

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: March 3, 1997

Time: 5:00 P.M.

Place: City Hall

Present:

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

Absent:

Jim Thomas

Also Present:

Bill Terry Terry Simmons
 David Wilson Joe Griffin
 Charlie Lowe Dixie Sutton
 Jack Tompkins
 Claudia Davis
 Wolfgang Sauerman

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

Item #3 (12-92) to consider request of Michael V. Holmes, H & H Land Surveying, Inc. To approve Final Plan for resubdivision of Lots 21 & 22, Section One, Dry Creek Pointe, Davidson County Tax Map 33-4-O-B, Parcels 21 & 22.

Staff reviewed. Bill Terry noted a home has been built on Lot 22 and is ready to close. In the survey for the mortgage company, it was discovered that the house was built one foot from the property line. This plat amendment will adjust the lot line between these two lots and bring Lot 22 into compliance. Lot 21 is vacant and the home to be built there will have to be designed to meet the required setbacks.

Bobbie Ann Wilson made a motion to approve. Margaret Wall seconded the motion and the board unanimously approved.

Item #2 (#1-97) to consider request of Bruce Rainey & Associates for approval of Plat Amendment for Lot 32, Crencor Manor, Sumner Co. Tax Map 143B-D, Parcel 33.

Staff reviewed. Bill Terry noted the original setbacks for Crencor Manor are staggered in order to locate drain fields for septic tanks and because of elevations. This lot is fairly steep in the rear and has a large natural drain on one side near lot 31. Lots 31 and 33 are both developed. Lot 31 shows a 130' setback and the home on lot 33 appears to be about 60' back from the street. Lot 32 currently has an 80' setback and the owner wishes to move the setback closer to the road in order to get a better building site. The zoning requirements in this district are for a 40' minimum setback.

Jack Tompkins pointed out that the sewer lines to the anticipated new elementary school site would sewer the lots on Crencor in April 1998. It was the consensus of the board members that the setback for lot 32 should not be any less than the required setback on lot 31.

Jim Galbreath made a motion to approve the setback for Lot 32 to be no less than the setback on Lot 31. Pat Lydon seconded the motion and the board unanimously approved.

Item #1 (#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 noted this item was originally submitted in December and was deferred pending the completion of a traffic study. The plan would develop the property between Rivergate Mall and the bypass. Several years ago a similar plan received preliminary approval but the project was never built. The previous plan included the extension of Rivergate Drive, which intersects with Two Mile Parkway and currently ends behind Waffle House, to connect with the Mall Ring Road near Conference Drive. With the completion of the bypass, the Fitzpatrick property in question was cut off and access was provided to this property only through the dedicated right-of-way of Rivergate Drive. In this plan, the developers are trading property with the mall. They will give the mall acreage to be developed as parking spaces and in exchange will receive the lot currently used as the park and ride lot at the corner of Conference and Ring Road. By incorporating this parcel into the development, they can provide access to the property off Ring Road. The private drive off Ring Road would end at the west edge of the development with access at that point through the parking area west of the theaters. The developer indicates that if the extension of Rivergate Drive is required this plan cannot proceed. The cost of the road development would be too expensive to justify by the revenue of this size development. The first issue to address is to determine the consensus of the board regarding Rivergate Drive being connected from behind Waffle House to Conference Drive. A traffic study has been completed and indicates that connecting Rivergate Drive would create serious traffic problems as it would tend to be a cut-through from Two Mile Parkway to Conference and also there will be problems with turning movements at the intersection. If Rivergate Drive is not extended, a decision should be made for the disposition of the right-of-way at Waffle House' driveway and whether a cul-de-sac should be built and by whom.

John Coombs questioned if a cul-de-sac at the end of the development would be better than the drive emptying into the parking lot beside the theaters. Bill Terry indicated there would be only one way in and one way out, isolating the traffic to the one access off Ring Road near the Conference Drive intersection. This would also not be good for emergency vehicles access. The mall is agreeable to the access into the parking area as shown on the plan. John Coombs and Pat Lydon asked the developer to ask for the mall's modification of this area to create a defined "lane" for the access out of this development and the theater parking lot as well.

Bill Terry indicated that the city limit line passes through Lot 1 making the building and the driveway entrances within Metro's jurisdiction. This aspect of the plan will have to be approved by the Metro Planning Commission.

Joe Griffin, Ragan Smith Associates, has reviewed the traffic study provided by the developer. It is his recommendation to protect the integrity of the intersection of Conference Drive as much as possible. He would like to see Rivergate Drive intersection with Ring Road moved back approximately 75', delete the driveway off Ring Road into Lot 1, and to see three separate lanes on Ring Road approaching Conference with two lanes for the left turn and one lane for the right turn. This would segregate the two separate movements and allow the storage capacity to be more effective. He further indicated he agrees that the lane at the westerly end of the development should be "cleaned up" with

signage and painting the pavement to clarify the use of the lane versus driving through an open parking lot. It is his opinion that connecting Rivergate Drive to Two Mile Parkway would create a thoroughfare which would be very close to the existing Ring Road thoroughfare. Any utility of such a connection would be offset by the extensive traffic problems it would create on the Conference Drive end. He does not recommend making the Rivergate Drive extension to Two Mile Parkway.

Lydon, Wall, Gourley, Cannon, Coombs and the general consensus of the board is that Rivergate Drive should not be connected.

Wolfgang Sauerman indicated he did not know if the mall would be receptive to moving the entrance as this would take away from the parking spaces the mall would be gaining in this transaction. In their approval and acceptance of this plan, the mall is reserving the right to close the curb cuts in the future if they so desire.

Pat Lydon questioned if a right turn lane into Rivergate Drive would help the traffic scenario. Joe Griffin indicated it would certainly help if the mall would agree to that.

Bill Terry indicated the submittal meets the basic requirements for a preliminary master plan. Charlie Lowe reviewed several items that should be addressed before submission of a final plan. These include whether the sewer will be private or public, Metro's or Goodlettsville's, and if the grades will work by gravity. Detailed drainage calculations should demonstrate any detention considerations. The two existing pipes, one 12" and one 18" are not adequate for the drainage. One additional fire hydrant is needed and is the water line public or private? Calculations for floor area ratio should be shown. A detailed landscape plan including much more extensive landscaping will be needed as part of the final plan. Due to the possible sight distance problem at Ring Road and Conference Drive, the parking spaces and landscaping at the corner of Lot 1 may need to be reconfigured. Owners Association by-laws, maintenance agreements and private restrictions should be submitted. He also recommended that the direct entrance onto Ring Road to Lot 1 should be eliminated. He felt the mall's concern about moving the the entrance of Rivergate Drive 75' would be the loss of parking spaces. He recommended that they could possibly bow the street to reduce the loss of parking spaces to the mall.

Regarding proposed tenants in this development, Bill Terry noted a sit down restaurant is proposed for Lot 1 and two other lots are proposed for fast food restaurants. Another site proposes a motel and the last lot is proposed as a retail/office location. John Coombs expressed his concerns that this area is overbuilt with massive motel construction and this board has become adamant about not approving any additional motel sites. One exception that might be considered is a very upscale motel. He strongly recommended the driveway be eliminated from Lot 1 and the two lanes onto Conference be added.

Wolfgang Sauerman noted the developers are targeting an upscale motel such as Residence Inn. He indicated they are willing to work with this board to accomplish acceptable occupants.

Joe Griffin noted he had some trouble with some of the statements in the traffic study. His issues are mainly the location of Rivergate Drive and to preserve the integrity of the intersection and stacking on Ring Road. There is some question of the intent in some of the comments of the study and there are assumptions that there will be some changes in Ring Road.

Jim Hitt expressed that he feels everyone on the board wants to see this property developed. However, he believes the board does not have sufficient knowledge of all the codicils that should be included in a motion for preliminary approval.

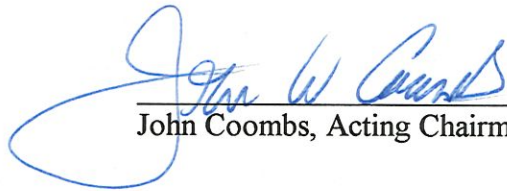
Joe Griffin added that his recommendations are to achieve the highest degree of comfort with all the issues involved to achieve some middle ground where the project would have a chance.

John Coombs recommended the engineering of the project be evaluated with all entities involved and brought back to this board with the best possible workable plan.

John Cannon made a motion to defer this request and allow the developer to examine and address the traffic issues based on the concerns of the engineers and this board regarding traffic. Jim Galbreath seconded the motion and the board unanimously approved.

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


 Claudia Davis, Recording Secretary


 John Coombs, Acting Chairman

MINUTES OF REGULAR MEETING GOODLETTSVILLE PLANNING & ZONING BOARD

Date: April 7, 1997

Time: 5:00 P.M.

Place: City Hall

Present:

John Coombs	Jim Hitt
Jim Galbreath	Margaret Wall
Jim Thomas	Pat Lydon
Gary Webster	Bobbie Ann Wilson

Also Present:

David Wilson	Roy Dale
Charlie Lowe	Chuck Crook
Jack Tompkins	Dixie Sutton
Claudia Davis	Mrs. Sudberry

Absent:

John Cannon	Mary Ann Gourley
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Terry Simmons
Wolfgang Sauerman
Dixie Sutton

The meeting was called to order by John Coombs. Prayer was offered by Pat Lydon. Minutes of the March 3, 1997 meeting were adopted as submitted.

David Wilson indicated Item #4 of the agenda will not be considered as revised plans have not been submitted to fulfill the corrections and recommendations of the staff after their review. Items #8 and #9 are also questionable for the same reasons. As no representatives were present yet for Item #1 or #2, he suggested these items be considered later in the meeting to allow for traffic problems which might have delayed these people.