

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: April 6, 1992
 Time: 5:00 P.M.
 Place: City Hall

Present:

Sonny Ponder
 Grady McNeal
 Jim Driver
 Bobbie Wilson
 Charles Moore
 Jerry Garrett
 Billy Hitt
 Charlotte Morris

Absent:

John Coombs
 Johnny Long

Also Present:

Tommy DeLoach Bill Terry
 Howard George Pete Ragan
 Roger Fuqua David Wilson
 Chuck Crook Nancy Allen
 Carl Frensley
 Mr. & Mrs. Linebaugh & Son
 Hubert Lee Worrell, III

The meeting was called to order by Vice-Chairman Sonny Ponder. Prayer was offered by Grady McNeal. Minutes of the March meeting were approved as submitted.

Item #1 (#3-92), consider renaming the Dry Creek extension road which runs from Dickerson Road to Alta Loma Road. This is a request of the Post Office and was briefly noted at the March meeting. Another name, however, will cause differently named streets to tie in together when the proposed street through the Worrell Farm is completed. From a long-range planning perspective, it is important to maintain the continuity of street names in order to avoid confusion. A designation of "East" and "West" was discussed; however, the Post Office had specifically requested that this not be done. With no apparent easy solution to this problem, Ponder appointed the following committee to study and report back to the Board: Billy Hitt, chairman, Charles Moore, Grady McNeal and Jerry Garrett.

Item #2 (#9-91), reconsider the request of Tommy DeLoach for approval of Deloach Estates Subdivision, revised from a one-lot to a three-lot subdivision on Madison Creek Road, Parcel 113, Sumner County Tax Map 140.

Slides of the property were shown. The existing house will be on lot 2, leaving lot 1 for a building site, and lot 3 an unbuildable parcel which will be conveyed to the adjoining property owner for driveway and access purposes and combined into that ownership. Madison Creek runs across the front of the property and floods. A flood note is required on the plat specifying first floor elevation. Also required is a note that any bridges or culverts must be approved by the Public Works Department. A drainage and utility easement will be required from the right-of-way to 20' beyond the creek bank. Several other minor notes and additions are to be made to the plat. On a motion by Garrett, seconded by Moore, the DeLoach Estates Subdivision was approved, subject to the notes and corrections being made and given final approval by the City Planner.

Item #3 (#4-92), consider the request of Eva Carr Linebaugh for a two-lot subdivision on Madison Creek Road, Parcel 18.03, Sumner County Tax Map 143. This plat will create one 3-acre lot out of an 18-acre tract of land. Mrs. Linebaugh, owner, wishes to give this lot to her niece to build a house; the remaining 15-acre tract will be left to her niece upon Mrs. Linebaugh's death. Technically, this is not a subdivision under state law and subject to our review. However, in order to record an access easement for both the 3-acre lot and the remaining 15-acre tract which is now landlocked, the recording of this plat is necessary.

There are a few minor additions or corrections to be made to the plat. A flood note is required on the plat specifying first floor elevation. Also required is a note that any bridges or culverts must be approved by the Public Works Department. The access easement will be used for the sewer easement and should be labeled "public utility easement". On a motion by Garrett, seconded by Moore, the subdivision of the Eva Carr Linebaugh property was approved, subject to the notes and corrections being made and given final approval by the City Planner.

Item #4 (#4-89), reconsider the request of Chuck Crook for Preliminary Plat approval of Squires Point Subdivision located at the end of Utley Drive, a 4-lot subdivision of Tract 1, Parcel 86, Davidson County Tax Map 18.

Staff reviewed. Since this subdivision was never developed or recorded as a final plat, the preliminary approval which was granted in 6/5/89 has lapsed. This subdivision was not included in the sewer moratorium because the development will generate less than 3,500 gallons per day of domestic wastewater (same as Franklin Heights Subdivision). This revised plat will create four lots plus one 5-acre tract identified as Tract 2. Several minor corrections are required; also, Tract 2 is to be designated as Lot 5 and made a part of the subdivision plat. A new service line will have to be built to comply with the new lot pattern.

Mr. Crook again asked that the \$250.00 review fee be waived. The request by Crook to waive the fee at the 6/5/89 meeting was granted since it had first been reviewed in 1988 prior to the adoption of the review fee schedule. This time, however, because preliminary approval of that plan has lapsed and because this is a new plan which had to be reviewed again, the Board agreed that Crook should be charged the \$250.00 fee.

On a motion by Driver, seconded by McNeal, the revised Preliminary Plat of Squires Point Subdivision was approved subject to the corrections being made and final approval of the City Planner; also, the \$250.00 review fee is not to be waived.

Item #5 (#5-92), consider the request of Carl L. Frensley, Jr., for approval of an amendment to the front setback line of lot 3 on Hitt Lane, Phase 1, of Charleston Square, Section 4. This lot was originally approved for a 60' front setback line. In order to

build at a distance more in keeping with the existing houses, he is asking that the setback be amended to 40 feet. The zoning ordinance setback requirement is 30 ft. On a motion by Garrett, seconded by Morris, the request for a front setback amendment from 60' to 40' was approved.

Item #6 (#6-92), consider the draft of an amendment to the zoning ordinance (Ordinance No. 89-413, as amended), Goodlettsville Municipal Code Title 11, Chapter 6, Section 11-604 (g) "Minimum Lot Area Coverage". This amendment is for the purpose of clarification of language regarding the minimum lot area coverage of a house. Terry distributed the draft and, on a motion by Driver, seconded by McNeal, it was approved for recommendation to the City Commission.

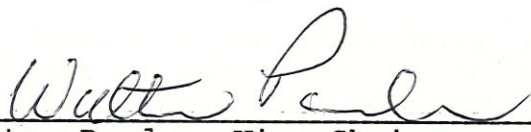
Following the published agenda, Butch Worrell requested to be heard for approval of the site and architectural plans for the pool and clubhouse at Echo Hills PUD. On a motion by Garrett, seconded by Wilson, the Board agreed to consider the request.

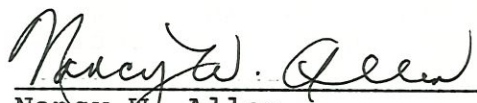
Terry reviewed. This item was approved as a part of the overall master plan and this facility was to have been built when 35 lots were sold (Worrell is about 9 lots short of 35). FHA is demanding that the amenity package be constructed now in order to remain qualified for FHA loans; therefore, the Board needs to give final approval. Worrell has asked for special consideration because he is working against a deadline of May 23 for in-ground completion.

The original plans included a tennis court but Worrell said that will not be built now; he is building the pool and pool house instead. Everyone who bought property in the development was told when they bought that there would be no tennis court. Worrell was requested to submit a landscape plan for the area around the pool and pool house. Several minor changes are needed on the plat.

On a motion by McNeal, seconded by Moore, the Site and Architectural plans for the pool house and amenities was approved subject to any additional items addressed by the Planning Director, and subject the Board's final approval of the landscape plan.

The meeting adjourned at 5:50 P.M. Following the meeting, Hitt called a short meeting of the Dry Creek Road study committee.


Walter Ponder, Vice-Chairman


Nancy W. Allen
Recording Secretary

/nwa