MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: May 5, 1997 Time: 5:00 P.M. Place: City Hall

Present:
John Coombs
John Cannon
Jim Galbreath
Margaret Wall
Bobbie Ann Wilson
Pat Lydon
Mary Ann Gourley

Absent:
Jim Hitt
Jim Thomas
Gary Webster

Also Present:
David Wilson
Rocky Montoya
Charlie Lowe
Ricky Lanius
Jack Tompkins
Dixie Sutton
Bill Terry
Dwayne Caldwell
Claudia Davis
Wolfgang Sauerman
Dixie Sutton
Brock Rust

The meeting was called to order by John Coombs. Prayer was offered by Jim Galbreath. Minutes of the April 7, 1997 meeting were adopted as submitted with two corrections.

Item #1 (#4-97) to consider request of Caldwell Engineering for approval of a site plan for R. L. Electric, Davidson County Tax Map 25-4, Parcel 102.

Staff reviewed. Bill Terry expressed this plan is for an expansion of an existing business located on Jones Lane which is not a public street. The lots which front on this lane do not have a recorded right of way easement but have been recorded lots for many years and in use with an implied easement for access purposes. The driveway is on an easement owned by Madison Suburban Utility District for the water lines. Another concern with the site is drainage. Dwayne Caldwell and Jack Tompkins met today and determined that on site detention should be provided. Another concern is the parking lot. Terry indicated the building size requires only three parking spaces which are provided. The problem is in the size, curbing, etc. of the parking spaces.

Dwayne Caldwell explained that in order to provide the on site drainage structures, and the fact that there are only two homes (lots) past this property, they need to be allowed to back out into Jones Lane from the parking spaces.

John Coombs questioned the gravel drive access at the back of the building from another parcel. Mr. Caldwell indicated this access would not be used after this construction and does not appear necessary that the gravel drive be maintained. He further indicated to John Coombs inquiry that the trailers will be eliminated with the new construction.

Bill Terry mentioned other conditions which should be addressed in the plan is the extension of erosion control at the sides and the actual size of sewer lines on the site should be noted on the plans. Jim Galbreath questioned what type of surface the parking area will have. Caldwell indicated a dustproof, double bituminous surface.

Pat Lydon made a motion for conditional approval subject to the staff's recommendations, including that storage trailers will be permanently removed. John Cannon seconded the motion and the board uananimously approved.

<u>Item #2 (#1-97)</u> to consider request of Brock Rust for approval of Final Master Plan for Twelve Stones Crossing, Sumner County Tax Map 143, Parcel 80.

Staff reviewed. Bill Terry noted that the preliminary master plan has been approved, and the property has been rezoned. The requirements for approval in Hendersonville have also been met. Several questions and recommendations from the staff were presented to the developers who have responded to each of these items by a letter dated May 2, 1997. A copy of this letter was distributed to the board members.

Brock Rust indicated the Goodlettsville phase of the development will begin after the connection of Caldwell Lane to Willis Branch which should occur within a two year time frame. He requested that they reserve the right to connect Buffalo Run at an earlier date if the market dictates the need to begin construction ahead of the phasing schedule. The sewer contract has been reviewed by the city and developer and minor issues are being resolved. There is a question of who will maintain the bridges in the development, Sumner County or Goodlettsville. The problems with lot configurations and details of the cart paths will be resolved and provided on the construction drawings and final plat, along with more detail regarding easements, culverts, and grading plans. A drainage study is underway and final drainage issues with respect to run-offs and detention will be determined with final lot layout and course design on the final plat. Typical drainage easements for the lots will be at the rear of the lots on the actual golf course side of the lot lines, to preserve the natural trees on the lots. Sidewalks are shown on the latest revised master plan and preliminary plat. Powerlines will be underground and proposed decorative light poles are in agreement with NES. Street signs and poles are subject to Public Works approval in accord with traffic control standards.

Brock indicated a 25' landscape easement will be provided along a portion of the boundary with Indian Hills. There is a fairly nice tree row which they want to setback 25' off that line to maintain the 6"+ trees, clean up the brush and fill in with hardwood or evergreen trees to provide a barrier between the two developments. John Cannon recommended this be made a part of the common space rather than an easement for purposes of control over the plants and maintenance. Rust indicated this should be possible with the footage in the lots involved and that they should be able to achieve that request with perhaps varying the widths where necessary to meet lot sizes. John Cannon recommended maintaining a minimum 20' width in this area of common space.

To allow flexibility in the placement of the garages, on the back or sides of the homes, Brock Rust requested a variance on the side setbacks from a 10' side setback to a 5' side setback with a minimum of 15' between buildings. David Wilson recommended that where walls are less than 20' apart, they be required to be all brick. John Cannon made a motion to grant a variance for a minimum of 15' between buildings and a minimum 5' side setback and where walls are less than 20' apart, exterior shall be all brick. The buildings will all be a minimum of 80% brick overall. Jim Galbreath seconded the motion and the board unanimously approved. Rust indicated restrictive covenants and an architectural review committee have been submitted. This development will be consistent with the character and architecture of Indian Hills, with slightly larger lots.

John Coombs expressed concern about the construction traffic on Buffalo Run and Willis Branch Road. John Cannon suggested and Charlie Lowe asked to go on record that the access to Buffalo Run and Willis Branch Road should be posted and enforced for "no construction traffic".

At the inquiry of Charlie Lowe, Rust indicated an environmental impact study has been done and all permits from appropriate agencies will be achieved. Also, 5 - 7' has been added to lots 56, 57, and 58 to allow adequate room for the cart path. Lowe indicated adequate safety measures for crossing the roads with cart paths should be taken.

John Cannon made a motion to adopt the master plan based on the conditions discussed above. Margaret Wall seconded the motion and the board unanimously approved.

Item #3 (1-97) to consider request of Brock Rust for approval of Preliminary Subdivision Plat for Twelve Stones Crossing, Sumner County Tax Map 143, Parcel 80.

Bill Terry indicated a revised preliminary plat has been submitted which should reflect all the conditions in the master plan. This was confirmed by Charlie Lowe.

John Cannon made a motion for conditional approval subject to the changes required in the master plan adopted above. Margaret Wall seconded the motion and the board unanimously approved.

Item #4 (#25-96) to consider request of Wolfgang Sauerman, Westwood Properties, for approval of a Preliminary Master Plan for proposed Commercial P.U.D., Conference Drive at Rivergate Mall, Davidson County Tax Map 26-14, Parcels 7, 46, 127.

Staff reviewed. Bill Terry summarized the history of this project. Joe Griffin, traffic engineer with Ragan-Smith, has made recommendations for traffic lanes and issues and these are being incorporated into the plans by the developer. On the revised plans, their engineer has also noted that on-site detention will be needed. The allowance for landscaping is also revised. The "motel" use designated on one lot has been changed as recommended.

Charlie Lowe also noted the requested changes have been made, including the modifications on the access from Ring Road, the entrance through the theater parking lot, and the note has been added that detention will be provided on these sites so the post development flows will not exceed the capacities downstream. The sites will be shown site by site as developed. He noted the landscaping meets only minimum standards.

John Coombs noted there is still the cut for Lot 1 on the main road. The curb line should come out. Sheeting across Rivergate Drive will be a problem and additional landscaping could help that situation, especially on the south side of the roadway. Bill Terry agreed but noted the only thing the board can require is landscaping in the islands. John Coombs encouraged that the landscaping should be shown in islands and all non-parking spaces on the property should be landscaped. In the turn area at the point of Rivergate Drive and Ring Road there should be low growing landscaping.

Pat Lydon made a motion for conditional approval of the preliminary master plan, subject to the recommendations of the staff and city engineer. Margaret Wall seconded the motion and the board unanimously approved.

Item #5 (9.71) to consider request for approval of an Amendment to the Master Plan for the addition of a sign for Northcreek Shopping Center.

Staff reviewed. Bill Terry indicated there was no representative present to discuss this matter and that the item had not been reviewed by the architectural committee for Southeast Ventures.

Margaret Wall made a motion to defer this item pending the review by the architectural committee for Southeast Ventures. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #6 (8-88) to consider approval of a minor plat amendment to amend the approved front setback line of Lot 67, Long Hollow Place, Section 2, Sumner County Tax Map 140-P-C, Parcel ll.

Staff reviewed. Bill Terry indicated the proposed building footprint has been staked on this lot. The existing setback places the rear wall of the home in a major drain for a spring. The board of appeals has granted a variance for the minimum lot width in order to accommodate the requested 45' setback. It was determined that the natural drain constituted a hardship condition that justified the variance.

Mary Ann Gourley made a motion to approve the amendment to change the front setback to 45'. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Non-Agenda Item: Lot 30 Crencor Drive (9.32)

Bill Terry noted that last month the board approved to change the minimum front setback on this lot to 110' subject to the written approval of the adjoining property owners. The prospective owner/builder now says there was an error made in the width of the home which is 68' deep rather than 58' deep and therefore she needs the setback to be 100' to accomodate the home she wishes to build on this lot.

Dixie Sutton presented the board with signed letters from the adjoining property owners, giving their consent to an amended setback of 100' for Lot 30. She also distributed a design sketch of the home she wishes to build. The rear of her house will still be behind the front of the adjoining homes.

Pat Lydon made a motion to amend the setback to 100' and to submit the adjoining property owners letters for the records. John Cannon seconded the motion and the board unanimously approved.

There being no further business, the meeting was adjourned at 6:50 p.m.

John Coombs, Acting Chairman

Claudia Davis

Claudia Davis, Recording Secretary