

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: January 4, 1993
 Time: 5:00 P.M.
 Place: City Hall

Present:

Sonny Ponder	Gary Webster
Bobbie Wilson	Grady McNeal
Billy Hitt	Jim Driver
Charles Moore	(1 Vacancy)
Charlotte Morris	

Absent:

John Coombs

Also Present:

James Conner
 Charlie Lowe
 Bill Terry
 Nancy Allen

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

Item #1 (#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 revised Preliminary Plan of 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.

This item was first reviewed by the Board on 7/6/92 as a 6-lot subdivision. Action was deferred due to the fact that deficiencies in the plat and the need for a flood study would have required rejection. Following is the staff review of the resubmittal:

Analysis: A hydraulic report has been prepared by Bob Johnson, engineer for Mr. Conner, and comments have been made by Ragan-Smith. At this time the report appears to be inadequate; however, it has shown that the entire tract of land involved is subject to a 100-year flood. First floor elevations have been added to the plat. Corrections or additions need to be made as follows:

Plat requirements:

1. Show location of Madison Court intersection with Madison Creek Road.
2. Show width and height of the bridge opening for Madison Creek at Madison Creek Road.
3. Show right-of-way dedication of 30' from center line of Madison Creek Road.
4. Show boundary line bearings and dimensions to nearest 100th of a foot.
5. Required contour interval is two feet if slope is under 5% (and slope is about 1%).
6. Show reserved areas for septic tanks.
7. Show location of existing fire hydrant.
8. Show limits of 100-year floodway and floodway fringe.
9. Stamp with surveyor's seal and sign as required by law.

Requirements Added by Flood Hazard:

1. Correct hydraulic calculations in the flood report relating to the Hydrologic Area and Manning's Roughness Factors.
2. Show building envelopes and proposed contours in the building envelope for elevation of the structure.
3. The first floor elevations appear to be five feet above the natural ground level. Will fill be used to elevate the structure or will structure be floodproofed? Will fill be offset by on-site excavation?
4. Show extent of channel improvements (this will require a "404" permit from the Corps of Engineers).
5. Show size of proposed ditch and its capability to carry floodwater.
6. Proposed structures cause more than one foot of backwater when structures are overtopped. A maximum of one foot is permitted.
7. Outlet velocities may dictate a need for protection of the channel.
8. Show proposed 100-year flood boundaries after channel improvements.
9. Will Sumner County health Department approve a septic tank and drain field system in an area that floods?

Terry said, as stated in the above analysis, (1) the plat does not meet requirements of the subdivision regulations, and (2) the hydraulic report does not supply information which would support approval.

Mr. Conner said he has been there 30 years and there has never been any water on that portion of his property; it has good drainage; he has cleaned out the creek periodically. He said he has been in contact with the Corps of Engineers and the Tennessee Department of Conservation; however, he has not submitted his application yet. He is waiting to get assurance from this Board.

Lowe explained that this is not in a recognized FEMA flood plain area. However, the size of the drainage area requires that a drainage study be accomplished on this property so that a flood plain can be established and floor elevations can be established. He recommended that a flood study be accomplished by the developer's engineer.

This property is at a confluence of two creeks. Patton Branch Creek has 1030 acres of drainage basin... Madison Creek has 1152 acres of drainage basin. At the confluence, the total acreage of the drainage basin amounts to 3.41 square miles. More information is necessary to come up with remedial action to provide for these lots to be developable.

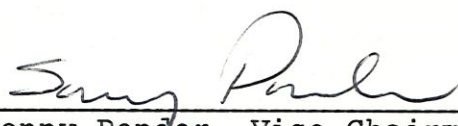
Terry stated that, as part of the approval process, the Board must be shown that any houses built would be on safe, buildable lots which comply with our Storm Water Management Ordinance and Subdivision Regulations. There are two alternatives. The Board can require that Conner and his engineer do more work on the project in order to answer our engineers' questions and do what

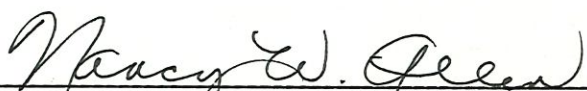
work is necessary to approve the plat. The Board doesn't have the authority to vary zoning requirements. The only way to approve the plat is to correct as many flooding requirements as possible, and if that can't be done, Conner would have to justify why and appeal to the Board of Zoning Appeals for a variance.

Conner said he didn't want to spend any more money until he gets assurance from this Board. He was advised that the Board can't give him any assurance based on his engineer's report which tells us that all the property is under the 100-year flood. That is what the Board has to work with. Conner was advised to go back to his engineer and get better information, then meet with our engineers.

On a motion by Ponder, seconded by Morris, the request was deferred indefinitely with Conner's agreement.

The meeting adjourned at 5:45 P.M.


Sonny Ponder, Vice-Chairman


Nancy W. Allen, Recording Secretary

/nwa

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: February 1, 1993
Time: 5:00 P.M.
Place: City Hall

Present:

Sonny Ponder	Charles Moore
Bobbie Wilson	Grady McNeal
Billy Hitt	Jim Driver
Charlotte Morris	John Coombs
	Mary Ann Gourley

Absent:

Gary Webster

Also Present:

Lloyd Gragg
Charlie Lowe
Mr. & Mrs. Slagle
Bill Terry
Nancy Allen

The meeting was called to order by Chairman Coombs. Prayer was offered by Charlotte Morris. Minutes of the January meeting were approved as submitted. New member Mary Ann Gourley was welcomed.

Item #1 (#14-90), reconsider the request of Tommy E. Walker & Associates, on behalf of owner/developer Mike Halbert and Medora Sorani, for approval of Patton Branch Acres, a proposed 2-lot subdivision at the intersection of Patton Branch Road and Madison Creek Road, Sumner County Tax Map 140, Parcel 108.