MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: February 6, 1995
Time: 5:00 P.M.
Place: City Hall

Present:		Also Present:	
John Coombs	Jim Thomas	Bill Terry	Ed Corlew
Bobbie Wilson	Charlotte Morris	David Wilson	Claudia Davis
Gary Webster	Jim Driver	Charlie Lowe	Ed Freeman
Mary Ann Gourley		Ricky Ray	R. L. Montoya
		Jim Dunn	Ron Hamm
		Hubert Worrell	Rob Skipper

Absent:

Pat Lydon	Billy Hitt
Grady McNeal	

The meeting was called to order by Chairman Coombs. Prayer was offered by Charlotte Morris. Minutes of the previous meeting were adopted as submitted.

Item #1 (9.64), to consider the request of R. L. Montoya for approval of site plan for Rivergate Professional Plaza, Parkway Annex, Section 2, Davidson County Tax Map 26-9, Parcel 95.

Staff reviewed and made numerous recommendations pertaining to the revised plat. Some of these issues have been addressed, but several problems remain. There are two major issues. First, there is a discrepancy on the number of parking spaces shown on the site plan and the landscape plan and the actual number of spaces required. Also, if any doctors or dentists occupy any of these offices, additional parking spaces are required. Second, the layout and design presents problems for access and maneuverability of emergency vehicles.

Bill Terry noted he now has a copy of the ordinance from Metro granting an easement across the school property to the City of Goodlettsville. This includes a provision that the School Board must approve any construction within the easement. Evidence of the Board's approval of this site plan would be required.

Charles Lowe noted the level of detail in general on the revised plan needs to be increased to provide for an informed decision. The revised plan does show an additional fire hydrant which will be within 300' to all the buildings. Lowe noted the detention and drainage plans look to be acceptable and the size of pipes appears to be adequate, but he needs additional time to review the revised plans. He does recommend the detention pond should be fenced and Montoya indicated this would be acceptable to the developer.

Bill Terry expressed that staff recommended redesigning the configuration, perhaps moving Units 9 and 10 to the back of the property which would alleviate the emergency vehicle problems. The parking space situation would be effected and should be given consideration if redesigning is done. Also, fire walls may be needed between Units 3 and 4. Mary Ann Gourley noted the security of the detention pond is the greatest concern and she would like the assurance of the City Planner and the City Engineer that the system is as secure as it possibly can be.

Jim Thomas made a motion to defer a decision on this request, due to the issues of safety, technical problems, landscape, emergency vehicle situation, Board of Education approval, and encroachment of parking spaces on the shared right of way easement with Frank Davis property. (Jim Driver indicated he would like to have something in writing on this matter from Frank Davis). The motion was seconded by Charlotte Morris and approved unanimously by the board.

Item #2, (#10-93), to consider the request of R. L. Montoya for approval of minor plat amendment for Lots 18, 19, and 20, Ashlin Downs for purpose of relocating public utilities and drainage easements, Sumner County Tax Map 143, Parcel 74, 74.01, & 75.

Staff reviewed. This plat increases the size of the public utility easement of these lots. This amendment is to relocate the easement as the sewer lines were relocated when they were installed. Staff noted three items which need to be added: Show sewer manholes on Lot 23 and at the rear of Lot 20, show first floor elevations, and show dimensions of the limits of the building envelopes.

Jim Driver made a motion to conditionally approve this request subject to the technical corrections listed above. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #3 (#25-95), to consider the request of Freeman Management Company to study the land use and zoning policy of the city with regards to one parcel, the old Service Merchandise Building at Two Mile Pkwy., Davidson Co., Tax Map 26-B, Parcel 69.

Mary Ann Gourley reviewed the report of the committee appointed to study this request. Bill Terry noted this request and the subsequent study has pointed out the need for this committee and board to carefully monitor and continue to study and review this area to assure that any needed changes will be addressed and corrected. John Coombs requested that this committee continue this study and involve the Subarea 4 plans also.

Jim Driver suggested the board authorize the committee with the authority to use funds allocated to the Planning Board for engineering consultation. Charlotte Morris made a motion to authorize the Study Committee for the Two Mile Parkway/Service Merchandise-Burlington Site, to secure engineering services as needed to be funded by the engineering funds allocated to the Planning Board. Gary Webster seconded the motion and the board approved unanimously.

Mary Ann Gourley made a motion to deny this request to change the long range plans, based on the recommendations of the study committee, the fact that this would constitute spot zoning and the lack of supporting evidence for any change to the land use policy at this time. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Item #4 (6-90) to consider the request of Ed Corlew for approval of Final Master Plan, Rolling Meadows, Phase 1, Section 10, Davidson County, Tax Map 33-4-A.

Staff reviewed. Slides were shown. Seven additional details to the plans were outlined by the staff. Ed Corlew indicated these will all be one story units as the market is calling for more flats. FHA has required further setbacks. In order to ease concerns of existing occupants behind these units, decks have been reduced from 12' down to 8'. Water flow will be taken from the front to off the site. Charlie Lowe indicated if the manholes in back are not tampered with, they should be satisfactory. Also, if swells behind existing occupants are undisturbed drainage should be adequate. There is a very large tree on this site which should remain if at all possible.

Mary Ann Gourley made a motion to approve this request subject to the technical conditions outlined by the staff, the tree to remain if at all possible, and other comments. Jim Thomas seconded the motion and the board approved unanimously.

Item #5 (9.44), to consider the request of Wamble & Associates for approval of Preliminary Final Master Plan of Worrell Farms, a Planned Unit Development, Dav. County Tax Map 33, Parcel 21 and 42.

Staff reviewed. Slides were shown. Numerous problems and recommendations were reported by staff. This property was rezoned HDRPUD in 1984. Dry Creek Road would be extended to Dickerson Road, going through the flood plane of the creek. Due to the extensive fill required, a flood study analysis would be necessary. Staff would also like a traffic study of the three intersections. The proposed apartments are on very steep slopes and the density is at issue. Buffering from other properties would be needed. The commercial area design would require a variance on the square feet requirements. The retirement community should have good pedestrian access to the commercial area.

Charlie Lowe noted the grades are very severe and aggressive on the apartment units. He also expressed concern about whether the accesses on Dickerson Road are required or necessary.

Mr. Wamble, the design engineer, noted that he realized the preliminary plan does not suffice for approval at this point, but he is confident that he and their staff can work out the issues. He expressed that he would like some direction form the board to determine if the development can be pursued.

Jim Driver noted the board should certainly not do anything that would impact adversely any adjoining properties. He is opposed to the high density proposed. Charlotte Morris agreed the density is a major concern and the traffic problems this project would create. Jim Thomas has concerns about the lake, proposed as an aesthetic feature and as a drainage tool. He would like more detail on how this would be managed and the detention hazards. Charles Lowe noted the lake as a storm water control is a much safer application than a detention pond. Charles Lowe noted the eight ports off the collector road are too many and should be studied further.

Mr. Wamble said he needed clarification on both density and how the board determines the density. Coombs indicated the board is not in a position to quote exact density guidelines at this time. He asked if the developers would consider this development in total single family homes as we are over-saturated with apartments and townhouses. The market needs are for more single family residences. Mr. Wamble indicated he felt the developer was fixed on the design and breakdown of different housing types. Lot sizes were discussed and a possible fire fighting equipment impact fee, based on square footage on buildings over three stories.

John Coombs noted the concensus of the board appeared to be that the density of the overall project needs to be considered in overall units. The extreme cuts involved in the apartment area, visible to Dickerson Road, will require a retaining wall and should be further studied and reconsidered. Bill Terry suggested the commercial section would probably need to be rezoned to Commercial PUD as the Board does not favor variances on commercial property.

From the audience, Frank Specklar, a resident of Echo Hills, expressed encouragement of the single family development and discouraged the apartments. Don Lucas, also a resident of Echo Hills, noted the high density apartments bring more transient residents and subsequent crime and other problems. He is opposed to this project and the detrimental effects he feels it would have on his property. Ron Hamm, building two homes in Echo Hills, expressed opposition to the proposed apartments and the traffic problems resulting from this project.

Jim Thomas made a motion to defer a decision on this request due to the fact that many questions are unanswered and many items need to be addressed. Mary Ann Gourley seconded the motion and the board approved unanimously.

<u>Item 6 (#9.80)</u>, to review zoning revisions related to outside storage in commercial districts. This items was not discussed due to the length of the meeting.

The meeting was adjourned at 7:50 P.M.

John W. Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary