

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: June 6, 1994
Time: 5:00 P.M.
Place: City Hall

Present:

Grady McNeal
Bobbie Wilson
Gary Webster
Charlotte Morris
Pat Lydon
Billy Hitt

Jim Driver

Absent:

John Coombs
Mary Ann Gourley
(1 vacancy)

Also Present:

Randy Tatum
Wayne Yates
Bob Allison
Mike Rollins
Michael Haynes
Joel W. Clifton
Rocky Montoya
Ed Corlew

Valda Martz
Alec Beavers
Larry Wynns
Charlie Lowe
Bill Terry
David Wilson
Nancy Allen

The meeting was called to order by Vice-Chairman McNeal. Prayer was offered by Jim Driver. Minutes of the May meeting were approved as submitted.

Item #1 (#8-94), consider the request of Randy Tatum with Ragan-Smith, on behalf of owner Alex Beavers, for approval of a new Preliminary Master Development Plan for Beavers Knoll, a proposed 57-lot residential Planned Unit Development to be located off Crencor Drive, Sumner County Tax Map 143, Parcels 17.01 and 17.02.

Staff reviewed. Most of the revisions required at the May meeting have been made. The draft of covenants and restrictions is satisfactory. Two streets proposed appear to exceed 10% grade. Randy Tatum requested a 12-13% grade variance. With regard to the adequacy of the downstream channels to handle additional run-off, a detention area has been proposed with alterations to the surface drainage pattern that will channel most water to the detention pond. The entrance sign, detailed engineering on drainage detention pond, and restrictive covenants will be approved on the final master plan.

On a motion by Webster, seconded by Driver, the Preliminary Master Development Plan of Beavers Knoll was approved subject to solution of the grade variance, entrance sign, detailed engineering on the drainage detention pond, and restrictive covenants being included on the final master plan.

Item #2 (#7-93), consider the request of Kirby Clifton for approval of Final Master Plan of Steeplechase Meadows, a proposed Planned Unit Development to be located on South Dickerson Road, Davidson County Tax Map 25, Parcel 71.

Staff reviewed. The plan meets submission requirements, however, the following 8 changes and additions need to be made:

1. Submit coordinate geometry for roadways to assure the exact locations when constructed.

2. Show ramps at sidewalk locations for indicated handicapped parking places.
3. Show additional paved area for backup movement from parking places.
4. Show grade and elevation at the recreation building for accessibility requirements.
5. Questions relating to drainage:
 - a) submit drainage calculations
 - b) submit hydrology calculations for detention pond
 - c) certain drainage patterns and designs around buildings and in parking lot corners do not appear to work
 - d) show erosion control around drain inlets
6. Show easements for sewer lines and submit plans and profiles.
7. Landscape plan additions needed:
 - a) a shrub mass at pool area needed to supplement tree mass
 - b) increase screening along boundary for adjoining house
 - c) address need for seeding and cover on steep slopes as well as areas that may need sod
 - d) foundation plantings around buildings should take into account the drainage pattern
8. Sign the stamped seal as required by law.

Though numerous items need correcting, Lowe felt they could be worked out with no trouble. His main concern is hydrology of the detention pond; it seems too small to handle.

On a motion by Lydon, seconded by Driver, the Final Master Plan of Steeplechase Meadows was approved subject to the above-listed 8 changes being made to the satisfaction of the City Planner and City Engineer.

Item #3 (#9.31), consider the request of Wayne Yates that the City abandon the road easement on Grace Drive at the rear of lot 26, in High Ridge Estates, Sumner County Tax Map 143-G, Parcel 19.

Staff reviewed. Mr. Yates has purchased lot 26, which backs up to the dedicated right-of-way of Grace Drive and has asked that this be abandoned to the adjacent property owners. Grace Drive was dedicated by plat of Barnette Rolling Acres in 1966. About 300 feet of street extending to the north property line was never built. When Angela Circle was constructed, no provision was made for the extension of Grace Drive; consequently, Grace Drive will never be completed and there is no need for the City to own the right-of-way. There is a major drainage ditch in the right-of-way; a permanent 50-foot drainage and utility easement should be retained.

Before recommending to the Commission, the Board requested letters from the other two property owners that they are agreeable and willing to maintain the portion abandoned to them by quit claim, with the understanding that the City will have to maintain a permanent 50' easement for access to work on the drainage ditch.

Based on the staff determining that there is no need for the City to own the right-of-way, on a motion by Hitt, seconded by Morris, the Board will recommend to the City Commission that the dedicated unbuilt right-of-way of Grace Drive be abandoned while the City maintains a 50' drainage and utility easement, subject to the three adjoining property owners agreeing in writing to accept and maintain their portion.

Item #4 (#10-94), consider the request of R. L. Montoya, on behalf of the Goodlettsville Southern Methodist Church, to abandon a drainage and utility easement and remove the lot line between Parcels 49 and 50 on Draper Circle, Goodlettsville Heights, Section 6, Davidson County Tax Map 26-13.

Staff reviewed. The church owns lots 1 and 2 on Draper Circle; the church is built across the lot line. It has been recently noted that a drainage and utility easement exists along the side and rear property line which affects how close to the line accessory structures can be built. They want to remove the easement from the property, and at the same time remove the property line. The City has no need for the easement; however, all utilities are required to sign off on the abandonment.

Lowe said the easement abandonment could be accomplished by instrument, with accompanying utility letters; however, there is a question as to whether the lot line can be removed at the same time by the simple plat. A subdivision plat may be required. Terry will check to determine what is legally required in this instance.

On a motion by Wilson, seconded by Lydon, the request to abandon the drainage utility easement was approved subject to receipt of utilities letters.

Item #5 (#8-88), consider the request of R. L. Montoya, on behalf of Terry Turbeville with Wimsatt-Mt. Washington, to abandon a 10' public utility drainage easement on lot 64 (Valerie Court) Long Hollow Place, Section 2, Sumner County Tax Map 140-P.

Staff reviewed. The purchaser of lot 64 wants to remove the easement. There is also an easement on lot 63 where a drainage pipe is located. If the easement on lot 64 is abandoned, there is some question as to whether there would be adequate room left to maintain the line. The only way to get an adequate easement would be to obtain additional footage on lot 63. Montoya said he would check about increasing the easement on lot 63. Lowe recommended a total minimum width of 20', with 15' maximum offset on the side with the pipe and 5' on the other.

On a motion by Driver, seconded by Webster, the request to abandon a 10' public utility drainage easement on lot 64 was approved subject to an appropriate easement being obtained on lot 63 to provide a ~~maximum~~ 20' easement between lots 63 and 64.

minimum

Item #6 (#8-88), consider the request of R. L. Montoya, on behalf of A. William Ferriell with Wimsatt-Mt. Washington, for resubdivision of Lots 87, 88 and 89 of Long Hollow Place, Section 2, Sumner County Tax Map 140-P.

Staff reviewed. This is a minor plat combining three lots into two. The purchaser of lot 89 wants to build a house too big for the lot. This subdivision will eliminate lot 88. Drainage easements are at the rear of the property and will not be affected. Lowe asked that the plat reflect the lot lines of the original three lots. On a motion by Wilson, seconded by Morris, the resubdivision was approved.

Item #7 (#11-94), consider the request of R. L. Montoya, on behalf of Mike Rollins, for Preliminary Subdivision Plat approval of Rollins Subdivision, a proposed 3-lot subdivision at the end of Utley Drive and Engel Ave., Davidson County Tax Map 18, Parcel 88.

Staff reviewed. When the turnaround for Squires Point is completed there will be about 70 feet of frontage for this parcel. There is a recorded access easement from the end of Utley which has been used as access for the existing house. Of the two additional lots, one would have access on Utley and one at the end of Engel. Concerns are: 1) the existing water pressure for the area of lot 3 off Engel does not meet minimum levels for domestic water supply so adequate fire protection could not be provided; 2) the turnaround for Squires Point which will provide access for lot 1 is a private road, still under construction, and has not been dedicated by final plat to the City; 3) sewer access for lot 3 must come from a line running across lot 1 to the street which, if just paved, would require a cut in a newly completed road; 4) extensive drainage work and structure has gone into the Squires Point turnaround and it is questionable how driveway connections can be made from lots 1 and 2 without compromising the system.

The tie-on location for sewer service for lots 1 and 3 needs immediate attention before the Squires Point turnaround is paved. The owner of lot 3 is to be responsible for maintenance and keeping his line across lot 1 clean, and it should be noted on the recorded plat. Lot 1 service line and lot 3 service line will connect at the ROW, requiring only one road cut. Sewer service for the existing house on lot 2 will connect directly into the manhole when the service line for Squires Point is made public (per agreement with Chuck Crook; to be noted on final plat of Squires Point). Sewer Director Bill Martin will determine the best locations for sewer lines to the three lots.

Regarding inadequate water pressure, Wilson understood that the new booster pump installed by Madison Suburban Utility District across from Public Works was to improve the water pressure on Engel. He will contact Mark Johnson about that.

The possible need for future extension of Engel all the way to Brick Church Pike was discussed. Hitt asked if the City Engineer

could study the feasibility of the extension. Wilson said he would make that request.

On a motion by Hitt, seconded by Lydon, the preliminary plat of Rollins Subdivision was approved subject the staff resolving the problems of sewer service, water pressure, and the feasibility of street extension.

Item #8 (#12-94), consider the request of Valda Martz that the surplus property at the intersection of Alta Loma Road and Dry Creek Road, a portion of the former Durbon Crain property purchased by the State for construction of the extension of Dry Creek Road, be abandoned.

Staff reviewed. Mrs. Martz owns two parcels of property adjacent to a small piece of state-owned property which was condemned when the new bridge at Alta Loma Road was built over I-65. She has asked the State to declare it surplus so it can be added to her other property. One requirement of the State is that the local government gets first refusal. Staff sees no need for the City to have the property.

On a motion by Lydon, seconded by Webster, the request was approved, and a letter will be sent to the State to the effect that the City has no need for the property and has no problem with the State transferring the property to Mrs. Martz.

Item #9 (#6-90), consider the request of Ed Corlew for approval of the Final Site Development Plan of Rolling Meadows Townhomes, Phase One, Section 9, Davidson County Tax Map 33-4-A.

Staff reviewed. Slides were shown. The major change from the original master plan is that the number of units has been reduced and the size of units increased due to changing from two-story townhouses to one-story flats. Terry listed some technical additions needing to be made to the plan.

On a motion by Morris, seconded by Driver, the Final Site Development Plan of Section 9, Phase One, of Rolling Meadows Townhomes was approved subject to the corrections being made and final approval of the City Planner and City Engineer.

City Manager David Wilson commended Corlew on living up to his assurance to the City ten years ago when this development was begun. This has proved to be a good development and good for the community, and his cooperation in working with the City to meet its requirements is appreciated.

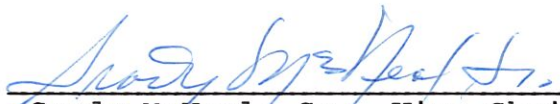
Following the published agenda, Terry asked the Board to hear one additional item:

Item #10 (#9-93), Crye-Leike Realty, Lot 2, Section 6 of Northcreek Commons. A change in their sign from the original has been requested. Since the zoning is PUD, the Board has to approve.

They want to erect a sign that is on a 10' high brick column instead of sitting on a brick pedestal. The location on site is the same and is in compliance with requirements. Lowe said that the Architectural Review Committee for Northcreek Commons (Wood Caldwell) would want to review the change. Motion by Driver, seconded by Wilson, to approve sign change.

Also, an additional note: Wilson said the Board would want to be aware of a problem brought to him by a resident whose property on East Cedar adjoins property to the rear of the new Sonic Restaurant. Mr. Bruce Whitmer's complaint is that a fence had been built as screening for the house immediately behind Sonic and he wants screening behind his house also. Wilson said he would contact Sonic and explain the situation and maybe they would agree to the additional screening.

The meeting adjourned at 7:00 P.M.


Grady McNeal, Sr., Vice-Chairman


Nancy W. Allen, Recording Secretary
/nwa

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: July 11, 1994
Time: 5:00 P.M.
Place: City Hall

<u>Present:</u>	<u>Absent:</u>	<u>Also Present:</u>
John Coombs	Gary Webster	Charlie Lowe R. Uselton
Pat Lydon	Charlotte Morris	Bill Terry Steve Axley
Grady McNeal	Jim Thomas	David Wilson C. Crook
Bobbie Wilson		Nancy Allen
Billy Hitt		
Jim Driver		
Mary Ann Gourley		

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the June meeting were approved as submitted.

Item #1 (9.34), consider the request of Richard Uselton for final inspection of Franklin Heights, Section 2, Phase 2, and release of Letter of Credit.

Staff reviewed. Uselton has completed construction of streets, water and sewer; however, some additional work is needed: install and stabilize ditchlines A, B & C as shown on construction plans, backfill behind curbline, and final asphalt overlay. There has