

## GOODLETTSVILLE PLANNING & ZONING BOARD

August 1, 2005

5:00 PM

Goodlettsville City Hall

Present: Jim Galbreath, John Coombs, Jerry Garrett, Scott Trew, Jim Hitt, Grady McNeal, Margaret Wall, John Finch, Carol Crews

Absent: Jim Driver

Also Present: Jim Thomas, Rick Gregory, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Jane Birdwell, Allen Ramsey, Steve Powers, Brock Rust, Pete Prater, Mark Baker, Mike Chappell, Dan Strabble, Rick Fussell, Louis Shassian, Bruce Nelson, Bob Pierce, John & Nancy Edmondson, Sandra Lewis and others

The meeting was called to order by Jim Galbreath. Prayer was offered by John Finch.

**Item #1** Approve the minutes of the July 11, 2005 Goodlettsville Planning and Zoning Board meetings. Galbreath declared the minutes of the July 11, 2005 Goodlettsville Planning Board meeting stand approved as written.

**Item #2** Consideration of annexation rezoning of two properties, Sumner County Tax Map 143, Parcel 22.02 and Parcel 22.03, affected by Planning Commission action taken at the July 11, 2005 Planning Board meeting regarding annexation of part of Parcel 22.

Staff reviewed. Gregory indicated that this discussion is for clarification purposes regarding a recommendation for annexation of properties outside the corporate city limits at last month's meeting. A portion of the property was recommended for annexation (approximately 41.4 acres) as LDRPUD zoning. The other property owners did not request the LDRPUD rezoning district. The recommendation to the City Commission included all three properties to be rezoned to LDRPUD. Staff is asking for affirmation of the recommendation. Garrett responded that the affected property owners have been invited to attend the August 11, 2005 City Commission meeting at which time they will have the opportunity to voice their opinion regarding the rezoning amendment. No action was taken by the board.

**Item #3 (9.1 #13-05)** Consider the request of R.L. Montoya Land Surveying, P.O. Box 471, Goodlettsville, TN for approval of an amended Final Plat for Prater Subdivision, Lot 2, Jackson Street, Davidson County Tax Map 19-13, Parcel (00).

Staff reviewed. Gregory reported this proposal creates two building lots from one existing parcel. They are legally non-conforming lots. Some minor technical issues remain and can be addressed by staff. This amended final plat meets zoning requirements.

Motion by Coombs for conditional approval of an amended Final Plat for Prater Subdivision, Lot 2, Jackson Street, Davidson County Tax Map 19-13, Parcel (00) based on correction of minor technical issues and final review and approval by staff. Motion seconded by Garrett. Motion approved unanimously.

**Item #4 (9.1 #14-05) Consider the request of Suiter Surveying & Land Planning, 1805A Alpine Drive., Clarksville, TN for approval of an amended Final Plat for Northcreek Commons, Section 8 – Lot 12 and Section 10 – Lot 13, Davidson County Tax Map 26, Parcels 153 & 156.**

Staff reviewed. Gregory reported this proposal is to combine two existing building lots into one building site. No buildings currently exist on this property. Some minor technical issues remain which can be addressed by staff. The amended final plat meets zoning requirements.

Motion by Hitt for conditional approval of an amended Final Plat for Northcreek Commons, Section 8 – Lot 12 and Section 10 – Lot 13, Davidson County Tax Map 26, Parcels 153 & 156 based on submission of corrected plans relating to minor technical issues and final review and approval by staff. Motion seconded by Wall. Motion approved unanimously.

**Item #5 (9.1 #15-05) Consider the request of Civil Resources Consultants LLC, 5414 S. Brown Street, Springfield, TN for approval of a Final Master Plan for North Ridge Office Building, Northcreek Blvd., Northcreek Commons, Davidson County Tax Map 26, Parcels 153 & 156.**

Staff reviewed. Gregory reported this is a proposal for the first phase of a two phase office development. The first phase is a 20,934 square foot, two story office building. This is a fairly difficult site to develop. In that regard, this proposal notes an encroachment of approximately three (3) feet into the ten (10) feet PUDE along the south property line. Landscaping has been enhanced along this property line to help offset the narrower landscaped area (approximately seven (7) feet instead of the required fifteen (15) feet. Staff considers this to be a reasonable accommodation on this site. Maintaining grade on site was a challenge as evidenced by the parking lot configuration and the how it is accessed from the north. Some technical issues remain regarding site hydrology and water quality which can be addressed by staff.

Motion by McNeal for conditional approval of the Final Master Plan for North Ridge Office Building, Northcreek Blvd., Northcreek Commons, Davidson County Tax Map 26, Parcels 153 & 156 based on submission of corrected plans relating to remaining technical issues and review and final approval by staff. Motion seconded by Finch. Motion approved unanimously.

**Item #6 (9.1 #16-50) Consider the request of Michael Chappell, Architect, 1329 Fernbank Avenue, Madison, TN for approval of an amended Final Plat for Ranchwood Estates, Section 3 – Lot 72, Rosehill Drive, Davidson County Tax Map 25-07, Parcel 3.**

Staff reviewed. Gregory reported this proposal is to amend the front setback on an existing lot, abandon an access easement to an old water tank site and incorporate the

acreage of that water tank site into this lot. The existing house roughly abuts the recorded one hundred (100) feet setback. A proposed addition to the front of the house would encroach into the existing back. In order to accommodate that addition, it is necessary to amend the plat and decrease the setback to forty (40) feet. The zoning ordinance currently requires a forty (40) feet front yard setback. Some minor technical issues remain which can be handled by staff. This plan meets the current zoning regulations.

Chappell stated that a recorded quitclaim deed has been obtained for the water tank property. Garrett directed Chappell to obtain a quitclaim deed from the utility district for the right-of-way access easement.

Motion by Garrett for conditional approval of the an amended Final Plat for Ranchwood Estates, Section 3 – Lot 72, Rosehill Drive, Davidson County Tax Map 25-07, Parcel 3 based on submission of corrected plans relating to remaining technical issues and review and final approval by staff. Also, the owner is to obtain a recorded quitclaim deed from the utility district for the ROW access easement. Motion seconded by Hitt. Motion approved unanimously.

**Item #7 (9.1 #12-05) Consider the request of Civil Site Design, 1808 West End Avenue, Ste. 1402, Nashville, TN for approval of a Final Plat for Sanders Property, Willis Branch Road, Sumner County Tax Map 143, Parcel 82.**

Staff reviewed. Gregory reported this proposal is to create two (2) building sites from one (1) lot on the south side of Willis Branch and proposes to use a new bridge structure for access. In order to insure safe passage of emergency vehicles (primarily fire equipment), engineer stamped construction plans need to be provided. All other zoning regulations have been met.

Brock Rust, developer, stated that he has not yet determined the type of structure to be used for the bridge structure. Finch stipulated that the City needs assurance of the bridge materials due to the private bridge not carrying bonding assurance.

Motion by Hitt for conditional approval of a Final Plat for Sanders Property, Willis Branch Road, Sumner Count Tax Map 143, Parcel 82 based on submission of corrected plans depicting building materials to be used for bridge construction and a structural engineer's stamped drawings for review and final approval by staff. Motion seconded by Wall. Motion passed unanimously.

**Item #8 (9.1 #38-03A) Consider the request of Civil Site Design, 1808 West End Avenue, Ste. 1402, Nashville, TN for approval of the Final Master Plan for The Villas at Twelve Stones, Phase III, Townhomes/MDRPUD, Willis Branch Road, Sumner County Tax Map 143, Parcel (00).**

Applicant requested deferral to the September, 2005 meeting.

**Item #9 (9.1 #17-05) Consider the request of Wamble & Associates, PLLC, 40 Middleton St., Nashville, TN for approval of a Final Plat for Dry Creek Commons – Phase I, Dry Creek Lane, Davidson County Tax Map 33, Parcel 235.**

Staff reviewed. Gregory reported that the applicant requested deferral of action on the final plat for Dry Creek Commons at the November 3, 2004 Planning Board meeting making it contingent on the approval of the proposed final master plan and to permit further investigation of a proposed sidewalk plan for Dry Creek Road. This proposal is for a private element plat as part of the documentation for the Horizontal Property Regime development of this property which identifies the location of each private ownership element within the condominium. Due to an oversight by staff, review comments were not received by the applicant in a time frame which allowed the applicant to prepare corrected comments and resubmit the plans. Staff allowed the applicant to appear at this meeting with benefit of the corrected plans present. Some minor technical details need to be added to the plat and can be approved by staff. One concern that has not been addressed clearly is the final resolution of installing a sidewalk system along Dry Creek Commons, Phases I and II and connecting the sidewalk system east to the existing sidewalk at the I-65 Interstate overpass.

Dan Strabble, Vastland Development, stated that most of the staff comments are minor, easily addressed and will be submitted to staff in a timely manner. Strabble stipulated that the developer is not opposed to installing the sidewalk along Dry Creek Commons, Phase I to the western boundary line of the development. However, Strabble's understanding from the outcome of the last meeting was that the city would develop an overall sidewalk plan for Dry Creek Lane with the of installation of sidewalks on the northern or eastern elevation of the roadway to connect to the existing sidewalk at Alta Loma Road and to defer sidewalk development for Phase II until a final plat is approved by the board. Brasier reported that the sidewalk plan would include sidewalks on both the north and south elevations of Dry Creek Lane. Garrett responded that due to the phasing of the development, it would be applicable for staff to determine the cost of the Phase II sidewalk installation and hold that amount in escrow. Strabble stated it is not a major issue to install a sidewalk to the existing intersection at Alta Loma Road and agreed to install the sidewalk. He requested conditional approval based on the developer installing sidewalks from the west boundary of the site to attach to the existing sidewalk @ I-65 overpass on Alta Loma Road or provide a equitable amount of escrow monies to the city for the installation of said sidewalks.

Motion by Wall for conditional approval of a Final Plat for Dry Creek Commons – Phase I, Dry Creek Lane, Davidson County Tax Map 33, Parcel 235 based on the developer installing sidewalks as determined by the city's sidewalk plan or providing agreed upon escrow monies to the city for the installation of said sidewalks prior to the issuing of the final certificate of occupancy. Motion seconded by Trew. Motion approved unanimously.

**Item #10 (9.1 #18-05) Consider the request of Wamble & Associates, PLLC, 40 Middleton St. Nashville, TN for approval of a Final Master Plan for Dry Creek Commons – Phase I, Dry Creek Lane, Davidson County Tax Map 33, Parcel 235.**

Staff reviewed. Gregory apologized to the engineers, developer, board and citizens for not sending correction comments to the project engineers in a timely manner. Staff recommends caution in making any conditional approval for Phase I, forty (40) townhomes project based on concerns regarding building elevations, signage plan, lighting plan, landscaping plan, site grading, an alternate plan should the proposed split face rock cut not be geologically acceptable, drainage/detention, stormwater regulations, underground utilities, dumpster enclosure and sidewalks. The drive isle grade is significant enough and the parking base slope should be held to a five (5) percent grade.

Strabble explained that the developer shares the responsibility in not resubmitting elevation, signage, lighting and landscaping plans along with the construction plans. Most of the corrections are minor in nature. His major issue is the comment regarding installation of all underground utilities. The Preliminary Master Plan indicates overhead primary utility lines and then run secondary lines underground. The remaining staff comments can be satisfactorily addressed. Finch and Coombs acknowledged they are uncomfortable in continuing with discussion without proper documentation for review by staff and recommendations to the board.

Motion by Coombs for deferral of consideration of a Final Master Plan for Dry Creek Commons – Phase I, Dry Creek Lane, Davidson County Tax Map 33, Parcel 235 until such time that a review of the complete final master plan can be conducted by staff. Coombs recommended the item be placed on the September 12, 2005 Planning Board agenda. Motion seconded by Finch. Motion approved unanimously.

Strabble requested consideration for the city's issuance of a grading permit. Galbreath did not recommend the issuance of a grading permit.

**Item #11 (9.1 #19-05) Consider the request of Ragan-Smith Associates, Inc., 315 Woodland St., Nashville, TN for approval of a Final Plat for Dry Creek Apartment/HDRPUD, Robert Cartwright Drive, Dry Creek Farms, Davidson County Tax Map 33, a portion of Parcels 21 & 41 and Parcels 40 & 41.**

Staff reviewed. Gregory reported this proposal will combine several parcels and portions of parcel into one building site for Dry Creek Apartments, LDRPUD, develop Robert Cartwright Drive and extend Dry Creek Road further into the development. No buildings currently exist on the property. Some minor technical corrections remain to be addressed. This proposal meets zoning requirements.

Motion by Trew for conditional approval for a Final Plat for Dry Creek Apartment/HDRPUD, Robert Cartwright Drive, Dry Creek Farms, Davidson County Tax Map 33, a portion of Parcels 21 & 41 and Parcels 40 & 41 based on submission of minor

technical corrections to staff for review and final approval. Motion seconded by McNeal. Motion approved unanimously.

**Item #12 (9.1 #20-05) Consider the request of Ragan-Smith Associates, Inc., 315 Woodland St., Nashville, TN for approval of a Preliminary Master Plan for Dry Creek Apartments/HDRPUD, Robert Cartwright Drive (proposed name), Dry Creek Farms, Davidson County Tax Map 33, a portion of Parcels 21 & 42 and Parcels 40 & 41.**

Staff reviewed. Gregory reported the proposed development consists of 294 residential units, pool and clubhouse located west of Dickerson Pike and South of Dry Creek Road. Several sets of comments and corrections have been reviewed to this point. The developer and engineer have been very gracious about making changes as suggested by staff during the review period. There are minor technical corrections remaining that can be addressed by staff. The approved Preliminary Master Plan noted that the primary building material would be brick masonry. This plan indicates the completion of Robert Cartwright Drive; however, the remaining portion of Dry Creek Road to Old Dickerson Road is to be completed at a later date. The connection between Dry Creek Road and Old Dickerson Road should be completed sooner than later.

Coombs questioned why the majority of the elevations indicate stucco as the building material while the Preliminary Master Plan was approved as primarily brick masonry. Louis Shassian, Tarragon Development Corp., stated that the facade will be a blend of brick and vinyl siding. He believes these are appropriate percentages of building materials for this development. Fussell added that the three story buildings will utilize 1/3 brick masonry and 2/3 vinyl siding. Coombs expressed his concern with combustible materials to be used for balconies and requested concrete material used in the balcony construction. Shassian agreed to include a playground in the development to meet the ordinance guidelines. Fussell stipulated that the sanitary profiles were not included in the plan, but will be prepared and delivered to staff. Garrett stated that the board prefers brick masonry as elevation materials. Shassian stated he is not prepared to make a commitment to a larger percentage of brick materials for the project. Coombs requested that on revised plans specific fire retardant building materials be denoted for decks. Shassian agreed that concrete decking materials will be utilized in the development.

Motion by Finch to reject the Preliminary Master Plan for Dry Creek Apartments/HDRPUD, Robert Cartwright Drive, Dry Creek Farms, Davidson County Tax Map 33, a portion of Parcels 21 & 42 and Parcels 40 & 41. Motion seconded by Wall. Motion approved unanimously.

Motion by Coombs to consider Items #13 and #14 simultaneously. Motion seconded by Finch. Motion approved unanimously.

**Item #13 (9.1 #21-05) Consider the request of Ragan-Smith Associates, Inc., 315 Woodland St., Nashville, TN for approval of the Dedicated Right-of-Way for Dry**

**Creek Road, Dry Creek Farms, Davidson County Tax Map 33, a portion of Parcels 21 & 42 and Parcels 40 & 41, and**

**Item #14 (9.1 #22-05) Consider the request of Ragan-Smith, Inc., 315 Woodland St., Nashville, TN for approval of the Final Plat for the Dedicated Right-of-Way for Robert Cartwright Drive, Dry Creek Farms, Davidson County Tax Map 33, apportion of Parcels 21 & 42 and Parcels 40 & 41.**

Staff reviewed. Gregory reported that this proposal is an offer of right-of-way for the construction of an extension of the public street known as Dry Creek Road west of Dickerson Road and will connect with Old Dickerson Road at the intersection with the existing Dry Creek Road. Some minor technical issues remain which can be addressed by staff. This proposal meets zoning requirements. Also, Gregory asked the board to consider the proposed timeline by the developer of the construction for the remainder of Dry Creek Road.

Coombs responded that it would be appropriate, based on the Goodlettsville Major Thoroughfare Plan, to build out the remaining portion of Dry Creek Road and install a traffic light at Dry Creek Road and Old Dickerson Road in a timely manner. Fussell explained that the access to the proposed Dry Creek Apartments would be from Robert Cartwright Drive. The investors plan to complete the first phase of the roadway immediately and, a later date, begin construction of the extension of Dry Creek Road. Bruce Nelson, Investors Real Estate Services, clarified that the plans of the investors are to commence construction of the first phase of Robert Cartwright Drive within thirty days of approval of the Final Plat for Robert Cartwright Drive based upon the approval of the Final Master Plan for Dry Creek Apartments. After completion of the first phase of Robert Cartwright Drive, the Final Plat will be recorded, a Letter of Credit for the installation of the roadway issued to the city and construction of the Dry Creek Road extension will commence. The entire roadway project for Dry Creek Farms will be completed within eight (8) months.

Motion by Coombs for conditional approval of the Final Plat for the Dedicated Right-of-Way for Dry Creek Road, Dry Creek Farms, Davidson County Tax Map 33, a portion of Parcels 21 & 42 and Parcels 40 & 41 and for conditional approval of the Final Plat for the Dedicated Right-of-Way for Robert Cartwright Drive, Dry Creek Farms, Davidson County Tax Map 33, a portion of Parcels 21 & 42 and Parcels 40 & 41 based upon commencement of the construction of Robert Cartwright Drive within thirty days of the approval of the Final Master Plan for Dry Creek Apartments, recording of the Final Plat for Robert Cartwright Drive and completion of Robert Cartwright Drive and Dry Creek Road extension within eight (8) months. Motion seconded by Finch. Motion approved unanimously.

**Item #15 (9.1 #4-05) Consider the request of Ragan-Smith Associates, Inc, 315 Woodland St., Nashville, TN for approval of the Site Plan for Advanced Auto Parts, S. Dickerson Road & Hollywood Street, Davidson County Tax Map 25-8, Parcel 79.**

Staff reviewed. Gregory reported this revised proposal has a relocated building footprint with a fifteen (15) feet front yard setback, parking on the north and east elevations of the building, an access easement on the southern elevation along the property line to accommodate future through traffic from the W.E. Lowe property, a ten (10) feet sidewalk along S. Dickerson Road and Hollywood Street, enhanced landscaping and signage restricting tractor trailer truck delivery hours and designating a limited parking area for on-site maintenance of vehicles on the east elevation of the building. If the six (6) Southern Magnolia trees and dumpster screening depicted in the landscape plan are seen as sufficient, a transitional screen barrier for adjoining property can be waived.

Ramsey stated that the building is primarily brick with a base foundation of stack stone. Additional landscaping will be provided along S. Dickerson Road, Hollywood Street and additional screening along the boundary of the adjoining property owner. Signs will be added to indicate truck delivery hours and designated on-site maintenance area. The owner agrees to require the employees to regularly enforce on-site maintenance of vehicles to the approved parking area. Finch acknowledged that the owner has provided substantial improvements to the site; however, he is requesting more mature, heavily landscape (three (3) to four (4) feet in height) along S. Main Street and Hollywood Street. Ramsey stated the landscaping will be irrigated and the initial landscaping along the north and west elevations will be twenty-four (24) inches in height. Trew and Garrett agreed that the proposed landscaping plan is appropriate for a retail site.

Motion by McNeal for conditional approval of the Site Plan for Advanced Auto Parts, S. Dickerson Road & Hollywood Street, Davidson County Tax Map 25-8, Parcel 79 based on review and final approval by staff of required tractor trailer delivery and on-site maintenance signage, transitional landscaping barrier requirements and other minor technical correction noted by staff. Motion seconded by Finch. Motion approved unanimously.

**Non-agenda discussion:**

Finch shared his concern with approved front yard setbacks in the Commercial Core Overlay District as it relates to Long Hollow Pike and Rivergate Parkway. There is a different established building character along these roadways than what is envisioned for the Main Street Streetscape Plan. Should this board consider amending the CC Overlay District front yard setback requirements for Long Hollow Pike and Rivergate Parkway and retain the fifteen (15) front yard setback requirements for Main Street?

Motion by Garrett to recommend to the City Commission that the proposed ordinance for the Commercial Core Overlay District be amended to remove Long Hollow Pike and Rivergate Parkway, in total, from the Commercial Core Overlay District. Motion seconded by Finch. Motion and the second to the motion withdrawn by Garrett and Finch respectively.

Motion by Garrett to recommend to the City Commission that the current amendment to the Goodlettsville Zoning Ordinance regarding the proposed Commercial Core Overlay

District be revised by deleting the current setback requirements for properties fronting Long Hollow Pike and Rivergate Parkway. Motion seconded by Finch. Motion approved unanimously.

Finch requested that staff review current permit fee schedule for the Codes Department and submittal fee schedule for the Planning Department and present the information to this board. Galbreath asked for historical data relating to the fee schedules revenue. Thomas stated that he has requested MTAS to prepare an updated analysis of revenue sources for the city. He will share this information with the board upon its availability. Garrett requested staff to obtain Hendersonville's permit fee schedule for review.

Gregory reminded the board of the upcoming countywide training for Sumner County Commissions members on August 30, 2005. The city is hosting the event.

**Meeting adjourned.**