

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: August 2, 1993
 Time: 5:00 P.M.
 Place: City Hall

Present:

John Coombs
 Bobbie Wilson
 Billy Hitt
 Charlotte Morris
 Mary Ann Gourley
 Sonny Ponder

Charles Moore
 Grady McNeal
 Jim Driver

Absent:

Gary Webster

Also Present:

Kirby Clifton
 Larry Wynns
 Charlie Lowe
 Bill Terry
 David Wilson
 Nancy Allen

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the July 12th meeting were approved as submitted.

Item #1 (#10-93), consider the request of Larry Wynns for Preliminary Plat approval of Ashlin Downs (formerly named Jackson Place), a proposed 22-lot subdivision to be developed on Jackson Road, being Parcels 75, 74.01 and 74, Sumner County Tax Map 143.

Staff reviewed. At the July meeting, action on this request was deferred and a redesign was suggested using the dedicated right-of-way from Caldwell Drive as access. That was accomplished with the revised plat. Some corrections or additions are:

- 1) some lots appear too small...certify that all lots are a minimum of 10,000 sq. ft.;
- 2) provide a 3' to 4' high landscape berm along rear of lots 7, 8 and 9, with a maintenance easement, to screen the houses and restrict access to Jackson Road;
- 3) some lots do not meet lot width, setback or buildable area requirements (lots 17, 18, 19, 20, 14 and 2) and should be re-examined;
- 4) show adjoining property owners, lot areas, dimension right-of-way dedication; and
- 5) provide notes that garage on property line will be removed and which parcels will be combined...75, 74.01 or 74.

On the preliminary, a variance will be needed for lots 7, 8 and 9 to have double frontage (Section 4-102.401 of the Subdivision Regulations), based upon being a public benefit to discourage traffic on Jackson Road.

Also of concern is that the sewer line going to the existing manhole in Jackson Road will have a relatively flat grade. First floor elevations need to be closely checked to assure sewer service to each lot. First floor elevations need to be established for flood protection purposes as well. Since this is not a PUD, underground utilities are not required.

Wynns was commended for presenting a better plan, which he had revised to meet the guidelines of the Board in resolving the problem of traffic on Jackson Road.

Hitt asked about the adjoining lots on either side of this subdivision (74.01 and 76.01) and how they would access other than Jackson Road should they be developed in the future. Terry said it was his understanding that the present owner of Parcel 74.01, R. L. Bloodworth, plans to build his home there and access on Jackson Road. Regarding Parcel 76.01 and it's possible future development, Hitt felt that consideration should be given to providing access to Caldwell Drive through this subdivision by extending the short cul de sac to stub out at the property line. The lots would have to be realigned and would probably result in the loss of one lot.

With regard to requiring a stub-out, Wilson recalled that access stub-outs have been left in subdivisions in the past for possible future development which never occurred, and should be considered because if no development occurs on Parcel 76.01, the City could be left with the responsibility of upkeep.

Also noted was whether Wynns should be required to expend additional money to extend the road, etc., for the benefit of someone else in the future, or whether the burden of access should be on the owner of the other lot (76.01).

In order not to hold up preliminary work and to give Wynns the authority to proceed with the final, Terry said the Board could give preliminary approval on the major portion of the subdivision, and hold lots 14 through 20 to consider a reconfiguration of the lots and cul de sac.

On a motion by Hitt, seconded by Driver, the Preliminary Plat of Ashlin Downs was approved, subject to consideration of the feasibility of a redesign of the short cul de sac to provide access to Caldwell Drive for adjoining Parcel 76.01; granting a variance for lots 7, 8 and 9 to have double frontage; and subject to corrections and additions being made as itemized above.

Item #2 (#7-93), consider the request of Kirby Clifton for approval of Preliminary Master Plan of Steeplechase Meadows, a 156-unit residential Planned Unit Development to be located on S. Dickerson Road, Davidson County Tax Map 25, Parcel 71.

Slides were shown. Staff reviewed. Discussions on this property started in 1968. In May of this year, Clifton submitted the 1984 plan and staff reviewed. Staff met with Clifton and his engineer. Many problems were found with the plan and it was decided that a new plan should be done which could meet all current requirements. In July the project was discussed and information relayed to the developer. The current plan meets all submission requirements for a preliminary master plan. Following are some corrections needed and some design considerations needing to be resolved:

- 1) Show correct size and location of the sewer line and easement along the south property line; the tennis court may be on the easement.
- 2) The recreation facilities are shown adjacent to the property line of Rolling Meadows which, in effect, will be within about 30 to 40 feet of the homes; this may create a conflict between the homes and the lights and noise of the recreation.
- 3) The driveway entrance is a trade off; it is too close to the intersection of Garrett Drive (centerline separation less than 125 feet), however, relocating it would reduce the sight distance requirement from the top of the hill for southbound traffic; sight distance is more important.
- 4) Drainage calculations shall be provided for justification of the size of the detention pond. The box culvert for release of water from the detention pond may be in conflict with the location of the sewer line so this should be re-examined.
- 5) The natural vegetation existing along the west property line may need to be supplemented with additional plantings in order to adequately screen adjoining homes.
- 6) No provision is made on the plan for disposal of waste or the location of waste facilities.
- 7) According to the Goodlettsville Sewer Use Ordinance, the sewers in the development must be public lines and therefore must meet city specifications.

Moving the amenities away from the adjoining residential development was discussed. A suggestion was to continue the entrance driveway to the back and swap a row of townhouses with the pool, clubhouse and office, and eliminate the tennis court. With this change, the townhouses will be toward the front, south of the entrance driveway, backing up to Rolling Meadows; the pool and clubhouse will be more centrally located with the recreational noise and activity farther away from the adjoining residences.

On a motion by McNeal, seconded by Ponder, the Preliminary Master Development Plan of Steeplechase Meadows was approved, subject to the corrections being made and design considerations being resolved to the satisfaction of the City Planner and City Engineer.

Item #3, to consider Ordinance No. 93-480 relating to peddlers, solicitors and transient vendors was deferred.

Item #4, to consider Ordinance No. 93-481 to abandon a sewer easement at 305 Church Street was discussed at the last meeting and it will not be necessary for the Board to review.

Item #5, consider an amendment to the ordinance requiring developers to provide streetlighting. Charlie Lowe reported on the meeting he and Bill Terry had with NES. Brentwood and Franklin have already incorporated this concept. Metro's study should be finalized by November 1994. Meeting with representatives of those cities and getting their input will assist in our considerations. In the meantime, Bill and Charlie will continue to pursue.

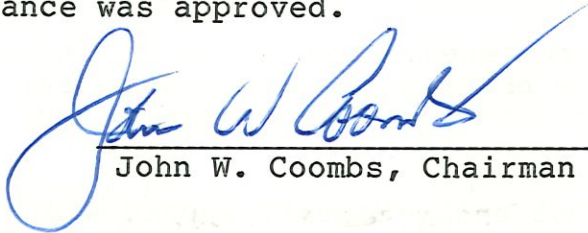
Item #6, hear Bill McClanahan's presentation on Northfork Industrial Park. This industrial park is located adjacent to the city limits off Springfield Highway. It is directly across Mansker Creek, but other than a sign and road rough-in, it is undeveloped. McClanahan is going to propose some changes to the Metro Planning Commission and would like to present the plans to the Board. No official action is required.

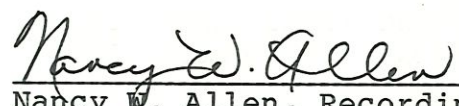
McClanahan said he came before the Board in 1987 to present his plans for this industrial/residential development because the property was contiguous to a portion of the northwest city limits and hoped the Board would look with favor on the development. Since that time, he has purchased 40 more acres and plans to extend the original cul de sac to a second access on Dickerson Road. He requested a letter from the Board stating that this proposed development would conform to the city's general plan for development of this area.

Terry reviewed our land use policy and the zoning in that area within the city limits. He explained, however, that we do no planning and have no land use policy outside the city limits. The Board agreed to draft a letter under Chairman Coombs' signature stating that the Board acknowledged that they had an opportunity to review the plan for Northfork Industrial park, but that the City of Goodlettsville has no land use policy outside the city limits.

Item #7. The City Planner presented his review of the Final Draft of the Sub-Area 4 Plan and Land Use Policy. The land use policy plan previously adopted by the Planning Board was incorporated substantially into the Sub-Area 4 Plan. There were three minor differences. Terry explained that the differences related to designations for multi-family housing at the intersection of Monticello & Alta Loma Road, in the Wade Circle area, and in the "Birdland" area which is a part of the Rivergate Activity Center. The Board questioned the multi-family aspect but decided that, with some detailed refinement, the plan could be accepted as proposed with final designations of policy to be made when any zoning changes are proposed. By consensus, the Board adopted "in principal" the Sub-Area 4 Plan within the city limits.

Item #8, to consider a resolution to accept the streets in High Ridge Estates. The letter of credit has been released and Public Works has accepted the streets. On a motion by Moore, seconded by Ponder, a resolution of acceptance was approved.


John W. Coombs, Chairman


Nancy W. Allen, Recording Secretary