hearing.

The meeting adjourned at 7:15 P. M.

John W. Coombs, Chairman

Bill Terry, Secretary

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: July 2, 1990
Time: 6:30 P.M.
Place: City Hall

Present	Also Present	
John Coombs	Steve Foster	Pete Ragan
Jim Driver	Greg Hayden	Bill Terry
Doyle Hasty	Bob MacPherson	David Wilson
Bobby Jones	Grayson Cannon	Nancy Allen
Grady McNeal	John Cannon	
Charles Moore	Russell Freeman	
Sonny Ponder	Bob Murphy	
Billy Hitt	Don Carver	
Johnny Long	Ken Larish	
Charlotte Morris	Charlie Lowe	

The meeting was called to order by Chairman John Coombs. Prayer was offered by Doyle Hasty. Minutes of the June meeting were approved as submitted.

Item #1 (#10-90), consider the request of James L. Lawley, 300 Utley Drive, for approval of a resubdivision of Lot 92 (Parcel 51) of Connell Estates, Section 3, and Lot 18 (Parcel 59) of Connell Estates, Section 4. The only change is to relocate the dividing property line approximately 10' to the west.

Staff reviewed and suggested some minor corrections, including showing a 20' utility easement along the original property line. The corrected plat meets City's requirements. On a motion by Ponder, second by Moore, the resubdivision of Lot 92 (Parcel 51) of Connell Estates, Section 3, and Lot 18 (Parcel 59) of Section 4 were approved unanimously.

Due to the anticipated length of discussion required for Item 2, the third item was discussed at this time.

Item #3, consider the request of Charlie Lowe with Ragan-Smith-Murphy & Associates, on behalf of Phillips Builders, for Final Plat approval of Resubdivision of Lots 161 and 162 of Section 2, Indian Hills Club Subdivision. The contractor constructing the house on lot 161 poured the driveway over the property line of lot 162. This plat moves the property line approximately three feet to accommodate the error. Staff reviewed and recommended approval.

Charlie Lowe, with Ragan-Smith-Murphy, presented a revised plat stating that it had recently been brought to their attention that the house on lot 161 had been built 6 ft. into the rear setback line. This affects only that portion abutting the common area, and he asked that the rear setback line of that portion only be reduced to 20 ft. On a motion by Long, second by Hasty, the two changes were approved: 1) Resubdivision of Lots 161 and 162 of Section 2 moving the property line 3 ft.; and 2) reduce to 20' the portion of the rear setback line of lot 161 which abuts the common area.

Because this is only one of many similar requests for subdivision amendments caused by the contractors in both Windsor Green and Indian Hills Club where a house or driveway has been incorrectly located, the Board suggested that a letter be written to Phillips Builders asking that they advise their contractors to be more careful in the future in the placement of houses.

Item 2, (#11-90), consider the request of Conference Associates, Ltd., for Preliminary approval of the Master Development Plan of Conference Park, a general office planned unit development (GOPUD), located at the northeast corner of Conference Drive and Windsor Green Boulevard (Davidson County Tax Map 26). The concept plan was submitted in order to begin the marketing process. They are also requesting approval for locations for temporary development signs.

Bill Terry presented slides and an analysis made following the staff review. The plan and supporting documentation meet the submission requirements for a PUD under the zoning ordinance. There is a good internal circulation system between the different parcels; any change in curb cuts will affect this and, in turn, the lot configuration. The developer should present a traffic analysis justifying the number and location of curb cuts. He should also address the amount of stacking space that will be required in the event the landscaped medians are included in any reconstruction of Conference Drive. There is also a need for a traffic signal at Windsor Green Boulevard and Conference Drive. The signal is needed at the present time without the addition of this development; therefore, it would be difficult to make installation of the signal at their expense a condition of approval. However, when Tract C is developed, the signal will have to be reconfigured, and the developer can be required to participate in that expense.

The proposed building square footages are within the zoning regulations, but any approval should stipulate that the noted building sizes are not guaranteed by the preliminary plan.

Another issue is drainage. All the storm water from this project will drain through Windsor Green; there is some excess capacity in the existing drainage system. A drainage plan should be done as a part of the final plan that will not create excessive flows in the system. The developer plans to include on-site detention for each tract in an underground system.

The mix of land uses proposed is to be approved at this point. The PUD regulations give the Board some discretionary power to approve or disapprove the types of land uses proposed; feasibility and marketability of these uses to be taken into consideration.

Sewer capacity should be addressed. The moratorium will have an impact. A letter of sewer availability was issued for this development prior to the commissioner's order, but as yet the State has not acted upon our request for exceptions. Additionally, the capacity of the City's lines which are in place will have to be considered. If the existing capacity is exceeded, then other means of sewering the project will have to be devised.

Transitional screening between the common property line of Tracts A & B and the Piccadilly Apartments in Windsor Green is required. The developer has agreed to a 25 ft. planting strip along the property line; however, detailed landscaping plans are not required for the preliminary plan.

A final suggestion regarding the grading of lots 8 and 9. The proposed contours will result in severe slopes and a retaining wall in order to accommodate the flat building pads and parking lots. The final plan for these lots should incorporate more innovative designs to minimize the need for these severe changes in grade.

Two steps of approval are called for. First, the locations and types of temporary and construction signs should be addressed and approved. Second, the plan itself should be either approved, conditionally approved, or modified to meet any recommended changes. Zoning is not an issue, since the property is already zoned for this particular type development.

Following Terry's comments, presentations from different aspects of the development were made by Bob MacPherson, Senior Project Manager with Maryland Farms and General Partner with Conference Associates, Ltd.; Greg Hayden with Lockman Associates, architects and development planners for the project; Steve Foster and Paul Murphy with Ragan-Smith-Murphy & Associates, land planners and civil engineers for the project.

Following their presentations, Coombs questioned Murphy about the number and location of access points on Conference Drive, and the probability that they would cause traffic problems. Ponder said he felt sure this would be a nice development, but he also felt there were too many access points to Conference Drive which could create a situation the City might regret in the future. Some alternatives were requested.

In answer to that concern, Murphy advised that six or seven different plans made over the years had been studied, along with the 1987 traffic study of Conference Drive made by Gresham, Smith & Partners. These were re-evaluated since a good many changes in development and usage has transpired since those studies were made. The expected impact by the opening of the Bypass was also considered. The layout of lots, private roadways and parking drives was designed to facilitate the movement of traffic to signalized intersections and median breaks in the proposed Conference Drive road widening plan. Murphy pointed out that internal site circulation of vehicles to highway access points on Conference Drive was initially proposed in the Gresham, Smith & Partners traffic study, and subsequently was made a part of the Conference Drive road widening design.

Hitt said he thought an impartial re-study should be made by Gresham, Smith & Partners. Ragan showed Hitt the extensive, updated study already made by Paul Murphy. He said this plan represents the latest study we have on Conference Drive. Hitt said he still thought we should have Gresham, Smith make another impartial study.

Based on the fact that Ragan-Smith-Murphy took the Gresham, Smith study, incorporated it with the Conference Park project, studied and recommended it to be the best configuration we could get, McNeal made a motion to approve the Preliminary Master Development Plan of Conference Park, to include the following:

1) Stipulate that the proposed square footages for building space are not guaranteed in this plan and may be reduced as a result of parking, landscaping, open space requirements, and sewer line capacity.

2) Any improvements to a traffic signal the city may install which are necessitated by this development shall be at the developer's expense.

3) The amount of storm water leaving the site shall not be permitted to exceed the capacity of the downstream structures.

4) This approval is conditional upon the State's acceptance of the proposed exceptions as submitted by the city or upon a relaxation of the current moratorium.

The motion was seconded by Long and passed, with no voiced opposition.

Approval of the signs was then considered. MacPherson addressed the locations and types of temporary and construction signs for development purposes. Terry said they meet City requirements. On a motion by Driver, second by Morris, the temporary and construction signs were approved.

Following the published agenda, Terry asked for approval to authorize the City to accept extensions of letters of credit for: 1) Windsor Green, Phase 2, Section 3; and 2) Northchase at Rivergate.

Motion was made by Driver, seconded by Jones, and approval was unanimous.

Meeting adjourned at 8:35 P.M.

John W. Coombs, Chairman

Nancy W. Allen
Recording Secretary

/nwa