

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: November 6, 1995

Time: 5:00 P.M.

Place: City Hall

Present:

John Coombs	Margaret Wall
Bobbie Ann Wilson	Jim Driver
Jim Hitt	Gary Webster
Jim Galbreath	Pat Lydon

Absent:

Mary Ann Gourley	Jim Thomas
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Also Present:

Bill Terry	R. L. Montoya
Claudia Davis	Fran Tinnin
Charlie Lowe	Bill Barton
David Wilson	Ed Corlew
Truman Stubblefield	George Holt
Barry & Betsy Potts	Sandra & Ralph Troutman
Billy Ragan	Ricky & Karen Head
Tom Head	David Lewis
Charles Murphy	

The meeting was called to order by John Coombs, and prayer was offered by Jim Galbreath. Minutes of the previous meeting, October 2, 1995, were approved as submitted.

Item 1 (#14-95) to consider the request of Truman Stubblefield for resubdivision of parts of Lots 3 and 4, Block "G" Roscoe Place, Davidson County Tax Map 26-1, Parcels 48 and 71.

Staff reviewed. The owners of these lots are in agreement and wish to take a 5' x 75' strip of land off the rear of lot #4 and add it to the side of lot #3 to provide additional space to maneuver on lot #3 which has only 50' of frontage. Minimum lot size requirements would still be met on lot #4. There are some minor corrections to the plat recommended by staff.

Pat Lydon made a motion to approve this request, subject to the corrections and recommendations of staff being satisfied. Margaret Wall seconded the motion and the board unanimously approved.

Item 2 (#10-93) to consider the request of Larry Wynns for resubdivision of Lots 8 and 9 of Ashlin Downs, Sumner County, Tax Map 143-O-D, Parcels 8 & 9.

Staff reviewed. Slides were shown. This is a settlement between the owner of lot 9 and the developer, Larry Wynns, who owns the vacant lot 8. This plat would reduce the size of lot 8 by 4' and add it to lot 9 to increase the distance from the rear of the home on lot 9 to the property line. The home on lot 9 was built too close to the lot line and is in violation of the rear setback. This resubdivision will not correct the setback violation as the rear setback will still be less than the required 20'.

John Coombs questioned if there is anything that can be done at this point to correct the situation entirely to avoid the problem coming up in the future. Bill Terry noted this was an oversight and result of this being a corner lot with the plot showing a 10' setback around the two sides of the lot. The plat did not show a rear setback. The way the home was positioned on the lot put it within the 10' side setback but not the 20' rear setback requirement. There is not enough room on lot 8 to totally correct the problem. Discussion on the status of the property even if this resubdivision is approved determined at some point the situation would have to come before the Appeals Board.

Jim Driver made a motion to reject this request and to refer the matter to the Appeals Board. Jim Galbreath seconded the motion and the board unanimously approved.

Item #3 (#15-95) to consider the request of R. L. Montoya for resubdivision of Lots 52 and 53, Section Two, Long Hollow Place, Sumner County Tax Map 143P-B, Parcels 17 and 18.

Staff reviewed. Slides were shown. These two lots are owned by the same individual. A home is built on lot 52 and lot 53 remains vacant. The owner wishes to move the lot line in order to obtain additional maneuvering room at the end of his driveway. There are a few corrections and additions to this plat recommended by staff.

Jim Galbreath made a motion to approve this resubdivision, subject to the corrections and additions recommended by staff. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Item #4 (6-90) to consider the request of Ed Corlew for approval of Final Plat, Rolling Meadows, Phase I, Section 10, Davidson County Tax Map 33-4-A.

Staff reviewed. Slides were shown. With the previous approval of the master plan, this section of five units is nearing completion. There are a number of technical corrections and additions needed on this final plat. A revised plat has been submitted today and will be reviewed by staff.

Bobbie Ann Wilson made a motion to approve the final plat, subject to the corrections and additions recommended by staff. Gary Webster seconded the motion and the board unanimously approved.

Item #5 (#16-95) to consider the request of Fran Tinnin to rezone from R10 to CS a portion of Davidson County Tax Map 18-16, Parcel 191.

Staff reviewed. Slides were shown. This property is divided by zoning districts with about 2/3 being in a CS zone and approximately 1/3 being in a R10 zone. Mr. Tinnin wishes to build a mini-warehouse on the property. He previously appeared before the Board of Appeals for a conditional use permit which is required in a CS zone for the purpose Mr. Tinnin proposes. Since the property lies in two zoning districts, the Appeals Board deferred action and recommended he seek to get the R10 portion rezoned to CS or resubmit a plan within only the commercially zoned portion of the property. Although the specific proposed use is for a mini-warehouse, CS zoning allows many other uses. Rezoning the portion of property zoned R10 to CS would allow more square footage of commercial buildings being built. Several issues exist which make this property less desirable for commercial use. There is no frontage on Dickerson Road and the property cannot be seen from the highway. The only access to the property is from Dorris Avenue. Dorris Avenue is a residential street and any commercial use on this lot could have an adverse impact on the residential character and the value of the homes. Dorris Avenue is very steep and the intersection with Dickerson Road does not have good visibility. The property is also situated on the top of a hill with storm water leaving the site in a sheetflow manner in three directions. Development of the lot with impervious surfaces will create drainage problems.

Charlie Lowe expressed concerns that development on this lot would have to include adequate retention and drainage solutions. He also indicated accessibility for fire engines could be a problem.

Bill Terry indicated that numerous property owners adjoining and in the area of this property opposed this proposal at the Appeals Board meeting. Mr. Tinnin indicated that since that time, he has spoken to the neighbors and in his opinion, they are now in favor of his request.

John Coombs asked Mr. Tinnin if he would get letters from the Smith's and Wright's, adjoining property owners, indicating they are not opposed to the property being rezoned and developed commercially. Mr. Tinnin indicated he felt this would not be a problem to obtain.

Jim Hitt made a motion to approve this request and recommend to the City Commission the portion of the property be rezoned from R10 to CS upon receipt of letters from the adjoining property owners expressing their approval of the rezone and development. Pat Lydon seconded the request and the board approved with two abstaining, Bobbie Ann Wilson and Jim Driver.

Item #6 (#8-94) to consider the request of Larry Wynns for approval of Master Development Plan of "The Wynlands", Sumner County Tax Map 140, Parcels 17.01 and 17.02.

This item was withdrawn from the agenda prior to the beginning of the meeting.

Item #7 (#9.42) to consider resolution of acceptance of the public streets and infrastructure of Indian Hills, Section II, Sumner County Tax Maps 143-N and 161-C.

Staff reviewed. All improvements have been completed and inspected in Indian Hills, Section II. A resolution is needed to accept the improvements and assume responsibility for maintenance. Such resolution would be forwarded to the City Commission for final acceptance.

Bobbie Ann Wilson made a motion to accept by Resolution the improvements for this development and authorize the official release of the letter of credit. Jim Galbreath seconded the motion and the board unanimously approved.

Item #8 (#8-95) to discuss abandonment of road dedicated right-of-way known as Meadow Brook Drive, Davidson County Tax Map 25-15.

Staff reviewed. Slides were shown. In August, this board voted to recommend to the Commission this right-of-way be abandoned. During the public hearing on second reading, adjoining property owners voiced their opposition to this action. The matter was referred back to this board for further study. Information was presented from staff of an in-depth analysis of this matter and the impact this decision can have on a number of long-range planning issues. By speculation of all the potential developable tracts in the area of Highland Heights, a feasible street pattern could likely include the use of Meadow Brook Drive. A topography map of the area was also used to illustrate possible patterns of access to potential developments. While the streets and developments discussed are speculation, if they did materialize, an overall plan for streets can be required. This is one aspect of long range planning, a function of the planning board.

Another area reviewed by Mr. Terry is the standards used for design and layout of streets and neighborhoods contained in the Goodlettsville Subdivision Regulations. This includes that all public streets should be properly integrated into an overall system of existing and proposed streets and related to the Major Street Plan and Land Use Plan. Blocks lengths should not exceed 1,600 feet nor be less than 200 feet. Long blocks should be broken by dedications of rights-of-way, easements or walkways to provide for traffic circulation, utilities or pedestrian traffic as appropriate. A permanent dead end street should not exceed 500 feet in length. The arrangement of public streets should provide for the continuation of public streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, provision of utilities, and when such is in accord with plans of the city. If the adjacent property is undeveloped and the street must

be a dead-end temporarily, the ROW should continue to the property line. Highland Heights does not comply with these type standards since the street is 3,000 feet long and is a permanent dead-end. However, the designer did attempt to comply to provide for the future due to the extension to the property line at the end of the street and with the dedication of Meadow Brook Drive. The property at the end of Highland Heights has since been developed into acreage tracts without planning board review or public input. Therefore, there is no provision for the extension through other properties to a public street. Rosehill Drive was similarly designed and has been similarly cut off from extension. There are currently 41 lots for which access is provided by the intersection at Old Dickerson Road with Meadow Brook the only possible alternative route. Meadow Brook will also provide additional access to the two adjoining tracts with possibilities for future linkages.

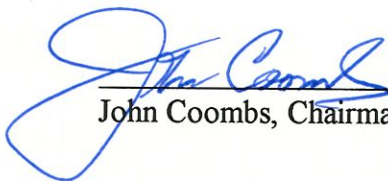
In defense of the previous decision in August, Jim Driver noted that the decision was justified based on the information presented at that time. However, during the Commission meeting, as more issues involved in this decision were discussed and reviewed and opposition was presented by adjoining property owners, it became obvious that more discussion and study should go into the decision.

Bill Barton, representing the property owners on Highland Heights, reviewed the reasons for the request: concerns about traffic, type of developments that might go into the adjoining tracts and their influence on the neighborhood, property values lessened by the adverse effects of opening Meadow Brook Drive, and that the adjoining properties if developed have other accesses without going through Meadow Brook.

Margaret Wall made a motion to rescind the decision of the Planning Board in August and for Chairman Coombs to appoint a committee of three board members to further study this matter and bring a recommendation back to the Planning Board. Bobbie Ann Wilson seconded the motion and the board unanimously approved.

Chairman Coombs asked for volunteers for a committee and with no response appointed Bobbie Ann Wilson, Chairperson, Jim Hitt and Jim Galbreath to further research all aspects of this issue and bring a recommendation back to the board.

The meeting was adjourned at 6:30 p.m.


John Coombs, Chairman


Claudia Davis, Secretary