

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: May 4, 1992
 Time: 5:00 P.M.
 Place: City Hall

Present:

John Coombs
 Sonny Ponder
 Charles Moore
 Bobbie Wilson
 Billy Hitt
 Grady McNeal
 Charlotte Morris
 Jerry Garrett

Absent:

Johnny Long
 Jim Driver

Also Present:

Richard Uselton
 Rocky Montoya
 Terry Simmons
 John Palm
 Pete Ragan
 Bill Terry
 David Wilson
 Nancy Allen

The meeting was called to order by Chairman John Coombs. Prayer was offered by Bobbie Wilson. Minutes of the April meeting were approved as submitted.

Item #1 (#3-92), hear report from the committee to study renaming the Dry Creek extension road from Dickerson Road to Alta Loma Road.

Chairman Hitt reported that the general feeling of the committee was to stay with the current name if possible. Terry said he and Jack Polk had met with Joe Dentici, Metro Public Works, who said that would require Metro to renumber all of Dry Creek Road to Union Hill and they are not willing to do this. Metro spent considerable time and effort in recent years effecting a numbering system on Dry Creek Road and to go in and renumber would be a nightmare. He suggested a complete new name.

The committee was asked to meet again to come up with a new name and report at the next meeting. It was suggested choosing a name which would tie in with some historical significance of that area. Chairman Hitt asked the committee to meet immediately following the Board meeting.

Item #2 (#1-88), review landscape plan of Echo Hills Planned Unit Development for final approval.

The plan provides Bradford pear and silver maple trees and evergreens along the entrance road to the pool and around the parking lot and pool house. The plan complies with our requirements except that on the south property line the pool and deck area are across the detention area. It's a long distance, but some screening may be needed. Also, on the west side, in addition to the 100' buffer zone, screening should be provided to protect the existing homes on Old Dickerson Road.

On a motion by Ponder, seconded by McNeal, the landscape plan of Echo Hills PUD was approved subject to providing additional screening on the west and south sides of the pool area.

Item #3 (#19-88), consider the request of Richard Uselton for Final Plat approval of Franklin Heights Subdivision, Section 2, Phase 2.

The Preliminary Plat was approved 1/6/92. The final plat substantially complies with the regulations with the exception of some minor changes and additions: 1) add building envelopes, zoning district and owner's name and address; 2) show additional public utility and drainage easements; 3) show anchor easements as needed by NES and SCB; 4) show tax map and parcel numbers. Also, a letter of credit is required. Terry requested that any approval be conditional upon the staff's final review of the construction plans.

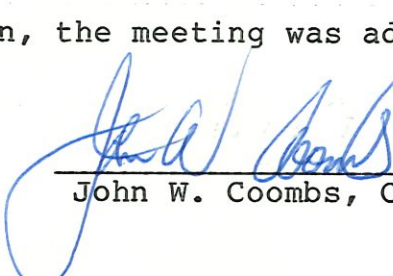
On a motion by Moore, seconded by Garrett, the Final Plat of Franklin Heights Subdivision, Section 2, Phase 2, was approved subject to a letter of credit being issued on a local bank, and subject to staff approval of the construction plans prior to recording.

Item #4, consider a change in bank letters of credit for Phillips Builders in order to release the old letter and accept a new one.

Terry explained that Phillips Builders has been bought by another company and they are changing banks. The current letters of credit are from Third National Bank; the new ones are from Nations Bank. This authorized change will relieve Third National Bank from all liability. On a motion by Garrett, seconded by McNeal, the request was approved.

Following the published agenda, Terry requested that the Board consider an "extra added attraction". He had invited John Palm, Director of Advance Planning for the Metro Planning Commission, to make a presentation about the revision of the General Plan for Metro Nashville. This project is currently underway. As a part of the overall planning process in Nashville, Metro is also preparing small area plans for various parts of the county, several of which have already been done. The next small area plan will include Goodlettsville and the Board needs to be involved in that and to coordinate with them. Mr. Palm was welcomed by the Board members and a film was shown.

Following the presentation, the meeting was adjourned at 6 P.M.



John W. Coombs, Chairman



Nancy W. Allen, Recording Secretary

/nwa