MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: December 5, 1994
Time: 5:00 P.M.
Place: City Hall

Present:		Also Present:	
John Coombs	Pat Lydon	Bill Terry	John Cannon
Grady McNeal	Charlotte Morris	David Wilson	Claudia Davis
Billy Hitt	Jim Driver	Charlie Lowe	Gary Davis
Bobbie Wilson	Jim Thomas	Randy Caldwell	Wood Caldwell
Mary Ann Gourley		Ricky Ray	Kent McHenry
		Kim Vowell	Edna Scott
Absent:		Dillard Scott	Bobby Henson
Gary Webster		Donald Speakman	Harold Patterson
		Hildia McDonald	Beverly Hernandez

The meeting was called to order by Chairman Coombs. Prayer was offered by Pat Lydon. Minutes of the previous meeting were adopted as submitted. Bill Terry announced that Item 6 was withdrawn from the agenda at the request of the developer.

Item #1 (22-94), to consider the request of Bobby Henson to rezone property on Long Hollow Pike from ROPUD to OP, Sumner County Tax Map 143-J-B, Parcel 4.

Staff reviewed. Mr. Henson owns this property and is the real estate sales agent on the adjoining property of Beverly Hernandez. He has a contract to sell the listed property with the stipulation that the house can be converted into an office which is presently prohibited in this zoning district. A committee was appointed at the last meeting to study this issue.

Jim Thomas reported the committee is in agreement that the present zoning should remain. The committee also recommended that the board give consideration to allowing a master plan to be submitted for the complete renovation and refacing of the existing structure(s). John Coombs raised the question of not having standards established for such a renovation proposal or how such a project could be monitored.

Jim Thomas made a motion for the zoning of this property to remain as is, ROPUD. Jim Driver seconded the motion and the board unanimously approved.

Regarding the committee's recommendation to allow renovation, Jim Driver offered that due to the resident's concensus on this matter when the property was originally zoned ROPUD, he would hesitate to change what is allowed under this zoning in any way. When Northcreek Business Park was developed, these adjoining four lots on Long Hollow were anticipated to be used by this development to expand and offer entrance improvement to their complex. Mary Ann Gourley noted that Northcreek Business Park has not progressed as anticipated, thus the original intentions in the ROPUD zoning for these properties has not materialized.

John Coombs discussed the problems in the Wren Road area and the similarity to this issue. Bill Terry noted that the board's objectivity is sacrificed in renovation of existing structures versus reviewing a master plan before anything is built. As separate offices, the ingress/egress to these four properties would be less advantageous than one inclusive development with one entrance.

Jim Driver made a motion that no changes be made and to not allow conversion of these homes to office use, seconded by Grady McNeal. The motion was approved by majority, five in favor and three opposed, Charlotte Morris, Mary Ann Gourley, and Jim Thomas.

Item #2, (#23.94), to consider the request of Dillard Scott to store and/or sell flea market items in his garage located at the corner of Long Hollow Pike and Loretta Drive, Sumner County Tax Map 143-J-B, Parcel 6.

Staff reviewed. Slides were presented. Mr. Scott indicated he would like to store the flea market items in his detached garage and also sell hand tools and pocket knives from this building, probably Monday through Thursday for four to five hours a day. This is not a permitted use of the zoning ordinance.

John Coombs noted that the board may not have jurisdiction or the ability to police what is stored in someone's garage without any other commercial activity.

Charlotte Morris made the motion to decline the request of Mr. Scott to allow him to sell items from his garage, excluding the 3 garage sales allowed annually. The motion was seconded by Jim Thomas and approved unanimously by the board.

Item #3 (24.94), to consider the request of Chuck Crook for a variance of curb requirements and letter of credit to remain at $8,500, for Squire's Point Subdivision, Davidson County Tax Map 18, Parcel 129.
(#4-89)

Staff reviewed. Charlie Lowe said that ditching with culverts and shoulders would serve the drainage requirements. Also, this would be compatible with the balance of the street.

Pat Lydon made a motion to remove the requirement for curbs, seconded by Charlotte Morris, and approved unanimously by the board.

Charlie Lowe noted that removing the curb requirement would not substantiate reducing the bond to $8,500. His recommendation was to reduce the bond by $400.

Grady McNeal made the motion to reduce the letter of credit by $400 to $11,120. Bobbie Wilson seconded the motion and the board approved unanimously.

Item #4 (24-94), to consider the request of Gary Davis for approval of resubdivision plat of Lot 5, Section 2, Rivergate Acres Limited, Davidson County Tax Map 33, Parcel 205.

Staff reviewed. This plat divides 39 acres into three parcels: Lot 5A (23 acres) (site of proposed Greens of Rivergate Apartments), Lot 5B (11 acres) and 5C (5 acres). The following items pertaining to this plat were discussed:

1. Sewer easements should be provided for Lot 5C.
2. Letters of release from utilities for proposed easements to be abandoned on Lot 62.
3. 50' building setback line on Lots 5C and 5A east and south boundaries to be removed.
4. Signature block for sewer system to be added.
5. Identify owner of access road at the rear of Lots 5C and 5A.
6. Four billboards along I-65 are non-conforming to sign ordinance.

Kim Vowell, representing the developer, indicated items 1 through 5 will be corrected as recommended. Regarding #6 above, the developers are willing to do whatever the board advises on two of the four billboards on this property. The other two are owned by another party and every effort will be made to comply with the boards instruction on these two billboards.

Grady McNeal made a motion to conditionally approve this resubdivision, pending resolution of the items discussed above. Bobbie Wilson seconded the motion and the board unanimously approved.

Item #5 (19-94), to consider the request of Gary Davis for the Greens of Rivergate Limited Partnership, for approval of the Final Master Plan for Greens of Rivergate, a RPUD, Davidson County, Tax Map 33, Parcel 205.

Staff reviewed. There were 38 specific comments and corrections about the final master plan. The developers responded to most of these comments in some way, however the revisions were not reviewed in detail as they were received the morning of this meeting date.

Kim Vowell, representing the developers, noted that they have corrected all the items in question, and he is confident any technical issues could be resolved with the City Planner, City Engineer, and their engineers. Each item was discussed and Kim

Vowell responded as to what action has or would be taken.

Regarding the traffic study, Charlie Lowe noted that further review is required between the traffic engineers and the TDOT to resolve the differences in warrants in Ragan-Smith's traffic study and Gresham-Smith's traffic study. John Coombs noted they have projected that they will contribute about 9% of the volume at this intersection. They would suggest that their contribution to a signal if deemed necessary to be 9%. Further analysis of this situation was recommended, including mediation of the studies and acceptance by TDOT, cost of a signal, warning signage, etc.

Regarding the architecture and building layout, John Coombs expressed the layout of such a long straight line of buildings would be undesirable and unappealing in appearance, agreed on by Billy Hitt. Mr. Vowell mentioned that the buildings would be at difference elevations which would break the straight row appearance. Jim Driver expressed that elevation was less concern than the total lack of any landscaping at the buildings and there are no offsets or breaks in the building design. Mr. Vowell indicated their engineer is preparing landscaping drawings.

The road grade adjacent to structure 6 is 16.6%. Mr. Vowell indicated this had been reduced to 12% and Charlie Lowe will review this matter further.

John Coombs indicated the board reserves the right to review plans in it's most defined state. This many items to address indicates further details must be completed on the plans to substantiate a final master plan acceptable for approval. Mr. Vowell indicated that since the preliminary approval, substantial changes have been made for this final plan and expressed the developer's willingness to accomodate the numerous recommendations they have received.

Jim Driver indicated the heating units shown beside the front doors of the apartments and the dryer vents located over the back doors were two items he is extremely concerned about. He further indicated he is disappointed in the number of issues needing corrections and the final plan should be more complete.

Billy Hitt noted one of the worst features on the plans are that the parking lot is 8' from the building, allowing absolutely no room for any landscaping as there is a sidewalk within the 8'. He recommended that 20' should be the minimum between the asphalt and the building. This is a problem resulting directly from the density involved and will make this project unsightly and horrible. He indicated they have used all available space outside the flood plan for the structures, making the development extremely crowded and jammed together.

Bobbie Wilson made a motion to defer this request for final approval due to the fact that many questions remained unresolved. The motion was seconded by Billy Hitt and the board approved unanimously.

Item #6 (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. This item was withdrawn for consideration at this meeting at the request of the developer.

Item #7 (18-94), to consider the request of Randy Caldwell (Ragan-Smith) for approval of Final Master Plan for Northcreek Commons, Lot 10, Section 7, Davidson County Tax Map 26, Parcel 119.

Staff reviewed. This plan is for a Holiday Inn Express Motel. Randy Caldwell offered architectural plans for a drivet surfaced, two story hotel with a metal roof (standing seam), canopy, and clock tower. He indicated these plans will have to be approved by the Northcreek Development Review Board and also Holiday Inn.

Charlie Lowe noted the drainage has been redrawn. Offsite easement to existing drains needs to be put in. Bill Terry noted the sidewalk is in agreement with the dedicated right-of-way on Conference Drive. Randy Caldwell noted there is a grade problem at the north line and they will make that acceptable.

John Coombs discussed the increased pedestrian traffic in this area and indicated links must be in place for these sidewalks. Charlie Lowe indicated the sidewalk plans fully comply with future widening of Conference Drive.

Signage is restricted to 30' in height. Randy Caldwell indicated they would like approval for 40' height as shown in their plan as a variance. This location is out of the interchange sign zone which would allow a 60' sign.

Jim Driver made a motion for conditional approval of this final master plan, subject to the revisions discussed above, and without any variance to the 30' sign height. Mary Ann Gourley seconded the motion and the board approved unanimously.

Item #8 (14-92), to consider the request of Terry Mulvancey (Ragan-Smith) for approval of Final Master Plan for Northcreek Commons, Lot 5, Section 5, Davidson County Tax Map 19-14, Parcel 13.

Staff reviewed. Bill Terry presented slides. This site is for a proposed Hampton Inn. Randy Caldwell noted the existing trees along the sidewalks will be coordinated with their landscaping plans. Bill Terry noted that the driveway off Northcreek Circle shared with Comfort Inn, should be a "tee" as per Barge-Waggoner's recommendation and the ramp entering Northcreek Blvd. should be concrete.
Parking spaces appear to be minimal and the number of employees needs to be determined to see if the number of spaces will be adequate. Randy Caldwell has met with Bill Martin on the 10" sewer

line running through the lot. The depth and amount of cover will be changed to the recommendations of Bill Martin for approval by the Sewer Department. Grading of the northeastern corner of the parking and the overall site grade should be increased to 1.5% to facilitate site drainage and prevent ponding. Details of the fencing around the dumpster pad should be provided.

Randy Caldwell submitted architectural plans and sign plans for the board's review. This inn will be three stories with an interior corridor to enter rooms.

Pat Lydon made a motion to conditionally approve the Final Master Plan subject to the revisions recommended above. Charlotte Morris seconded the motion and the board unanimously approved.

Item #9 (9.80), to review zoning revisions related to outside storage in commercial districts.

This items was not discussed due to the length of the meeting.

Item #10 (#25-94), advisory opinion to Board of Zoning Appeals regarding a request for a conditional use permit for mini-storage warehouse in the vacant Service Merchandise building.

Bill Terry noted that the zoning ordinance provides the Planning and Zoning Board has the authority to submit advice to the Appeals Board. There is an item before the Appeals Board upcoming meeting for a mini-storage inside the Service Merchandise Building with truck access into the building. If this is successful, they want to build four additional buildings. Jim Driver noted he would hate to loose this retail space. John Coombs noted that Metro Planning has highlighted this site for Rail Transit for Subarea 4 in the future. This use does not fall under the land use plan for this property, presently zoned Commercial Services Limited. Jim Driver felt the property should remain as zoned with only the permitted uses under such zoning and in keeping with our overall master plan. This was the general concensus of the board.

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

John W Coombs

John W. Coombs, Chairman

Claudia Davis

Claudia Davis, Recording Secretary

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