

**MINUTES OF REGULAR MEETING**  
**GOODLETTSVILLE PLANNING & ZONING BOARD**

Date: July 10, 1995  
 Time: 5:00 P.M.  
 Place: City Hall

|                   |                  |                      |                  |
|-------------------|------------------|----------------------|------------------|
| <u>Present:</u>   |                  | <u>Also Present:</u> |                  |
| John Coombs       | Pat Lydon        | Bill Terry           | Wayne Meadows    |
| Bobbie Ann Wilson | Jim Driver       | Claudia Davis        | Larry Wynns      |
| Jim Hitt          | Jim Thomas       | Charlie Lowe         | Randall Phillips |
| Gary Webster      | Charlotte Morris | Hershel Entrekin     | Carolyn Moore    |
|                   |                  | P. Michael Venturini | Irene Modisett   |
| <u>Absent:</u>    |                  | Bob Nichols          | Pete Long        |
| Mary Ann Gourley  |                  | Tyler Abrahm         |                  |

The meeting was called to order by Chairman Coombs, and prayer was offered by Jim Driver. Minutes of the previous meeting, June 5, 1995, were approved as submitted.

**Item 1 (#1-90)** to consider the request of Margie McKinney, Bob Evans Farms, to approve landscape plan for Bob Evans Restaurant, Davidson County Map 26-1, Parcel 137.

Staff reviewed. Bill Terry indicated Ragan-Smith had examined the landscape plan submitted by Bob Evans and have suggested different plants that would be more hardy to this area. Bob Evans has agreed to use the recommended plants.

Mr. Abrahm representing Bob Evans noted they have submitted a revised site plan with the corrections required in the board's previous approval, along with their color landscape plan. He noted that the building is shifted south as recommended. Regarding the sewer issue, the sewer line could not be located, therefore they will go back to their original plan with a 3" force main to Cartwright Street at the southwest corner of the property. Also, this revised plan has a different building outline with an addition to bring the seating to 116. Bill Terry will review and confirm that parking spaces are adequate to accommodate the additional seating.

Jim Thomas made a motion to approve the landscape plan submitted. Gary Webster seconded the motion and the board approved unanimously.

**Item 2 (#6.95)** to consider the request of Carolyn J. Moore and P. Michael Venturini to rezone from Agricultural to Commercial, property at 921 Springfield Highway, Sumner County Tax Map 141, Parcel 13.

Staff reviewed. Slides were shown. Bill Terry indicated this tract consists of six acres across from the Northfork Industrial Park. The property is zoned Agricultural and the land use plan shows this area as low density residential. The property is used as residential with a large building at the back which the owners would like to lease for commercial storage. Sewers are not available to this area and the topography of the land limits its development potential without extensive excavation. If the property is rezoned, any use permitted in the commercial district could locate on the property.

Mr. Venturini indicated they have advertised the property for rent and have had numerous requests to utilize the 30' x 100' building for storage, including tools, furniture, and commercial storage.

John Coombs questioned the grade in excess of 10%. Mr. Venturini indicated they plan to excavate the access to the building and put a driveway in to lessen the grade. Jim Driver inquired about the status of sewer development to this area. Bill Terry indicated sewers will only be across the road when the Northfork development is completed. Bobbie Ann Wilson asked if the zoning is all the same on that side of the highway from the point where the commercial zoning stops going north. Bill Terry confirmed that all the property is zoned Agriculture. Regarding present permitted uses of the building on this property, whoever leases the home can store personal effects as long as the stored items are not related to any outside business. The property could also be used for any agriculture activity.

Mr. Venturini questioned the apparent residential properties south of Northfork that are commercial sites. Bill Terry reviewed the factors considered in determining the land use plan and the significance of that plan, noting that this property might lend itself to be not suitable for residential with the industrial site across the street and the commercial properties not far away. However, due to the topography and sewer situation, it also is not ideally suitable for commercial development.

Charlotte Morris noted that previous requests to this board for rezoning of properties in this area from Agriculture to Commercial have been declined.

Jim Thomas made a motion to decline this request based on the topography and sewer factors. Charlotte Morris seconded the motion and the board approved unanimously.

**Item #3 (#9.41)** to consider the request of Neil Farrar, Ragan-Smith Associates for approval of final plat of resubdivision of Lots 1 and 2, Section One, Emerald Cove, Davidson County Tax Map 18-12-A, Parcel 2.

Staff reviewed. Bill Terry indicated the owner would like to combine these two lots into one lot to construct one house. An amendment to the master plan would be required as this is a PUD.

John Coombs questioned if the size of the proposed home on this lot would be in keeping with the other homes in this development. Bill Terry indicated he has not seen plans on the proposed home but that all minimum requirements would have to be met.

Jim Driver made a motion to approve this request. Bobbie Ann Wilson seconded the motion and the board approved unanimously.

**Item #4 (#7-95)** to consider the request of Pete Long, Espey Huston & Associates for approval of site plan for Contel Cellular One, Sumner County Tax Map 141, Part of Parcel 6.02.

Staff reviewed. Slides were shown. This 6.02 acre parcel is located between Williamson Road and I-65. It is zoned Agricultural and is very rugged, wooded, and undeveloped. Contel Cellular plans to build a 285' microwave tower on the property, leasing the site from the owners. The tower will be separated from an existing house on the property by approximately 300 to 400'. The only required review by this board is for setback, parking, etc.

Pete Long, Engineer noted an engineering report has been made available to the board members describing the structure in detail, including specifications and description of wind tolerance. There will be a small building constructed but there are no requirements for parking. There will only be access once a week by maintenance personnel after the construction is completed.

Pat Lydon made a motion to approve the plan. Jim Hitt seconded the motion and the board approved unanimously.

**Item #5 (#5-94)** to consider the request of The Meadows Group for approval of the final master development plan, Braxton Park, Section 2, Sumner County Tax Map 142, Parcel 18.

Staff reviewed. This section will be an extension of Braxton Park with 37 additional lots. There are a number of technical details to be addressed in the plan, most of which are of minor detail, i.e. sewer line easements and building envelopes coordinated, slopes on streets and turnarounds, checking on drainage from site to site at the Codes Dept. Level, etc. Of a more serious nature is the issue of drainage. Part of Braxton Park and also Woodwyn Hills drains into a small creek which drains behind homes on Lampley Court. Due to the concern as to what effect additional excavation, buildings, driveways and streets will have on the drainage issue, a drainage study has been completed by Ragan Smith. As a result of this study, the developers are proposing to build a detention pond, approximately two acres, in the Woodwyn Hills development. This study has been submitted to Barge, Waggoner, Sumner & Cannon for their review. Bill Terry indicated the board should determine at what stage of development this drainage project should be required.

Bob Nichols (Ragan-Smith) assured this detention plan would take care of drainage of the existing property and future development. Regarding the effectiveness of a detention pond, referring to the first detention pond in Woodwyn Hills, Nichols noted the key is in the stabilization and maintenance of the structure. Wayne Meadows noted that plans are to proceed back to back with the different sections of Braxton Park and Woodwyn Hills. They need to begin Braxton Park, Section 2 immediately.

John Coombs recommended that Barge, Waggoner, Sumner & Cannon review the plan and determine at what point the pond should be built, and specifically what would the impact be of the approximate 18 lots in Section 2, Braxton Park without the detention pond being constructed first. Wayne Meadows indicated he plans to proceed immediately with the detention structure when the design plans are finalized.

Bill Terry recommended an amendment to the Master Plan to change the apartment/townhouse section of the master plan to come off of a dedicated entrance off Loretta Drive. This would make the cul-de-sac permanent in Braxton Park Section 2. Wayne Meadows agreed to this recommendation, noting he would like to retain the right to add lots if possible around the cul-de-sac.

Jim Hitt made a motion to approve the final master development plan for Braxton Park, Section 2, subject to the review of the drainage report by Barge, Waggoner, Sumner & Cannon. The motion was seconded by Jim Driver and the board approved unanimously.

**Item #6 (#8-94)** to consider cancellation of the adopted master plan for a planned unit development known as Beaver Knoll, Sumner County Tax Map 143, Parcel 17.01 and 17.02.

Staff reviewed. Since the master plan approval in June 1994, no development has occurred. The property was recently purchased by Larry Wynns who plans to pursue the final master plan previously approved as his preliminary plan. He indicated he is in a position to proceed with this development in a very short time.

Bill Terry noted consideration should be given to include some of the common areas with adjoining lots where these areas are not beneficial to any of the other homeowners. The disadvantages of this would be the owners stripping the trees and not maintaining the areas themselves.

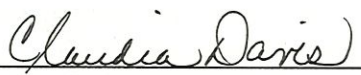
Jim Driver made a motion to extend approval for one year of the preliminary plan. Jim Thomas seconded the motion and the board approved unanimously.

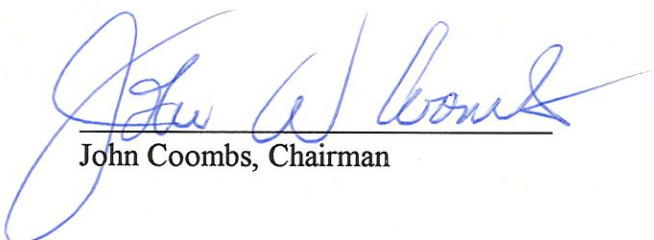
**Item #7** to consider request of Public Works Director to name street running from 31W to 41W between the intersection of 31 and 41 and the I-65 Millersville exit.

Bill Terry indicated this street was never a dedicated right-of-way but over time has become a public road. The city has maintained the roadway, and several businesses get their street access from this roadway. A name and street addresses are needed for 911 purposes.

Several names were recommended by board members. Everyone agreed on the name "Forks Road".

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

  
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Claudia Davis, Secretary

  
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John Coombs, Chairman