

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: March 7, 1994
Time: 5:00 P.M.
Place: City Hall

Present:

Grady McNeal
Charlotte Morris
Billy Hitt
Gary Webster
Bobby Wilson
Jim Driver
Pat Lydon
Charles Moore

Also Present:

Jim Martin
Paul Raynor
Bob Calonge
Rocky Montoya
Butch Worrell
Tommy Walker
James Shreeve
David Wilson
Charles Lowe
Bill Terry

The meeting was called to order by Vice Chairman McNeal. Prayer was offered. The approval of the minutes of the February 7 meeting was deferred.

Item 1 **Reconsider the request of Butch Worrell for approval of a Final Plat of the H.L. Worrell Property on Old Dickerson Road**

Butch Worrell was not present at the meeting. The request was delayed until later on the agenda.

Item 2 (a) **Reconsider the request of Charles Lowe, Ragan-Smith, representing Robert Calonge, for approval of a preliminary master plan of Long Hollow Square Planned Unit Development located at Long Hollow Pike.**

Staff reviewed. This item is a reconsideration of Long Hollow Square Planned Unit Development that was presented last month and was deferred to permit some adjustments. Most of the changes have been made. There are two or three items that need to be addressed:

1. transitional screening on lot no. 1 along the rear line to meet requirements,
2. add an easement for storm drains,
3. consider whether the canopy of the island for the Sonic Drive-In can intrude into the required setback and whether the storage building is to be permitted,
4. increase the driveway distance from property line on lot #2,
5. correct the floor area ratio for lot #3 which is shown as .25. The correct FAR is .15 which will permit a maximum of 5,750 square feet on lot #3.

Terry added that he and Bill Brasier ha talked with Mike Tugwell

from the State Dept. of Transportation to discuss the entrance and exits of these properties. He noted that the possibility of a turn lane on Long Hollow Pike was limited by right-of-way but that it could be done if the width of lanes on Long Hollow was reduced to ten feet. Mr. Tugwell said that he did not know if or when the State might do this.

Billy Hitt asked if reducing the length of the canopy to make the set-back in compliance with the PUD Ordinance would damage the business. Charlie Lowe added that the rear property line would have to be moved back another 10 feet. John Coombs added that board might accept the side yard landscaped areas of five feet, but the front of the canopy is encroaching ten feet. Coombs further asked if the information about eliminating the two front stalls had been obtained. Bob Calonge the company was agreeable to eliminate the two stalls.

Terry added that the city has a sidewalk project along Long Hollow Pike that has been approved as a part of the areawide transportation improvement plan and questioned whether the developer should build the sidewalk or wait for the total project. John Coombs said that it would be better for the sidewalk to be built at one time, and the board agreed.

Pat Lydon moved to approve the plan subject to the five requirements listed being met. The motion was seconded by Billy Hitt and passed unanimously.

**Item 2 (B) Consider Final Plat of Long Hollow Square
Subdivision**

Staff reviewed. This is the final plat for the PUD which was just approved. There are some minor changes to be made:

- (1) change the wording of one of the certificates which is not correct;
- (2) show the easement for the storm drainage pipes that have been put on the master plan;
- (3) show the location of the fire hydrant; and
- (4) a notation that the subdivision of property with lot #3 containing a two-story house and a carport and building behind creates a set-back violation and that when lot #3 is built on then that structure would be removed. Also on lot #2, the wood barn is a set-back violation.

A motion made by Bobby Wilson to approve with the all changes and requirements being made and approved by city planner. The motion was seconded by Jim Driver and passed unanimously.

**Item 3 Consider the request of R.L. Montoya for approval of
a final plat of lot #2 of Connors Subdivision located
on Patton Branch (Sumner Co. Map 140, Parcel 130)**

Staff reviewed. The Connors Subdivision was approved several

months ago with four lots out of the five that were originally proposed. One lot was left out because of some problems with the County Health Department approving the septic tank drain field system. Since that time, the health department has approved lot #2 for a sewage disposal system, and therefore, the owner has presented lot #2 again for a building site to be added to the subdivision. A couple of minor changes need to be made the building envelope for lot #2 since it may violate the required setback on the side next to lot #3.

Jim Driver moved that the plat be approved subject to changing the building envelope and obtaining the required signatures. Second by Charlotte Morris and passed unanimously.

The chair then moved back to Item #1.

Item #1 Reconsider the request of Butch Worrell for approval of a final plat of the Subdivision of H.L. Worrell Property located on Old Dickerson Road at the intersection of Hitt Lane. (Map 25, Parcel 97)

Staff reviewed. This plat was submitted two months ago and deferred to consider a reconfiguration of the property lines. The issue of the extension of a dedicated right-of-way for Hitt Lane was also discussed. The plat as resubmitted meets requirements except for some minor corrections. These are changes in signature blocks and a note added to the plat that when Hitt Lane is extended beside the existing residence, that the driveway construction other than what is done on the street is the responsibility of the property owner. Also, it is noted for the record reflect that if and when lot #2 is further re-subdivided, then a right-of-way dedication for the extension of Hitt Lane will be required.

Billy Hitt moved to approve the plat subject to the conditions that the staff set forth. Second by Gary Webster and passed unanimously.

Item #4 Consider the request of James Schreeve for approval of a final plat of Madison Creek Meadows (Map & Parcel 143-20.01).

Staff reviewed. This is the final plat of property know as Madison Creek Meadows located on Madison Creek Road at the point where Crencor Drive intersects Madison Creek Road. There are eight lots involved. There are a few corrections and additions that need to be made to the plat. These are:

- 1) show building envelopes on the lot;
- 2) the flood line that is shown needs to be labeled as the 100 year flood line;
- 3) include a note to reflect that special building requirements will apply to the lots in the subdivision because of the potential of flooding; and
- 4) size all culverts that run along Madison Creek for the

driveways to the lots.

Charlie Lowe explained the flood study that was done by the Corps of Engineers so that everyone understands that this property has flood potential. Lots 6, 7 & 8 particularly are in the area that might flood. Also, an analysis of the capacity of the drainage ditch to carry the stormwater from its watershed is needed. water shed from Madison Creek Road. The capacity of the drain pipes that go under Madison Creek Road at lot 8 and between lots 1 & 2 is also questioned.

Jim Driver moved that the plat be approved subject to the conditions that the city planner and engineer. Motion seconded by Charlotte Morris and passed unanimously.

Meeting adjourned 6:30 PM.

Grady McNeal, Vice Chair

Bill Terry, Secretary

DELIBERATELY LEFT BLANK *nwa.*
8-10-94