

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

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

Present:

Jim Driver
 Charles Moore
 Bobbie Wilson
 Gary Webster
 Billy Hitt
 Mary Ann Gourley
 Grady McNeal
 Pat Lydon
 Charlotte Morris

Also Present:

Butch Worrell
 John Lowe
 Tommy Walker
 Mary Ergan
 Rocky Montoya
 Mitchell Barnett
 David Wilson
 Bill Terry
 Don Newman

The meeting was called to order by Vice Chairman McNeal. Prayer was offered. The minutes of the December '93 meeting were approved as submitted.

ITEM 1 - Reconsideration of the final master plan of Companion Animal Hospital which was deferred at the last meeting.

Staff analyzed the issue. This item was deferred from last month for revisions. The plan has been redrawn incorporating suggested changes. Other changes have been made as well which created some new considerations. The design includes a 45-foot setback from East Court as suggested by the board at the last meeting as opposed to the required 60-foot setback. Another problem occurs along the frontage of East Court. With this design, there is no space for the required dimensions of the parking lot and the 10-foot landscape strip between the parking lot and the property line.

The issue of a curb along Two Mile Pike was also discussed. The applicant would like for this to be waived. The curb would create a situation with an open drainage ditch between the curb and the parking lot curb, and it would prevent street drainage from getting into the drainage ditch. It may be a better approach to waive the curb so that the ditch drainage system can work. There is also an existing 12-inch pipe under the driveway from Two Mile Pike. This should be at least a 15-inch pipe since the pipe upstream from here is a 15-inch. This would be the time to replace the pipe since a concrete ramp is to be built.

Other comments: the driveway from East Court may need to have the parking lot curb extend and taper to the edge of the pavement, the curb from the parking lot to the existing curb on Two Mile should be aligned to properly connect, and for flood protection purposes the plan should indicate whether the first floor elevation is for a slab or standard wood floor joist system.

On motion by Jim Driver, the board approved the plan with the following stipulations: approved the 45-foot setback from East Court, waived the 10-foot landscape strip along East Court, required a 15-inch drain pipe along Two Mile Pike, required that the parking lot curb on the East Court access taper to a point between the property line and the edge of pavement. Second by Gary Webster, and the motion carried unanimously.

ITEM 2 - Consideration of a final subdivision plat of the H. L. Worrell Property located on Old Dickerson Road (Map 25, Parcel 97).

Staff reviewed. The subject property is located at the intersection of Old Dickerson Road and the dedicated right-of-way directly across from Hitt Lane. This is a two lot division with one lot being requested to be a reserved parcel and the other a saleable lot. Lot No. 1 contains the house of Lee Worrell while the reserve parcel is vacant. Lot no. 1 on which the house is located needs to reflect an additional 5-foot dedication of right-of-way since Old Dickerson Road is a collector street on the street plan which calls for a 60-foot right-of-way.

The only access to the reserved parcel is by the dedicated but unbuilt right-of-way for the extension of Hitt Lane. A question may be raised as to when the street would be constructed on the dedicated right-of-way. If this reserved parcel is created as proposed, at some point in time someone will want to build on it or further subdivide and use the r-o-w as the driveway.

Another problem is created if the reserved parcel is approved. This is the continuation of the r-o-w to the property line in order to provide for the future extension of Hitt Lane in accordance with the major street plan. The only opportunity to obtain the r-o-w other than by condemnation is when property is subdivided and platted which is what this plat accomplishes. The dedication, if continued, would split the reserved parcel.

Butch Worrell discussed the plat and other options in dividing the property. Discussion of the board indicated that the proposed right-of-way for the extension of Hitt Lane would be required. After discussion of other options, Charles Moore moved that the plat be deferred. Worrell agreed. Bobbie Wilson seconded, and the motion carried unanimously.

ITEM 3 - Consideration of a minor plat amendment for lots 38, 39, 40 and 41 of Long Hollow Place, Section I and lot 42 and 44 of Long Hollow Place, Section II.

Staff explained. Due to development and landscaping on lots adjoining the above listed lot, a required drainage ditch cannot be properly constructed. The developer and other lot owners have agreed to an additional 10-foot easement width to encumber the above noted lots.

Jim Driver moved and Mary Ann Gourley seconded that the plat amendment be approved. Motion carried unanimously.

ITEM 4 - Consideration of a final master plan for Rolling Meadows Townhomes, Phase I, Section VIII.

Staff reviewed. This plan will add another building and four more single-family units to Rolling Meadows. It is located adjacent to the building which is under construction at this time. The location of the building and roadway is in conformity with the approved preliminary plan. The approved landscape plan shows shade tree masses at either end of the building and in the area across the roadway from the front of the units. Ornamental shrubs are indicated in front of the building. Some minor details such as utility lines need to be added.

After discussion of the landscaping, drainage and fire protection, Charles Moore moved for approval pending final review by staff. Second by Pat Lydon, and motion carried unanimously.

ITEM 5 - Request for abandonment of the dedicated right-of-way of the proposed extension of Highland Heights Drive.

Staff reviewed. Several years ago, a right-of-way to extend Highland Heights Drive to Dickerson Road was dedicated by plat. Part of this remains unbuilt, and plans for this extension have since been changed. The city's major street plan now shows Dry Creek Road as being the connector between Old Dickerson and Dickerson Road with Hitt Lane being extended to intersect with the connector road. Ed Corlew, owner and developer of Rolling Meadows which adjoins on one side, made the request.

The board agreed that the right-of-way was no longer needed and that the plans had changed. There was discussion relative to the need for a permanent cul-de-sac turnaround at the existing terminus of Highland Heights Drive. Some additional right-of-way will be needed for an adequate radius for the turnaround. If this is accomplished, the board will recommend abandonment of the remainder. Billy Hitt moved that the matter be deferred until the right-of-way for the turnaround can be resolved. Jim Driver seconded, and motion carried unanimously.

ITEM 6 - Consideration of a preliminary plat of Madison Creek Meadows located on Madison Creek Road.

Staff reviewed. The property fronts on Madison Creek Road 200 to 300 feet north of Long Hollow Pike. It is partially in the floodplain of Madison Creek. All lots are over an acre in size. Several corrections need to be made:

1. show locations of water lines,
2. show floodway and floodway fringe,
3. indicate basis of contours,
4. indicate true or grid north,

5. is a 60-foot r-o-w actually available? show a 30-foot dedication from the center line,
6. need 2 fire hydrants,
7. show distance from monument at Long Hollow Pike,
8. add preliminary plat endorsement.

Also, Charles Lowe, city engineer, requested the detailed data on the flood heights and elevations as provided by the Corps of Engineers to the surveyor.

Charles Moore moved that the plat be conditionally approved pending resolution of the above items and final staff review. Gary Webster seconded, and motion carried unanimously.

ITEM 7 - Consideration of a final plat of the resubdivision of lots 12, 13, 14 & 15 of Roscoe Place, Block J, Third Addition.

Staff reviewed. This plat combines lot 12 into one parcel with the other listed lots to form a larger lot for expansion purposes. There is now a condominium office building on the site, and the adjacent lot has been acquired. Utility easements need to be added.

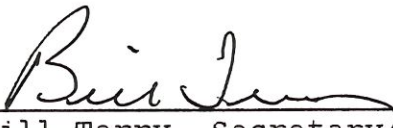
Bobby Wilson moved that the plat be approved. Billy Hitt seconded, and motion carried unanimously.

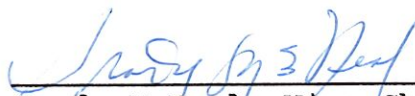
SPECIAL REQUEST FOR CONSIDERATION - Mr. Don Newman, purchaser of lot 47, Long Hollow Place, Section II, requested that he be permitted to present an item of business due to time constraints in the purchase of the lot and the start of construction. After discussion relative to board rules on the agenda and the merits of the case, the board voted to hear Mr. Newman.

Staff reviewed. Newman is buying lot 47 which is a corner lot. The plat of record established the setback from both streets as 40 feet. The house he wants to build will not fit on the lot with a 40-foot setback from both streets. The city's required zoning setback is 30 feet. Therefore, Newman and the developers of the subdivision are requesting that the setback be changed from 40 feet to 30 feet.

Pat Lydon moved that the setback be approved and the secretary be given authority to sign the necessary documentation as a minor plat amendment. Gary Webster seconded, and the motion carried unanimously.

Meeting adjourned 6:30 PM.


Bill Terry, Secretary


Grady McNeal, Vice Chair