MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: December 4, 1995 Time: 5:00 P.M. Place: City Hall

Present:		Also Present:	
John Coombs	Margaret Wall	Bill Terry	John Carter
Bobbie Ann Wilson	Jim Thomas	Claudia Davis	R. L. Montoya
Jim Hitt	Gary Webster	Charlie Lowe	George Welch
Jim Galbreath	Pat Lydon	Randy Caldwell	David Reece
Mary Ann Gourley		Aissatou Sidime	Billy Ray Daniel

Absent:
Jim Driver

The meeting was called to order by John Coombs and prayer was offered by Pat Lydon. Minutes of the previous meeting, November 6, 1995, were approved as submitted.

Item 1 (#5-94) to consider the request of Wayne Meadows to approve revised Final Master Development Plan Amended, Braxton Park, Section 2, Sumner County Tax Map 142, Parcel l8.

Staff reviewed. On the original approval, Braxton Park Lane was to extend to a future multi-family development. On the recommendation of staff, this access has been moved to another location and the developer agreed to make this a permanent dead-end street. This amendment adds four lots at the end of the street to front on the turnaround. There is a severe grade problem, particularly on 27B.

George Welch submitted a handout detailing the grades for these lots and showing a house footprint for Lot 27B. Bill Terry noted there are no established standards for grade. FHA used to require 14% maximum grade. George noted this lot is close to a 3:1 slope. He feels the developer has worked with similar lots and feels the grade can be corrected to 15%. Charlie Lowe noted that 27B is a very difficult lot but it is the only one of the four lots presenting this problem. He feels the cul-de-sac is a much better alternative than the dead-end.

Jim Thomas made a motion to approve this request, subject to the corrections and recommendations of staff being satisfied. Margaret Wall seconded the motion and the board unanimously approved.

Item 2 (#5-94) to consider the request of Wayne Meadows to approve Final Plat, Braxton Park, Section 3, Sumner County Tax Map 142, Parcel 18.

Staff reviewed. This plat is the recording document for the four lots created by the master plan amendment in Item 1. The plat meets the subdivision requirements but there are several corrections which need to be made. These include corrections relating to easements, fire hydrants, certificate of ownership, flood prints, and monuments.

Jim Thomas made a motion to approve this Final Plat subject to the corrections and additions recommended by staff. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #3 (#17-95) to consider the request of R. L. Montoya for resubdivision of Lot 105, Page Heights, Section Two, Sumner County Tax Map 143-O-A, Parcel 30.

Staff reviewed. Slides were shown. This lot has an existing home and the owner wishes to create an additional lot for his son to build a home. This is a large lot for the area and the division would meet the minimum lot size requirements for this zoning district which is R15. The closest lots to the subject lots are about 15,000 square feet. The new lot would border Dorothy and Anna Drive. Anna Drive is an unimproved public street. There are a number of corrections recommended by staff, including the location of the driveway which is needed due to the slope on the corner lot.

Rocky Montoya indicated the owner plans to build a two story house facing Dorothy Drive with the driveway probably coming off Anna Drive. The existing plat has a 40' setback. Our zoning regulations require a 30' setback and the owner would like to have 30' setback approved for this lot. Jim Galbreath questioned the relationship of the home at a 30' setback on the proposed lot to the other home on Anna Drive. Bill Terry indicated there is a house on the other corner of Dorothy and Anna with access on Anna, but he does not know what the setback is on that home. John Coombs questioned the 30' setback from an appearance standpoint. Bill Terry noted this is a judgment call for the board but that he does not think it would be noticeable as Mr. Goodwin's home drops off so steep that it would not effect the alignment of the homes. Mary Ann Gourley clarified that if the 30' setback is agreed upon, the 30' would be for the Anna Drive side of the lot and the Dorothy Drive front line would remain at 40' in keeping with the setback on the existing lot.

Bill Terry noted there is a manhole on the back of Lot 1 and it may be very difficult to get the correct fall for drainage. This would have to be looked at regarding the sewer service. The Sewer Department will permit one line to run across a lot for one private line. Therefore, an easement for this should be added on Lot 1 at this time rather than having to request an easement later.

Pat Lydon made a motion to approve this resubdivision, subject to the corrections and additions recommended by staff. Gary Webster seconded the motion and the board unanimously approved.

Item #4 (18-95) to consider the request of John D. Carter to approve Final Plat of John D. Carter Subdivision, Sumner County Tax Map 143, Parcel 5.04.

Staff reviewed. Slides were shown. This is a plat to divide an existing five+ acre tract into two lots to create an additional building site. There are numerous corrections and additions recommended.

John Coombs noted that he would like to go on record that if we have an item on the agenda with a large number of corrections, that Bill Terry should encourage the item be deferred rather than take the time of the board when the request cannot be approved as presented.

Charlie Lowe commented the access to Lot 2 should be identified. Mr. Carter explained there is an existing driveway on Lot 2 and pointed out the location of that drive in relation to the lot boundaries.

Mary Ann Gourley made a motion to approve this resubdivision, subject to the corrections and additions recommended by staff. Jim Galbreath seconded the motion and the board unanimously approved.

Item #5 (#4-94) to consider the request of Ragan Smith Associates for approval of Final Master Plan, Lenoxgate Apartments, Phase One, Northcreek Commons, Section 8, Davidson County Tax Map 26, Parcel 72 & 119.

Staff reviewed. Slides were shown. The preliminary master plan for this project was approved last February. This final plan represents phase 1 of the project. Since the city engineers are the consultants for the developer, the plan was submitted to Barge, Waggoner, Sumner & Cannon for an independent review. Their comments included that additional engineering and site details could be required to clearly outline the scope of the development and improvements. In several instances, critical details were lacking that affect the evaluation of the plan. Several areas throughout the site are proposed for 2:1 and 3:1 graded slopes and hydroseeded stabilization. The board may want to require less severe slopes with native grasses to avoid erosion and slope failures. Several pre-split rock retaining walls are noted, but no geotechnical data and contruction technique details are provided to confirm the stability of these walls or their structural integrity. Comments pertaining to stormwater, utility layout, grading plan and overall layout were included

Bill Terry noted other concerns of the staff include the sidewalk system, sewer pump station capacity, fire flow calculations, entrance signage, landscaping, and parking. He noted that revised plans have been submitted prior to the meeting but have not been reviewed.

Randy Caldwell addressed the board about the concerns outlined above. He noted the biggest change is that they are now proposing all three story units. This has dramatically reduced the grading and disturbing the site, as well as eliminates one building entirely. The original plan was for two acres to be undisturbed and this plan will increase this to six acres. The amenities will include a gated complex, covered garages with four parking spaces per unit, and a permanent model. He addressed the specific comments of the engineering review. Regarding the stormwater, there will be no detention. The flow will be taken directly from the development to Mansker Creek. Charlie Lowe indicated this is at the lower end basin of Mansker Creek and it is advantageous to take the flow directly to the creek so that it can go on down stream and be released ahead of the upper end flow. Randy noted that the revised plans address the other comments in the engineering review.

Jim Thomas said he feels that sidewalks should connect throughout the complex and with the sidewalks on Northcreek Boulevard. Bill Terry noted that in projects that have been completed in this area, the sidewalks have been provided at the time of the site development. In this case the construction of Northcreek Boulevard and this project are to be simultaneous. We would like to request that the sidewalks be made a part of this development. Also, he agreed and recommended that sidewalks on the front of the buildings should be connected through the development. The developer agreed with this recommendation and noted the revised plans will reflect this layout.

Regarding fire hydrants, the Fire Chief will do a fire flow calculation to determine if additional hydrants are needed. John Coombs indicated Bill Terry and Phillip Gibson will coordinate to determine the requirements the developer must meet for fire hydrants. Randy Caldwell indicated they are discussing with Bill Martin the capacity of the sewer pump station and he has indicated there is capacity there for this complex.

The number of parking spaces meet the zoning requirements. Mr. Reece noted that they are comfortable with the number of spaces at each unit. There is space available to increase the number of spaces, however this would disturb additional green space. The spaces around the clubhouse and entrance area are included in the required total parking spaces. He said that there would be very limited parking space designated for small boats. Parking for campers and boats will be strongly discouraged to tenants.

John Coombs indicated that landscape plans and the entrance signage plans should be brought back before this board for review. Mr. Reece indicated they plan to use a gazebo scheme and additional landscaping around the clubhouse and along Northcreek Boulevard and Conference. Detailed plans of this and the entrance design will be submitted to the board.

Jim Hitt made a motion to conditionally approve the Final Plat, subject to the corrections and additions recommended by staff. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Item #6 (#4-94) to consider request of Ragan Smith Associates for approval of Final Plat, Northcreek Commons, Section 8, Davidson County Tax Map 26, Parcel 72 & 119.

Staff reviewed. This is another subdivision plat creating two additional lots located behind Crye Leike and across from the Post Office on Northcreek Boulevard with two motels proposed. Most of the additions and corrections recommended by staff have been addressed in a revised plan submitted. There will be a joint access between Lot 11 and 12 and an access easement is needed across the rear of the lot in Section 6. The correct setback for Northgate Circle should be 60'. They would like a 30' setback on one side, in keeping with the setback of the Comfort Inn.

Bobbie Ann Wilson made a motion to approve this Final Plat, subject to the conditions recommended by staff. Jim Thomas seconded the motion and the board unanimously approved.

Item #7 (#8-94) to consider the request of Larry Wynns for approval of Master Development Plan of "The Wynlands", Sumner County Tax Map 140, Parcels 17.01 and 17.02.

This item was withdrawn from the agenda prior to the beginning of the meeting.

Item #8 (#5.5) to consider approval of a site for a new fire hall.

Bill Terry noted this board must approve this project location, a requirement of the Tennessee Code Annotated, before the expenditure of public funds for public improvements. The city has purchased property for the proposed fire hall in the area behind Goodlettsville Auto Parts and running betwen Long Hollow Pike and East Court. The board discussed the issue of traffic in relation to this location.

Jim Thomas made a motion to approve the location site for a fire hall. Pat Lydon seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:55 p.m.

John Coombs

John Coombs, Chairman

Claudia Davis

Claudia Davis, Secretary