

**MINUTES OF THE MEETING**  
**GOODLETTSVILLE PLANNING & ZONING BOARD**

November 6, 2006

5:00 PM

Massie Chambers

Present: Jim Driver, Jerry Garrett, Scott Trew, John Finch, Grady McNeal, Jim Hitt, Margaret Wall

Absent: Jim Galbreath, John Coombs, Carol Crews

Also Present: Rick Gregory, Bennie Lane, Jim Thomas, Vicky Ignatz, Charlie Lowe, and others

The meeting was called to order by Jim Driver, Vice-Chairman. Prayer was offered by John Finch.

**Item #1** Motion by Finch to approve the minutes of the October 2, 2006 Goodlettsville Planning Board meeting as modified to reflect that Item #6 motion was seconded by John Finch, with a vote of 7-0 and Item #8 was approved by a vote of 7-0. Motion seconded by Wall. Motion passed unanimously, 6-0.

**Item #2 (9.1 #15-06)** Consider the request of Tommy Walker, RLS, P.O. Box 495, Ridgetop, TN for approval of an amended Final Plat for Eddie Crook Lot, Madison Creek Road, Sumner County Tax Map 121, Parcel 105.14.

Staff reviewed. Gregory reported this is a proposal to combine and enlarge four existing parcels to create two larger parcels, one with an exiting residential structure. The proposal meets Goodlettsville's requirements for division of land.

Motion by Garrett to approve an amended Final Plat for Eddie Crook Lot, Madison Creek Road, Sumner County Tax Map 121, Parcel 105.14. Motion seconded by Wall. Motion passed unanimously, 6-0.

**Item #3 (9.1 #15-06)** Consider the request of Civil Site Design Group, PLLC, 1808 West End Avenue Ste. 1402, Nashville, TN for approval of a Final Plat for The Estates at Twelve Stones Crossing, Phase 2, Bella Vista Drive, Sumner County Tax Map 43, Parcel 46.

Staff reviewed. Gregory reported this proposal utilized an existing private street for creation of nine (9) new building lots. The main access to these lots is along Bella Vista Drive; however, construction traffic will be accommodated by a construction driveway along the rear of these lots. There are a few remaining technical issues to be addressed: fire hydrant location/duplication, flood elevations, finished floor elevations, floodway/floodplain location. Jim Harrison, Civil Site Design Group, stated that he is in agreement with staff recommendations and these issues can be resolved with staff input. McNeal questioned if special consideration has been given for orientation of Lots 8 & 9. Gregory responded that staff has requested that the plat denote that Lot 8 is to face Willis Branch Road. He will work with the engineer to make sure privacy for the homeowners on Lots 8 & 9 are assured.

Motion by Hitt for conditional approval of the Final Plat for The Estates at Twelve Stones Crossing, Phase 2, Bella Vista Drive, Sumner County Tax Map 43, Parcel 46 based on revisions to final plat with regard to identification/location of fire hydrant, flood elevations, finished floor

elevations, floodway/floodplain locations and orientation of Lots 8 & 9. Motion seconded by Wall. Motion passed unanimously, 6-0.

**Item #4 (9.1 #16-03) Consider the request of Civil Site Design Group, PLLC, 1808 West End Avenue Ste. 1402, Nashville, TN for approval of a Final Plat for Ivy Hill at Dry Creek Farms, Phase 3, Davidson County Tax Map 33, Part of Parcels 21, 42, 43 and 213.**

Staff reviewed. Gregory reported Ivy Hill at Dry Creek Farms, Phase 3 is a proposal for forty-four (44) lots single family homes. The identified plat deficiencies include minor technical corrections which need to be denoted on the revised plat: lot area, setbacks, illustrations of flood lines, finished floor elevations and water line easements. Since this is a portion of a larger overall PUD development, installation and maintenance of landscape buffers, homeowner association agreements and flood information considerations and requirements carry over to this development including the landscape buffer along the north and west boundaries of this property.

Finch questioned if the design standards approved in Phase II of the development will be required in this phase. Gregory responded that the enhanced design standards template agreed upon in Phase 2 will apply to the Phase 3 development. Rust reiterated that the builder met with staff during the approval of Phase 2, agreed to provide additional brick and trim packets for homes and has made a concerted effort to improve the product. Finch responded that he appreciates the efforts of the builder; however, he is concerned that there is no binding agreement with the city regarding improved exterior building materials for this development.

Motion by Trew for conditional approval of a Final Plat for Ivy Hill at Dry Creek Farms, Phase 3, Davidson County Tax Map 33, Part of Parcels 21, 42, 43 and 213 based on notation on the revised final plat of lot area, setbacks, illustrations of flood lines, finished floor elevations and water line easements. Motion seconded by McNeal. Motion passed 5-0-1, Hitt abstained.

**Item #5 (9.1 #38-03-A) Consider the request of Civil Site Design Group, PLLC, 1808 West End Avenue Ste. 1402, Nashville, TN for approval of a Final Plat for the Villas at Twelve Stones Crossing, Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 51.02 and 56.04.**

Staff reviewed. Gregory reported this is a creation of several lots as part of The Villas at Twelve Stones Crossing. This involves two proposed condominium parcels, eight fee simple single-family lots and the abandonment/relocation of a portion of Willis Branch Road. A number of issues remain to be resolved: flood information is incomplete; no condominium plat accompanies this proposal; depiction of relocation of Willis Branch Road; the conflict between cars and pedestrians between the private streets and the buildings; the remaining area of Open Space "D" is not shown on this proposal as on previously proposed plat submittals; and accounting for extension of Tara Lane. The spacing show on this drawing is twenty (20) feet – staff has requested this issue be resolved; however, it has not been addressed on this plat.

Rust stated that the flood plain information and the relocation of Willis Branch Road will be indicated on the Final Master Plan and subsequent construction plans. The surveyor is not in the practice of including floodplain elevations on Final Plat documents; however, Rust agreed to include the elevations, if required. Rust addressed the oversight by himself and the Goodlettsville Planning Board of excluding adjoining owner, Dr. Smith, from discussions

regarding relocation and partial closure of Willis Branch Road. This proposed final plat, which allows for the partial relocation of a portion of Willis Branch Road and the addition of property to Dr. Smith's property, meets with Dr. Smith's approval. Rust stipulated that the development has always indicated fee simple townhomes. Lowe reiterated that the surveyor does have the responsibility to depict flood plains information. Stormwater Management regulations require final foot elevations listed on plat. Lowe continued that if this development is, indeed fee simple lots, meets and bounds are required for each lot.

Motion by Finch for deferral of consideration of Final Plat for The Villas at Twelve Stones Crossing, Willis Branch Road, Sumner County Tax Map 143, Parcels 51, 51.02 and 56.04. Motion seconded by Garrett. Garrett questioned Dr. Smith if he were in agreement with the Planning Board recommending to the City Commission to consider abandoning the designated property and conveying the property to him. Dr. Smith stated that he is interested in preserving road frontage, is interested in obtaining the small portion of the southern end of the property at Tara Lane; however, he is satisfied with the overall abandonment proposal. He acknowledged that he is concerned how the relocation of the roadway and the proposed development of the Woodrow property will affect his property. Lowe agreed that from the City Commission standpoint, abandonment of all of the north and south end of the property affected by the road relocation is a more comprehensive plan. Gregory noted the plat indicated Tara Lane as a public right-of-way into Dr. Smith's property. The city has no future plans to develop this right-of-way. Rust reported that Dr. Smith has previously requested the small southern portion of the property at Tara Lane be transferred to him. Rust understood that this portion of the property is required to achieve approval for required open space for The Vineyards at Twelve Stones development. He will consider giving this specified property to Dr. Smith if the City agrees to waive LDRPUD open space requirements, the plat indicates no future residence or public driveway is permitted on the specified property and the right-of-way is to be a private lane for the property. Finch asked staff to confirm whether the LDRPUD open space requirement will be compromised if the stated property is transferred to Dr. Smith. Gregory confirmed the open space requirements could easily be affected. Dr. Smith stated that he has no intent to develop his property, is agreeable to leaving the proposed property as open space and will utilize the right-of-way as a private driveway; however, he does require the final plat to indicate that future development options for the property are open to his discretion. Driver recommended the LDRPUD open space requirements be waived to advance the re-subdivision of property. Motion passed unanimously, 6-0.

**Item #6 (9.1 #24-06) Consider the request of Civil Resource Consultants, 441 Donelson Pike, Suite 300, Nashville, TN for approval of a Site Plan for NVMS Office Building, Business Park Circle, Sumner County Tax Map 143J-F, Parcel 9.01.**

Staff reviewed. Gregory reported this proposal is for a two-story, 15,000 square foot building. A few minor technical issues remain: the location and intent of two parking spaces between the building and the street; drainage, silt fence location, screening of HVAC units, update of landscape plan, indicate color of light poles and revise illustration of pole base at no more than six (6) feet above grade.

David Abbey, Civil Resource Consultants, indicated the two parking spaces are reserved for executive officers. Garrett questioned if the Northcreek Business Park Architectural Review

Committee has approved the architecture plan. Abbey indicated the committee has approved the plan.

Motion by Garrett for approval of a Site Plan for NVMS Office Building, Business Park Circle, Sumner County Tax Map 143J-F, Parcel 9.01. Motion seconded by Hitt. Motion passed unanimously, 6-0.

**Item #7 (9.1 #21-06) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of an amended Final Plat for Caldwell Square/Publix Subdivision, Revision One, Lots 4 and 5, Long Hollow Pike, Sumner County Tax Map 143J-G, Parcel 4.**

Staff reviewed. Gregory reported this proposal creates an additional building site, Lot 4, of the Caldwell Square (Publix) development. All technical issues have been addressed and the plan meets the requirements of division of land.

Finch questioned the engineer regarding the intent of the developer to landscape the entire perimeter of the property in its entirety. Rick Fussell, Ragan-Smith Associates, acknowledged the developer intends to landscape each project at the conclusion of development of each individual lot and has not plans to landscape the entire perimeter of Caldwell Square as one project. Finch shared his concern with the negative impact systematic landscape planting will have on the adjacent residents as well as the Board's intent to minimize visibility of the commercial site by perimeter landscaping. Trew and Garrett agreed that perimeter landscaping should occur in the near future to meet public expectations. Jim Thomas, City Manager, requested guidance as to how the City should take steps to insure the installation of full perimeter landscaping. Garrett suggested the issuance of Final Certificate of Occupancy for Retail C Outparcel be tied to completion of installation of perimeter landscaping. Garrett asked Buzz Simmons, Ledbetter Properties, LLC, if the perimeter landscaping could be installed within the next 180 days. Simmons acknowledged that it is the developer's intention to have an ideal subdivision and agreed to submit a revised landscaping plan and install landscaping with the next 180 days. Finch requested that the lighting plan be revisited to insure the development's lighting will affect adjoining property owners. Simmons agreed to adjust perimeter lighting along Long Hollow Pike, Loretta Drive and at the rear of the property.

Motion by Finch to approve the amended Final Plat for Caldwell Square/Publix Subdivision, Revision One, Lots 4 and 5, Long Hollow Pike, Sumner County Tax Map 143J-G, Parcel Motion seconded by Garrett. Motion passed unanimously, 6-0.

**Item #8 (9.1 #22-06) Consider the request of Ragan-Smith Associates, 315 Woodland Street, Nashville, TN for approval of a Final Master Plan for Caldwell Square – Retail C Outparcel, Long Hollow Pike, Sumner County Tax Map 143J-G, Parcel 4.**

Staff reviewed. Gregory reported the dumpster location depicts the opening is angled toward the driveway entrance at Caldwell Road is not acceptable and landscape screening is required. The proposed building is shown to be located sixteen (16) feet from the south property line. A four (4) feet variance is needed from the required side yard setback is required. This setback does not appear to affect any other parts of the development adversely and staff has no problem in granting this setback variance. The landscaping plan indicates interference with proposed trees

to be located on the north side of the building with the proposed water line. Fussell indicated the front of the building will be facing the established parking area with the rear of the building facing Caldwell Road. He agreed to look into relocation/reconfiguring of dumpster, provide landscape screening and retain parking spaces.

Motion by Wall for approval of a Final Master Plan for Caldwell Square – Retail C Outparcel, Long Hollow Pike, Sumner County Tax Map 143J-G, Parcel 4 and a variance of four (4) feet to the side yard setback requirement along Caldwell Road. Motion seconded by McNeal. Motion passed unanimously, 6-0.

**Item #9 (9.1 #5-06) Consider the request of Synder Williams Engineering, PLLC, 700 Craighead Street, Ste. 106, Nashville, TN for approval of a Preliminary Master Plan for Alta Loma Village, Alta Loma Road, Davidson County Tax Map 34-01, Parcels 2, 2.01, 3, 6 and 82.**

Staff reviewed. Gregory reported this is a revised proposal for an eighty-four (84) unit condominium development north of Rivergate Meadows off Alta Loma Road. This site is restrictive due to steep topography, bordered by I-65N and a TVA easement. The proposed building material in all brick; however, the architectural style does not demonstrate variety seen in other PUD developments. Minor technical issues, which include stormwater runoff, water line extension size, foundation planting relating to variety of species and location of proposed trees, can be resolved in the Final Master Plan approval submission.

Motion by Garrett for conditional approval of a Preliminary Master Plan for Alta Loma Village, Alta Loma Road, Davidson County Tax Map 34-01, Parcels 2, 2.01, 3, 6 and 82 based on revisions to plan regarding stormwater runoff, water line extension size, foundation planting relating to variety of species and location of proposed trees. Motion seconded by Finch. Motion passed unanimously, 6-0.

**Item #10 Consider renewal of Letter of Credit No. 79201211 for the Mohammad Jahan Building, 815 Wren Road, in the amount of \$11,000 due to expire 11/15/06.**

Staff reviewed. Gregory reported landscape materials which did not survive the previous growing season are being replaced by the property owner. Staff recommends a reduction in the bond to the established 10% maintenance bond of \$1,100 for a period of one year.

Motion by Finch for reduction of the amount of Letter of Credit No. 79201233 for the Mohammad Jahan Building, 815 Wren Road from \$11,000 to a \$1,100 landscape maintenance bond for a period of one year. Motion seconded by Hitt. Motion passed unanimously, 6-0.

**Item #11 Consider renewal of Letter of Credit No. 6074090-1 for Vanco Manor, 813 South Dickerson Road, in the amount of \$81,800 due to expire 12/09/06.**

Staff reviewed. Gregory reported landscape materials that did not survive the previous growing season are being replaced by the property owner. Staff recommends a reduction in the letter of credit from \$81,800 to an \$8,180 landscape maintenance bond for a period of one year.

Motion by Hitt for reduction of the amount of Letter of Credit No. 60744090-1 for Vanco Manor from \$81,800 to an \$8,180 landscape maintenance bond for a period of one year. Motion seconded by Wall. Motion passed unanimously, 6-0.

**Item #12 Consider renewal of Letter of Credit No. P-0008, Woodwyn Hills, Sections 1 & 3, Loretta Drive overlay, in the amount of \$31,000 due to expire 12/09/06.**

Staff reviewed. Brasier reported construction continues in Woodwyn Hills and Braxton Park. The cost of materials has steadily increased since the original letter of credit was established. Staff is recommending release of Letter of Credit No. P-0008, Woodwyn Hills, Sections 1 & 3, Loretta Drive overlay, in the amount of \$31,000 and the establishment of a new LOC in the amount of \$47,100 for a period of one year.

Motion by Trew for the release of Letter of Credit No. P-0008, Woodwyn Hills, Sections 1 & 3, Loretta Drive overlay, in the amount of \$31,000 and the establishment of a new LOC for the Loretta Driver overlay in the amount of \$47,100 for a period of one year. Motion seconded by Finch. Motion passed unanimously, 6-0.

**Commissioner Comments**

The Board continued discussion of installation of perimeter landscaping for Caldwell Square, Long Hollow Pike @ Caldwell Road @ Loretta Drive. Motion by Wall for Ledbetter Properties, LLC to submit a perimeter landscape plan consistent with the approved Preliminary Master Plan for review/approval by staff; perimeter landscaping is to be installed within the next 180 days; and the issuance of only Temporary Use and Occupancy Permits for all Caldwell Square outparcels is permitted until such time that all perimeter landscaping for Caldwell Square is installed, inspected and approved by staff.

Mayor Garrett acknowledged his intent to resign his position on the Goodlettsville Planning Commission. He informed the Board that he has requested Senator Joe Haynes to review legislation and determine if one (1) or two (2) members of the City Commission are permitted to serve on the board. He will ask for resumes from the public who wish to serve on the Planning Board and requested Planning Board members to make member recommendations to fill his vacancy and Mayor Garrett will make his decision accordingly. The board discussed gasoline tanker deliveries at AM Market, Gordon Food Services intent to submit revised, stamped plans to this board, removal by TDOT of the deteriorating concrete medium along Long Hollow Pike, submittal of application to TDOT for Enhancement Grant funds for landscape improvements at Vietnam Veterans Blvd, I-65N exchanges at Rivergate Parkway/Exit 96, Long Hollow Parkway/Exit 97 and Highway 31W/Exit 98. Trew suggested that monies dedicated to the proposed City of Goodlettsville 50 Year Celebration be used for permanent enhancements to the city.

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Jim Driver, Vice-Chairman

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Vicky Ignatz, Recording Secretary