Creek Road, Sumner Co. Tax Map 140, Parcel 45.

Staff reviewed. Bill Terry indicated this plat subdivides one lot off a larger tract of land to create a building site. All staff recommended corrections have been made and all requirements are met on a revised plat submittal.

Mary Ann Gourley made a motion to approve the final plat. Margaret Wall seconded the motion and the board unanimously approved.

Bill Terry suggested the board may want to consider adopting a policy to amend the subdivision regulations to prohibit any new building in this area until a 6" water line can be installed. The water service to this area of Madison Creek Road and Miller Creek Road is a 4" water line. The pressure from this line is inadequate to fight a fire and water must be hauled to this area in the event of a fire. As more homes are built in this area the fire rating of the city could be effected. White House Utility District has no plans to replace this line at this time.

Item #2 (9.61) to consider request of Ragan Smith & Associates for approval of a Final Plat for Northcreek Business Park, Sumner County Tax Map 143-J.

Staff reviewed. Bill Terry noted this plat creates two additional lots. Lot 2 will be the site for the Sterling House assisted living center and lot 3 is the existing State Auto Insurance facility. Several corrections and additions recommended by the staff have been corrected on the plat. White House Utility District has officially abandoned an 8" water line and easement that runs through lot 2. A bond for or the installation of the sewer line to serve lot 1 is needed. There is a 20' easement along the rear boundary of lot 2 for the sewer line. The landscaping needed at the rear of the building will need to be coordinated with the installation of the sewer line. A 50' common access easement off lot 1 onto Caldwell Drive is also needed.

Jim Harrison, Ragan Smith & Associates agreed to hold the common access easement to 50' from the curb at Caldwell and to accomplish this on a revised plat.

Jim Thomas made a motion to approve the Final Plat subject to the modifications of the common access easement to a maximum of 50' in length and authorization to the city to accept a bond for an amount to cover the sewer installation. John Cannon seconded the motion and the board unanimously approved.

Item #3 (9.1#10-97) to consider request of Bruce E. Klein for approval of a Master Plan for Sterling House of Goodlettsville, Sumner County Tax Map 143-J-F

Staff reviewed. Bill Terry noted the concept for this use was approved last month. The final master plan submitted needed several corrections. Revised plans were not received in time for a complete review. The comments that required changes were basically driveway length and radius, service to the dumpster, grading on the back side of the building and landscape issues. He indicated one factor that contributed to the delay in getting the revised plan returned is that due to a 20' easement, the building had to be moved forward to remove it from the easement. In his opinion, the grading and other technical issues can typically be worked out with the engineers. The Architectural Review Committee for the business park has approved the architecture of the building.

Dan Gassett, with Sterling House, indicated they would like to start this month to beat the rainy season and bad weather.

Bill Terry noted there is an issue of the number of parking spaces required as there is no ratio for "assisted living facility". The closest classification is a nursing home which requires one space for every two residents and one space for each employee on the largest shift. The largest shift would involve 7 - 8 employees. This calculates to 30 parking spaces. They have provided for 28 spaces. Dan Gassett indicated out of 2,000 tenants, they have 10 drivers. This ratio holds true in their 100 facilities. The only time there is a concern is Mother's Day, Easter, etc. where numerous visitors are present.

Jim Thomas noted, preliminary to the technical issues, the board should decide whether to relax its submittal policy to consider this item. He expressed he would like to see a conditional approval subject to the proper technical review of the city staff and engineer.

David Wilson indicated the sewer connection fee will be reviewed by the Commission.

Charlie Lowe indicated the items in question are not insurmountable and he is comfortable they should be able to work out the needed corrections and additions.

Mary Ann Gourley questioned if all the buildings in this development are all brick. Bill Terry indicated they are substantially but not entirely brick. The architectural standards require 20% minimum brick on any wall. He displayed a rendering of the building and indicated the brick requirement is achieved in the plan.

Regarding landscaping, Bill Terry displayed the original plan and noted the revised plans include additional trees on the side, increased screening at the rear with different species and additional tree species on the Caldwell Drive side yard. He suggested additional plants at the front with the signage and additional screening at the back. That is where the sewer line construction will occur for the line to lot 1.

Pat Lydon made a motion to waive the requirements of revised submittals having a complete review by the staff and engineers. John Cannon seconded the motion and the board unanimously approved.

Jim Thomas made a motion for conditional approval subject to a complete technical review by the City Planner and City Engineer, acceptance of the architectural design and exterior materials of the building, acceptance of the parking plan, and the installation of adequate screening along the rear of the property and additional landscaping recommended by staff in the front and sides. If the revisions do not meet staff's approval, the plan will be resubmitted to this board at the next meeting. John Cannon seconded the motion and the board unanimously approved.

Item #4 (9.1#12-97) to consider request of John Poteet for approval of a Final Plat for Poteet Subdivision, Davidson Co. Tax Map 18 Parcel 106 and Map 18-15, Parcel 5.1.

Staff reviewed. Bill Terry noted this plat creates two parcels, lots 2 and 3, in addition to an existing parcel, lot 1, where Mr. Poteet resides. Minor technical corrections have been made to the plat. Buildings have been constructed without building permits on lot 2. These should be shown on the plat and the use of these buildings should be determined to assure there are no zoning violations. There is a buildable area on lot 3. The existing driveway that now leads to lot 2 actually crosses lot 3. This is a problem for the individual property owners since lot 2 has frontage on a public road which satisfies access requirements.

John Poteet indicated the two buildings in questioned were built over 15 years ago and at that time he was told he could build whatever he wanted on the property if it was 300 feet from the road. He noted the shed is used for his workshop and the other building is occupied by his son. Bill Terry indicated the building could not be occupied for living space as it does not comply with building codes. Brian Dam, Caldwell Engineering, indicated he was unaware of the two buildings on the property.

Jim Galbreath inquired what Mr. Poteet would have to do to remove the codes violations. Bill Terry indicated since a house would be permitted, the structure would have to be brought up to codes to comply.

Jim Thomas made a motion for conditional approval of the final plat based on revised plans being submitted showing the two buildings and the conditions recommended by staff. Jim Hitt seconded the motion and the board unanimously approved.

<u>Item #6 (9.1#8-94)</u> to consider request of L. Steven Bridges, Jr. for approval of a minor plat amendment to amend setback lines for Lot 4, The Wynlands - Phase One, Sumner Co. Tax Map 143B-E, Parcel 3.

This item was deferred as no representative was present.

<u>Item #7 (9.1#7-93)</u> to consider request of Roy M. Dale for approval of a Preliminary Master Plan for Steeplechase Meadows, Davidson Co. Tax Map 25, Parcel 71.

Staff reviewed. Bill Terry noted a preliminary master plan for apartments was previously approved on this property but the project did not develop, so the master plan was canceled. This plan is for condominiums. The developer is asking for 10.5 units per acre, requiring more land disturbance in the excavation required with difficult grades. Design issues include the 900 lineal feet straight line of units which back up to Dickerson Road with garages visible from the street. Also, the amount of stacking distance at the entrance may not be sufficient and another concern is whether emergency vehicles can maneuver on the site. Other basic elements of a preliminary master plan are met in this plan.
Kevin Estes, Dale & Associates, indicated they had tried to show landscaping and screening in a 15' width along Dickerson Road. He added they can straighten out the curves to meet fire codes for emergency vehicles. Regarding density, he indicated some townhouses were replaced with flats to reduce the density to 10.5 units per acres.

Charlie Lowe indicated the close proximity to Dickerson Road will eliminate all the existing vegetation and the new landscaping would not compare in screening. He recommended that the ends of the units be flipped. He noted the entrance is located in the most desirable place but he recommended additional stacking off Dickerson Road. The water system needs to be dedicated by public easement and the sanitary sewers should be public.

Kevin Estes indicated if the plan is reversed it will create 10-12% steep roads. Jim Galbreath questioned the density per acre, siting the Greens of Rivergate Apartments are at 9 units per acre, Lenoxgate Apartments are 13 units per acre. The higher the density, the greater the degree of land disturbance. Charlie Lowe noted this proposed development is for condominiums which have garages, more asphalt, higher square footage, etc. per unit, and there should be some justification from the developer for 10.5 units per acre for condos. Jim Galbreath, John Cannon, and Margaret Wall indicated they were uncomfortable with the density proposed. John Cannon and Margaret Wall also expressed they are not comfortable with the design of the units backing up to Dickerson Road.

Charlie Lowe noted detention is required to insure their flows do not exceed before built flows.

Bill Terry suggested the plan be redesigned and include a review of the amenities to justify the density and then let the board review the plan again.

John Cannon made a motion to defer this request. Margaret Wall seconded the motion and the board unanimously approved.

<u>Item #8 (9.1#28-96)</u> to consider request of Gresham Smith & Partners, for approval of a Final Master Plan for Northchase of Rivergate, Section 2, Lots 1, 3 and 7, Davidson County Tax Map 26, Parcels 107 and 111.

Staff reviewed. Bill Terry noted this is the final master plan for the Dollar General headquarters. Staff's suggestions and technical issues have been addressed and incorporated into the plan. Additional suggestions include: the lot on Wade Circle purchased by Dollar General needs to be included in the subdivision plat with lot 3, and the driveway which exits the cul-de-sac at the end of Northchase Drive is almost on the property line with lot 4. This should be moved to provide a 12.5 foot separation from the line, or a joint shared access drive with lot 4 could be considered. The design of the retaining wall needs to be looked at very closely as it is very tall. The improvement to Northchase Drive will need to be coordinated with the design and improvements of Conference Drive being done by TDOT. A bond on Northchase could be required with the final plat, or the board could require the improvement to be completed prior to issuing the final certificate of occupancy of the building. Dedication of right-of-way on the plat is needed before a building permit can be issued.

David Kuehnen indicated they would rework the cul-de-sac into a "T" intersection and change the alignment to serve lot 3 and 4. He also noted the Wade Circle lot will be cleared up. He indicated the developer would prefer completing the road improvements prior to issuance of the final certificate of occupancy on the building.

Charlie Lowe noted at the preliminary plan approval, another lane on Northchase Drive to accomodate a double left turn movement from Conference Drive was recommended. This is to the developers advantage as TDOT would come in right afterward with improvements to Conference Drive and they will make improvements with two lanes into Northchase.

John Cannon made a motion for conditional approval, subject to staff's recommendations, including providing the joint access easement, widening Northchase Drive to the first entrance of the Dollar General facility, and completion of the improvements to Northchase Drive prior to issuance of the final certificate of occupancy. Jim Thomas seconded the motion and the board unanimously approved.

<u>Item #9 (9.1#4-94)</u> to consider request of John Politis for approval of variances for signage at Lenoxgate, Davidson County Tax Map 26, Parcel 72 and 119.

Staff reviewed. A video was presented to illustrate this issue. Bill Terry noted the two signs for Lenoxgate are installed and comply with the approval for those signs. However, the location of the signs violate the minimum setback and encroach on a public utility easement. At this time, the easement is not being used for any utilities. This problem occurred because the sign company failed to obtain a sign permit to construct and install the signs. If the permit had been properly issued, a review would have been conducted to show that the site contained a 15' public utility easement that would affect the location of the signs. The developer is also requesting a variance to use three red, white and blue pennant flags with "leasing" printed on them as a part of each sign structure. The sign ordinance permits a maximum of three decorative flags with an entrance sign. There is a question if this type flag is what the board envisioned when this flag provision was adopted.

Mary Ann Gourley questioned who has the responsibility to apply for a sign permit. Bill Terry indicated typically either the sign company or the developer applies for a sign permit. John Cannon questioned if the location of the sign creates a sight distance problem. Bill Terry noted the sight distance is not a problem now but when Conference Drive is widened, it could likely effect sight distance or possibly take the sign itself at Conference and Northcreek since more right-of-way may be acquired. The sign on Northcreek does not meet the criteria but sight distance is acceptable. Margaret Wall expressed concern of the liability should a major incident occur as a result of sight distance. Bill Terry suggested a hold harmless agreement to the city might be appropriate to eliminate the liability.

John Politis commented that there is only a 10% chance that any of the utilities will ever use the public utility easement. He further indicated corrections would be made in the future should sight distance become an issue.

Pat Lydon recommended the board defer on a decision regarding the flag issue pending a legal opinion from the city attorney.

John Cannon made a motion to grant a variance for the signs as they are installed with a hold harmless agreement to the city from the developer for any safety issue rising out of sight distance impairment, and to defer the flag issue for a legal opinion. Pat Lydon seconded the motion and the board unanimously approved..

The meeting was adjourned at 7:22 p.m.

Jim Galbreath

Jim Galbreath, Acting Chairman

Claudia Davis

Claudia Davis, Recording Secretary