

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: January 6, 1992
 Time: 5:00 P.M.
 Place: City Hall

Present:

Jim Driver
 Charlotte Morris
 Billy Hitt
 Jerry Garrett
 Grady McNeal
 Bobbie Wilson

Absent

John Coombs
 Sonny Ponder
 Charles Moore
 Johnny Long

Also Present:

Sid Smith Pete Ragan
 Sam Boles David Wilson
 Rocky Montoya Bill Terry
 Richard Uselton Nancy Allen
 Ken Belcher
 Ron Jones

The meeting was called to order at 5:10 PM by Acting Chairman Jim Driver. Prayer was offered by Grady McNeal. Minutes of the December meeting were approved as submitted.

Item #1 (#15-91), reconsider the request of Richard Uselton for approval of Final Resubdivision Plat of D. B. Kimmel Addition, Davidson County Tax Map 18-12, Parcels 71 and 78 (North Dickerson Road at Williams Avenue).

Action on this plat was deferred from the November meeting pending passage of Ordinance No. 91-453, abandoning the rights-of-way of Williams Avenue and a portion of Central Avenue, which passed 3rd and final reading on 12/23/91.

Some changes were made to the plat. Paula Allman, owner of an adjoining parcel, has quit-claimed her share of the abandoned ROW as well as five additional feet for access purposes. The remainder of the ROW was abandoned to the other adjoining owner, Lawrence White. This area is also available for access to lots 1 and 2 (Note 6 on the plat). One minor correction to be made on the plat: on Note 7, deed book and page number is needed for utility easement across Dale Felton's property.

On a motion by Garrett, seconded by McNeal, the Final Resubdivision Plat of D. B. Kimmel Addition was approved, subject to the corrections being made and final approval of the city planner.

Item #2 (#19-88), consider the request of Rocky Montoya, on behalf of developer Richard Uselton, for Preliminary Plat approval of Franklin Heights, Section 2, Phase 2, Davidson County Tax Map 25, part of Parcel 57 (McCoin and Essex Drives).

Slides were shown and the development was reviewed. A final plat of Section 2 was approved in April 1988. A final plat of Phase 1 of Section 2 was approved in June 1988, recorded in Book 6700, Page 856, and developed.

Phases 2 and 3 of Section 2 originally included 21 lots. The current plat eliminates Phase 3, which included Norfolk Drive.

Phase 2 now has only six lots, all of which are above the minimum lot size required. Essex Drive is now Essex Court, a cul de sac.

Several questions need resolving, the most significant being the sewer moratorium. Only Phase 1 of Section 2 was included in the list of exemptions approved by the State in 1990, since Phases 2 and 3 had not been recorded. City Attorney Joe Haynes was asked for an opinion. He contacted the State, who agreed to approve this extension (Phase 2) since there are only 6 lots which will generate a volume of less than 2,000 gallons a day.

Other concerns were addressed. Uselton said Madison Suburban Utility District has approved and will send a letter verifying that water volume and pressure are sufficient since the recent upsizing of lines throughout the City. The prior concern about steepness of Essex Drive was eliminated with the deletion of Phase 3. Essex Court cul de sac has a grade of 7%.

Essex Drive was originally proposed to extend to the property line which adjoins the Groce property, allowing that property access to McCain Drive. It was determined that eliminating the extension would not be a problem, as the Groce property has frontage on Moncrief Avenue, the most likely access road to be used.

Some other improvements were discussed, and Montoya and Uselton agreed to work with the City Engineer and City Planner on those. The one-year approval on the sewer plan has expired. When a new sewer plan is submitted, easements will be looked at. Montoya will resubmit plans for final plat approval.

On a motion by Hitt, seconded by Morris, the preliminary plan of Franklin Heights, Section 2, Phase 2, was approved subject to the sewer matter being addressed at the time the final plan is submitted.

Item #3 (#17-91), reconsider the request of Anchor Wire Company for approval of amendments to their Site Plan for expansion at 425 Church Street (Davidson County Tax Map 19-13, Parcel 42).

Action was deferred from last meeting pending further information regarding the requests. Ronald A. Jones, with GEC, geotechnical engineering consultants, made a study and their report was submitted with comments and recommendations on 1) pavement thickness, 2) surface drainage, and 3) retaining wall.

Terry showed slides of the improvements made: completion of additional parking lot, a french drain completed behind one curb, additional treatment at the street, slope stabilization along the side of the building, and drainage ways cleaned out. Stabilization of the rock and soil slope behind the truck turnaround was addressed by Jones. He recommended a different kind of wall rather than concrete. His recommendation to stabilize the lowest 65 ft. length of the turn-around area follows:

-Trim the near-vertical soil portion of the cut face to

- approximately a 2(V):1(H) inclination, and remove any loose rock.
- Excavate an 18" trench down into the gravel fill at the base of the rock slope.
 - Tack wire mesh onto the cut face.
 - Spray face with 6" thick gunite with fiber mesh reinforcement and 5,000 psi 28-day strength, keyed into the excavated trench.
 - Shape top edge of gunite wall to form a ditch to catch surface runoff and direct it around wall.
 - Install 1-1/2" pvc weep holes at base of gunite wall on 8' centers.
 - Install french drain pipe around base of wall near curb. Tie drain at both ends into existing drain system already installed.

The City Planner, City Engineer and Director of Public Works agreed they had no problem with this solution and felt it was a good alternative. All other items have been addressed, so the only change from the original Site Plan will be the substitution of a gunite wall. On a motion by Garrett, seconded by McNeal, the amendment to the Site Plan was approved.

Item #4 (#1-92), consider the request of Jim Brown, First Management Services, for approval of a monument-type street sign, at the intersection of Professional park Drive and Conference Drive, to be an entrance identification sign for Northchase Professional Park.

Slides were shown of the area and the approximate location of the proposed sign. The owners of the building in the professional park want to have a sign on Conference Drive to identify their name and location. This was not a part of the original PUD plan, therefore it must be approved by the board as a PUD amendment before a sign permit can be issued. The sign ordinance permits signage in a median; however, several concerns are raised: would it create a traffic hazard?--is there enough right-of-way available?--can turning movements be made?--who will maintain the structure?--should a permanent maintenance bond be put in place in the event of default by the owners? Liability would be with the city if someone hits the sign and is injured.

Sammy Bole, with First Management Services, and Sid Smith addressed the problem. The manager of the doctors' building feels it is essential that they have some identification near the main thoroughfare or they may not continue to stay there. FDIC owns the property and Hendersonville Hospital leases 100% of the building. Full responsibility of installing and maintaining the sign will be theirs. They have exhausted all other alternatives; this is their last choice of getting identification for that property.

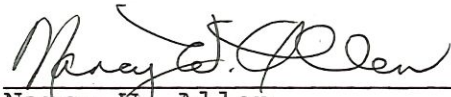
Discussed were turning radii, safety, and maintenance responsibility. With regard to turning radii, Smith's study showed that movement out is no problem in either direction. Left turn in is alright. Right turn in would be a problem for large trucks--they would hit the curb. The curb will have to be redone. From a safety standpoint, the sign would probably break away and not cause

extensive damage. With regard to maintenance, a standing cash bond would be offered for total replacement, or, if opted, to remove and repave. Another concern was, when Conference Drive is widened, the sign will have to be moved back. Is there room without blocking an access road?

With so many unanswered questions, it was determined to defer the request until the city attorney can be asked about the city's liability, and the alternative of lowering the sign is studied. On a motion by Morris, seconded by Wilson, the request was deferred until the February meeting.

The meeting adjourned at 6:20 P.M.


Jim Driver, Acting Chairman


Nancy W. Allen
Recording Secretary

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MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: February 3, 1992
Time: 5:00 P.M.
Place: City Hall

Present:

John Coombs	Sonny Ponder
Grady McNeal	Charlotte Morris
Johnny Long	Jerry Garrett
Billy Hitt	Charles Moore
Bobbie Wilson	

Absent:

Jim Driver

Also Present:

Pete Ragan
Butch Duke
Richard Uselton
Sid Smith
David Wilson
Nancy Allen

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

Item #1 (#1-92), reconsider the request of Jim Brown, First Management Services, for approval of a monument-type street sign at the intersection of Professional Park Drive and Conference Drive, to be an entrance identification sign for Northchase Professional Park.