MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: April 1, 1996 Time: 5:00 P.M. Place: City Hall

Present:		Also Present:	
John Coombs	Margaret Wall	Bill Terry	Dr. Roy Upton
Bobbie Ann Wilson	Jim Thomas	Claudia Davis	Michael Chappell
Jim Hitt	Gary Webster	Charlie Lowe	John A. Callis
Pat Lydon	Jim Driver	David Wilson	Sean Powell
		Steve Axley	Earl Bruceter

Absent:
Jim Galbreath Mary Ann Gourley

The meeting was called to order by John Coombs and prayer was offered by Pat Lydon. The minutes of the March 4, 1996 meeting were adopted as submitted.

Item 1 (#1-96) to consider request of Dr. Roy Upton for approval of site plan for Goodlettsville Animal Hospital, Davidson Co., Tax Map 25-8, Parcel 57.

Staff reviewed. A subdivision plat was approved on this property last month. This is a site plan for the proposed new facility. There are a number of technical corrections to be made.

Steve Axley, Ragan-Smith Associates, noted changes have been made in the plans so that water will now run from the front of the building towards the back into the rip-rap area and run behind the existing Medical Center building. This drainage plan proposed would alleviate building a swale and avoid sheet flow to Harris Street. Charlie Lowe noted the drainage situation is the principal problem but the proposed changes would be satisfactory.

Bill Terry noted that since the new building is close to the property line at the lower end of the site, that more screening should be in place in this area. Also, he would like for the owners to consider in the future closing one of the two accesses into the shared parking lot and also have more landscaping along the front.

Jim Thomas made a motion for conditional approval subject to the technical conditions recommended by staff and the city engineer. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Item #2 (6-96) to consider request of Tommy Cunningham for approval of site plan for Cunningham Property, Davidson Co., Tax Map 18-12, Parcel 62. This item was deferred in agreement with the owner, prior to the meeting.

(Due to the presence of numerous interested people, the board agreed to hear item 8 on the agenda at this point.)

Item 8 (#8.312) to consider request for acceptance by the city as a public street, portion of Sumner Co. Tax Map 143, Parcel 60.

Staff reviewed. Slides were shown. Bill Terry indicated property owners on Long Hollow Pike have

requested that the driveway which provides access to their homes be accepted and named as a public street. Their purpose for this request is to allow a 911 address and to pursue having a water line installed by White House Utility District. This is a gravel drive with a ditch along one side and does not meet street specifications in any way. Sumner County maintained the driveway many years ago by providing grading and gravel. This practice was continued by the city after this area was annexed but there was never a formal offer of dedication and the property was never subdivided.

John Callis, representing the families involved, noted that the water line to his home has to come from Long Hollow Pike through another person's property and the pressure is very poor. All their water meters are on Long Hollow Pike. It is very difficult for these people to get in and out in snow and they are also concerned about not having a 911 address. The ditch is also an ongoing problem, washing out whenever there is heavy rains. He indicated the owners are willing to dedicate any needed footage to meet right of way requirements. He also noted some consideration might be given to connecting their road into Page Heights.

John Coombs, as Chairperson, requested this item be deferred to request a legal opinion from the city attorney concerning the driveway's status and the city's obligation in this matter.

Item 3 (#7-96) to consider the request of Sean Powell for approval of site plan for Sprint Telecommunications Venture, Davidson Co. Tax Map 34-1, Part of Parcel 04.

Staff reviewed. Slides were shown. Bill Terry noted this tower location is off Alta Loma Road between I-65 and the TVA towers. It is vacant property with two billboards thereon and is effected by a TVA easement. It is zoned RPUD but the city cannot deny this use as communication towers are removed from zoning laws. There are some minor changes recommended on the plan.

Sean Powell indicated the FAA will not require lights on this tower. They will secure TDOT and TVA confirmation of their approval regarding the transmission. Earl Bruceter, engineer, assured the board the tower would exceed all minimum construction requirements regarding twist and sway, and to withstand minimum 80 MPH winds. This will be a single pole with no guide wires and will meet all grounding requirements. The drive surface will be a dust free surface for the entire length from Alta Loma Road.

Gary Webster made a motion to approve this request subject to the conditions recommended by the staff and city engineer. Jim Hitt seconded the motion and the board unanimously approved.

Item #4 (8-96) to consider the request of Bruce DeVires for approval of abandonment of an alley, Church Street, Davidson Co., Tax Map 19-13, Parcel 32. This item was withdrawn prior to this meeting.

Item #5 (9-96) to consider the request of Deana Nabor Gibbs to rezone from GC to CS, Lot 1 and 2, Highway 31, Sumner Co. Tax Map 141, Parcels 4900 & 7400.

Staff reviewed. Slides were shown. Bill Terry noted the purpose of this rezone request is to enable the property to be sold for the purpose of building a motel which is not allowed under the present CG zoning. This area was zoned CG due to the nature of some uses which were already in place at the time the zoning was adopted. One of the goals of the city for this area is to stimulate new business and clean up some of the older businesses. Three new businesses, Waffle House, Raceway, and Shell, have been built in the last few years which have improved the business climate greatly. This proposed

motel would be another needed improvement and contribute to the trend for new business in the area. To allow the motel, the property would have to be rezoned or an amendment to the zoning requirements could be made to the permitted uses in a CG district to allow motels. This is the only area in the city zoned Commercial General.

Pat Lydon made a motion to recommend to the Commission to amend the zoning district Commercial General to include motels as a permitted use. Jim Thomas seconded the motion and the board unanimously approved.

Item #6 (10-96) to consider the request of Richard Uselton for resubdivision of property, Davidson Co. Tax Map 25-4, Parcels 33.

Staff reviewed. Bill Terry noted this lot is platted as Section 2 of Franklin Heights. The owner wishes to change the name of this lot and separate it from the Franklin Heights Subdivision. There are a few minor corrections recommended by staff.

Richard Uselton indicated the partners of Franklin Heights have divided the remaining lots and he now owns this particular lot. He would like to build a zero-lot line condominium residence.

John Coombs noted that when this lot was divided off, the intention was to build a single family residence in keeping with the homes in Franklin Heights, due to the proximity of the adjoining lots. Jim Hitt questioned and it was confirmed that by removing this lot from Franklin Heights would eliminate the restrictions in place for Franklin Heights and would allow a duplex to be built. Margaret Wall expressed that perhaps the board should get feedback from adjoining property owners on their opinion in this matter. Bobbie Ann Wilson added that if the board has made a commitment in the past to the property owners in this development, then we should consider their opinion before changing this commitment.

John Coombs requested this item be deferred until the adjoining property owners could be informed and respond on this matter.

Item #7 (5.5) Consider request of Mike Chappell for approval of the site plan for the new fire hall, Davidson Co., Tax Map 26-01, Parcel 3, 10 & 11.

Staff reviewed. Bill Terry noted this is the plan for the new fire hall between Long Hollow Pike and East Avenue, containing an office area, dormitory, and equipment and apparatus bay. Emergency vehicles will exit onto Long Hollow Pike and reenter the site from East Avenue. There are several technical corrections and additions needed to the plan and these are under discussion with the designer and city commission. The submitted plans did not include drainage, regulatory flood plain, or landscape plans, therefore the review by staff and the city engineer are incomplete. The city is going to do its own landscaping and excess dirt from the site will be used for the berm area.

Mike Chappell, Architect for the new fire hall, indicated the staff comments are valid and presented revised plans to board members.

Bill Terry noted this property is included in a Commercial PUD. This entire area was zoned PUD in 1989 so the board could have some input on the appearance of buildings developed in the PUD. Setbacks are 30' from internal property lines on the side. If this total area was a PUD, there is no side yard required. In this case the interior property line might require a 30' setback. At one point the

plan has a 22' setback. Another possible problem on setback is the maintenance building which may require a 60' setback from East Avenue. Mike Chappell noted there is typically one front, one rear and two sides. If you claim Long Hollow Pike to be the front, you could consider the rear to be East Avenue which is a 30' rear setback requirement which would be met on the plan.

Charlie Lowe commented the Long Hollow Pike access is an unsafe situation and he would like to go on record to that effect. Mike Chappell indicated this access location is a compromise between the engineer, Fire Chief, and Commission. John Coombs noted that it seems we are compounding the problem with the angle proposed. Mike Chappell noted the building is such that they can opt to access directly onto Long Hollow Pike and that any changes to the plan or design can be made by amending the packages to bidders. Jim Driver noted TDOT has recommended the access be moved down, away from the intersection of Two Mile Pike and Long Hollow Pike. Mike Chappell noted the proposed access location compromises with TDOT's wishes. Charlie Lowe said Mike needs a very specific decision on where to locate the access.

John Coombs expressed he would like a completed staff review and approval before this board approves the plan. To achieve this end and to meet bidding dates, a Special Called Meeting may be called to reconvene this board after the staff review. Bill Terry said he feels the drainage and grade issues are technical between the engineers and when agreement is reached on these matters, such is normally accepted by the board. The other issue is the setbacks and agreement on the access which the board must approve or disapprove.

Jim Thomas questioned the effectiveness of the warning system. Pat Lydon expressed that he has no problem with the setback variances and with the staff working out the technical problems but that he is also very concerned about the signalization and access. Bobbie Ann Wilson said she preferred to have a completed review by the staff and city engineer. Jim Thomas agreed but he would like to find a solution to meet the city's schedule with the bid opening April 12.

Jim Thomas made a motion for conditional approval subject to the final review by the city planner and the city engineer of the drawings submitted tonight and specifications on drainage to be submitted, and should their review indicate more than a minor problem, the board would reconvene prior to April 12 to review their findings, and also strongly encourage the installation of an adequate warning system, and to waive the setback requirements that this drawing does not comply to. Pat Lydon seconded the motion and the board unanimously approved.

David Wilson commented that the Budgetel sewer issue was deferred by the commission. The sewer situation should be worked out in the next few days. If so, this matter may be combined with the above matter if a special called meeting is necessary.

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

John Coombs, Chairman

Claudia Davis, Secretary