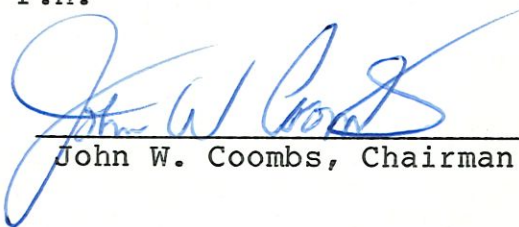


On a motion by Ponder, seconded by Morris, the request to abandon the 25-foot access easement located between lot 3 and lot 4 was approved, subject to the sale of the property and final approval of the Planning Director.

The meeting adjourned at 5:20 P.M.


John W. Coombs, Chairman


Nancy W. Allen, Recording Secretary

/nwa

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

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

Present:

John Coombs	Charles Moore
Bobbie Wilson	Grady McNeal
Billy Hitt	Jim Driver
Charlotte Morris	Sonny Ponder
Mary Ann Gourley	Gary Webster

Also Present:

Charlie Lowe	Earl Beasley
Andy Dyer	Bob Nichols
Ed Corlew	David Wilson
Bob McKinney	Bill Terry
Bill Chaff	Nancy Allen

The meeting was called to order by Chairman Coombs. Prayer was offered by Charlotte Morris. Approval of minutes of the February meeting was postponed until the May meeting.

Item #3 (#4-93), the request of Andy Dyer for Final Plat approval of a two-lot subdivision of Parcel 108, Sumner County Tax Map 140, located at the corner of Patton Branch Road and Madison Creek Road, was considered first.

Staff reviewed. This is the same property as Patton Branch Estates, the rejected subdivision over which the City was sued and lost. Dyer purchased the property for the purpose of building one house. Lot 2 is to be sold to the adjoining property owner and combined into that property. It is not a building site. The plat meets all requirements except one. Due to the shape of the property and curves in Madison Creek Road and Patton Branch Road, 10 to 12 concrete monuments are required. Dyer is asking that this number be reduced since the lot is technically not being changed in configuration. The requirement was waived, and Terry and the City Engineer chose three locations where monuments could be located to serve adequately. On a motion by Driver, seconded by Ponder, the Final Plat was approved.

Item #1 (#18-92), reconsider the request of the Goodlettsville Free Will Baptist Church, located at 731 S. Dickerson Road, for Final Site Plan approval, Davidson County Tax Map 25, Parcel 66.

Staff reviewed. This item was deferred in November 1992 because of design problems. Since then, several revisions have been reviewed. The plan now under consideration meets requirements; the design problems have been resolved. The principal concern was sight distance, and they agreed to relocate the entrance driveway to the crest of Dickerson Road. Engineering calculations show that this location provides optimum sight distance. Relocating the driveway has also improved the steep uphill grade. They are providing full stormwater detention on site, and reconfigured the parking lot.

The church obtained signed letters from the two adjoining neighbors to allow temporary construction on the edges of their property. Those letters are on file. The church also explained to those property owners the City's zoning requirement for a barrier fence. They have signed letters requesting a row of trees in lieu of a hedge barrier fence. The church asked that the Board waive the barrier requirement. A row of trees in lieu of the barrier fence was approved by the Board. On a motion by Moore, seconded by McNeal, the Final Site Plan for the Goodlettsville Free Will Baptist Church was approved subject to a note being placed on the plans that the barrier fence requirement was waived by the Board, to be replaced with a row of trees.

Item #2 (#3-93), consider the request of Franklin Associates Architects, Inc., on behalf of The Krystal Company, for Site Plan approval of a restaurant to be located at the intersection of Long Hollow Pike and So. Cartwright Street, Davidson County Tax Map 26-1, parcel 136, lot 3 of Northgate Park, Section 12.

Staff reviewed. Slides of the area were shown. Krystal has proposed an additional access driveway directly onto South Cartwright Street. When the subdivision plat was approved in 1987 dividing this parcel into four lots, common ingress/egress easements were approved to provide access from S. Cartwright Street to all four lots. Any additional points of access such as the one requested have to be approved by the Board. The City's traffic engineer reviewed the proposed site of access to this site and the potential traffic problems, and his comments dated March 25, 1993, will be part of this file.

Also, Krystal proposes to use a part of the existing access easement which is not paved for the driveway (about 8') for their parking lot. This also requires approval of the Board and all property owners affected.

The Board saw no valid reason to alter the access easements approved on the original plat and, on a motion by Ponder, seconded by Hitt, conditional approval of the Krystal Site Plan was granted subject to a revised plan showing relocation of the ingress/egress points of the lot to the access road as shown on the original 4-lot

plat which was approved for all access to S. Cartwright Street; submittal of letters from adjacent property owners accepting the easement encroachment for parking; and subject to final staff approval. Items to be worked out with staff include provision for drainage from lot 4 across lot 3, utility details, and curb cuts on Cartwright Street.

Item #4 (#12-92), consider the request of Bob Nichols, on behalf of owners/developers Michael & Karen Rippetoe, for approval of Revised Preliminary Master Development Plan for Dry Creek Pointe, a proposed 61-lot residential Planned Unit Development to be located on Dry Creek Road, Davidson County Tax Map 33, Parcel 206.

Staff reviewed conditions previously imposed by the Board which have been addressed on the revised plan. The two main concerns of the staff are still underground wiring and sight distance for access to the four lots fronting on Dry Creek Road and allowing driveway cuts on Dry Creek Road.

These were addressed by Nichols. 1) Underground Wiring. He presented an Underground Utilities Cost Feasibility Study based on information provided by Nashville Electric Service on costs of underground electric and telephone wiring. He believes it would be cost prohibitive, considering the cost per lot for land, infrastructure, tap fee, etc., plus the cost of underground wiring. 2) Sight Distance. An engineering report on sight distance at these points apparently justifies the adequacy of the access and configuration of the four lots to front on Dry Creek Road.

After hearing Nichols' report, the Board still felt that the added cost of underground wiring would be justified by the aesthetic improvement to the overall development. The question of sight distance appears to be answered, but Terry said it remains a design question. The opinion of staff was that there should be no houses directly exiting on Dry Creek Road, which is a major thoroughfare. A frontage road similar to the one in Indian Hills would be desirable with one common access road.

Before the final plat is approved, they will need to look at sewer access in the area of lots 26-32 for adjacent property. Also, when this project gets to the final plan stage, it should be specified what kind of vegetative growth will be permitted in the common area and how it will be maintained.

On a motion by Hitt, seconded by Driver, the Revised Preliminary Master Development Plan for Dry Creek Pointe was approved subject to 1) provision for underground wiring, 2) redesign for one common access road for lots 1-4, and 3) a sewer easement provided in the area of lots 26-32. Wilson suggested that Nichols contact Viacom to coordinate installation of cable TV along with electric and telephone.

Note: See 9/13/93 minutes
for this amendment.

Item #5 (#6-90), consider the request of Ed Corlew for Final Master Plan approval of Rolling Meadows PUD, Phase ~~X~~, Section ~~X~~, Davidson County Tax Map 33-4-A. 1 7

Slides were shown. Staff reviewed. This plan adds another 5-unit building and meets requirements. Some corrections have been made and others technical in nature can be dealt with by staff.

The major consideration concerns a redesign and orientation of the units from the original PUD plan approved in 1984. This design contains a driveway to the rear of the units to provide for basement-level garages which will face Dickerson Road. The original plan had no such drive or garages on the rear. The 1984 landscape plan includes screening along Dickerson Road. This change requires Board approval.

Ed Corlew said the plan was redesigned as development progressed in an effort to meet the demands of potential buyers as a result of a change in lifestyles.

Charlie Lowe noted that now placing the drive behind the units parallel to Dickerson Road will create additional drainage problems. This needs to be examined in more detail. He is also concerned about the close proximity to the property line and existing trees. It is imperative that the trees not be removed. Screening is important along Dickerson Road, especially if basement garages are allowed. Screening of a staggered double row of dense evergreens between the garages and Dickerson Road is required. These concerns have been discussed with Corlew's engineer.

Terry said the unimproved portion of Highland Heights Drive on the south property line has been taken off the major highway plan. It is dedicated to the City and should be abandoned.

On a motion by Ponder, seconded by McNeal, the Final Master Plan of Rolling Meadows PUD, Phase ~~X~~, Section ~~X~~, was approved subject to all requirements being accomplished and approved by the City Planner and City Engineer.

Item 6 (#5-93), consider the request of David Wilson to rezone his property off Roanoke Drive, Parcel 162, Davidson County Tax Map 25, part of the Ruth Sisco Subdivision, from Agricultural to R-25.

Staff reviewed. The property consists of about 6.3 acres. The property is bordered on the north by R-25 zoning and rezoning would be in conformity with the adopted land use plan. Wilson plans to subdivide into 3 parcels, but only asked for rezoning approval at this time. He asked for some indication from the Board as to whether they would approve a 3-lot subdivision without building a road. After final rezoning approval from the Commission, he will come back to the Board with a request to subdivide.

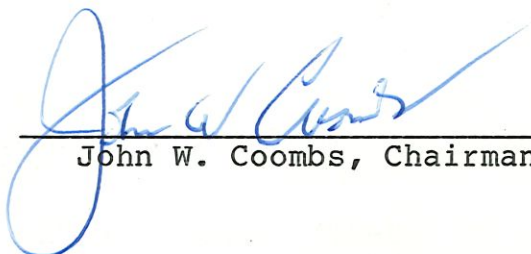
On a motion by Ponder, seconded by Driver, the request to rezone Parcel 162 of the Ruth Sisco Subdivision, Davidson County Tax Map

25, from Agricultural to R-25 was approved for recommendation to the City Commission.

Item 7, discussion of annexation report by the committee. Due to the length of the agenda, this item was deferred until the May meeting.

Terry distributed copies of the Final Draft of the Subarea 4 Land Use Plan prepared by the Metropolitan Planning Commission staff and the Subarea 4 Citizen Advisory Committee which was recommended to the Goodlettsville Planning Board for review and consideration. This to be discussed at a later date.

The meeting adjourned at 7:00 P.M.



John W. Coombs, Chairman

Nancy W. Allen, Recording Secretary

/nwa