MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: March 4, 1996 Time: 5:00 P.M. Place: City Hall

Present:		Also Present:	
John Coombs	Margaret Wall	Bill Terry	Tommy Walker
Bobbie Ann Wilson	Jim Thomas	Claudia Davis	Sharon Swafford
Jim Hitt	Gary Webster	Charlie Lowe	Newell Hooper
Jim Galbreath	Jim Driver	David Wilson	Alan Thompson
Mary Ann Gourley		L. Steven Bridges, Jr.	

Absent:
Pat Lydon

The meeting was called to order by John Coombs and prayer was offered by Jim Thomas. The minutes of the December 4, 1995 and the February 5, 1996 meetings were adopted with one change, Jim Galbreath noted that he voted no to the motion for Item 7 on the February 5, 1996 minutes.

Item #1 (#1-90) to consider request of Paul Sauve, Ragan-Smith Asso., for approval of final plat, Budgetel Inn, Lots 1 & 2, Northgate Park, Sec. 12, Davidson Co., Tax Map 26-1, Parcel 134 & 135.

Staff reviewed. This request was deferred last month. The Fire Department has approved the plan with regard to access for emergency vehicles. However, a critical problem has surfaced that prohibits any new construction on this site. The sewer capacity of the sewer line into the motel cannot handle any more sanitary waste. Efforts are being made to find a solution but no solution is in place at this time. The plat can be approved but the site plan for the proposed construction cannot be approved at this time. Charles Lowe noted that property owners who have access by way of the access easement which would be abandoned by this plat should sign off on the plat.

Jim Driver made a motion to approve the plat subject to the conditions recommended by staff and the city engineer. Mary Ann Gourley seconded the motion and the board unanimously approved.

Jim Driver made a motion to defer approval of the site plan. Margaret Wall seconded the motion and the board unanimously approved.

Item #2 (3-96) to consider request of Alan Thompson, Ragan-Smith Asso. for approval of site plans for Best Western Capitol Inn & Suites, Northcreek Commons, Sec. 6, Davidson Co., Tax Map 26A.

Staff reviewed. Bill Terry indicated this plan was deferred last month until conclusions could be reached on the parking requirements for the meeting room proposed and the driveway throat length. Terry noted that Metro Zoning does not require additional parking spaces for a meeting room unless the facility is a conference motel. Interviews with the managers of Shoney's Inn and Budgetel Inn, which have similar meeting rooms, concluded the meeting rooms are used mostly by business people who are staying at the motel for daytime meetings when normally the motel is not at full occupancy. Only on rare occasions has the motel been full and additional space needed for those using the meeting room. Regarding the driveway throat distance, there is enough room to stack two cars for a right turn onto Northcreek Blvd. Since this drive is a right in / right out only, the possibility for congestion is minimal as no left turn is possible. Terry noted there were numerous recommendations made by staff in the review of this item in February, including a drainage easement, etc. He recommended the board's approval should be conditional on these issues. Alan Thompson with Ragan-Smith Associates addressed the board about the parking and driveway throat length.

Jim Thomas made a motion to approve this plat, subject to recommendations made by staff and the city engineer, including their comments covered in the review of this item in February. Jim Galbreath seconded the motion and the board unanimously approved.

Regarding future motel development in this area, Bill Terry indicated he and David Wilson have met with the developers and made them aware of the concerns of this board of the potential overpopulation of motels. The developers were sympathetic to this opinion and indicated they will alert potential buyers that probably a market analysis would be required before reviewing any new motel proposal. Also, that such proposal would not be in compliance with the original master plan. The original plan use for this development only showed two motels and there are now five approved motels in this development with four others in this area totaling over 800 rooms.

Item 3 (#1-96) to consider request of Dr. Roy Upton for approval of final plat for Medical Center Subdivision, Davidson Co., Tax Map 25-8, Parcel 57.

This plat combines one lot of Dr. Upton with two adjoining lots, which include the Medical Center and parking lot, and divides this area into two separate lots. There should be a cross-use parking and access agreement recorded between the two owners. There is adequate parking for both uses. There are a number of technical corrections recommended by staff and the city engineer.

Jim Driver made a motion to approve this plat, subject to the recommendations of the staff and city engineer, including a recorded agreement regarding the joint parking and access. Jim Thomas seconded the motion and the board unanimously approved.

Item 4 (#4-96) to consider request of Bobby Bradley to approve final plat of Bobby Bradley Lots Madison Court, Sumner Co. Tax Map 140, Parcel 126.

Staff reviewed. Slides were shown. Bill Terry indicated this is a two lot subdivision on an existing public road which was built before being annexed into the city. There are some technical corrections recommended by staff.

Margaret Wall made a motion to conditionally approve the final plat subject to the corrections recommended by staff. Jim Hitt seconded the motion and the board unanimously approved.

Item 5 (#5-96) to consider the request of Sharon Swafford to approve the final plat of F. G. Hooper Lots, Moncrief Avenue, Davidson Co. Tax Map 25-3, Parcels 15 & 16.

Staff reviewed. Slides were shown. This property extends through Moncrief Avenue on both sides of a large, steep curve. The property is currently two lots and this plat will divide the two into four. Minimum lot size has been met and there is sewer and fire hydrants to all four lots. There are a number of technical corrections to the plat recommended by the staff and city engineer. John Coombs questioned the water pressure. Jim Driver indicated the booster station across from Public Works has corrected the inadequate water pressure problems.

Mary Ann Gourley made a motion to approve the plat, conditional on the recommendations of staff. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

(Items #6 and #7 were deferred at this point until after Item #8 and #9.)

Item #8 (7.14) to consider request of the Parks and Recreation Department for approval of the site for the Interpretive Center for Manskers Station, Moss-Wright Park.
And
Item #9 (8.36) to consider request of the Parks and Recreation Department to close a portion of Jackson Road.

Staff reviewed. A decision on these items was deferred at the February meeting until a concept plan could be presented. A preliminary site plan, or "concept" plan, has been presented. There are some problems regarding turning movements and ingress/egress which could be worked out on the site plan. Approval of the Planning Board is required prior to public funding.

Mike Alsup noted the proposed facility will be approximately 30' x 50', one story, with a capacity of 100 or less. There will be a berm along Caldwell with screen landscaping for aesthetics. They would like the parking to be between the building and Caldwell with green space between the park and the building. The entrance to the center was discussed among members, noting a single entrance in line with the Indian Hills entrance would be favorable, limiting access on Caldwell Lane due to sight distance, traffic safety, and security factors. John Coombs noted a turning lane should be considered on Caldwell for this entrance. He also expressed concern about lights in the complex and the impact on residents in Indian Hills. Mike Alsup noted this will be a day use facility and lighting in the parking area will not be necessary.

Mike Alsup noted that closing Jackson Road would expand the drainage run off from Indian Hills that ends up on the park and Jackson Road. There is adequate radius in the cul-de-sac on Jackson Road to accommodate school busses and emergency vehicles. The bypass and improvements to the intersection of Caldwell and Long Hollow Pike have significantly improved the traffic flow through Jackson Road, however the residents on Stephanie Place have historically opposed the closing of Jackson Road. There has been no official traffic count taken. Jim Thomas witnessed three vehicles entering Jackson from Caldwell during an hour plus that he spent reviewing the area and this issue. His opinion is that traffic volume is minimal.

Jim Thomas made a motion to recommend to the City Commission to close Jackson Road from the park boundary to the intersection of Caldwell Road . Gary Webster seconded the motion and the board unanimously approved.

Jim Driver made a motion to approve the concept of the Interpretive Center. Jim Thomas seconded the motion and the board unanimously approved.

Item #6 (9.80) to consider zoning requirements for above ground storage tanks.

Staff reviewed. Bill Terry noted this issue was discussed in the February meeting regarding the application of the standards for above ground storage of flammable liquids in commercial districts. Due to the extreme quidelines and expense for underground storage tanks, many businesses have already installed above ground tanks and it appears to be an increasing trend. Under our current ordinance, outside tanks are not allowed. He presented a partial draft of the proposed amendment based on the research at this point to address this issue. This includes a table expanded to apply to other commercial districts presently not included in our ordinance.

Board members agreed this issue should be addressed and research should continue to address all aspects of this matter, including dispensing methods (covered by the fire code), spill containment vessel requirements, no stilts to be allowed due to safety and aesthetics, size of tanks outside industrial districts, construction standards, and specific and extensive screening requirements.

Item #7 (9.80) to consider Ordinance No. 95-527, to amend certain sections of Title 11 of the Municipal Code , the Goodlettsville Zoning Ordinance.

Staff reviewed. This ordinance has passed first reading by the commission and has been referred to the board for recommendation. Part of this ordinance relating to fences was approved by the board in February. Another part of the ordinance pertaining to adult entertainment was deferred pending final review by the city attorney. The attorney has completed his review with changes made to several definitions to read the same as those spelled out in the Tennessee Code.

Bobbie Ann Wilson made a motion to recommend to the city commission to adopt this ordinance. Jim Galbreath seconded the motion and the board unanimously approved.

Item #10 (9.86) to consider amendments to provisions relating to temporary fireworks sales.

Staff reviewed. Bill Terry noted there have been problems with fireworks sales from temporary tents and the staff would like the direction of the board regarding an increase in requirements or a complete ban on temporary tents. Historically, there have been sign violations, outright disagreements between operators, and disregard for the rules. This use is permitted through the zoning appeals process. In the past, the city tried to eliminate any new fireworks sales. One factor supporting this action was to protect the permanent business sales. This was challenged and the city lost. Some cities have passed a total ban of this activity. Sign violations are the most prevalent issue.

John Coombs suggested the new increased sign violation penalty should help this situation. Jim Thomas expressed a total ban would be less desirable than being able to enforce the regulations we have now. Jim Hitt, Jim Thomas and the majority of the board expressed their encouragement to vigorous and strict enforcement of the regulations and fines for violations involved in this use.

Non-Agenda Comments:

- Jim Driver noted the State has signed a contract to widen Two Mile Parkway and install a traffic signal at the I-65 exit.
- The schedule for widening Conference Drive is that the engineering and design will be in 1996, right-of-way acquisitions will be in 1998 and construction will begin in 1999.
- Bids are in for the Mansker Creek Sewer Project which will be an eighteen month project.
- The final architect rendering of the new Fire Hall was presented for the board to view.
- John Coombs encouraged everyone to contact the appropriate authorities to complain about the unsightly appearance of the I-65 exits in Goodlettsville.

The meeting was adjourned at 7:08 p.m.

John Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Secretary