MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: January 9, 1995
Time: 5:00 P.M.
Place: City Hall

Present:		Absent:
John Coombs	Bobbie Wilson	Grady McNeal
Charlotte Morris	Jim Thomas	Billy Hitt
Jim Driver	Gary Webster	Pat Lydon
Mary Ann Gourley		

Also Present:

Bill Terry	Claudia Davis	R. L. Montoya	Charlie Lowe
George Volkert	David Wilson	Richard Collier	Beverly Collier
Kim Vowell	Wood Caldwell	Jeff Goldstein	Randy Caldwell
Gary Davis	Dr. Bill Wise	Doug Jenkins	Steve Axley
Jim Dunn	Alan Sipe	Mary Ann Gimmell	Ed Freeman

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the December meeting were approved as submitted.

Item #1 (#26-94), consider the request of R. L. Montoya for a minor plat amendment for building setback on Lot 51, Long Hollow Place, Section 2, Sumner County Tax Map 140 P-B, Parcel 1600.

Staff reviewed. This lot is located on a hammerhead cul-de-sac and recently the board altered the setback lines to better align homes so that one house would not extend too far in front of another. The setback line for Lot 51 was changed from 40' to 60'. A home is under construction on Lot 52 adjoining this property. Slides were shown.

Mr. and Mrs. Collier have had an architect design their home to be built on this lot. They wish to utilize a plateau on the lot which would require the least excavation, the least tree removal, and also avoid a relatively high retaining wall at the back of their proposed home. The depth of their home would be 45' which would put the back of their home past the front of the home on Lot 52 so that Lot 52 would not be looking at the back of the home on Lot 51.

Jim Driver noted and Bobbie Ann Wilson agreed that the owner of Lot 52 should be consulted on the impact this decision would have on their property. Montoya said he would attempt to obtain a letter from the owner's of Lot 52.

Jim Thomas made a motion to approve this request to change the setback from 60' to 40' subject to receiving a letter from the owner's of Lot 52 stating they have no opposition to such a change. The motion was seconded by Jim Driver and approved unanimously by the Board.

Item #2 (#19-94) to consider the request of Gary Davis for Greens of Rivergate Ltd. Partnership, for approval of the Final Master Plan for Greens of Rivergate, a Residential Planned Unit Development, Davidson County Tax Map 33, Parcel 205.

Staff reviewed. Slides were shown of a project in Hendersonville currently under construction by the same company and using the same design as this proposed project. It was noted that items needing correction from the previous plan's submitted have been addressed and nine additional items have been addressed with revised plans. The basic appearance of the structures has been improved by staggering the roof elevations, considerable increase in landscaping, and other technical items such as moving a/c compressors to the rear.

Kim Vowell noted there is now between 15 and 25' between the asphalt and buildings to allow for landscaping and all trees have been moved that were on utility easements.

Vowell noted leasing will begin as the first units are completed with other sections under construction. Goldstein noted there will be a separate construction entrance off of Dry Creek Road at the time tenants begin occupying the initial units.

Goldstein noted that amenities including pool, volleyball, and clubhouse would be completed before the first units are leased and that completion of playcourts, walking trail, and tot lots would be staged as the project progresses. The playground will include large safe wood structures.

Estimates for a traffic signal are around $60,000 which developer agrees to pay 9% of cost. Bill Terry questioned if they would also agree to pay 9% of the engineering for such a signal and also warning signals. Vowell indicated the developer would be willing to pay 9% of these costs also, which Charlie Lowe stated should be in the approximate range of $10,000.

Bill Terry recommended that a bond should be required guaranteeing the installation of all landscape and amenities, the amount to be based on the contract price for the job and recommendations from the city engineers. Vowell indicated the developer would be willing to provide a Letter of Credit to satisfy this requirement.

A motion was made by Mary Ann Gourley for approval of the Final Master Plan including commitments from developer described above. The motion was seconded by Gary Webster and approved by the board unanimously.

Item 3 (#19-94) to consider the request of Ragan Smith Associates for approval of final plat, resubdivision of Lot One, Northcreek Commons Davidson County Tax Map 19-14, Parcel 14.

Staff reviewed. This resubdivison would divide the property into two tracts, one being the developed Kroger center and the other containing the remaining vacant property. This property has an approved master plan on record for the entire property which would still apply for the undeveloped tract. Slides were shown. Randy Caldwell presented copies of the corrected final plat which meets all the items recommended by staff, including private maintenance of the flood relief channel.

Jim Driver made a motion to approve the final plat as requested. Charlotte Morris seconded the motion and the board unanimously approved.

Item #4A & 4B (#4-94) to consider the request of Wood Caldwell (Southeast Venture) for approval of Revised Preliminary Master Plan for Northcreek Commons Apartment Complex, and to rezone Lot 19 and 20 to HDRPUD, Davidson County, Tax Map 26, Parcel 72 and 199.

Staff reviewed. This project was presented and given preliminary approval by this board in February 1994, and the commission passed the recommended rezoning on two readings. This current plan includes all aspects of the previous plan and an additional 6.7 acres and 96 additional units for a total of 524. Slides were shown pointing out the previously approved plan and this current proposed development.

John Coombs expressed his concern about traffic. Randy Caldwell assured the board the developer would be willing to accomodate any recommendations from the board regarding traffic, but an accurate traffic pattern cannot be determined until Northcreek Boulevard is completed and the development is in place.

Elevations and distances to existing developments were discussed, in addition to other items recommended by staff that should be corrected. Caldwell presented each board member with a handout and discussed these seven items.

Item 4A: Jim Driver made a motion to recommend to City Commission to rezone Lot 19 and 20 from CPUD to HDRPUD. Jim Thomas seconded the motion and the board unanimously approved.

David Wilson suggested the Commission should consider this request to rezone as first reading, and the previous request should be withdrawn.

Item #4B: Jim Driver made a motion for conditional preliminary approval of the preliminary master plan as requested. Bobbie Wilson seconded the motion and the board unanimously approved.

Item #5 (#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. Slides were shown. This is a three unit condo office building and the developer would like to complete the other units of a "concept plan" approved in 1982. There are many aspects of the original plan which do not comply with the current zoning requirements. The issue of drainage was discussed. R. L. Montoya expressed the intention of the developer is to build a retention pond. There is a question as to who owns the drainage easement across the school property. Dr. Wise noted that the Metro Board of Education in July 14, 1987 granted approval for the easement to City of Goodlettsville and requested that the Metro Council grant the easement. Montoya presented documentation that the easement is owned by Frank Davis.

Jim Thomas, John Coombs, Mary Ann Gimmell (Principal, Goodlettsville Elementary) and Alan Sipe (Teacher), all expressed their concerns about safety for the children at Goodlettsville Elementary in regards to the drainage problems from this development. Charlie Lowe indicated that more information is needed to make an educated decision, including hydrology flows.

The board members were in agreement in recommending that the plan be redesigned to meet the current zoning requirements.

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

Item #6 (#25-95) to consider the request of Freeman Management Company to rezone from CSL to Commercial General one parcel, the old Service Merchandise Building, at Two Mile Parkway, Davidson County Tax Map 26-B, Parcel 69.

Staff reviewed. This developer wants to convert the building to an indoor mini-storage facility and add four additional buildings. This is a non-conforming use for the present zoning. The board of appeals have rejected their request for a conditional use permit. The developer would like the board to reconsider the land use plan for this property, make an amendment to the zoning ordinance, or reconsider this boards recommendations to the Board of Appeals.

Jim Dunn presented a brochure and pictures to board members about Shurguard, a national developer of self-storage space. He presented a study about the demand for this type of facility in the Rivergate area. The study was prepared by Shurguard and their partner in this project, Freeman Properties. He presented extensive statistics about commercial leases in the Rivergate area which indicated businesses are locating away from Two Mile Parkway to Gallatin Road. An appraisal by Jim Harper on this property before the bypass shows the value at $6,000,000. After the bypass opened his appraisal was at $5,150,000. The present contract on the property is for $1,700,000 after being vacant for two years.

Jim Driver expressed opposition to rezoning from CSL as it sets a precedent to other properties. John Coombs added this would constitute spot zoning. Jim Driver suggested that the board should look into the issues Jim Dunn presented about the market in this area to see if there are valid reasons to consider any change in the existing land use policy.

Jim Driver made a motion to reject the request to rezone this property. Mary Ann Gourley seconded the motion and the board approved unanimously.

John Coombs, with the concensus of the members, appointed a committee of Mary Ann Gourley, Chairman, Jim Driver, and Jim Thomas to study the Two Mile Parkway business issues and make a recommendation to the Planning Board on this matter within 30 days.

Item #7 (non-agenda item) (#5-94). The developer for Woodwyn Hills/Braxton Park request their required letter of credit to be reduced.

Bill Terry noted the amount of the letter of credit is over $400,000. The sewers, water, and base roads are all in place in the Braxton Park portion of the development. There is a lot left to complete in the Woodwyn Hills section.

Jim Driver made a motion to approve the Letter of Credit reduction to an amount to be determined by the Director of Public Works that will cover the remaining costs of improvements. Gary Webster seconded the motion and the board approved unanimously.

The meeting was adjourned at 7:55 p.m.

John W. Coombs

John W. Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary
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