

## MINUTES OF THE MEETING

### GOODLETTSVILLE PLANNING & ZONING BOARD

October 3, 2005  
Chambers

5:00 PM

Massie

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

Absent: Jim Galbreath, Jerry Garrett

Also Present: Rick Gregory, Jim Thomas, Bill Brasier, Bennie Lane, Charlie Lowe, Vicky Ignatz, Allison Turner, Dan Barge, Brock Rust, Jane Birdwell, John & Nancy Edmundson, Alan Banks, Kim Hawkins, Jimmy Granberry and others

The meeting was called to order by Jim Driver. Prayer was offered by John Coombs.

**Item #1** The minutes of the September 12, 2005 Goodlettsville Planning and Zoning Board stand approved as written.

**Item #2 (9.1#25-05)** Consider the request of Civil Site Design, 1808 West End Avenue, Ste. 1402, Nashville, TN for approval of the Final Plat for The Villas at Twelve Stones, Phase III, Townhomes/MDRPUD, Willis Branch Road, Sumner County Tax Map 143, Parcels 1.00, 2.00, 3.00, 4.00, 5.00 and 6.00.

Staff reviewed. Gregory reported this proposal involves a total of 32.29 acres divided into six (6) lots, a proposed right-of-way and park land (open space). Issues remain that need attention which have not been addressed to staff's satisfaction: diminution of open space for The Vineyards at Twelve Stones, Sections I & II without recognition and reconciliation, required notes and floodplain/floodway information. The developer presented staff with a revised final plat prior to this meeting. Gregory stated the staff will work with the developer to reach a resolution to the final plat.

Brock Rust presented a revised final plat indicating floodway/floodplain lines and finished floor elevations for The Villas at Twelve Stones, Phase III. The revised final plat indicates the proposed right-of-way for relocating Willis Branch Road and reclaims 4.3 acres for open space previously platted for The Vineyards at Twelve Stones. The revisions to this plat have not affected the lot, bulk and open space requirements for the LDRPUD of The Vineyard at Twelve Stones. Rust agreed to all staff comments and will revise the final plat accordingly. Gregory informed Rust that a revised final plat for The Vineyards, Phases I and II will need to be presented for approval by the Board. Gregory requested that the floor elevations for the building not affected by the floodplain be deleted. Lowe added that the plat needs to establish the 100 year flood elevation from the north end to the south end of the property along with a general statement that the building are required to meet the Stormwater Management Ordinance

Motion by Coombs for conditional approval of Final Plat for The Villas at Twelve Stones, Phase III, Townhomes/MDRPUD, Willis Branch Road, Sumner County Tax Map

143, Parcels 1.00, 2.00, 3.00, 4.00, 5.00 and 6.00 based on: 1) removal of building elevations except for buildings impacted by floodplain; 2) provide a statement that the buildings will meet the requirements of the Stormwater Management Ordinance; 3) indicate flood elevations from north end to south end of property; and 4) provide proposed roadway elevations and other corrections deemed appropriate by staff. The corrections will need to be reviewed and approved by the City Planner & the City Engineer. Motion seconded by Hitt. Motion passed unanimously.

**Item #3 (9.1 #38-03A) Consider the request Civil Site Design, 1808 West End Avenue, Ste. 1404, Nashville, TN for approval of the Final Master Plan for The Villas at Twelve Stones Crossing, Phase III, Townhomes/MDRPUD, Willis Branch Road, Sumner County Tax Map 143, Parcels 1.00, 2.00, 3.00, 4.00, 5.00 and 6.00.**

Staff reviewed. Gregory reported this a proposal for an eighty-three (83) unit development, eighty-two (82) townhomes and three (3) single family lots. The offer of park land has not be accepted and should be depicted as open space. Approval letters from TDOT regarding improvements to Long Hollow Pike and White House Utility District regarding confirmation to provide water system improvements have not been received. Public Works needs to receive additional information regarding cut/fill in floodplain and stormwater management regulations.

Rust stated that required plans/applications have been submitted to TDOT, TDEC and White House Utility District, earthwork plans have been submitted to Public Works Director; however, trunk sewer line extension plan has not been submitted to State of TN for review. Finch questioned various aspects of the architectural plan including building materials utilized, percentages of building materials on each elevation and architectural details. Rust stipulated that fifty (50) percent of the building materials will be brick or stone aggregate, some brick/stone has been added to all elevations along with brick on some garages. Hardy plank will be utilized throughout the complex. Coombs requested additional dormers be added to the five (5) unit building to provide more architectural detail. Rust agreed to provide additional dormers; however, the project architect has purposely varied the front roof line to enhance individual front elevations. The per unit price range for the development is \$225,000 to \$300,000. Coombs asked the board if this is the finished proposed product we want on the ground. Finch agree conceptually with the architectural plan; however, he is requesting additional detail at windows, corners and side elevations. Rust agreed to redraw rear elevations adding architectural detail including gables and shutters.

Motion by Finch for conditional approval the Final Master Plan for The Villas at Twelve Stones Crossing, Phase III, Townhomes/MDRPUD, Willis Branch Road, Sumner County Tax Map 143, Parcels 1.00, 2.00, 3.00, 4.00, 5.00 and 6.00 with the directive to the developer to resubmit to this board architectural design improvements on side/rear elevations specifically enhancing architectural appearance and detail of these elevations. Motion seconded by Coombs. Motion passed unanimously.

**Item #4 (9.1 #25-05) Consider the request of Barge Cauthen & Associates, Inc. for approval of the Preliminary Master Plan for Walgreens, Long Hollow Pike Retail Center, Long Hollow Pike @ Caldwell Road @ Ellen Drive, Davidson County Tax Map 143, Parcel 63.02.**

Staff reviewed. Gregory reported this proposal for a 14,280 square foot Walgreen's store is located on the same property previously approved for a retail center. Sidewalk extensions, landscaping details, building materials and signage have been discussed the civil engineer and needs to be reviewed by the board. The Caldwell Drive ingress/egress is situated just south of the property line of the property on the opposite side of Caldwell Drive. When that property develops, alignment of entrance/turning movements at Caldwell could prove problematic.

Alison Turner, Barge Waggoner Sumner Cannon, stated the stacking lanes have been moved further east along Caldwell Drive as directed by staff. A signage plan will be included in the Final Master Plan submittal. Finch stated he was not opposed to an electronic sign at this location, but is concerned with illumination. Lane reported that the proposed signage does not meet requirements. Barge described the building materials as buff colored smooth brick along the top elevation with split faced accent panel along the lower elevation. Thomas questioned Barge as to what Walgreen's management plans are for the existing store on Main Street. Barge has not spoken with the owners to determine future plans of the existing store. Kim Hawkins requested a landscape variance relating to foundation planting requirements. The proposed plan will greatly exceed the minimum landscaping requirements. The site will be irrigated, fencing is provided and Barrier B requirements for an evergreen buffer have been met. Coombs questioned the absence of sidewalk from ingress/egress to the end of the property on Caldwell Road. Barge responded that they agree with staff to add sidewalk to the end of the property on Caldwell Road and to add sidewalk from the corner of Long Hollow Pike to the ingress/egress on Ellen Drive based on the grade of the property.

Motion by Finch for conditional approval of the Preliminary Master Plan for Walgreens, Long Hollow Pike Retail Center, Long Hollow Pike @ Caldwell Road @ Ellen Drive, Davidson County Tax Map 143, Parcel 63.02 based on revision of signage plan upon submittal of the Final Master Plan. Motion seconded by Wall. Motion passed unanimously.

**Item #5 (9.1 #27-05) Consider the request of Allan T. Banks for consideration of a Zoning Map amendment to rezone the property at 511 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 10 from Residential-R-25 to Office Professional zoning district.**

Staff reviewed. Gregory reported the owner of the 2.75 acres lot located on the south side of Long Hollow east of Ellen Drive is requesting office professional zoning. Two office PUDs exist in our zoning ordinance with the most restrictive being Restricted Office PUD. This zoning is used as a form of buffer wherein the city would be able to retain strict oversight of the development through the PUD site plan process. The previous rezoning of the Caldwell Square (Publix) development sets the groundwork for

other, similar requests in this part of Goodlettsville. Public sanitary sewer is available to the site, the property fronts a major arterial street and this type commercial use is best suited for the proposed use at this location at this time.

Allan Banks, current property owner, stated that the proposed use will not negatively impact the neighborhood. There will be no on-site signage, the building will be refurbished, upgraded and utilized as a financial consulting business with limited on-site traffic. Trew viewed this zoning request as an opportunity to provide transitional screening buffer between residential properties on Elba Drive and the properties in the Long Hollow Pike corridor. Gregory explained that until the site expands to 33 1/3% of the current square footage, the landscape buffer doesn't apply. Banks informed the Board that his plans are to expand the existing building by 25%. Finch acknowledged he is in favor of commercial development of this property; however, he is concerned with spot zoning and that only this one property is being considered for rezoning. Finch challenged the Board to consider being proactive regarding retail commercial development along the Long Hollow Pike corridor. Hitt is in agreement with Finch that the Board needs to address the Long Hollow Pike corridor in its entirety regarding commercial retail development. Coombs acknowledged that there are exceptions to spot zoning regulations; however, action by this board to recommend rezoning would immediately improve the current property.

Finch questioned Banks as to whether the adjoining property owners have been notified of this request. Banks notified the adjoining property owners and the owners across from his property on Long Hollow Pike. All of the property owners with the exception of one owner were basically in favor of this rezoning.

Motion by Coombs for approval of an amendment to the Land Use Plan to change the property at 511 Long Hollow Pike, Sumner County Tax Map 143J, Parcel 10 from Residential (R-25) to a Restricted Office Planned Unit Development and make a recommendation to the City Commission to rezone the stated property from Residential (R-25) to Restricted Office Planned Unit Development. Motion seconded by Trew. Motion passed 7-0. Abstention by Finch.

**Item #6 (9.1 #13-01) Consider the request of John Murphy, Murphy Development C0., 813 Northshore Drive, Suite 105, Knoxville, TN 37919 to release Letter of Credit No. S033027 in the amount of \$78,000 due to expire 10/27/05 for site stabilization for Meadowcreek Apts., S. Dickerson Road.**

Staff reviewed. Bill Brasier, Public Works Director, has spoken with the developer regarding the completion of the site work for this project. The developer has plans to complete the project as determined by staff prior to the expiration date of the Letter of Credit. Staff recommends the reduction of Letter of Credit S033027 to \$7,800 for a one year landscape maintenance bond for Meadowcreek Apts. pending completion of the work by the developer and inspection/approval by staff prior to 10/27/05. Should the developer not successfully complete staff recommendations prior to the LOC deadline of

10/27/05, staff recommends the Letter of Credit be extended for a period of one year in the amount of \$78,000.

Motion by Hitt to grant staff the authority to reduce Letter of Credit S033027 to \$7,800 for a one year landscape maintenance bond for Meadowcreek Apts. pending completion of the work by the developer and inspection/approval by staff prior to 10/27/05. Should the developer not successfully complete staff recommendations prior to the LOC deadline of 10/27/05, the Board grants staff the authority to require Letter of Credit S033027 be extended for a period of one year in the amount of \$78,000. Motion seconded by Wall. Motion passed unanimously.

**Item #7 (9.1 #9.71) Consider the request of Ernie Lehning, Landmark Realty Services Corp., 3310 West End Avenue, Suite 490, Nashville, TN 37203 for release of Letter of Credit No. 1570015866 in the amount of \$49,000 due to expire 3/8/06 for installation of street lighting on Northcreek Blvd.**

Staff reviewed. Deferral until the November, 2005 meeting is requested by the developer.

Motion by Wall to defer consideration of the release of Letter of Credit No. 1570015866 in the amount of \$49,000 due to expire 3/8/06 for installation of street lighting for Northcreek Blvd. Motion seconded by McNeal. Motion passed unanimously.

**Item #8 Review of zoning district issues in the Long Hollow Pike Corridor.**

Staff reviewed. Gregory reported the current Land Use Plan depicts this portion of Long Hollow Pike designated for Low Density Conservation Residential and Low Density Residential uses, which was the predominant use prior to 2003. The application for commercial office use on this agenda is another indication of change along with the rezoning of residential to CPUDL for Caldwell Square (Publix). The first step in accommodating future commercial uses is a review of the possible types of commercial zoning best suited for this portion of the city. Traditionally, PUD district have been used in situations similar to this one since they provide the best opportunity for oversight of proposed developments. If a more in-depth review of the question of rezoning is seen as beneficial, staff is willing to undertake that effort in greater detail.

Lowe suggested to extend the commercial PUD development zoning district from Loretta Drive to the basin break at Grace Drive on both sides of Long Hollow Pike. Coombs shared his concern with substantial intrusion into residential areas along with curb cuts on Long Hollow Pike (LHP). Finch stated that he wants to engage the community to make them aware of future planning for the LHP corridor and receiving input from everyone involved. He asked Lowe how this board can initiate the planning process. Lowe recommended a corridor study be developed to provide a manual of standards for development of the Long Hollow Pike corridor. These standards would include lot size, setbacks, architectural style, etc. This would offer a concise plan for staff, developers and the public to review/utilize. Staff requested that Rick Gregory initiate research to

develop a Long Hollow Pike Corridor Study. Hitt questioned if a moratorium could be placed on future zoning amendments along LHP until which time the study is reviewed and adopted. Coombs and Driver agreed that this action would be appropriate. Finch agreed with establishing a moratorium; however, he believes the Board's approval this evening of a ROPUD rezoning amendment for 511 Long Hollow Pike seems contradictory to the purpose of establishing a moratorium relating to the LHP corridor. He strongly recommended that the process include posting signs in the area to inform the community of the intent of the study, along with neighborhood meetings to gather public feedback.

Motion by Hitt to recommend to the City Commission the adoption of a six (6) month moratorium regarding consideration by the Goodlettsville Planning Board of zoning amendment applications relating to the Long Hollow Pike Corridor pending the development of a Manual of Standards for the corridor. Motion seconded by Finch. Motion approved unanimously.

Motion by Coombs to recommend to the City Commission to consider funding of the Long Hollow Pike Corridor Manual of Standards study. Motion seconded by Hitt. Motion passed unanimously.

### **Non-agenda discussion**

Gregory distributed a copy of the proposed signage for Caldwell Square (Publix) to the Board for review.

Gregory asked for feedback regarding the Sumner County Planning Commission seminar hosted by the City of Goodlettsville on September 29, 2005. Finch was interested in the concept of utilizing project designers for future development through the out-sourcing process. Trew wants the Board to be proactive providing effective utilization of open space areas.

Meeting adjourned.