

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: August 7, 1995

Time: 5:00 P.M.

Place: City Hall

Present:

Mary Ann Gourley Charlotte Morris
 Bobbie Ann Wilson Jim Driver
 Jim Hitt Gary Webster

Also Present:

Bill Terry David Wilson
 Claudia Davis Charlie Lowe
 William E. Barton James A. Walker
 Ricky Head Ralph Troutman

Absent:

John Coombs Jim Thomas Pat Lydon

The meeting was called to order by Jim Driver, and prayer was offered by Charlotte Morris. Minutes of the previous meeting, July 10, 1995, were approved as submitted.

Item 1 (#8-95) to consider the request of Ricky D. Head, James A. Walker, William E. Barton, and Ralph E. Troutman to abandon road dedicated right-of-way known as Meadow Brook Drive, Davidson County Tax Map 25-15.

Staff reviewed. Slides were shown. Bill Terry indicated Highland Heights Drive is a long dead-end street with two road right-of-ways, owned by the city, to break up the long span of street and allow access to adjoining properties for future development. This would provide a loop street system, desirable from a planning perspective for safety in the event of a disaster. These areas are unobstructed and maintained by the adjacent property owners. The property behind the south right-of-way is a 40 + acre tract which is steep. The property behind the north right-of-way is a 50+ acre tract which is desirable for development. The property owners are concerned about maintaining these right-of-ways. If these right-of-ways are abandoned, there could not be any intersecting streets and access from Highland Heights Drive to any future development on the adjoining tracts.

Bill Barton indicated he does not want another street connected and that he has been maintaining the right-of-way for 23 years. He feels there are many other accesses available to the adjoining tracts without using these right-of-ways. Ms. Troutman noted there has been nothing done for approximately thirty years to these right-of-ways as far as development. Adjoining property owners noted if they were aware of the right-of-ways when they purchased their property, it was 15 to 20 years ago when the normal lot sizes of new development were at least 1 acre and now there is more potential for higher density development which results in much more traffic. Mr. Head noted he is concerned about safety if these streets access new development adjoining Highland Heights.

Jim Driver noted a public utility and drainage easement should probably be maintained if the road right-of-way is abandoned. Jim Hitt noted that if someone develops the adjoining properties, the Planning Board would still have to approve any connecting streets utilizing the right-of-ways in question. The property owners still enjoy the benefits of the space the right-of-ways provide adjoining their property, whether the city or these property owners have ownership of the right-of-way space.

Charlotte Morris made a motion to acknowledge the request of these property owners, and recommend to the City Commission to abandon the road right-of-ways, retaining a 20' utility and

drainage easement. Mary Ann Gourley seconded the motion. The motion was approved with 4 in favor and 1 opposed.

Item 2 (#9.95) to consider the request of Jack Cavender to abandon a 10' public utility easement on Lot 3, Section One, Ranchwood Estates, Davidson County, Tax Map 25-8, Parcel 74.

Staff reviewed. Slides were shown. This lot was originally platted with an angle at the rear property line. At some point, apparently additional land was acquired and added to this lot to square it up. The utility easement was not changed when the additional property was added to the lot and the home was built partially on the easement which was not realized at the time. The city has no need for this easement through the middle of this lot.

Jim Hitt made a motion to abandon the public utility easement. Mary Ann Gourley seconded the motion and the board unanimously approved.

Item #3 (#4-94) to consider the request of Charlie Lowe, Ragan-Smith Associates for approval of final plat of Northcreek Commons, Section 8, Davidson County Tax Map 26, Parcel 4.

Staff reviewed. Bill Terry indicated the preliminary master plan and zoning change has been approved for this development. This plat represents Phase I of the apartment project. Estimates of the costs to be bonded are \$326,250 for roads and drainage structures, \$85,000 for sewers, and \$65,250 for water. The developers have agreed to do a traffic study after Phase I is completed and Northcreek is connected to allow for changes in traffic patterns. This raised a question of timing on when a traffic signal should be installed. The city would be best protected to require \$50,000 for the signal on the initial letter of credit or bond requirements. This would make the total bond \$526,500.

Mary Ann Gourley made a motion to approve the final plat subject to securing a bond or letter of credit to be secured for \$526,500. Charlotte Morris seconded the motion and the board approved unanimously.

Item #4 (#5-94 & #5A-94) (Non Agenda) Bill Terry noted the hydrology study for Woodwyn Hills has been reviewed by Barge, Waggoner, Sumner & Cannon. Charlie Lowe noted the first five comments from their review are standard issues. Regarding the stream, any modifications will require the State's consideration. He recommended that a permit should be secured from the State..

Charlotte Morris informed the board that she is moving out of state and submitted her resignation as a Planning Board member effective immediately. Board members expressed their regrets that she is leaving and appreciation for all her service to this community.

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

Claudia Davis
Claudia Davis, Secretary

Jim Driver
Jim Driver, Acting Chairman