

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: May 3, 1993
 Time: 5:00 P.M.
 Place: City Hall

<u>Present:</u>	<u>Absent:</u>	<u>Also Present:</u>
John Coombs	Charles Moore	Charlie Lowe Bill Terry
Bobbie Wilson	Grady McNeal	James Conner David Wilson
Gary Webster	Billy Hitt	Bob Johnson Nancy Allen
Charlotte Morris		Rocky Montoya
Mary Ann Gourley		Bill Ferriell
Sonny Ponder		Terry Turbeville
Jim Driver		

The meeting was called to order by Chairman Coombs. Prayer was offered by Jim Driver. Minutes of the February 1 and April 5 meetings were approved as submitted.

Item #2 (#5-92), reconsider the request of R. L. Montoya, on behalf of James Conner, owner of Parcel 130, Sumner County Tax Map 140, for approval of a Preliminary Plan for Conner's Subdivision, 5 lots to be subdivided from a 61+ acre parcel located on the west side of Madison Creek Road at the intersection of Patton Branch Road.

Staff reviewed. This plat was deferred in July 1992 because of failure to meet subdivision requirements. A flood study was requested and has been submitted. Flooding is still a concern although the revised study shows flood water to be a maximum of 1.4' high during a 100-year magnitude flood. There will be special requirements at the time a building permit is applied for. Staff found some additions and/or corrections needing to be made on the plat, including an additional 5 feet of ROW on Patton Branch Road.

Charlie Lowe said he reviewed Bob Johnson's flood study and found it to be in compliance and complete. He did have a problem with correlating the topography on the flood study and the topography shown on the preliminary plan; however, Johnson said re-evaluations had been made on site and Montoya had replatted...revised copies were distributed. Terry noted that several items had been corrected; however, staff will need to look more carefully at the corrected plat just received. The following items need to be noted on the final plat: 1) benchmark elevation; 2) an easement across lots 4 and 5 for the bridge on property line; and 3) a maintenance agreement.

On a motion by Driver, seconded by Ponder, conditional approval of the Preliminary Plat of Conner's Subdivision was granted, subject to the above 3 items and any other requirements of the City Planner and Engineer being met.

Item #3, consider an amendment to the zoning ordinance by adding or changing various provisions relating to yard sales, fireworks

sales, flea markets, farmers' markets and similar temporary uses (Ordinance No. 93-476). Terry explained that these amendments will change the way some uses are treated in the ordinance; more specific standards are included in order to remove questions about where and how these uses are addressed. This ordinance will be on the May 13th City Commission agenda for 1st reading.

On a motion by Ponder, seconded by Gary, the Board agreed to take this under advisement for thirty days and reconsider at the June meeting, at which time a recommendation can be made to the Commission before 3rd reading.

Item #4, consider the request of Charles Lowe on behalf of Phillips Builders for a 1.5' rear setback variance for Lot 58, Indian Hills Club Subdivision, Section I.

Staff reviewed. The house on this lot is under construction with the footing and foundation being laid. The loan survey disclosed a 1.5' encroachment into the rear setback caused by the unusual angle at which the rear property lines were drawn and the shape and size of the house being built. Due to the fact that this is an interior lot between two corner lots, the shape of the lot could be justification for a variance. On a motion by Ponder, seconded by Morris, the variance was granted.

Item #5, discussion of annexation report by committee. This item was deferred until the June meeting.

Item #6, review of the Final Draft of the Subarea 4 Plan and Land Use Policy prepared by the Metropolitan Planning Commission staff and Citizen Advisory Committee. The Board asked that Terry give a brief presentation at the June meeting, highlighting the items of specific interest to us.

Following the published agenda, the Board agreed to hear three additional requests for consideration.

Item #7, request of Bill Ferriell and Terry Turbeville on behalf of Wimsatt-Mt. Washington/Ferriell-Turbeville Development Company, for approval of Section 2, Long Hollow Place.

Terry reviewed. The Preliminary Plan of Long Hollow Place Subdivision was approved in June 1988. Section 1 is nearly complete. As a result of today's real estate market, they have now decided to go ahead with Section 2. Terry and Bill Brasier have met with them several times in the past months to look at drainage problems, etc., and thought their plans would be ready for the March meeting; however, the plans were just brought them in this afternoon. Neither Terry nor staff have had a chance to review.

Ferriell said they resubmitted their plans because nearly 5 years have gone by since approval in 1988, and since nothing has been changed, they were requesting conditional approval. He said because they had three meetings with their contractor, Bill Brasier

and Bill Terry they thought they could get conditional approval tonight. Montoya said all roads, sewer, drainage, etc., were approved in 1988.

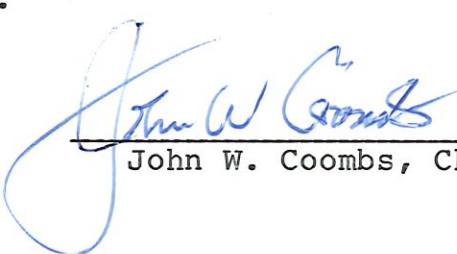
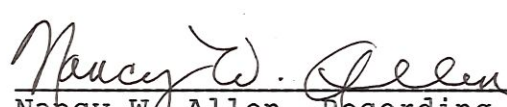
Terry advised they could start construction of roads on the approved Preliminary once construction plans have been approved. However, because of the lapse of nearly 5 years since the Board has seen those plans, Lowe said it would not be wise to approve before reviewing. Terry advised Ferriell to get the construction plans to Charlie Lowe, then he and Brasier would get with Lowe and review the plans. The item will be on the June agenda for consideration.

Item #8, request for release of Letter of Credit for High Ridge Estates. Terry reviewed. The subdivision has been built; roads are finished and utilities are in. Bill Brasier is ready to accept the roads on recommendation from the Board. On a motion by Driver, seconded by Webster, release of the Letter of Credit was granted.

Item #9, request of property owners on Bass Street that the City abandon a portion of an alley off Lindberg Avenue, as shown on Davidson County Tax Map 18-16 at the rear of Parcels 99 and 98 facing No. Dickerson Road; Parcels 106, 107 and 108 facing Bass Street; and Parcels 110 and 109.1 facing Depot Street.

Upon determining that the City has no apparent need for this portion of the alleyway now or in the foreseeable future, on a motion by Ponder, seconded by Gourley, the Board voted to recommend to the City Commission that the portion of the alley as described above be abandoned.

The meeting adjourned at 6:25 P.M.


John W. Coombs, Chairman
Nancy W. Allen, Recording Secretary

/nwa