

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

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

Present:

John Coombs Pat Lydon
 Bobbie Ann Wilson Jim Driver
 Mary Ann Gourley Jim Thomas
 Gary Webster Charlotte Morris

Also Present:

Bill Terry Kirby Clifton
 Claudia Davis David Crabtree
 David Wilson Bill Lockwood
 Charlie Lowe

Absent:

Jim Hitt

The meeting was called to order by Chairman Coombs, and prayer was offered by Jim Driver. Minutes of previous meetings, May 1, 1995 and May 15, 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.

Bill Terry indicated this item had been requested to be deferred.

Item 2 (#9.76) to consider the request of David Crabtree with Brookside Management Group for modifications in the access to the former Service Merchandise/Burlington property from Two Mile Parkway.

Slides were shown. Staff reviewed. Bill Terry indicated Brookside wants to redevelop this retail center and improve the visibility and accessibility. A committee studying this area met with Mr. Crabtree about six months ago and this proposal was discussed. Their engineers have prepared a traffic study which the city's engineers have reviewed and their comments made available to the board members. They have an option contract to purchase this property and the existing waterbed store property. They propose to remove the waterbed store and build a new entrance into the retail center. They prefer to also keep open the existing driveway next to the waterbed store. The landscaped median along this area of Two Mile Parkway would be removed. A turn lane would be put in with signals for a northbound left turn lane in and a southbound right turn lane out of the center.

David Crabtree, Brookside Management Group, and Bill Lockwood, Barge, Waggoner, Sumner & Cannon, addressed the board. Mr. Crabtree indicated they have potential tenants interested in this center. This plan would satisfy their concerns about accessibility. Mr. Crabtree indicated that all costs of this proposal would be completely incurred by Brookside. They would have liked a four way intersection but this was not favorable to mall representatives who felt this would delay their customers going into the mall. To increase visibility, they will increase the height of the facade of the building.

One of the existing driveways to this area is on property owned by 84 Lumber. He indicated that every effort has been made to acquire this property or at least gain the cooperation of the 84 Lumber

people in this proposed plan. 84 Lumber has not been cooperative or receptive to any of the contacts from Brookside and Mr. Crabtree does not expect they will be able to obtain that property in order to close the existing driveway through that property. David Wilson indicated he would correspond with 84 Lumber and encourage their cooperation..

John Coombs questioned their time frame. Crabtree responded they currently have requested an extension of 45 days to work out details. If they do not accept their extension request, they must close on the contract by mid-July.

Charlie Lowe reviewed in detail the comments from Ragan Smith & Associates review of the traffic impact study. Jim Driver recommended that there be two southbound lanes with a right turn lane into the center and the existing left turn lane into the mall maintained so that through traffic will not be influenced except by the new signal. This would require a condemnation as the existing right-of-way is not wide enough.

By not eliminating the existing accesses, John Coombs noted the southbound lane problems are compounded. Charlie Lowe also discouraged having this drive remain. Jim Driver added he is also opposed to keeping the existing access open. Mary Ann Gourley noted there should definitely be enough stacking in the turn lanes. Jim Thomas added that he is in favor of any improvements to make this center more accessible.

Jim Driver made a motion for conditional approval of this proposal with further review and with no effect on the Rivergate Mall ingress and egress. Jim Thomas seconded the motion and the board approved unanimously.

Item #3 (#5 & 5A-94) to consider the request of Wayne Meadows for approval of a sign plan for entrance signage for the Braxton Park and Woodwyn Hills residential developments.

Staff reviewed. Slides were shown. Braxton Park is a PUD with signage plans included in the master plan. These signs will be a dry-stacked rock wall with landscaping and a sign on the street side. One wall will intrude into the right-of-way. Public Works has approved this as long as sight distance is not affected. Woodwyn Hills is a regular subdivision which permits signage at the "main" entrances. In this case there is no "main" entrance and the developer would like to put these sign monuments at each entrance, requiring this board's approval.

Pat Lydon made a motion to approve the signage plans. Charlotte Morris seconded the motion and the board approved unanimously.

Item #4 (#7-94) to consider cancellation of the adopted master plan for a planned unit development known as Steeplechase Meadows.

Staff reviewed. This master plan was approved in June, 1994. There were several conditions included in this approval which have not been resubmitted. Also, construction has not begun during this year, therefore this project is subject to review and either canceled or approval extended.

Kirby Clifton indicated to the board he has not been in a financial position to start this development. Recently, he has been expecting a contract to purchase the property, contingent on THD tax credit

funding. This contingency would be decided by mid-August, 1995. This potential buyer plans to use the master plan already approved.

John Coombs indicated the board should consider changes in the needs of the community since the preliminary plan was approved in 1993 as compared with present conditions. He noted that recent approvals in the Dickerson Road corridor have been at a lower density than the plan at this site. The Worrell Farm project recently proposed to the board at a density of 13 units per acre was rejected. Regarding the conditions of the original approval, Mr. Clifton indicated he had submitted revised plans with the majority of the conditions met. Bill Terry indicated he did not recall receiving any revised plans other than foundation landscaping.

Jim Driver noted that obvious changes have occurred regarding the density of recently approved projects and that those projects were having an impact on traffic on Dickerson Road. The density of those projects was lowered in order to reduce the amount of traffic being generated.

Mary Ann Gourley made a motion to remove approval of this master plan based on the changes in the needs of the community, the density accepted in more recent developments, and to reduce traffic generation. Jim Driver seconded the motion and the board unanimously approved the motion. The zoning district remains unchanged.

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

Claudia Davis
Claudia Davis, Secretary

John Coombs
John Coombs, Chairman