MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: February 3, 1997 Time: 5:00 P.M. Place: City Hall

Present:		Also Present:	
John Coombs	Jim Hitt	Bill Terry	Brock Rust
Jim Galbreath	Margaret Wall	David Wilson	Millard Bridges
John Cannon	Jim Thomas	Charlie Lowe	Mr. Dudney
Mary Ann Gourley	Bobbie Ann Wilson	Jack Tompkins	
Gary Webster		Claudia Davis	

Absent:
Pat Lydon

The meeting was called to order by John Coombs. Prayer was offered by Jim Thomas. Minutes of the January 13, 1996 meeting were adopted as submitted.

Item #1 (#5A-94) to consider request of George Welch, Ragan-Smith Associates, to approve Final Plat Amendment to Minimum Building Setback Lines, Lots 92, 93, 40 and 41, Section One Woodwyn Hills, Sumner County Tax Map 142, Part of Parcel 18.
Staff reviewed. Bill Terry indicated this is a final plat amendment to alter the setback lines for these lots due to steep elevations and grading problems. The original plat established a 40' setback for these lots, however a 30' setback is the minimum required under this zoning classification.

Wayne Meadows noted these are the steepest lots in Woodwyn Hills and the 30' setback would eliminate the need for a huge wall in back or drop at the side. Building closer to the street would provide the best fit for homes on these lots. Mary Ann Gourley asked if the reduced setback would cause situations where a home might be looking into the back of an adjacent home. Wayne Meadows indicated this would not be the case.

John Cannon made a motion to approve this amendment. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Item #2 (#2-97) to consider request of Bruce Rainey & Assoc. to approve the Final Plat of George Dudney Property, Section Two, Sumner County Tax Map 161, Parcel 4.02.
Staff reviewed. Bill Terry distributed revised drawings of this plat with changes reflecting the recommendations previously made by the staff. This plat creates one lot out of the remainder of the Dudney property which fronts on Caldwell Drive, but does leave one other building site on the back of the property with no frontage. The lot meets all necessary requirements.

Mr. Dudney indicated they do not have any plans to build on the remaining property in the back, other than to leave the parcel as a buffer between them and other development.

Charlie Lowe indicated a 5' right of way dedication should be shown. The ultimate goal is to achieve a 60' right-of-way. He also recommended that confirmation should be obtained that no additional utility easements are needed on the plat.

Bobbie Ann Wilson made a motion to approve the plat subject to the recommendations of the staff. Margaret Wall seconded the motion and the board unanimously approved.

Item #3 (#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.
Bill Terry noted this item has been deferred until the March meeting.

Item #4 (#1-97) to consider request of Brock Rust to rezone from R40 to LDRPUD and approval of Preliminary Master Plan for Twelve Stones Crossing, P.U.D. Golf Club and Subdivision, Sumner Co. Tax Map 143, Parcel 80.
Staff reviewed. Bill Terry noted this plan is for a residential development which includes a golf course. Part of the project, 106 acres, lies inside the city limits and part of it, 128.5 acres, lies outside and within the Hendersonville Planning Region. Both cities must approve the plans and coordinate the development. The Hendersonville Planning Commission has granted conditional preliminary approval and the Board of Alderman have passed on first reading to rezone the property from R40 to R15 with a PUD overlay. The homes to be built will be comparable to those in Indian Hills. The club house will be outside the city limits. The City of Goodlettsville will provide sewer service to all the development through a joint agreement with the developer, the city and the White House Utility District which currently has the sewer rights outside of the city limits. The density including the open space is 0.86 units per acre and lot sizes will be a minimum of 15,000 square feet. The rezoning request is in accord with the land use policy plan.

The submission meets zoning requirements for a preliminary master plan with several design questions to be appropriately handled at the final master plan stage. These relate to length of permanent dead-end streets, design of the intersection with Willis Branch Road, arrangement of the golf course holes and street crossings, extension of existing stubbed out streets into the development, and distance between fire hydrants. A traffic study is needed to evaluate traffic needs in the development plans, including whether a turn lane is needed on Caldwell, how the extension of Buffalo Run will effect traffic through Indian Hills, and the impact of the intersection at Willis Branch Road. The flood plain is preserved as it is all in the open space with no buildings.

A representative of the Bagsby family, one of the owners of the property and speaking for area property owners, expressed they are supportive of this development. Brock Rust, developer, presented maps to the board members. The homes will start at about 2,000 square feet, comparable to the Indian Hills homes with a little more brick and utilize an architectural review board. He has submitted preliminary restrictive covenants which are in agreement with staff's comments.

Bill Terry noted there is another roadway dedicated in Indian Hills which runs off of Chickasaw Trail and touches this property at its southwest corner. This plan does not provide for that extension. The dedicated right-of-way also partially fronts on the Dudney property. The stub out is built to a point to provide driveway access to two lots in Indian Hills but is not built to the property line. It is extremely steep. The board should decide if any provision should be made for future extension of this dedicated right-of-way and for the new street shown as Joshua's Run.

Bill Terry noted subdivision regulations normally require the maximum length of a permanent dead end street to be 500'. In this plan, one is 700' and one is 1500', both within the permanent golf course with little opportunity to extend from the ends. A variance should be granted for these excessive lengths. The diameter of the cul-de-sac was discussed and agreed that it should be large enough to accommodate the largest emergency equipment the city has to be able to turn around without having to back out of the dead-end street.

Bill Terry noted our specifications call for street pavement width to be 28'. Hendersonville requires 24'. The developer is asking for a variance on this matter to allow him to use 24' street width throughout the development. Jack Tompkins indicated Bill Brasier would like to preserve the 28' width to be consistent with the rest of the city. Brock Rust noted the main reason they prefer 24' width in a residential subdivision is to "slow down" traffic. In return for less pavement, they add sidewalks on one side of the road providing much safer pedestrian conditions. Parking on the street is prohibited by their covenants and the 24' street width further discourages anyone from parking on the street. It also enhances the residential feel of the community. Charlie Lowe went on record to say he supports the 24' street width with sidewalks for the atmosphere in the neighborhood and to discourage speed. The current trend in residential design is to get streets more narrow, taking less swath out of the land, reducing costs to build and maintain, and allowing greater driveway grade design. Jim Thomas, John Cannon and Bill Terry agreed with Charlie Lowe.

Charlie Lowe expressed concern that Willis Branch Road would be viewed as a cut through road as the best access from Long Hollow Pike to Caldwell. He felt it should be made non-functional as a collector road. Brock Rust indicated a traffic study is being prepared. They will have a turn lane into Caldwell Road. They have tried to help Willis Branch Road with this intersection which they did not really care if it tied in or not. Hendersonville and Goodlettsville both indicated they would like to connect the development with Willis Branch. Bill Terry indicated Willis Branch is a city street but at its widest point it is only 18 to 20' wide and it floods periodically. Brock Rust noted the connection provides emergency relief for residents on Willis Branch Road.

Charlie Lowe clarified that the golf course is being recognized as the open space. It should be packaged up as one tract and questioned if there would be any space as part of the common space not included as a part of the golf course. Brock Rust noted that in the present regulations, the only open space required and provided for is if they did some type of entrance feature. They have dedicated an area on the Hendersonville side that is open and will belong to the residents. Bill Terry indicated they should distinguish between the homeowner's open space and the golf course open space.

Jim Galbreath questioned if an environmental study has been done. Charlie Lowe added that the wetlands should be looked at. Brock Rust indicated a preliminary environmental study has been done. (Jim Thomas left the meeting at this point, due to another obligation.)

John Cannon made a motion to recommend to the commission that this property be rezoned as requested and that the preliminary master plan be approved, subject to the cul-de-sac of the dead end streets having a diameter to be determined to allow an adequate turning radius of the city's largest fire equipment, and to grant a variance to allow the excessive street lengths of the dead-end streets in the plan, and to grant a variance to accept 24' street width with sidewalks along one side of the streets, and grant a variance to allow the common space to be used for a permanent golf course. Gary Webster seconded the motion and the board unanimously approved.

<u>Item #5 (#10-93 and #8-88)</u> to consider a resolution to accept for public maintenance, improvements in Ashlin Downs and Long Hollow Place, Section 1.
Staff reviewed. Bill Terry noted the improvements in these developments are complete and the bonds have been released.

Jim Hitt made a motion to recommend to the Commission to adopt by resolution acceptance of the improvements in these two developments. Mary Ann Gourley seconded the motion and the board unanimously approved.

Permitted Use Chart for PUD to include Golf Course
Bill Terry indicated in reviewing the plans for the proposed Twelve Stones Crossing, the permitted use chart in the zoning ordinance for PUDs does not coincide with other residential zones to allow Intermediate Impact Facilities as a conditional use. It has always been the intent that recreational uses such as a golf course be included in the uses within a PUD. This is an oversight or error in our table of uses and an ordinance to amend the chart will correct the issue

Bobbie Ann Wilson made a motion to recommend to the City Commission that they approve an ordinance to amend the zoning ordinance permitted uses in a PUD to include recreational uses such as a golf course. Margaret Wall seconded the motion and the board unanimously approved.

Matthews Property
Bill Terry informed the board that this property went through the process of plat approval, rezoning, and a variance granted by the Board of Appeals, approving the side yard setback. The conditions for final approval were all met and the plat was inadvertently signed without coming back to the Planning Board for approval of the Final Plat. Margaret Wall made a motion to approve the Final Plat. Gary Webster seconded the motion and the board unanimously approved.

<u>Item #6</u> Election of officers.
Mary Ann Gourley nominated John Coombs to continue serving as Chairman. Jim Hitt seconded the nomination and the board unanimously approved.

Jim Hitt nominated Jim Galbreath as Vice-Chairman. Mary Ann Gourley seconded the nomination and the board unanimously approved.

The meeting was adjourned at 6:30 p.m.

John Coombs

John Coombs, Acting Chairman

Claudia Davis

Claudia Davis, Recording Secretary