

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

June 6, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Vice-Chair Scott Trew, Jeff Duncan, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, Judy Wheeler

Absent: Chairman Tony Espinosa

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, and Sharon Reed

Scott Trew called the meeting to order, and Trew offered prayer.

Item #1 Approval of Agenda: Wheeler made a motion to approve the agenda, McNeal seconded the motion. The motion passed.

Item #2 Approval of May 2, 2022 Meeting Minutes: Duncan made a motion to approve the minutes of the May 2, 2022 meeting, Parnell seconded the motion. The motion passed.

Trew opened the Public Forum on Planning Related Topics.

No one requested to speak at the meeting. Duncan made a motion to close the public forum, seconded by McNeal. The motion passed. The Public Forum was closed.

AGENDA

Item #3 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised traffic study and site grading design for 310 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. Property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Proctor Family Partnership (#012-20) *Deferred at May 2, 2022 Meeting*

Item Representative: John Gore, PE-Barge Cauthen

Staff Discussion:

- The plans define the changes based on the Planning Commission's discussion at the May 2, 2022 meeting.
- The applicant has requested to discuss the Planning Commission's discussion about revised building material requirements with proposed site alterations and the grading design question about the drainage and grading design behind a building along the south property line.
- Per discussion with the property representative TDOT, Tennessee Department of Transportation has approved the access design without a traffic signal at the main entrance.
- Staff requests Planning Commission discussion to determine if the City needs to request TDOT to review any additional improvements on N. Main Street per original Planning Commission's original request to TDOT.
- Staff would recommend approval of revised landscaping plan, open space design, and retaining wall design.

-Staff requests Planning Commission discussion on the building materials and grading at the back of the building at the south property line, and TDOT approval on N. Main Street access design to determine if additional revisions are required with the proposed final master plan alterations.

Planning Commission Discussion:

- Gore discussed the proposed changes to the project. The grading, site layout and landscaping
- Gore discussed the area on the Northside of property, reducing the retaining wall and pulled back the wall 20' feet from property line. Added additional trees for screening
- Gore discussed a larger natural loop walking trail, adding a community garden, playground, a masonry MSE retaining wall and fencing
- Gore discussed the slopes, drainage and building area around Tinnon Ave.
- Gore discussed TDOT's street access improvement bond/paperwork.
- Duncan asked what building finishes were approved in the preliminary master plan
- McCormick responded on Main Street frontage sixty (60%) brick and north side building - back buildings seventy-five (75%) cement fiber board and twenty-five (25%) brick
- Duncan discussed concern with the finishes on the rear buildings
- Parnell discussed the standard building design criteria, privacy fence on both sides of the gate on Church Street and the grading around the South buildings.
- Trew stated the concerns of the board members with the design of the buildings
- Parnell and Duncan recommends the standard ordinance of fifty (50%) brick on front and rear buildings
- McCormick responded the Planning Commission required on the front larger brick percentage and due to visibility on the South Side at least fifty (50%) on a referenced building.
- Trew asked each board member if they would recommend the building standards fifty (50%) brick on front and back of the buildings
- Tinnin at least fifty (50%) all over
- Parnell agrees
- McNeal agrees
- Wheeler agrees
- Duncan agrees
- McCormick discussed the North Main TDOT improvements.
- Wheeler questioned Gore if they have resolved issues with TDOT
- Gore responded they have no more comments from TDOT on the plan or design but have one more step to post a bond for roadway improvements.
- Wheeler discussed concerns with TDOT and no request for a traffic signal in that area
- Trew discussed talking with TDOT regarding the issue
- McCormick responded he will talk with TDOT and update the Planning Commission next meeting.
- McNeal discussed the solar panels on the leasing building and the landscape plan showing hackberry trees
- Applicant responded they are not being planted just an example
- Ellis discussed the traffic study for this area and the need for a traffic signal
- Gore responded the updated traffic study does not warrant a traffic signal
- Tinnin responded he agrees with Ellis he would like to see the traffic signal study before approving the final drawings
- McCormick responded he will get with TDOT regarding the City's concerns for a traffic signal in the area and have the information for next month's meeting
- Freeman asked Ellis if he had a time frame from CSX regarding the bridge construction
- Ellis responded he has no time frame, but it is under design

- Gore responded and asked for a deferral to come back next month to get the TDOT questions answered
- Trew responded the board is looking to take the buildings at least fifty (50%) brick on the front and back, more brick face buildings on the street side, privacy fence along Church Street and location of entrance.

Motion: Motion by Tinnin to defer the request, seconded by Wheeler. The motion passed unanimously.

Item #4 WES Outdoor Power Equipment: Request building side setback variance based upon limited property width dimension for a proposed lawn mower sales and service facility use in the CPUD, Commercial Planned Unit Development CCO, Commercial Core Overlay zoning district at 122 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 0260101050. Property Owner: William Satterfield

Item Representative: William Satterfield

Staff Discussion:

- The Planning Commission previously discussed the project and proposed use.
- The property owner is in the site plan design phase for the project and requested review of a preliminary project design based on the limited property width of seventy-five (75') feet.
- The Planning Commission will also review a final site plan for the project including grading, utilities, exterior building design, and landscaping and lighting designs.
- The property is zoned CPUD, Commercial Planned Unit Development and within the CCO, Commercial Core Overlay district.
- The request is approval of a reduced building side setback from fifteen (15') feet to ten (10') feet on the south property line.
- Due to the limited property width the larger truck deliveries are proposed off Two Mile Pike and would require a truck to back into site.
- The preliminary site plan includes a future driveway connection to Long Hollow Pike.
- Per the property owner the larger truck deliveries would be limited with the most deliveries occurring during the spring season ranging from four (4) to five (5) deliveries a month during this time.
- The Planning Commission can review setbacks variances with planned unit development zoning districts.
- Staff would recommend approval with the following stipulations:
 - Stipulation-Planning Commission to review with the project site plan the building design along Two Mile Pike to provide a design consistent with a building frontage design incorporating the loading door and dumpster area screen design with the building design
 - Stipulation-Planning Commission to review with the project site plan a solid screen be installed along the south property line include either a solid fence, wall, or evergreen screen.

Planning Commission Discussion:

- Satterfield discussed the challenges of getting large trucks on the lot due to the narrow lot size, deliveries from 18-wheel semi-trucks are very seasonal between February – March, daily deliveries for parts and supplies are Fed-Ex and UPS.
- Satterfield discussed the reduced awning on Long Hollow Pike side
- Duncan asked if there will be an outdoor awning on the backside with patio display area
- Satterfield responded it will front Long Hollow Pike

- Tinnin discussed the Two-Mile Pike side of building with awning
- Satterfield responded and discussed the appearance of the building from Long Hollow Pike side and Two-Mile Pike side
- Tinnin recommended the Two-Mile side of building more front than back
- Satterfield responded the intent will be for showroom to be on Long Hollow Pike side
- Trew asked if there will be a loading dock
- Satterfield responded at this time not planning a loading dock
- Parnell discussed the location, square footage, and parking spaces for the building
- McCormick responded with the calculations for the building and parking spaces
- Parnell discussed removing some parking, adding a porch, roll-up door and the architectural design for the back of the building
- Duncan discussed the need for the parking
- Tinnin discussed the parking space issue and moving the building back for additional space in the Two-Mile Pike area
- McCormick responded with the request of ten (10') feet on the south property line with access in the back for trucks
- Parnell discussed the setback variance request and reduced parking
- Duncan discussed the variance request with the project and not the property and load limits for Two-Mile Pike
- McCormick responded if that is part of the motion and not aware of load limitations on Two-Mile Pike
- Ellis responded not aware of any weight limits, the fire department utilize it and Hitt Electric is located mid-block on Two-Mile Pike
- Parnell recommends a deferral so they can re-design and come back with a full package
- Satterfield responded he will meet with the architect to design the building, appearance of building on Long Hollow Pike and Two-Mile Pike and location of building
- Trew asked when the access to Long Hollow Pike would be
- Satterfield responded due to money concerns it will be a long-term project.
- Trew restated a deferral for a reduced side setback from fifteen (15') feet to ten (10') feet, building should appease from all sides, parking on both ends and privacy fence.
- McCormick the request was for the applicant and if the discussion is sufficient for owner to proceed with site design and based on Planning Commission discussed could plan for twelve (12) parking spaces.

Motion: Motion by Parnell to defer the request, seconded by McNeal. The motion passed unanimously.

Item #5 Timothy Pearson: Requests review of the permitted uses in CSL, Commercial Services Limited/Interstate Overlay District to permit a limited vehicle rental facility at 240 Long Hollow Pike on a portion of 8.86 acres. Property referenced as Davidson County Tax Map/Parcel# 01913011000. Property Owner: Daniel G. Kamin Tennessee Enterprises

Item Representative: Timothy Pearson

Staff Discussion:

- The applicant is requesting to be permitted to have a limited U-Haul rental use including with a limited number of vehicles on the site.
- The property is zoned CSL, Commercial Services Limited and within the Interstate Overlay District.
- The zoning district does not permit a vehicle sales or rental use.

- The applicant is requesting that with the limited number of vehicles requested that the proposed be considered an accessory use of the existing restaurant facility.
- If the Planning Commission determines the proposed limited use would be a permitted accessory use, then staff would recommend the vehicles permitted on-site to be limited to a defined number and that vehicle parking be limited to being parked behind or beside the restaurant facility.
- Staff presented the Zoning Ordinance Section - Interchange Overlay District

Planning Commission Discussion:

- Pearson discussed the opportunity to increase revenue for the restaurant and bring more customer base with the partnership with U-Haul.
- Pearson discussed it would be small to mid-size moving trucks, with no trailers.
- Duncan discussed concerns with the parcel ownership, activity on Dollar General Corporations parcel and the use is not allowed in the zoning
- Ellis discussed the property ownership, issues with semi-truck parking and possible sub-divide of the property in the future
- Trew discussed staff's recommendation for denial

Motion: Motion by Duncan to deny the request, seconded by Parnell. The motion passed unanimously.

Item #6 Metro Baptist Church Additions and Renovations/ Barge Cauthen and Associates: Request site plan amendment for a 21, 025 sq. ft. two (2) story building alteration and addition on 24.16 acres at 322 East Cedar Street. Property referenced as Davidson County Tax Map/Parcel# 01913009400. Property Owner: Metro Baptist Church of Nashville, Inc (#5-22)

Item Representative: Anna Maddox, Barge Cauthen & Associates

Staff Discussion:

- The proposed alteration includes an existing building section being demolished and expanded with the proposed replacement building.
- The site plan also includes a replacement section of parking lot with an expanded storm water facility.
- The exterior building design is an expansion of the existing building design.
- The City's Design Guidelines permits the proposed building alteration design.
- The City's engineer consultant is currently reviewing the revised plans.
- Staff would recommend approval with stipulation to be completed prior to the City issuing a site grading/land disturbance permit for the project.

Planning Commission Discussion:

- Trew questioned the purpose of the building
- Maddox responded classroom space
- Duncan complimented the brick project design
- Parnell discussed the parking count and square footage
- Maddox responded no net changes to parking space counts

Motion: Motion by Wheeler to approve the request, seconded by Tinnin. The motion passed unanimously.

Item #7 1211 South/TKC Architecture & Engineering LLC: Requests recommendation to the City Commission for rezoning from Agricultural to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 75 multi-family residential units on a portion of 6.9 acres at 1211 Dickerson Road. The front portion of the property is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 03300003400. Property Owners: Eugene and Gerald Studer (#6-22)

Item Representative: Cole Newton, TKC Architecture & Engineering

Staff Discussion:

- The property is included on the City's Comprehensive Land Use Plan as Commercial Concentration and Residential Development High Density with a defined line of Low-Density Residential Conservation between the Commercial Concentration and Residential High-Density area designations on the property and adjacent properties.
- The project zoning and preliminary master plan is based on the fifteen (15) units per acre increased density provision of the Zoning Ordinance.
- The recent Zoning Ordinance amendments defined the increased density from seven (7) to fifteen (15) units per acre in a mixed-use design or setting and the increased density be limited to properties located along major roadway routes like Dickerson Road.
- The applicant submitted a water service availability letter from Madison Suburban District.
- The applicant previously submitted a request for sewer service availability letter to Metro Water Department, but it was determined that the sewer service would be from the City of Goodlettsville. The City's Public Works Department is currently reviewing the sewer service availability.
- The architectural renderings provided include a notation that plans will be revised to reflect the City's Design Guidelines requirements of a minimum fifty (50%) percent brick and or stone with secondary materials being one or a combination of either split face block, EIFS (Exterior Insulation and Finish System), or cement fiber board siding.
- Staff has requested with the applicant that if the rezoning and preliminary master plan is approved, a traffic study to be completed with the final master plan to determine the need for any south bound acceleration or deceleration turn lane or other Dickerson Road improvements with the project design.
- Staff would recommend approval based on the Comprehensive Plan Designation of Residential Development High Density Residential and the project maintaining the existing CS, Commercial Services property zoning along the front portion of the property with the following stipulation:
- Stipulation-Recommendation based on applicant receiving the sewer utility commitment letter stating service is available including any upgrades required by developer for the proposed density with the letters being submitted prior to review of the request by the City Commission.

Planning Commission Discussion:

- Newton discussed sewer service with the City of Goodlettsville and Metro
- Ellis responded the City is restricted by contract and may take some time to get the commitment letter
- Parnell discussed the grading and elevation change on the property
- Newton discussed the proposed layout for the property
- Duncan discussed concerns with the sewer flow
- Ellis asked Newton to explain the sewer flow submitted to Metro
- Newton responded they submitted to all of the utility providers Madison Water, Metro Wastewater, and the City of Goodlettsville
- Parnell discussed concern of steep slope on the layout

- Newton responded the commercial shown is for reference only and will be a grading intensive project and the project design is currently in the preliminary design stage at this time but they have reviewed preliminary design with project grades
- Trew asked if they would be taking it down twelve (12%) or ten (10%) percent
- Newton responded they will be following codes
- McCormick discussed codes for public streets, commercial, and access roads
- Tinnin commented in his opinion the project is good if it meets the overall criteria
- Duncan discussed concern with the stormwater runoff
- Parnell discussed concern of the layout if approved
- Newton responded if the layout changed it would mean less density and discussed with change the width of the buildings across the back and set-backs
- Duncan confirms the request for rezoning and preliminary master plan approval
- McNeal discussed movement for a fire truck on the Northside of the property
- McCormick responded the fire department has reviewed and would need to confirm during any final plan review
- Freeman discussed the property overlaying the back of property
- McCormick responded it is for development and meets the intent

Motion: Motion by Parnell to defer the request, seconded by Duncan. The vote 4-Defer 2-Oppose. The motion to defer passed.

Item #8 Monticello Townhomes/ Klobner Engineering Services: Request recommendation to the City Commission for rezoning from R-15, Medium Density and Agricultural to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for 30 townhouse units on 3.73 acres at 1537 Monticello Avenue. Property referenced as Davidson County Tax Map/Parcel#. 03405006300. Property referenced as Property Owner: Jack Nixon (#7-22)

Item Representative: Josh Lyon, Klobner Engineering

Staff Discussion:

- The property is included on the City's Comprehensive Land Use Plan as Residential Development High Density.
- The maximum density permitted by the proposed HDRPUD, High Density Residential Planned Unit Development zoning district is seven (7) units per acre.
- Per the applicant the property survey shows 3.99 acres instead of 3.73 per Davidson County Tax Records.
- The maximum number of units permitted is twenty-eight (28) units. The proposal is for thirty (30) units.
- Staff has not received the requested water and sewer service utility letters regarding utility service for the proposed project.
- Per the updated Planned Unit Development Zoning Ordinance requirements for detached and attached one family dwellings, the minimum number of parking required with ten (10) of the units proposed to be three (3) bedrooms would be eight-five (85) versus seventy (78) as shown on the plan.
- The recent ordinance amendment required four (4) parking spaces for three (3+) plus bedroom units.
- Staff would recommend approval based on the Comprehensive Plan Designation of Residential Development High Density Residential with the following stipulations:

- Stipulation-Revised development plan to be submitted to City Commission with the unit number decreased from thirty (30) units to twenty-eight (28) units and parking based on revised unit count and final number of two (2) versus three (3) unit attached one family dwelling townhouses.
- Stipulation-Recommendation based on applicant receiving water and sewer utility commitment letters stating water and service is available including upgrades required by developer for the proposed density with the letters being submitted prior to review of the request by the City Commission
- Stipulation-Siding shown on building elevations to be cement fiber board siding per City's Design Guidelines

Planning Commission Discussion:

- Trew questioned the reason for thirty (30) units over the twenty-eight (28)
- Lyon responded that is what the developer requested
- Parnell discussed the calculations need to be consistent
- Tinnin discussed parking will not be an issue with thirty (30) units, and water run-off will be the same
- McCormick responded the ordinance now is anything single family or attached single family with three (3) bedroom or more is four (4) parking spaces per unit.
- Lyon responded the layout would remain the same and have a fifty (50') foot buffer on the Northside with proposed landscape
- Parnell discussed concerns with stormwater issues
- Trew discussed asking each member if they would round the calculation of (27.93) up to twenty (28) or down to twenty (27) units
- Tinnin-28, Parnell-28, McNeal-28, Wheeler-28, Duncan-28, Trew-28
- Parnell discussed unit #1 and landscape in front of the units along Monticello Ave.

Motion: Motion by Tinnin to approve the request, seconded by Parnell. The motion passed unanimously.

DISCUSSION ITEM

- Northcreek Boulevard Mixed Use Development** - No one present to represent the project.
- McCormick introduced Alex West, Inspector in the Planning and Codes Department.
- McCormick stated due the holiday the next meeting will be July 11th, 2022.

With no further business, the meeting adjourned at 7:17 pm.

Scott Trew, Vice-Chairman

Sharon Reed, Planning Assistant