

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: August 4, 1997

Time: 5:00 P.M.

Place: City Hall

Present:

John Coombs	John Cannon
Jim Thomas	Pat Lydon
Jim Hitt	Jim Galbreath
Gary Webster	Margaret Wall

Also Present:

Bill Terry	Margie R. Haney
Charlie Lowe	John G. Haney
Jack Tompkins	Jim Brown
David Wilson	Debbie Robinson
Claudia Davis	

Absent:

Mary Ann Gourley

The meeting was called to order by John Coombs. Prayer was offered by Gary Webster. Minutes of the July 7, 1997 meeting were adopted as submitted.

Item #1 (19-96) to consider request of Margie R. and John G. Haney for an easement variance and approval for building purposes for Sumner Co. Tax Map 140, Parcel 22.04.

Staff reviewed. Bill Terry indicated this property is a landlocked four acre tract with access provided by a 10' easement. The property was illegally divided and transferred by deed but not by plat some years ago. The property does not meet the 50' easement requirements of the city. Previous requests for building permits have been denied. There are problems with fire protection as a potential home would be over 1,300 feet off Madison Creek Road, garbage collection would have to go that distance and up a steep hill, both by way of a 10' easement, and there is also no provision for water service. The owner's indicate they cannot afford to pursue recourse against Mr. Jack Crunk who originally created the illegal division.

Mr. Haney indicated that he and his step-mother want to sell the land and cannot sell it without the variance. He has contacted Mr. Crunk to see if he would purchase the land back but he indicated Mr. Crunk did not want to pay anything for the land.

John Coombs explained why the 10 foot easement is not adequate for Public Works, the Fire Department, and the Police Department to service this property. Jim Thomas questioned Mr. Haney if he has contacted all the adjoining property owners to inquire if any of them would be interested in purchasing this tract to go with their property. Mr. Haney noted they have spoken with some but not all of the adjoining property owners. John Cannon noted he would abstain from voting on this item due to a conflict of interest, but he recommended that Mr. Haney contact the Sumner County Bar Association to secure free legal assistance to pursue a resolution of this problem from the original owner who illegally subdivided the tract. He recommended that all options should be exhausted before this board considers approval of an illegal tract of land.

John Coombs agreed Mr. Haney should pursue any available options. Bill Terry offered to explore the issue before the county about the zoning regulation in 1986 and the issue of an additional easement width that can be acquired for a landlocked piece of property

Jim Thomas made a motion to defer any action until Bill Terry has had time to review both of these situations and allow Mr. Haney additional time to explore all possible options. Pat Lydon seconded the motion and the board, with John Cannon abstaining, voted aye unanimously.

Item #2 (9.1#8-97) to consider request of Skip Hebert for approval of Site Plan for Country Inn and Suites, Davidson Co. Tax Map 26, Parcel 94.

Bill Terry indicated this item has been deferred by agreement with Mr. Hebert.

Item #3 (9.62) to consider request of Mark Spalding, Barge, Waggoner, Sumner & Cannon, for approval of Final Master Plan for Northchase Office Park Phase 3, Davidson Co. Tax Map 25.10A, Parcel 3.

Staff reviewed. Bill Terry indicated this is the last phase of the office park at the end of Professional Park Drive. The current building is the smallest of the three buildings originally approved and the square footage of the building was approved at the June meeting. There were two minor comments about the plan relating to grading and water service and these have been discussed with the developer. The suggestion the board made at the last meeting regarding parking spaces will be done at the time this building is completed.

Margaret Wall made a motion to approve the Final Master Plan. Gary Webster seconded the motion and the board unanimously approved.

Item #4 (9.62) to consider request of Everett H. Cowan, P. E., Gresham Smith Associates, for approval of a Revised Preliminary Master Plan, Northchase at Rivergate.

Staff reviewed. Bill Terry indicated the original generalized master plan was approved in 1987. This property is now owned by Dollar General Corporation and will include their national headquarters on tract 3, a four story, 250,000 square foot office building with a three story parking garage underneath. One tract is proposed to be a day care center. A traffic study has been submitted and analyzed by Ragan Smith. A revised traffic study is now under review. On a display of the plan, Terry pointed out revisions that have been made to address most of the consulting engineer's and the staff's comments. These include aligning the entrance to the parcel across Conference Drive from Northchase Drive. Also, the curb cut on Conference for the day care site is removed to have access only off Northchase Drive for that site.

Regarding the traffic study, Charlie Lowe noted, while the revised study is still under review, there are three or four basic issues.

The first issue is that the study assumes Conference Drive improvements are accomplished as a four or five lane divided roadway. It does not consider the impact if the improvements are not made to Conference Drive. At this time, the APR's have been approved by TDOT and surveys in the field have been accomplished and TDOT has embarked on the design for these improvements. Bill Terry noted the funding schedule for the improvements to Conference Drive is under the Metro Planning Organization's Transportation Improvements Program for the five county metro area. The money is approved and funds are being used for the engineering. Right-of-way acquisition funds are in the budget for fiscal year 1998 and the money for the construction itself is in the fiscal 1999 budget. This is the schedule as planned which may or may not materialize. Lowe further indicated the study does not address interim situations both for the development of the Dollar General facility nor any of the other developments within this PUD under the existing conditions that we now have on Conference Drive.

Lowe indicated the second issue on the traffic study is their assessment of average daily traffic which he considers a little low. They are realizing traffic projections of 4% growth rate. TDOT recommendations for Conference Drive are assessed at a 6% rate. They do not recognize full build out of Lenoxgate Apartments. These issues equate to an additional 3,000 trips per day on Conference Drive or about a 16% deficiency in the traffic count for Conference Drive.

He recommends that the city should go on record that as the other developments along Conference Drive come in for final master development plans, that right-of-way acquisition for the TDOT improvements needs to be recognized. He feels the right-of-way acquisition shown on the day care site is in an inappropriate location. No improvements should be accomplished in the right-of-way.

Lowe further noted the warrants for a signal at Professional Park Drive are premature based on projected traffic out of this development. The signal at Windsor Green Drive is about 1,000 feet from Professional Park Drive. A signal at Professional Park Drive would be about 600 feet from Northchase which is too close. Gaps at the other two lights should allow traffic in and out of Professional Park Drive.

Thirdly, Lowe noted certain improvements to Northchase Drive are going to be required by this development. There is going to be very heavy movement northbound on Conference Drive into Northchase with high a.m. peaks. He recommended that the City go on record with TDOT that a double left movement be accomplished at that location, working with the traffic signal during those peak hours so that it will not take away from green times at the other times. In the mornings, 70% of the traffic is turning left into Northchase Drive with 30% turning right. The build out of all the office space in that cul-de-sac will create very heavy traffic movements. It will be necessary to widen Northchase Drive to allow two lanes in. He also recommended the widened Northchase should extend at least to the first entrance to Dollar General to allow a turn lane into the Dollar General facility.

Everett Cowan and John Palm of Gresham Smith addressed the board in response to Lowe's comments. Dollar General Headquarters purchased this property to accommodate their needs to 2005 with room for expansion. Presently, they do not have any plans to develop the other tracts except the day care. Their schedule anticipates completion in 1999, similar to the Conference Drive improvements. Regarding the average traffic flow, on the advanced planning report of TDOT, they forecast the rate of 80% for 20 years and that is where they make the 4% determination. He conceded that if you look at the counts on Conference Drive for the last few years, the counts are all over projection. They agreed the traffic signal at Professional Park is not warranted at this time and agreed to make the improvements for additional dedication for widening Conference Drive. Cowan will come back with those improvements with the decision to be finalized in the Final Master Plan.

John Coombs expressed that TDOT should be given direction from the City on the design of widening Conference Drive with regard to the double turn lane into Northchase Drive.

Bill Terry noted at the preliminary level that we do need to take into account and recognize the overall build out of all the square footage and should be a part of the overall plan. At the final

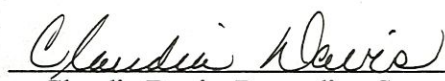
master plan stage, the timing could be worked out for the individual build out.

John Coombs questioned the status of the architectural review committee for this development. Jim Brown indicated the present committee, consisting of two representatives from Dollar General and one representative from ASMBA, passed with the deed to Dollar General.

Jim Galbreath made a motion to approve the Revised Preliminary Master Plan subject to the comments that the City Engineer has recommended, including potential widening of Northchase Drive to accommodate the city engineer's comments, no light at Professional Park, and right-of-way dedications for widening Conference Drive, at the time they submit their final plan. Margaret Wall seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:32 p.m.


John Coombs, Chairman


Claudia Davis, Recording Secretary

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: September 8, 1997

Time: 5:00 P.M.

Place: City Hall

Present:

John Coombs	John Cannon
Jim Thomas	Pat Lydon
Jim Hitt	Jim Galbreath
Gary Webster	Margaret Wall
Mary Ann Gourley	

Also Present:

Bill Terry	Margie R. Haney
Charlie Lowe	John G. Haney
Jack Tompkins	Jimmy Anderson
David Wilson	Carmen Pico
Claudia Davis	Billy Joe Erwin
Mike Chappell	Lloyd Gragg
Robert McCasland	Jim Driver
Dan Gassett	

The meeting was called to order by John Coombs. Prayer was offered by Jim Thomas. Minutes of the August 4, 1997 meeting were adopted as submitted.

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Staff reviewed. Bill Terry indicated this request was deferred last month to allow Mr. Haney to pursue all available options, and for him to explore the issue before the county about the zoning regulation in 1986 and the issue of an additional easement width that can be acquired for a