MI NUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: December 2, 1996 Time: 5:00 P.M. Place: City Hall

Present:		Also Present:	
John Coombs	Jim Hitt	Bill Terry	Claudia Davis
Bobbie Ann Wilson	Jim Driver	David Wilson	Rocky Montoya
Jim Galbreath	Gary Webster	Charlie Lowe	Lanny McGeehee
Jim Thomas	Margaret Wall	Jack Tompkins	Mr. Snyder
		Larry Surtige	Mr. Blankenship
Absent:		Wolfgang Sauerman	Terry G. Simmons
Mary Ann Gourley	Pat Lydon	Troy Ford	Tucker Quin

The meeting was called to order by John Coombs. Prayer was offered by Jim Driver. Minutes of the November 4, 1996 meeting were adopted as submitted.

Item #1 (#19-94) to consider the request of Gresham, Smith and Partners for approval of Final Master Plan of Greens of Rivergate, Davidson County Tax Map 33, Parcel 236.

Item #2 (#19-94) to consider the request of Gresham, Smith and Partners for approval of Subdivision Plat of Lot 5A, Section 2, Rivergate Acres Limited, Davidson County Tax Map 33, Parcel 236.

Bill Terry indicated the above two items are deferred until the January 1997 meeting for further deliberation of the City Attorney and counsel for Greens of Rivergate.

Item #3 (20-96) to consider request of Doug Jenkins for approval of Grading & Drainage Plan for A to Z Storage, Lot 8 Jackson Park Subdivision, Davidson Co. Tax Map 18-12, Parcel 67.

Bill Terry indicated this request was previously deferred and revised plans have been submitted, however staff did not receive the plans in time to review for this meeting. The items to have been corrected are technical in nature and staff recommends a conditional approval could be appropriate with the staff's final acceptance of those items. Charlie Lowe indicated there are a couple of drainage issues regarding slopes on the back of the property.

Mr. Snyder noted they have addressed six of the seven items staff had recommended in the revised plans. The only remaining technical issue to resolve is the detention pond and where the detention would empty. Charlie Lowe indicated it will be required that the flows do not exceed the existing flows. Jack Tompkins noted the detention pond elevations, etc. will have to meet the engineering requirements.

Jim Thomas made a motion for conditional approval subject to the approval of the staff, City Planner, and City Engineer. Margaret Wall seconded the motion and the board unanimously approved.

<u>Item #4 (#9-96)</u> consider request of Dewayne Caldwell for approval of Site Plan for Microtel #235, Lot 2 Resub. Deana Gibbs Property, Sumner Co. Tax Map No. 141, Parcel 74.

Bill Terry indicated the plans were not ready for presentation to the board and this item was deferred.

<u>Item #5 (#23-96)</u> consider request of Arles Green for approval of Site Plan for Arles Green Property, Sumner Co. Tax Map 142, Parcel 16.

Staff reviewed. Bill Terry indicated revised plans have been submitted which take into account most of the changes and additions requested from their previous submission. The owner has requested TDOT to abandon the area between the property line and the road frontage and there is indication this will be granted. This will allow the owner to incorporate the area into his plan and increase the size of his property. This lot is in the floodplain and part of the building and some fill was in the flood way. The building has been altered so that it is no longer an encroachment into the floodway, and some fill has been removed. An offset in the building has been removed, reducing the size to 4800 square feet. There has also been discussion on the entry way coming off the frontage road and the introduction of a curb turning lane coming into the property as required by our site plan design requirements. Some minor details remain to be corrected on the plan.

Jack Tompkins indicated the fill that is already in the floodway will be removed. He also indicated there is an existing access and TDOT should not have a problem with the request to abandon the frontage. TDOT's abandonment could be a condition of the approval. They have changed to 8" sewer lines. The city staff is to meet with the adjoining property owner to try to get a sewer easement. David Wilson noted this is a matter in progress as to any portion of this sewer project that the city might bear.

Bobbie Ann Wilson made a motion for conditional approval, subject to the final acceptance of recommendations by staff, the City Planner and the City Engineer. Jim Hitt seconded the motion and the board unanimously approved.

<u>Item #6 (#24-96)</u> to consider request of Dwayne W. Bailey to rezone from R25 to OP 450 Moss Trail, Davidson County Tax Map 26-9, Parcel 4l.

Bill Terry requested this item be deferred until January as there was no representative present for this request.

<u>Item #7 (#25-96)</u> to consider request of Wolfgang Sauerman to approve Preliminary Master Plan for proposed Commercial PUD, Conference Drive at Rivergate Mall, Davidson County Tax Map 26-14, Parcels 7, 46, and 127.

Staff reviewed. Bill Terry indicated this property was to be developed several years ago and a preliminary master plan was approved. This was prior to the Vietnam Veterans Bypass which diminished land and changed the city's master plan leaving two small fragments of land next to the mall. The previous plan included the extension of Rivergate Drive from Two Mile Parkway through the development in question to intersect with the Mall Ring Road near Conference Drive. This proposal does not extend the road but becomes an internal private road to run from the Mall Ring Road to the west end of the development and out into the parking lot between the theaters and NTW. Rivergate Drive would be a permanent dead-end street which is the first and major issue of this proposal. Issues of the site plan can be considered after the roadway issue is addressed. If an additional connecting link between Two Mile Parkway and Conference Drive is determined to be needed, this may be the only opportunity to do that.

Wolfgang Sauerman, proposed developer, indicated he has worked with landowners for three years to put this project together. The developer's cost to extend Rivergate Drive and sewer from the end of the proposed PUD, approximately 1200', to Two Mile Parkway is in excess of $250,000 and is not justifiable for a project of this size. With the development of the bypass and the Mall Ring Road, the need for an additional through road is decreased. This proposal is much less land than the original master plan. Danny Wamble, representing Bledsoe Engineering, presented an aerial picture showing the area in 1989 prior to the bypass and a present day aerial photo. He expressed how this showed why the extension of the road is not feasible for this development in relation to the interstate interchange.

Jim Thomas expressed concern with traffic counts and flow on Two Mile Parkway at the exit from Rivergate Mall and what another intersection would do to an already congested area.

Charlie Lowe agreed with the statements Wamble made and the significant changes that have occurred since 1989 with the bypass and Conference Drive. The issues are very different now. The major concern is the area traffic issue. There is only 650' from the private Mall Ring Road to Conference Drive. Conference Drive from the bypass to Northcreek Boulevard has no open roadways to relieve traffic. The roadway issue should be resolved first and a traffic study is recommended. Margaret Wall agreed and Bill Terry noted this is normally the developer's expense.

Danny Wamble noted this is an expansion of the mall which should be served by the infrastructure of the mall. There is a trade off with the mall as they would get additional parking lots on this site for access to Ring Road.

Jim Driver commented the board certainly is not denying access for this development, but that it is a bad situation at Conference Drive and the board's concern is the drive through to Two Mile Parkway. Danny Wamble suggested an alternative is to cul-de-sac the street and not extend it through the parking lot beside the theater. There would only be one access off Ring Road. He further noted they would be willing to furnish a traffic study with a recommendation from a traffic engineer.

Terry Simmons, real estate agent representing the seller, indicated he has had experience with TDOT in similar situations and recommended they be consulted on this issue regarding Conference Drive.

Jim Driver made a motion to defer this item and asked the developer to do a traffic study with recommendations to this board, to include consultation with TDOT, Metro, and Rivergate Mall. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

<u>Item #8 (#26-96)</u> to consider request of R. L. Montoya to approve Final Plat of Prater Subdivision, Davidson County Tax Map 19-13, Parcels 45 and 51.

Staff reviewed. Bill Terry noted this plat creates two lots from one tract. There are several minor technical corrections needed. The property is bordered by three streets and the railroad right-of-way. None of the existing street rights-of-way are adequate. Normally when property is subdivided, right-of-way dedications are secured. There is some question of fairness here as how this should apply to existing property. Neither Depot or Jackson Streets will ever be extended. Church Street has heavy car and truck traffic but is not designed for such. The normal street right-of-way should be 50' minimum.

John Coombs suggested Jackson Street right-of-way dedication might be needed if Anchor Wire ever acquires access through Lot 2. He recommended the 50' dedication on Church definitely be considered. Charlie Lowe noted the Anchor Wire drainage goes down to Depot Street. The right-of-way dedication should be set up to accommodate that drainage. David Wilson indicated he would be reluctant to not get right-of-way dedications on Depot from a long term aspect should it be needed in the future.

Jim Thomas made a motion for conditional approval, subject to the corrections recommended by staff, and that 50' right-of-way dedications be secured on Church Street and Depot Street. Jim Driver seconded the motion and the board unanimously approved.

<u>Item #9 (9.62)</u> to consider request of Mark Spalding, Barge, Waggoner, Sumner & Cannon, Inc., to approve Final Master Development Plan for Northchase Office Park, Phase II, Davidson County Tax Map 26, Parcel 137.

Staff reviewed. Bill Terry noted this plan is for another building with 15,000 square feet. The original plan approved two additional buildings 10,000 square feet each for a total of 30,000 square feet including the one 10,000 square foot building already on the site. Previously the board approved a change in the footing mix so that one of the buildings would be smaller than 10,000 square feet and one would be larger. There are some minor changes and additions recommended by the staff. The major issue is the downstream drainage structures.

Jack Tompkins noted there are some drainage problems downstream from this site. The drainage way downstream is ideal for detention but the property downstream has different owners. To achieve offsite drainage would require the developers to acquire additional property. He recommended that wherever and however detention can be achieved it should be done as there is no retention on this site with the building layout proposed.

Bill Terry indicated there is a sewer line to be moved and there needs to be an abandonment of the sewer easement and a new easement secured. Regarding the drainage issue, there is a major drain through the Piccadilly area to Windsor Green streets where the drainage flows with 90 degree turns. With heavy rains, the water flows over the ditches. Also, the new Dollar General development will be upstream from this development.

John Coombs indicated to David Wilson he feels the board should look at the feasibility for the city to acquire the site and build detention downstream. Charlie Lowe noted with the footprint of this building, the flow will not cause major problems but it will impact the drainage downstream. There are sites on the south and north side of Conference Drive that would relieve the situation.

Bill Terry noted this is a PUD and this plan includes architectural drawings of the building so the board would be approving that also. The north and south stairway is on the outside. Jim Brown noted the two exterior and one interior stairways exceed fire access requirements. The exterior stairways are covered and bricked. The building will be like the existing building.

Margaret Wall made a motion for conditional approval subject to the corrections recommended by staff. Gary Webster seconded the motion and the board unanimously approved. John Coombs asked Charlie Lowe to study the drainage feasibility and bring a recommendation to the board.

(John Coombs had to leave the meeting at this point due to a previous obligation. Jim Thomas proceeded as Acting Chairman.)

<u>Item #10 (#27-96)</u> to consider preliminary concept plan for an Eckerd Pharmacy, Davidson County, Tax Map 26-1, Parcel 4.

Staff reviewed. Bill Terry noted Eckerd proposes to build a new free-standing store at the corner of Long Hollow and Main Street on the site of the existing auto parts store. The building size proposed is the minimum size they will build, and the site is extremely tight to construct the store and meet all the zoning requirements. There are some specific variance requests in this concept plan: the location of the dumpster enclosure near Main Street, elimination of 10' landscaping width along Main Street, reduction of the 10' landscaping width to 5' along Long Hollow Pike, and reduction of the 12.5' separation for a driveway cut from a property line needed for the driveway at Long Hollow Pike. Staff recommends some kind of feature should be considered to break up the long brick wall facing Dickerson Pike.

Larry Surtige noted the plans have been deviated more than Eckerd's has ever changed before from their usual building structure. The drivet-stucco has been changed to brick along with numerous other deviations. Mr. Blankenship added they have reduced the building size and parking spaces to the miinimum possible numbers.

Charlie Lowe indicated it is unfortunate no landscape footage is possible on the Dickerson Road side. He recommended landscaping at the loading dock area and to require all landscape areas available to be landscaped to the maximum.

Jim Hitt made a motion to approve the concept plan to include variances requested. Gary Webster seconded the motion and the board unanimously approved.

Item #11 (#5A-94) to consider request for bond reduction for Woodwyn Hills, Sumner County Tax Map 142, Parcel 18.

Staff reviewed. Bill Terry indicated we are holding a letter of credit for $107,000 to secure improvements in Section 1 of Woodwyn Hills and Braxton Park. The Public Works Department has recommended $10,000 be held on Braxton Park and $15,000 be held on Woodwyn Hills for a total of $25,000.

Jim Driver made a motion to approve the reduction of this letter of credit to $25,000. Margaret Wall seconded the motion and the board unanimously approved.

Non-Agenda Items

Change in Board Membership
Jim Thomas shared with the board that January 1, 1997, Jim Driver will be leaving the Planning Board to be the Commissioner Liaison with the Park Board. Jim Thomas will replace Jim Driver as the Commissioner Liaison for the Planning Board. John Cannon will join the Planning Board in January, 1997, assuming the unexpired term of Jim Thomas. He expressed his appreciation and praise for being well served and taught by Jim Driver on the Planning Board. Jim Driver also expressed his appreciation to the Board and his confidence in them during this exciting time of growth in Goodlettsville.

Deadline for Submission of Plans for Consideration by the Planning Board
Bill Terry expressed that consideration has been given to the alternatives regarding the submission of plans and their adequacy to meet the city's requirements. He recommended to keep the submission dates as they are and that once plans are submitted they will not be put on the agenda for consideration by the board until they are correct to the letter. The board members agreed to this recommendation. Bill Terry said he would contact all the participants who frequently present items to the Planning Board.

The meeting was adjourned at 7:25.

John Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary