

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: October 2, 1995

Time: 5:00 P.M.

Place: City Hall

Present:

Jim Thomas	Margaret Wall
Bobbie Ann Wilson	Jim Driver
Jim Hitt	Gary Webster
Mary Ann Gourley	Pat Lydon

Also Present:

Bill Terry	Tim Kemp
Claudia Davis	Kathy Kemp
Charlie Lowe	Steve Bridges
Steve Sloan	George Welch
Diane Sloan	Jim Brown

Absent:

Jim Galbreath	John Coombs
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The meeting was called to order by Jim Thomas, and prayer was offered by Jim Driver. Minutes of the previous meeting, September 11, 1995, were approved as submitted.

Item 1 (#12-95) to consider the request of Steve Bridges to approve the final plat of Graves Street Subdivision, Second District, Davidson County Tax Map 18-16, Parcel 152.

Staff reviewed. Slides were shown. This is a plat to divide one lot into two lots so that the new owner can build two houses. The property is zoned R7 which permits a minimum lot size of 7,000 square feet. There are a variety of lot sizes in this area. There are some corrections that need to be made to the plat including: show a 10' easement along the back line, add concrete monuments at exterior corners, show utility line sizes, add location map, and add street and drainage signature blocks. Lowe added the plat should conform with property maps as there are some property lines which do not agree, and show a 5' dedication on the front. The width of the building area on lot 2 is narrow, with a 9' side and minimum setback, leaving only 22' for the building envelope.

Steve Bridges noted the proposed homes would be similar to the type homes in Emerald Cove which are mostly 60' deep on R8 lots. Jim Driver questioned if single family or duplex homes are proposed. Bridges indicated Mark Writesman is the buyer and he does not know if he plans to build a duplex.

Bill Terry noted this plat does not violate any subdivision regulations, subject to the additions and corrections noted above. Duplexes are permitted in this area and lot 1 is large enough to construct a duplex if the owner so desires. Jim Driver noted the board's policy to not resubdivide within a subdivided area where such would make the lots not comparable to other lots in the area. He indicated these lots would be comparable to other lots in the area.

Pat Lydon made a motion to approve this request, subject to the corrections and additions recommended by staff. Motion was seconded by Jim Driver and the board approved unanimously.

Item 2 (#10.9) to consider the request of John Spry, Ragan-Smith Associates, for approval of final plat of Mansker Industrial Park Subdivision, Section Two, Resubdivision of Lots 9 and 10, Sumner County, Tax Map 141-M-A, Parcel 7 & 8.

Staff reviewed. Slides were shown. This plat would reduce the size of lot 10 and increase the size of lot 9. Lot 10 presently has a large warehouse building and lot 9 is vacant. Corrections and additions needed include: show drainage easement along the line of lots 9, 5, 6, 7 & 8, show extent

of paving on lot 10, and show drainage easement for detention pond.

Also, lot 10 does not comply with present offstreet parking requirements. The existing building requires 32 parking spaces. They have 13 spaces lined off. When the building was originally built, the site plan allowed for 80 spaces. The pavement is there for these spaces but they have not been striped. Rather than spaces, they have put in dock spaces. This has created the problem that they do not comply with the parking requirements. Relocation of the lot line would not impact usage of the pavement for parking spaces. A potential future problem is that if this user moves and leases the space out, there could be a manufacturing operation with several employees which could create parking problems. Driver inquired if the pavement space is available to meet requirements. Terry indicated that yes, if they remove pallets stored at the side of the building and utilize that pavement space for parking spaces which would not effect their dock area.

Bobbie Ann Wilson made a motion for conditional approval of this request, subject to the corrections and additions recommended by staff, and that offstreet parking spaces are corrected on lot 10 to meet current requirements. Mary Ann Gourley seconded the motion and the board approved unanimously.

Item #3 (#8-88) to consider the request of R. L. Montoya to approve amendment to Lot 87, Long Hollow Place, Section Two, Sumner County Tax Map 143A-C, Parcel 1.

Staff reviewed. Lots 87, 88 and 89 were previously resubdivided into two lots. An easement was inadvertently left off the southerly line of lot 87 on the plat. This plat amendment places that easement back on the lot.

Jim Hitt made a motion to approve the amendment as shown on the plat. Gary Webster seconded the motion and the board approved unanimously.

Item #4 (9.62) to consider the request of Jim Brown to amend master plan of Northchase Professional Park Office Complex, Davidson County Tax Map 26-10-A.

Staff reviewed. This development was previously approved as separate entity in 1986 for three office buildings, each to be 10,000 square feet and architecturally compatible. One building is completed. The developer would like to build the remaining 20,000 approved square footage in one building rather than two, and make it three stories instead of two. Developer needs approval of this concept to proceed with negotiations on this property. If approved, the board can either authorize staff to require final adjustments or to require resubmission of a full final master plan.

Jim Brown indicated there are no immediate plans for the third building site and that if any future plans materialized, additional property would have to be purchased to meet parking and other requirements. The proposed three story building would be architecturally compatible with the existing building. Bill Terry indicated the three story structure does comply with zoning. The elevation of this site, which is mostly flat, compares with the existing building. All the required parking spaces for the total of 30,000 square feet is in place and has been striped.

Gary Webster made a motion for conditional approval of the concept of a second 20,000 square foot three story building instead of two additional 10,000 square foot buildings, with final approval subject to resubmission of the final master plan. Mary Ann Gourley seconded the motion and the board

unanimously approved.

Item #5 (#13-95) to consider the request of Tim Kemp for a minor plat amendment to Lot 2, Conners Subdivision, Sumner County Tax Map 140, Parcel 133.

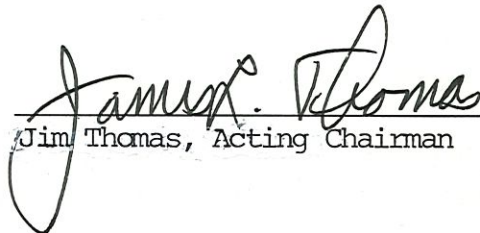
Staff reviewed. Slides were shown. The owner cannot fit his house in the building envelope as approved. Due to the requirements of the Health Department for septic drain fields, the setback lines for these lots far exceed the minimum required by the zoning ordinance. This amendment will not alter the back line of the building envelope and the change in the envelope on the front line will not encroach in the drain fields. Gary Webster suggested getting input from the adjoining property owners but further discussion concluded this change would not effect the position of the home on Lot 2 in relation to homes on Lot 1 and 3. Tim Kemp indicated he cannot locate his home further back on the lot so that his would not be slightly in front of the adjoining homes, due to the back line of the building envelope.

Mary Ann Gourley made a motion to approve amendment to Lot 2. Margaret Wall seconded the motion and the board approved unanimously.

Non-Agenda Item

Bill Terry indicated Long Hollow Place would like to renew their current Letter of Credit in the amount of \$39,000 for one year. Pat Lydon made a motion for the board to authorize staff to accept a Letter of Credit for an amount determined by staff to be retained for the remainder of the improvements to be completed. Jim Hitt seconded the motion and the board unanimously approved.

The meeting was adjourned at 6:05 p.m.


Jim Thomas, Acting Chairman


Claudia Davis, Secretary