MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: October 1, 1990
Time: 6:30 P.M.
Place: City Hall

Present:	Absent:	Also Present:	
John Coombs	Sonny Ponder	Owen Sanders	Tom Mosier
Charlotte Morris		Jo Sanders	Jim Dunn
Johnny Long		David Young	Roger Fuqua
Grady McNeal		T.G.Carrico	Brent Hurd
Jim Driver		Jerry Fentress	Barbara Hurd
Charles Moore		Tommy Walker	Lowery Cherry
Johnny Long		Mike Suggs	Pete Ragan
Billy Hitt		Charlie Lowe	Bill Terry
		Randy Phillips	D.Wilson/N.Allen

The meeting was called to order by Chairman John Coombs. Prayer was offered by Jim Driver. Minutes of the September meeting were approved as submitted.

Doyle Hasty, a member of the Board since 1976, passed away on September 24, 1990, and words of appreciation were expressed for his years of service to the City. A Resolution of Appreciation will be presented to the Hasty family.

Item #1 (#14-90), reconsider the request of Tommy Walker, Surveyor, on behalf of developers Mike Halbert and Medora Sorani, for approval of Patton Branch Acres, a three-lot subdivision of Reserve Parcel 108, Sumner County Tax Map 140.

This plat was deferred at the last meeting in order to notify adjoining property owners in the subdivision of Zacharia Perry Estates of this proposal to subdivide the reserve parcel.

At the time of the staff review, no responses had been received at City Hall to the notice which was mailed to the four owners. Terry's analysis follows: Assuming there is no objection at the meeting, the issue to be decided is whether to grant a variance in the subdivision regulation requirement prohibiting reductions in lot sizes in platted subdivisions. There are other lots in the vicinity which are between one and one and one-half acres in size. If the variance is granted, there are some minor corrections needed:

1) add location map; 2) number all notes; 3) reword the note on flooding to require a first floor elevation at least three feet above the center line elevation of Patton Branch Road; 4) show and label easements along rear and side property lines; and, 5) reword the water and street certificates.

At the September meeting, Walker was requested to research for restrictive covenants of the Z. Perry Estates subdivision.

Walker said this was done and no written covenants were found. All four of the adjoining property owners were present and were given an opportunity to speak at this time. Jerry Fentress spoke as a representative of the four, and also as the property owner who would be most adversely affected because the back door of a house built on lot 2 would be 100 feet from his house. There is already a drainage problem from the overflow in the rear yard of the existing house and any further development would only increase that problem.

A motion was made by Long, seconded by Hitt and passed unanimously, to reject the subdivision plan based on Subdivision Regulations, Chapter I, Section 1-108.2: "Limitation on Resubdivision. Within any existing subdivision which has been approved, recorded, and at least partially developed, no resubdivision or replatting shall be permitted which reduces the average lot size in such recorded subdivision."

Item #2 (#17-90), consider the request of Jim H. Dunn, Keystone Investment Realty, Inc., agent for the owner, for approval of Final Resubdivision Plat of the remaining part of Lot 3, Rivergate Plaza, Davidson County Tax Map 26-15, Parcel 34.

The staff reviewed. Terry's analysis follows: The owners want to create a separate lot at the end of the existing building of Rivergate Plaza in order to market the property. Due to the restricted building area caused by the TVA easement, they asked for and received variances from the Board of Appeals which will permit a zero lot line building configuration. Therefore, the plat meets the requirements of the subdivision regulations.

However, there are some concerns of the fire department. First, the fire lane which is behind the existing building should be extended onto this property. Second, there is not enough water coming from the fire hydrants to provide for fire protection. The required fire flow for the Rivergate Plaza building is 3,500 gpm. The fire department checked the flows in the hydrants on 9/21/90. Even though a six-inch main is in service, the fire flow was only 530 gpm. The hydrant across Two Mile Parkway had a flow of over 1,000 gpm. The two lines are connected. Somewhere in the line serving Rivergate Plaza there is a problem which is restricting the flow of water. This problem should be addressed by the owner or the builder on the new lot prior to issuance of any building permit. It should also be remembered that the City has no control over the water line.

There are some potential parking problems which will probably have to be resolved when a site plan for additional building space is filed. These lots must meet the minimum parking standards of the City, and, while a 20,000 sq. ft. building is proposed, it can not be guaranteed unless the parking standard is met. The controlling factor will be whether the theaters move as is rumored or whether they stay. This is because the theaters create more of a parking demand than other uses.

A note to that effect should be added to the plat. Staff recommended conditional approval pending resolution of the fire protection problem and the addition of a proper note detailing the limitations to meet the parking standard.

The off-street parking problem was discussed in detail. All off-street parking, driveways and common areas are to be shared between the existing buildings and the new building. This is to be shown on the site plan.

The second problem discussed was the water blockage in the line between Two Mile Parkway and the Plaza. This needs to be corrected to provide better flow. The water lines belong to Madison Suburban Utility District and it will be the developers' responsibility to contact them about the problem. Wilson offered to write a letter to MSUD advising them of the existence of the problem and the potential for inadequate water flow for fire protection.

Jim Dunn said the owners agreed that it was to their best interest to see that this problem is corrected, as the insurance rates on both the present plaza and the proposed addition are affected. He appreciated Wilson's offer to also write to MSUD advising them of the problem.

Terry advised that both the off-street parking ratio and the water flow problem should be addressed when the Site Plan is submitted. Another request of the Board was that the telephone and electric service easement and fire lane along the back be extended.

A motion was made by Driver, seconded by Long, that the Resubdivision Plat of the remaining part of Lot 3, Rivergate Plaza, be approved subject to the extension of the telephone and electric service easement and the fire lane along the back being extended. The motion passed unanimously.

Item #3, consider the request of Charles Lowe, with Ragan-Smith-Murphy, for sideline setback amendments to the subdivision of Indian Hills Club; that the minimum sideline setback requirement become eleven feet and five feet, with the condition that the minimum distance between homes remain at least twenty feet for the following:

1) Section One, Lots 36,40,58,59,60,62,63,64,65,66,71,72, 73, 81 and 85, as recorded in Book 12, Page 33, Sumner County.
2) Section One, Lots 28, 29 and 30, as recorded in Book 12, Page 361, Sumner County.
3) Section Two, Lots 87,88,91 thru 102, 104 thru 144,146, 147,149 thru 153,155 thru 157,159,160 and 162 thru 171, as recorded in Book 13, Page 29, Sumner County.
4) Section Two, Lots 161 and 162, as recorded in Book 13, Page 161, Sumner County.

The staff had reviewed. This item has previously been discussed. The purpose of the change is to give more flexibility in siting houses on the lots, particularly when slopes are encountered. The Homemakers' Association had met and approved the concept with the only condition being that the minimum distance between the homes remain at least twenty feet as they have been so far built. Staff recommended approval.

The Board felt the proposed side driveway turning into basement garages did not provide adequate turnaround space, and asked if the back entrance could be left as is. Charlie Lowe and Randy Phillips explained that a rear entrance turnaround would be difficult on some houses because of the slope. This request was to give them the flexibility to work with each site to its best advantage and still adhere to the PUD zoning requirements and the Homeowners' Association condition.

On a motion by Hitt, seconded by Morris, approval was granted for sideline setback amendments to certain lots, as listed, in Sections One and Two of the Indian Hills Club subdivision, with the condition that the minimum distance between the homes remain at least twenty feet.

Item #4 (#7-89), consider the request of Mr. Lowery Cherry and the Goodlettsville Cumberland Presbyterian Church for an amendment to the landscape plan for the activities building. The church has been approached by Mr. Cherry, an adjoining property owner, objecting to trees being planted along the common property line as required by the approved site plan for the property. In order to avoid conflict, the church agreed to comply with Mr. Cherry's wishes. Since landscaping is part of the approved Site Plan, the Board has to approve a change.

On a motion by Driver, seconded by Jones, approval was granted to amend the landscape plan for the activities building of the Cumberland Presbyterian Church by eliminating the trees proposed for screening on the property line adjoining Mr. Cherry's lot.

Following the published agenda, Terry asked the Board to hear the request of Phillips Builders for an extension of their letter of credit for Indian Hills, Phase II, which expires in October. Motion was made by long, seconded by Moore, to grant the extension at the same amount.

Also, Terry had received a request regarding Dr. Emory's office building in Northcreek Business Park which was approved 9/10/90. Because of financial problems, Dr. Emory would like to construct less than half the building now, with the ability to expand in the future. Reducing the square footage can reduce parking in the back. The Northcreek Business Park Architectural Review Committee must approve the request.

Since an answer is needed in 30 days, Terry asked if the Board would accept the opinion of the Architectural Committee without having to call a special Board meeting. The members expressed the opinion that reducing the building size would affect the character of the Park, and felt it should come back to the Board for consideration. A special meeting will be called at the earliest date after the Committee meets on Wednesday, October 3, at 5:00 PM.

The meeting adjourned at 7:50 P.M.

John W. Coombs

John W. Coombs, Chairman

Nancy W. Allen

Nancy W. Allen, Recording Secretary

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MINUTES OF CALLED MEETING

GOODLETTSVILLE PLANNING & ZONING BOARD

Date: October 8, 1990
Time: 5:00 P.M.
Place: City Hall

Present	Absent	Also Present
John Coombs	Sonny Ponder	Charlie Lowe
Charlotte Morris	Bobby Jones	Axon West
Grady McNeal		Bill Terry
Charles Moore		
Jim Driver		
Johnny Long		
Billy Hitt		

Chairman John Coombs called the meeting to order and stated the purpose of the called meeting was to consider a special request from Southeast Ventures and Dr. Steve Emory for a revision to the previously approved site plan which would reduce the size of the building.

Terry commented that the revised plans had been approved by the Architectural Control Committee for Northcreek Business Park and asked Axon West to explain the situation to the Board. West explained that since Emory was going to occupy about one-half of the original building, the banks classified it as a "spec" building and therefore, would not make a loan on the project. Consequently, the revised plan proposes a 2,000 square foot building rather than a 3,800 to be occupied totally by Dr. Emory.