MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: May 2, 1994
Time: 5:00 P.M.
Place: City Hall

Present:		Also Present:	
John Coombs	Jim Driver	Randy Tatum	Charlie Lowe
Bobbie Wilson	Pat Lydon	Wayne Meadows	Bill Terry
Mary Ann Gourley	Gary Webster	Michael Haynes	David Wilson
Charlotte Morris		Richard Uselton	Nancy Allen
Grady McNeal	Absent:		
Billy Hitt	Charles Moore (resigned effective 5/94)		

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

Item #1 (#8-94), consider the request of Randy Tatum with Ragan-Smith, on behalf of owner Alex Beavers, for approval of a new Preliminary Master Development Plan for Beavers Knoll, a proposed 57-lot residential Planned Unit Development to be located off Crencor Drive, Sumner County Tax Map 143, Parcels 17.01 and 17.02.

The Master Plan of Beavers Knoll PUD was originally approved 5/2/88, but was cancelled 1/8/90 as it never progressed beyond the preliminary stage. The property was rezoned to permit this development and Low Density PUD zoning remains on the property.

Terry showed slides of the property which is located immediately to the rear of lots fronting on Crencor Drive. Access to the development will be the extension of an existing right-of-way which ends at the property line. Staff reviewed and recommended some changes. A revised plan in accordance with those recommendations was brought to the meeting.

The current proposal is similar to the original plan, the differences being: (1) the number of lots has increased from 48 to 57 with the average lot size being somewhat larger and the amount of common open space smaller; (2) drainage detention was proposed on the old plan but not on this; and (3) the street pattern is different in that two short dead-ends are included and the main street is not proposed to be extended to the north property line.

As Ragan-Smith is the consulting engineer, the plan was submitted to Barge, Waggoner, Sumner and Cannon for review. In a letter to the Planning Director, their comments were detailed under the headings: Lot Size Compatibility and Bufferyards, Open Space Plan, Storm Water Detention, and Sanitary Sewer System.

Other areas to address, some of which have been changed in the revised plan, include: (1) correct street detail, (2) add another fire hydrant, (3) submit covenants and restrictions, (4) some grades in excess of 10% (Chassen Court), (5) show easements for sewer line, (6) correct setback violation on lot 5, (7) location of entrance signage, (8) extend Beaver Knoll Drive to north property line with a temporary turnaround (to provide potential access all the way to Patton Branch Road should there be future development between this property and Patton Branch Road), and (9) describe character of development (type and size of houses, underground electrical, streetlighting, etc.).

Storm water detention was discussed--whether or not there would be a problem depends on the capacity of the downstream channels which empty into Madison Creek. Tatum said they didn't feel there would be a problem because of the lay of the land which runs in one direction toward Madison Creek. Driver asked if development on the hilltop would increase the flow. The Board agreed that a drainage study was needed to determine the impact of this development. Lowe made a suggestion to offset water to one detention pond and control water at two or more release points.

Other items considered were (1) how to handle entrance signage without infringing on the established subdivision, as the development starts at the rear lot line of lots in Crencor Manor; (2) would the city participate in cost of the pump station required which could be utilized to extend the city sewer system to serve the 8 to 10 unsewered lots in that area. Wilson suggested that the Board recommend that the City look at the feasibility of taking this opportunity to sewer those lots with this development.

Motion was made by Driver, seconded by Morris, to defer for a drainage study to determine if surface water from this development will cause a downstream water problem, and to consider a recommendation that the city participate in the cost of installing the pump station. At the request of Mr. Haynes, the Board agreed that the general layout of the development of Beavers Knoll was acceptable.

Item 2 (#5-94), consider the request of Randy Tatum with Ragan-Smith, on behalf of the owners/developers Edward R. Phillips and C. Wayne Meadows, for approval of Section One Final Master Development Plan of Deer Ridge (formerly called The Highlands of Mansker Hills), a proposed residential Planned Unit Development to be located off Loretta Drive, Sumner County Tax Map 142, Parcel 18.

Terry reviewed. Several corrections are needed. Regarding fire hydrants, one will be needed at each intersection, but before determining locations for this phase, Terry and the Fire Chief will look at the overall development.

One item to consider was the capacity of downstream drainage ditches and structures. Tatum said there could be a problem at the fence along the interstate which the state owns. It is in 100-year flood plain. Terry will discuss with TDOT. Wilson asked how this will impact Cavalier Estates. Terry will propose detention on Phase 2 to take care of that.

With regard to streetlighting, their initial plan was to install underground and standardized streetlighting. Cumberland Electric also wants to service this property. Terry wrote NES requesting that they serve. Attorneys are to determine. Coombs requested that Terry write a letter to NES stating the Board's position that NES serve this development.

Asked about their request for a variance to permit a 36' pavement width rather than the required 38', Haynes said they felt that a smaller road would discourage traffic from using it as a major thoroughfare. They would like to keep speed no more than 3Ø mph. A decision on granting a variance will be reviewed before the next meeting.

Regarding the proposed setbacks for corner lots with 3Ø' on one street and 15' on the other, Haynes said he would make the requested changes.

Motion was made by McNeal to recommend approval, subject to a determination on the electric company, a decision on the request for a variance on street width, and final approval of the city engineer and City Planner. Motion was seconded by Lydon and passed unanimously.

Item #3 (#9.42), consider the request of Charlie Lowe with Ragan-Smith, on behalf of Phillips Builders, for an amendment to lots 17Ø and 171, Section 2 of the Indian Hills Club Subdivision, by deleting the public utilities and drainage easement each side of and along the common lot line of the two lots. The developer and a lot owner want to build a house on lot 171 observing the 5' side setback as approved in the development. There is a 1Ø' utility and drainage easement on the property line. Staff has determined the easement is not needed by the City.

Lowe explained that a developer is obligated to record a plat in accordance with where utility companies advise easements will be needed, which was done when the plat was originally recorded. Now, the utility companies have again been contacted and have advised these easements can be abandoned. The utility company letters of release are on file.

On a motion by Wilson, seconded by Webster, the request for amendment to lots 17Ø and 171, Indian Hills Club, Section 2, passed unanimously.

Following the published agenda, Terry asked if the Board would agree to hear 3 additional requests for consideration.

Item #4, Steeplechase Meadows. Terry explained that Kirby Clifton filed plans with the city over a week after the cut-off date. Staff had not made a detailed review and fees have not been paid. An initial review by the City Engineer indicated many corrections and additions needed to be made. As Clifton was not present, the item was not discussed.

Item #5, Sonic Drive-In. Terry explained that a significant problem had arisen in the construction of the restaurant. A fowl-up in the placement of the building has occurred. There is about a 20' difference in the location of the building as shown on the approved plan. No other changes or problems result and the setbacks are not affected. An amended plat has been filed. Since construction is underway, this request is an emergency type situation.

Lowe explained that the original site plan did not have enough room and the Board asked that they add an additional 20', which they did. However, the surveying pins did not get moved and the general contractor did not acknowledge. The building is moved forward 20' within the canopy and they were only asking for a revised location of the building. Nothing is changed on the canopy.

On the recommendation of staff, on a motion by Morris, seconded by Wilson, the request for an amendment to the site plan on the location of the Sonic Drive-In building was unanimously approved.

Item #6, Franklin Heights, Section 2. Richard Uselton explained that the construction plan shows a 10% grade maximum. When started construction, found that to be too severe, and Bill Brasier approved something less than 10%. Now he needs another variance, or he won't be able to build any houses, but Brasier doesn't want to approve less than 10%. Uselton asked for an 11.5% grade maximum. Brasier told him he would accept if the Board approved.

Lowe had not previously studied, but he made 3 comments: 1) a 10% maximum grade is a pretty conservative cap on grade limits, 2) of more concern than 11.4% is the landing area at the intersection; it would be very difficult to stop, and 3) in a cul de sac like this, one generally favors a lot grade rather than roadway grade.

On a motion by Hitt, seconded by Driver, the variance from 10% maximum grade to 11.5% grade was unanimously approved.

Two additional items by Terry: (1) the Site Plan for the Old Hickory Credit Union (File #7-94), to be located on Two Mile Parkway, Davidson County Tax Map 26-14, Parcel 41, was submitted for approval, but didn't need Board approval because it is less than 5,000 sq. ft.; and (2) Metropolitan Planning Commission's invitation to a roundtable discussion on Tuesday, May 10, at Two Rivers Mansion. Terry and Driver will attend.

Coombs noted that Board member Charles Moore had resigned as he has moved out of the City. Charles has been a dedicated member of the Planning Board since March 1975, serving for almost 20 years. He will be greatly missed.

The meeting adjourned at 6:40 P.M.

Nancy W. Allen

Nancy W. Allen, Recording Secretary

John W Coombs

John W. Coombs, Chairman