

MINUTES OF SPECIAL CALLED PUBLIC HEARING
GOODLETTSVILLE PLANNING & ZONING BOARD

January 29, 1999

7:00 P.M.

Massie Chambers

Present:

John Coombs
 Margaret Wall
 Jim Galbreath

John Cannon
 Susan Williams

Jim Hitt
 Mary Ann Gourley

Jim Thomas
 Gary Webster

Absent:

Pat Lydon

Also Present:

Bill Terry, Claudia Davis, Marion Rochelle, Tom and Kay Mosier, Jeff Harper, Teresa Galbreath, Moosa Valinezhad, David Stewart, Wallace and Jackie Ralph, Michael and Catherine Carvell, Bill Hoffman, Ron and Linda Sealey, Thom and Carla Garrison, Faria Temple, Phillip E. West, Michelle Berlin, Frank Duncan, James A. Summers, Carol Biggs, Evelyn Woodrow, Myrna Kent, Douglas and Lee Hardaway, Tommy L. Biggs, Gary DeGrow, Jesse Brown, Juanita and Tom Hawkins, Joanne Henkel, Naomi Gibbons, Sharon Rogers, James E. Cole, John H. Brown, David Lannom, Jr., Michael R. Ralph, Bobby Bradley, Buist Carr, Karl Nixon, Harold Willis, Virginia Willis, Agnes Rice, Mr. and Mrs. William Good, Tommy and Carolyn Biggs, Tom Tyree, Jack Tyree, Don Tyree, Barry Tyree, Tammy Tyree, David Luckey, Randy Hoffman, and others.

Prayer was offered by Gary Webster. John Coombs, Chairman, noted this special called public hearing was prompted by a request presented to the Planning Board in January to rezone property in the Long Hollow Pike, Madison Creek Road area. The Planning Board desired to get the opinions of the property owners in this area before taking any action on the request.

Bill Terry expressed the petitioner is requesting to rezone the property in question to R15. The property is currently zoned R40 as is Madison Creek Road and Patton Branch Road properties. He explained that R15 zoning requires a minimum 15,000 square feet lot size or approximately 2.6 units per acre which is considered low density classification under the city's zoning ordinance. To get more lots per acre requires that the property have sewer service. The developer for this property proposes to enter into an agreement with the City to extend the trunk line from Willis Branch Road where it currently terminates at Twelve Stones Crossing, up Willis Branch Road along Madison Creek, to Long Hollow Pike.

David Luckey, Wyncrest Development, introduced the owners for the development company and gave a brief history. He indicated they propose to develop lots with 85 to 95 foot frontage and 150 to 200 foot depths. The home sizes will be 1600 to 1700 square feet up to 3,000 square feet. The price range will be \$160,000 to \$275,000. The homes will be 65 to 80% brick with a minimum two car garage or basement. Streets will

be curbed and driveways will be concrete. The development will be built in two to three phases over three to five years. He presented slides of entrances and examples of homes built in other developments built by this company.

Tom Garrison expressed concern about whether the development entrance will be only on Long Hollow Pike as the plat shows an ingress/egress easement from Madison Creek Road. Luckey indicated they will own the access off Madison Creek Road but they plan to make the entrance to the homes off Long Hollow Pike.

William Good questioned if this is the only development they are proposing or do they plan to purchase and develop additional acreage. Luckey indicated this is the only property they are proposing at this time.

Tom Mosier questioned who will bear the expense of the sewer extension and what route it will take when it reaches Long Hollow Pike at Willis Branch Road? Bill Terry replied there has been discussion between the developer and the city's Public Works Department regarding the sewer. The proposal has been addressed only in discussion at this point. The developer proposes to enter cost recovery terms into a contract with the city. This is not agreed on at this point. The route of the sewer line is undetermined at this time. The developer proposes the agreement with the city to include no charge for sewer taps and they would recover the cost of taps along the route of the sewer extension and any unused taps by their development over a period of time. There are no tax breaks considered in the proposed agreement.

Harold Willis, Jr. expressed concern about the drainage from this property onto his mother's and sister's property on Madison Creek Road. Luckey indicated that would be addressed in the engineering of the development. Willis also inquired if property along the route of the sewer extension from Twelve Stones up Willis Branch Road would be able to tap onto the sewer. Bill Terry indicated it would be a public sewer line and the size would accommodate those properties.

Teresa Galbreath questioned if any consideration had been given to the traffic problem of having over 100 families entering Long Hollow Pike and particularly trying to turn left in the morning toward the Beech schools. Luckey indicated the four lane access provided by Long Hollow Pike was a major factor in their selection of this property. Turning left onto Long Hollow was not taken into consideration. He acknowledged that new development does increase traffic. He added they will install walkways which should accommodate students getting to the new elementary school. John Coombs noted the city is sensitive to the traffic issues. He added it is inevitable that growth is going to happen but the city must address the traffic that is compounded.

Bill Hoffman inquired if the street along Bobby Bradley's property which goes to this property in question, will be connected with the development. Luckey indicated typically you do connect developments to other accesses but the development will probably stub out their street at that point with a culdesac until the Bradley property is developed.

Dave Stewart inquired if the access roadway off Madison Creek Road would be used for a construction entrance? Luckey indicated that is possible but he did not know for sure.

Lee Hardaway expressed that she and most of her neighbors liked "more land" and questioned why they chose this property to develop this property with small lots which will be a different lifestyle. Luckey answered that many people want to live in that area.

Moosa Valinezhad said he just moved from a subdivision to get away from the small lots. He questioned why consideration is not given to develop 40,000 square foot lots which would be more in keeping with the area and be less strain on the infrastructure and service requirements with virtually the same income in taxes as the homes would be more valuable with fewer people. In the long run it is not cost effective to the city to have an R15 development. Luckey replied that R40 would not be feasible to develop with sewers as the land in the area is too expensive.

Tom Hawkins inquired if they would save the trees on the property and protect the environment. Luckey answered they always try to save trees wherever possible but they normally do not replant trees.

Jeff Harper inquired if the city has considered the effect this will have on over-crowding the new school. Jim Thomas answered the city has no control over the school. It is a county school. He indicated that when the new school was built, he knew it would be full in a short period of time. Presently, each grade has room for two additional classes, so the school can absorb several hundred more children. He added the school board is actively seeking sites for additional schools.

John Coombs reiterated this hearing is just for fact finding, not an approval or denial. The board is vitally interested in the vision of the area residents. The R40 zoning was assigned to this area is a signal of what the Planning Board envisioned for this area for the future. However, the market trends and sewer issue requires the board to now re-examine the future of this area.

Tom Garrison stated he has lived in the area for ten years and enjoyed the rural lifestyle. He would like to see it stay like it is.

James Cole asked for clarification on the easement from this property to Madison Creek Road. Luckey stated as the property owner, they will own access rights by that easement, but they do not presently plan to use it. Mr. Cole stated he would like to go on record as very opposed to any access from this development to Madison Creek Road. He also stated he is opposed to any lot size less than one acre. Every parcel of property in the area is a minimum of one acre and the owners have not purchased property to live here by accident. He feels this development would completely destroy that aspect of the community.

Michelle Berlin questioned that Luckey stated the homes would be 1600 to 3000 square

feet. However, the restrictions he distributed stated 1100 to 2200 square feet. William Goad likewise questioned the 1100 square foot minimum on the main floor for a basement home, that you do not count basement footage as living space. He added he is not comfortable with the issue of the access onto Madison Creek Road. Luckey replied they do plan to develop the six acres where the easement is but they do not plan to use the easement for access.

Bill Hoffman said he built in the area two years ago. He questioned if the issue is really not just this development but whether this development will set a precedent for the entire area. Jim Thomas answered yes, that the larger objective of the public hearing is to hear input for what residents would like to see in the next five, ten, fifteen and twenty years. He noted there are no other areas in the city to develop.

Frank Duncan noted that the Wynlands off Crencor Drive and Braxton Park off of Loretta Drive are R15. Bill Terry indicated these developments are not in the Madison Creek Road basin area.

Buist Carr inquired about the city's long range plan for this area. John Coombs expressed the land use plan adopted by the city identifies this area as agriculture and R40, which is low density. R15 zoning will change that original vision for the area.

Tom Mosier expressed he favors larger tracts of land but added the inevitable growth will probably increase property values even more.

Lee Hardaway expressed she was personally not in favor of the new school being located on Madison Creek, but she agreed the school was needed and could accept changes and growth where there is a benefit to the majority. She felt, however, there is not a need for a multiple housing environment in this area and there would be no benefit at this point to the current or future property owners in the area.

One resident inquired what options or alternatives there are to this proposal. Bill Terry indicated there are some things the city can and cannot do. People who own agriculture land in many cases want to develop. Over time, the houses get built and the farms disappear. You can develop land with one acre lot zoning which meet design requirements and subdivision regulations. If development is allowed on 40,000 square foot lots with septic tanks, then if those septic systems fail, the city has to install sewers at the city's expense. If you want to see Madison Creek area remain with open space, R40 zoning will not accomplish that. If you want to preserve open space then we should require one dwelling per five acre or ten acre lots. Sellers cannot realize greater profits from larger parcels and developers contend it is not economically feasible to develop low density subdivisions.

Harold Willis, Jr. expressed he has lived in the area all of his life. He stated he would not try to stop progress and disagrees with trying to tell a property owner they cannot sell their property. However, he feels the City and Planning Board should do everything

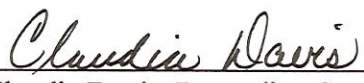
possible to insure any new development is a first class operation. He added that the access easement runs along the border of his Mother's property. The school construction has changed her life forever. Her home sustained damage due to blasting and the dust from the construction, including the access being used, has been unbearable to live with during the entire construction time of the school. He added there has been no sympathy or reimbursement to her. He would like to go on record that they are opposed to the access easement being use at all for construction access or as a connection to the subdivision. If the easement is allowed to be used, he asked that a dust proof base be required. Mr. Woodrow agreed.

Jackie Ralph inquired if this development would have any effect on the City's time frame to annex property along Long Hollow Pike and Allen Road. John Coombs replied this would have no impact on that issue.

Phillip West, resident at the Madison Creek Road end of Crencor Drive, stated he is opposed to changing the current zoning.

Agnes Rice stated she realizes development is coming but she is very concerned about drainage runoff onto her property which is already a major problem. Bill Terry indicated there would be detention requirements on the development for no net increase in runoff. He added that the Planning Board can require that the easement could not be used for access to the subdivision.

The meeting was adjourned at 8:20 p.m.



Claudia Davis, Recording Secretary



John Coombs, Chairman