

MINUTES OF REGULAR MEETINGGOODLETTSVILLE PLANNING & ZONING BOARDDate: September 10, 1990Time: 6:30 P.M.Place: City HallPresent

John Coombs
 Charlotte Morris
 Johnny Long
 Jim Driver
 Grady McNeal
 Bobby Jones
 Billy Hitt

Absent:

Sonny Ponder
 Charles Moore
 Doyle Hasty

Also Present:

Tommy Walker
 Pete Ragan
 Bill Terry
 Axon West

Also Present (Cont'd.)

Mr. Suggs
 Charlie Lowe
 Bob Smith
 E. D. Eubank
 David Eubank
 Dr. Emory
 Doug Hopper
 Deborah Fleming
 David Wilson/N. Allen

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

Item #1 (#13-90), consider the request of Tommy Walker, Surveyor, on behalf of Harrell Hand, for Resubdivision Plat approval of Lot 7 of Echo Meadows Subdivision, Davidson County Tax Map 26-13, Parcel 35 (815 Wren Road). This plat adds 25 feet to the existing Lot 7, which is one-half of a dedicated right-of-way that the City has abandoned. Staff reviewed and recommended approval.

On a motion by McNeal, seconded by Long, the Resubdivision Plat of Lot 7 Echo Meadows was approved.

Item #2 (#14-90), consider 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 Parcel 108, Sumner County Tax Map 140.

The staff reviewed; their comments follow. There is a problem with the flood plain of Madison Creek. There are no detailed flood maps, therefore no elevations. However, it is known that the creek gets over the road in this general vicinity, and lots 1 and 2 are near the level of the road. Normally, a flood study would be required, but such a study would be prohibitive for a three-lot subdivision. An alternative may be an agreement and proper notation on the plat to elevate any house a minimum distance above street level.

Three additions are needed: (1) add a location map, (2) show the width of the easements between lots 1 and 2, and (3) show easement along exterior boundary line with the lots in existing subdivision. Staff recommended conditional approval pending resolution of the flood elevation issue and final corrections.

Terry said that not until the revised plat had been submitted did the staff realize this was a reserved parcel of the existing Zacharia Perry Estates, a 4-lot subdivision. The lot sizes meet our zoning regulations, but our subdivision regulations prohibit subdivision of lots in an established subdivision that would reduce the average lot size in such subdivision.

Two questions for the Board to consider are: (1) is the reserve parcel part of the subdivision; and, (2) does the configuration of these three lots in any way damage the other three properties? We need the restrictive covenants for the Zacharia Perry Estates. Though the plat doesn't mention covenants, there probably are some...there must be a reason for making this a reserve parcel.

Hitt suggested that Mr. Fentress, the adjoining lot owner, be apprised of these plans, as houses built on these lots would back up to his house.

Hitt made the following motion: (1) defer for a public hearing at the next meeting, to give the property owners in the original subdivision who may be affected an opportunity to respond; (2) request the developers to research for restrictive covenants on the original subdivision; and (3) approval of Sumner County Health Department for soil percolation. The motion was seconded by Driver. Wilson asked if it would be acceptable to notify the four property owners of the Zacharia Perry Estates rather than have a public hearing. The Board agreed, and Hitt amended his motion accordingly. The motion, as amended, passed unanimously.

Item #3, consider the request of Charles Lowe with Ragan-Smith-Murphy for approval of the Final Master Development Plan of Lot 11-B, Section 6, of Northcreek Business Park for professional office building.

The staff reviewed. The plan meets all submission and zoning requirements, has been approved by the architectural review committee, and was recommended for approval.

On a motion by Jones, seconded by Morris, the Final Master Development Plan of Lot 11-B, Section 6, of Northcreek Business Park was approved unanimously.

Item #4, consider the request of Charles Lowe with Ragan-Smith-Murphy for approval of revised architectural and landscaping plans for Lot 12, Section 4, of Northcreek Business Park for Professional Insurance Managers office building.

Site and grading plans for this development were approved at the August meeting, but architectural and landscaping were deferred. They have been extensively revised and the Northcreek Business Park Architectural Control Committee has met and approved. A detailed configuration for signs will be needed.

On a motion by Driver, seconded by Morris, the revised architectural and landscaping plans for Professional Insurance Managers, Lot 12, Section 4, Northcreek Business Park, were unanimously approved.

Item #5 (#15-90), consider the request of Billy Hitt to rezone Parcel 3, Sumner County Tax Map 142, (Springfield Highway) from CG (Commercial General) to IG (Industrial General). The adjoining lot (Parcel 2 belonging to Mrs. Hooper) is zoned CG although it is still used residentially. This rezoning would not violate the land use policy plan and the staff recommended approval. This parcel will be combined with the larger parcel 4; a buffer strip is to be provided on the north side adjoining Parcel 2.

Wilson advised the Board that Mrs. Hooper called about this rezoning request wanting to know what the property was going to be used for. She was concerned that this would be downgrading while the Commission was supposed to be upgrading zoning in the city. Hitt said he called her and she told him anything would be better than those trailers.

On a motion by Long, seconded by McNeal, the request to rezone Parcel 3, Sumner County Tax Map 142, was approved, with Hitt abstaining from voting. Terry advised Hitt that after the property is rezoned, he will need to present for approval a subdivision plat combining the two parcels into one.

Item #6 (#16-90), consider the request of E. D. Eubank to rezone his property on New Brick Church Pike from R-10 to CS (Commercial Services), Davidson County Tax Map 18-16, Parcel 35. Staff analysis follows: This request was to permit a garage, either CS or CG zoning. The lot now contains an old run-down building that at one time was used as a repair garage, although it was never zoned commercial. There is also a good bit of junk and rubbish on the lot. It is situated between two houses and across the street from the proposed Brick Church Village PUD. Due to its location between the houses and with the street as a district boundary line, this rezoning would represent spot zoning. It is also at variance with the land use policy plan. The proposed use would have a detrimental impact on the use and enjoyment of the adjoining lots for residential purposes. They recommended rejection for those reasons.

On a motion by Driver, seconded by Morris, the request to rezone was unanimously rejected on the grounds that it would be spot zoning.

Item #7, discuss Major Thoroughfare Plan. Terry explained that the Metropolitan Planning Organization (MPO) is a group, consisting of Metro Nashville and adjoining jurisdictions, which is charged with coordination of area-wide planning for major highways. Goodlettsville participates in this effort.

The MPO is in the process of developing a regional major thoroughfare plan. He (Terry) has been involved in the meetings and has met with Metro and Hendersonville to work out differences in the various plans.

Deborah Fleming of the Metro Planning Organization (MPO) presented their twenty-year plans for the Northeast Corridor, which is the second biggest problem area. Plans call for widening I-65, Conference Drive and Long Hollow Pike. They are also considering some type of light rail system and a proposed major new system of bridges in the northeast area.

Terry pointed out one minor change which is needed in the Goodlettsville plan: a connection between Long Hollow Pike and the new development, Shannon Place, which will provide us with the legal authority to require that link. A motion is required to adopt this aspect to the major street plan. On a motion by Jones, seconded by McNeal, the Major Street Plan Amendment, as presented, was unanimously approved and adopted.

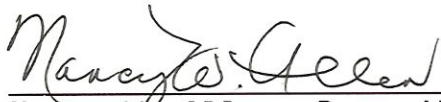
Item #8, review proposed amendments to the zoning ordinance. Staff analysis: Two types of amendments are proposed. The first would prohibit the use of a mobile home as an office or any other kind of commercial structure. The ordinance prohibits mobile homes in any residential district but is silent about their use in commercial districts. The distinction between a mobile home and a factory manufactured building would have to be made as in the application in residential districts.

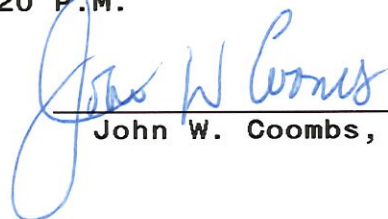
The other type amendment deals with the amount of building bulk permitted on a lot. Staff thinks the existing ratios and building heights in some cases are too permissive, therefore reductions in floor area ratios and building heights are being recommended.

On a motion by Driver, seconded by Morris, the zoning amendments were approved for recommendation to the City Commission. This rezoning request (Ordinance No. 90-434) will be presented for first reading at the City Commission meeting September 20, 1990.

Item #9, consider bond reduction request of High Ridge Estates. This bond is currently set at \$75,000, and a reduction has been requested. Public Works has recommended a reduction to \$40,000. On a motion by Long, seconded by McNeal, approval was granted for the High Ridge Estates bond to be reduced to \$40,000.

The meeting was adjourned at 8:20 P.M.


Nancy W. Allen, Recording Sec.


John W. Coombs, Chairman