

MINUTES OF REGULAR MEETING  
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: April 4, 1994  
 Time: 5:00 P.M.  
 Place: City Hall

Present:

|                  |                |
|------------------|----------------|
| John Coombs      | Jim Driver     |
| Bobbie Wilson    | Pat Lydon      |
| Mary Ann Gourley | Charles Moore  |
| Charlotte Morris |                |
| Grady McNeal     | <u>Absent:</u> |
| Billy Hitt       | Gary Webster   |

# These pages  
 when B. Terry  
 prepared Feb. +  
 March minutes:

The meeting was called to order by  
 offered by Jim Driver.

212-A  
 212-B  
 etc

Item #1 (#6-94), consider the request  
 for approval of the final master plan of Long Hollow Square  
 site of a Sonic Drive-In located on Long Hollow Pike.

This is the final master plan for the development of Lot 1. Terry  
 said changes had been made on the plan in compliance with comments  
 and approval of the preliminary plan. Since the plans were mailed  
 to Board members, other requested changes have been made. Other  
 comments were:

1. Need to label ramp to be concrete.
2. Subdivision plat needs to be recorded.
3. Need to have fire hydrant bonded to guarantee installation.
4. Rewording of sewer manhole to comply with subdivision plat.
5. Need drainage easement from pipe down to inlet next to the railroad.
6. If in the 100-year, need elevations shown on plan and subdivision plat.
7. Suggest that construction of concrete sidewalk wait until sidewalk project for all of Long Hollow Pike is put in.

Wilson asked about a sanitary sewer backflow preventer. Charlie  
 Lowe agreed this was needed and would be included on the revised  
 plan.

On a motion by Moore, seconded by Morris, the Final Master Plan of  
 Long Hollow Square for the site of a Sonic Drive-In on Lot 1 was  
 approved subject to comments of the City Planner being complied  
 with.

Item #2, consider a possible amendment of the zoning ordinance to  
 make provisions for "in-home" apartments. Terry had prepared a  
 draft for consideration.

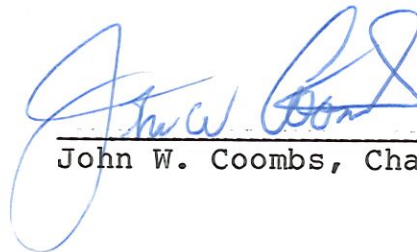
A variety of approaches were revealed when checking with several other cities for guidelines: Franklin and Brentwood do not permit them except in districts which permit duplexes. Lebanon ignores them when someone builds one. Hendersonville is considering an amendment similar to this draft.

Our way of handling this type situation in the past has been to request a variance from the Appeals Board. The current Board is not comfortable with this approach since the zoning ordinance prohibits more than one dwelling unit in a single family district. They have deferred action on an appeal before the Board at this time until they hear an opinion of the Planning Board.

After comments pro and con regarding the proposed amendment and, acknowledging that elderly or physically impaired family members for whom we may be responsible need a certain amount of independence and privacy, the following motion by Moore, seconded by Hitt, passed unanimously: It is the general consensus of the Board that the present ordinance sufficiently describes duplexes and triplexes and establishes zoning districts wherein they are allowed, and it would not be in the best interest to provide a variance beyond the ordinance.

Following the published agenda, Terry asked that the concept of "bed and breakfast" businesses in the City needs to be addressed. Someone has made a request for the City to make a decision on this because they want to start a "bed and breakfast" in their home. They know that there is at least one such business in the City in existence now. This is not addressed in our ordinance. Should an exception be made to allow in a residential district? Should they be required to have a Business License, and should they be required to pay the hotel/motel tax? Terry said both Franklin and Metro have amended their ordinances to allow. Terry was requested to look at Franklin's ordinance and discuss at the next meeting.

The meeting was adjourned at 5:45 P.M.



John W. Coombs, Chairman



Nancy W. Allen, Recording Secretary

/nwa