MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: July 12, 1993
Time: 5:00 P.M.
Place: City Hall

Present:		Also Present:	
John Coombs	Charles Moore	Richard Uselton	Bobby Nichols
Bobbie Wilson	Grady McNeal	Larry Wynns	Kathy Cornett
Billy Hitt	Jim Driver	Renee Wynns	Bill Terry
Charlotte Morris		Rocky Montoya	David Wilson
Mary Ann Gourley	Absent:		Nancy Allen
Sonny Ponder	Gary Webster		

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the June 7th meeting were approved as submitted.

Item #1 (#12-92), reconsider the request of Bob Nichols, on behalf of owners/developers Michael & Karen Rippetoe, for approval of a Revised Preliminary Master Development Plan of Dry Creek Pointe, a proposed residential Planned Unit Development to be located on Dry Creek Road extension, Davidson County Tax Map 33, Parcel 206.

Staff reviewed. This plan addresses the Board's concerns expressed at previous submittals; i.e., only one entrance on Dry Creek Road, no lots fronting on the road, underground wiring, a buffer along the rear property line, and a berm along Dry Creek Road. The plan meets the requirements of a preliminary master plan. When it is brought back for final approval, Restrictive Covenants and the Homeowners' Association By-laws also need to be submitted. Nichols said Dry Creek Pointe will probably be developed in three stages, with 26 lots in the first section, and the section west of the creek being developed last.

Board members complimented Nichols on the much-improved design and his efforts to comply with the Board's requests. On a motion by McNeal, seconded by Moore, the Revised Preliminary Master Development Plan of Dry Creek Pointe was unanimously approved.

Item #2 (#9-93), consider the request of Randy Caldwell, on behalf of Crye-Leike Realtors, for Final Master Plan approval of Lot 2, Parcel 72, Section 6 of Northcreek Commons, Davidson County Tax Map 26.

Staff reviewed. The plan meets requirements for a final master plan. The only question is the number of parking spaces provided in relation to the proposed number of agents to occupy the building. If there are to be 35 agents, 26 parking spaces shown will be inadequate, however, there is room for more spaces to be designed on the lot. Also, since this is a Planned Unit Development, a sign plan is required.

On a motion by Ponder, seconded by Wilson, the Final Master Plan was approved subject to submittal of a parking layout and a sign plan and final approval of the City Planner and City Engineer.

Item #3 (#19-88), consider the request of R. L. Montoya, on behalf of the developer, Richard Uselton, for approval of Revised Final Plat of Franklin Heights, Phase 2 of Section 2; and approval for the resubdivision of lot 33, Phase 1 of Section 2.

Staff reviewed. Terry showed slides of the area. Both plats have been approved. The developer wants to incorporate a portion of lot 16 with lot 33, which is 50' x 260' with frontage on Moncrief Avenue. Lot 33 is designated as a utility and drainage easement and has utility lines in the ground; it was dedicated by plat to the Madison Utility District, but was never recorded. Ownership of this lot is vested with the District, but they have indicated they would be satisfied with an easement, and will transfer the title back to Essex Development Company if the Board approves the subdivision.

Terry said some minor technical corrections need to be made. The plat needs to show the easements exactly. The natural tree lines are to be left as buffers. On a motion by Hitt, seconded by McNeal, the Revised Final Plat of Franklin Heights, Phase 2 of Section 2, and the resubdivision of lot 33, Phase 1 of Section 2, were approved subject to corrections being made, resolution of ownership of lot 33, and final approval of the City Planner and City Engineer.

Item #4 (#10-93), consider the request of R. L. Montoya, on behalf of Developer Larry Wynns, for Preliminary Plat approval of Jackson Place, a proposed 22-lot subdivision to be developed on Jackson Road, being part of Parcel 75, Sumner County Tax Map 143.

Staff reviewed. Terry showed slides of the area. The main issue is the entrance on Jackson Road. This narrow road has only 17' of pavement, no established right-of-way, several blind curves, and a dangerous intersection with Long Hollow Pike. A traffic study indicates that a 22-lot development would create approximately 220 additional auto trips per day on Jackson Road. A dedicated right-of-way off Caldwell Drive to Parcel 75 is the preferred major access to Long Hollow Pike; however, the portion of Parcel 75 which contains that access was not included in this development. Staff recommended that the developer utilize the right-of-way off Caldwell Drive as the access road.

Wynns expressed a strong desire to use Jackson Road as access to allow a more private neighborhood and provide a safer route to Moss-Wright Park for walkers and bikers. He has dedicated a right-of-way easement for future widening of Jackson Road. When asked if there would be a problem in including the right-of-way off Caldwell Drive in his development, Wynns said he had been working since February to get a contract with the property owner and was not sure he would be able to renegotiate to obtain that access.

Considering the inability of Jackson Road to withstand larger volumes of traffic; that, from a serviceability standpoint, the development could be better served off Caldwell Drive; and that the dedicated right-of-way off Caldwell was planned for access to this property, the Board felt that this property should not be developed without including the portion of Parcel 75 with right-of-way access off Caldwell Drive.

If the landowner agrees to renegotiate and a revised plan is drawn, Montoya asked if there could be a back entrance on Jackson Road. Terry said this would result in some lots with double frontage, which violates subdivision requirements; however, the Board has the authority to grant a variance to this requirement if justified.

On a motion by McNeal, seconded by Moore, approval of Jackson Place was deferred, pending a successful renegotiation with the landowner to include the right-of-way off Caldwell Drive as access to the development, and submittal of a revised plan.

At this point, Chairman Coombs acknowledged the presence of 4 ladies who said they were present to object to any further development on Jackson Road.

Item #5 (Ordinance No. 93-476), at the request of the City Commission, to reconsider the ordinance relating to yard sales, fireworks sales, flea markets, farmers' markets and similar temporary uses.

Terry reviewed. This ordinance was scheduled for 3rd and final reading by the City Commission on June 24. After considerable discussion and public comment, the Commission deferred action and referred it back to the Planning Board for further study. Specifically, the Commission wants the Board to consider more detailed language that would permit the kind of yard sales that may be considered to be consignment sales.

Terry had reworded Section 11-901 (q)(1) to omit "or obtained on consignment". Commissioner Driver was satisfied that this revision was what the Commission wanted. On a motion by Ponder, seconded by Driver, the ordinance, as revised in Section 11-901 (q)(1), will be referred back to the Commission for 3rd Reading.

Item #6 (Ordinance No. 93-480), at the request of City Commission, to further consider the ordinance relating to peddlers, solicitors, and transient merchants. This ordinance is being researched by the City Attorney and was deferred.

Item #7 (#11-93), consider the abandonment of a sewer easement between Church Street and McCasland Drive (Ordinance No. 93-481). David Wilson explained the circumstances whereby the abandonment of this permanent sewer easement has become necessary. On a motion by Moore, seconded by Ponder, the Board voted to recommend that the sewer easement be abandoned, subject to receiving the required survey and plat amendment.

Item #8, consider an amendment to the ordinance requiring developers to provide streetlighting. Terry said he and Charlie Lowe have met with NES engineers and he will make a detailed report at a later meeting.

Item #9, discussion of annexation report by committee. Committee Chairman Bobbie Wilson said that after two meetings a conclusion was not reached by the committee. They felt it should be a decision of the entire Board.

Terry gave a brief summary of the 7-page Study. Five areas were considered in the study as a result of petitions brought to the City by property owners over the past several years requesting to be annexed into the City. Those areas were considered separately in estimating potential costs and revenues, and the cumulative impact on City services. The first year, cost was estimated to be $110,699 against $21,095 in revenue. A 5-year cost was estimated to be $181,404 against $105,475 in revenue.

The Study Conclusion was: "From strictly a cost/revenue approach, the annexation of these areas is not cost effective. However, there are other reasons for a city to annex territory. These include the desire to provide area for future growth, the need to control growth in these areas to assure that city standards are met, and the need for municipal services in areas where none exist. Whether the other considerations justify the cost increase to the city is a policy decision that must be made by the elected and appointed officials."

Based on the Annexation Study presented by the Committee, on a motion by Hitt, seconded by McNeal, the Board voted to recommend annexation by referendum of the entire area studied.

Item #10, City Planner's review of the Final Draft of the Sub-Area 4 Plan and Land Use Policy, was deferred.

Following the published agenda, Terry asked the Board to consider an additional item with regard to our requirement of the construction of sidewalks on Northgate Circle and Conference Drive. Southeast Ventures and Comfort Inn have requested that our requirement be removed. After seeing slides of the area where trees in the "bermed up" area are already rooted and would have to be dug up in order to level the berm to construct sidewalks, a motion was made by Moore, seconded by Hitt, to remove from the Comfort Inn Site Plan the requirement for sidewalks only on the north side of Northgate Circle.

The meeting adjourned at 7:20 P.M.

Nancy W. Allen

Nancy W. Allen, Recording Secretary

John W. Coombs

John W. Coombs, Chairman

/nwa