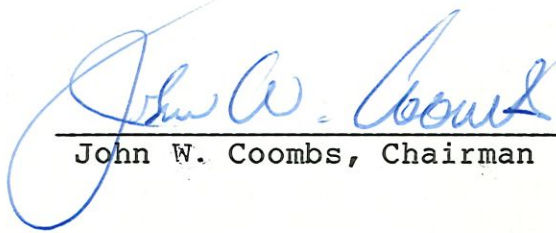


prohibits the conversion of a residential building to use as a business; that, if the Board considers rezoning, OPUD (Office Planned Unit Development) would be more appropriate, limiting the use to office.

Again, it was the consensus of the Board that they have previously studied all this area; that they are now in the process of making a more in-depth study, and are not in a position to make a decision to rezone one lot on the spur of the moment. Based on the fact that it is the position of the Board at this time that commercial zoning not be extended beyond Loretta Drive until such time as there is a definite need, on a motion by Hitt, seconded by Moore, the request was denied.

There being no further business, the meeting adjourned at 7:15 P.M.

  
John W. Coombs, Chairman

  
Nancy W. Allen, Recording Secretary

MINUTES OF REGULAR MEETING  
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: December 7, 1992  
Time: 5:00 P.M.  
Place: City Hall

|                  |              |                      |              |
|------------------|--------------|----------------------|--------------|
| <u>Present:</u>  |              | <u>Also Present:</u> |              |
| John Coombs      | Sonny Ponder | Charlie Lowe         | Bill Terry   |
| Bobbie Wilson    | Grady McNeal | Gaylon Faulkner      | David Wilson |
| Billy Hitt       | Jim Driver   | Mr. Minchey          | Nancy Allen  |
| Charles Moore    | Gary Webster | Chuck Crook          |              |
| Charlotte Morris | (1 vacancy)  |                      |              |

The meeting was called to order by Chairman John Coombs. Prayer was offered by Charlotte Morris. Minutes of the November meeting were approved as submitted.

Item 2 on the agenda was considered first: consider three requests of Bob Allen on behalf of Phillips Builders.

(a) (#9.46) final acceptance of Windsor Green Section III and release of the existing bond. Staff reviewed. All improvements have been installed and inspected. A motion was made by Ponder, seconded by McNeal, to accept the public improvements to Windsor Green and release the letter of credit, and recommend that the City Commission accept by Resolution.

(b) (#9.42) final acceptance of Indian Hills Section I. Public improvements have been completed and inspected. A motion was made by Moore, seconded by Morris, to accept the public improvements to Indian Hills Section 1 and recommend that the City Commission accept by Resolution.

(c) (#9.42) reduction of bond for Indian Hills Section II. On a motion by Bobbie Wilson, seconded by Moore, the bond to secure improvements in Section 2 was reduced from \$80,000 to \$40,000.

Item #1 (#17-88), consider the request of Gaylon G. Faulkner, President of BKF Excavating, Inc., dba Minchey's Landscaping, to rezone the portion of Parcel 8, Sumner County Tax Map 141, which lies between Mansker Creek and Springfield Highway, from Agricultural to the appropriate zoning for a retail garden center.

Staff reviewed. A nursery/landscape center is permitted in Agricultural zoning district; however, the proposed use would also involve retail sales. Staff interpreted this to be a retail use which would require a commercial zone. The property is in the floodplain and this use could be appropriate on such a location. The overall zoning and land use policy should be considered. If rezoned, then any permitted use could locate on the property if floodplain regulations are met. It would not be possible to rezone the property for just a landscape center.

Previous requests for commercial zoning in the area of Springfield Highway have been denied. Faulkner was denied a request to rezone the portion of Parcel 8 which lies on the east side of Springfield Highway (the parcel is split by the highway).

To date, the policy has been to stop commercial zoning at the top of the hill coming from the commercial area around the highway overpass. Also to consider is the fact that the land immediately across the creek (outside the city limits) is zoned industrial by Metro. Some type of commercial use of this property could act as a buffer for residential or agricultural uses across the highway. This could also comply with the land use policy plan if commercial development is limited to the creek side of the highway.

Terry showed slides of the area. The floodplain runs through the middle of the property. In the preliminary stage, a flood study will be required to assure that floor elevations of any building are above the floodplain.

Minchey and Faulkner said their plans are for the proposed nursery to extend 400 feet across the front, and 250' back toward the creek. They showed a sketch of their proposal and pictures of their existing Mt. Juliet nursery.

CPUDL (Commercial Planned Unit Development Limited) was determined to be the best zoning district for this land, as it would give the board approval authority over the design and the type of uses. Lowe requested that they be limited to only two access driveways.

A motion was made by Moore, seconded by Hitt, to recommend that the Commission rezone a portion of Parcel 8, Sumner County Tax Map 141, from Agricultural to CPUDL. The motion passed unanimously.

Also, a motion was made by Moore, seconded by Driver, that the land use plan policy for commercial development include this property, with Springfield Highway being the dividing line between commercial and residential zoning; also, this commercial zoning will act as a buffer zone between the industrial property in Metro and the residential property across Springfield Highway. The motion passed unanimously.

Before the last item on the published agenda, Terry asked the Board to consider an item which he inadvertently omitted from the published agenda. The Board agreed to hear the request:

Item 4(a) (#4-89), consider the request of Chuck Crook to reconsider the revised Preliminary Plan of Squires Point Subdivision, Davidson County Tax Map 18, Parcel 86; and, 4(b) consider approval of Final Plat of Lot 5 of Squires Point.

This item was deferred from the November meeting for Crook to study the feasibility of an alternative plan suggested by the City engineer. Crook said, after making a cost study as the Board requested, he still feels that one more lot would put the development out of his price range. He asked the Board to reconsider his submission at the November meeting of the Preliminary Plan (revised date 10/14/92) of Squires Point.

The City engineer still felt that his alternative plan was preferable. He said the infrastructure cost of \$40,000 to create five lots rather than 4 is in line with normal subdivision costs. The cost differential to extend the road 100 ft. would gain one lot as well as getting rid of the irregular lot shapes.

The discretionary authority of the Board was discussed. This is a question of "design configuration" and Terry said the Board has discretionary authority to say a design is or is not in the public interest. In this case, the Board is attempting to create a situation where resulting lots will not be a liability to the City or adversely affect property owners.

After much discussion, Ponder made a motion to approve the Preliminary Plan (revision dated 10/14/92) of Squires Point Subdivision. Motion seconded by McNeal and passed unanimously.

The second consideration (item #4 b) was for Final Plat approval of Lot 5. Approval of this lot must be based upon final approval of the subdivision plat. Some additions needed are: show current access easement; add a note that at the time the public sewer line is extended, the Rollins property will be connected to the public sewer; provide all necessary signatures; change the title to Section 1, Lot 5, of Squires Point Subdivision.

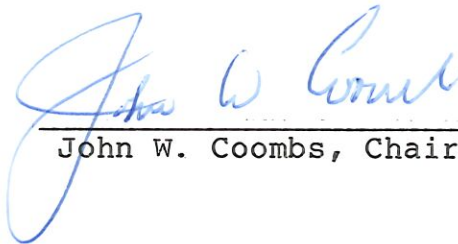
see  
corrections  
below

Also, Terry explained that at the time the building permit was issued for the house on that 5-acre lot, the lot size met our requirements. Now, the preliminary subdivision plat just approved changes the configuration of that lot. This one-lot plat now has the configuration of lots as approved on the preliminary subdivision plat; therefore, final approval can ~~not~~ be granted ~~until final approval of the subdivision plat has been granted and recorded.~~ Crook was advised he must qualify the Final Subdivision plat before any of the 4 lots can be sold; also, he is to build the cul de sac before ~~he presents his one-lot plat for final approval.~~

A motion was made by Moore, seconded by Morris, to grant ~~preliminary~~ plat approval of Lot 5, Section 1, of Squires Point Subdivision subject to final approval of the City engineers and City Planner, and subject to Final Plat approval and recording of Squires Point Subdivision.

Item #3 of the published agenda, Sub-area 4 planning proposals of the Citizens Advisory Committee. Terry made the presentation of a proposed Rivergate Regional Activity Center. The Board looked on the proposal with favor.

There being no further business, the meeting adjourned at 6:30 P.M.



John W. Coombs, Chairman



Nancy W. Allen, Recording Secretary

/nwa

P & Z Meeting 12/792

**Corrections** made on page 168 by Bill Terry. Words in "**bold**" print are the changes made:

(line 6)... "subdivision plat; therefore final approval **can** be granted. Crook was advised he must qualify the Final Subdivision plat before any of the **other** 4 lots can be sold; also, he is to build the cul de sac before **any of the other lots are presented** for final approval.

"A motion was made by Moore, seconded by Morris, to grant **final** plat approval of Lot 5, Section 1, of Squires Point Subdivision...."