

MINUTES OF THE MEETING
GOODLETTSVILLE BOARD OF ZONING AND SIGNAPPEALS

Date: October 10, 2005

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Tom Mosier, Owen Sanders, Ed Lowe, Al Jernigan

Members Absent: Glen Garrett

Staff Present: Rick Gregory, Bennie Lane, Vicky Ignatz

Also Present: Billie Jean Bates, Paul Simpson, Ewing Ward, Jamie Feoli, Robert Bates, Bob Slate Jr.

The meeting was called to order by Chairman Tom Mosier. Consideration of the minutes for the July 18, 2005 and August 8, 2005 Goodlettsville Board of Zoning and Sign Appeals meeting were accepted as written.

CASE NO. 05-05-09-498 – Consider the request for a variance to the Goodlettsville Zoning Ordinance pertaining to the minimum lot requirements in the R-15 Zoning District specific to Davidson County Tax Map 25-4, Parcel 62, Lot 10, McCain Drive, Franklin Heights Subdivision. The applicant is Robert Slate, 2040 Don Drive, Greenbrier, TN 37073.

Staff reviewed. Gregory reported the applicant is seeking to use an existing, nonconforming lot of record in Franklin Heights Subdivision. The applicant is seeking relief from the required seventy (75) feet lot width. The lot was made non-conforming through adoption of the R-15 zoning district which requires building lots to be at least seventy-five (75) feet wide. This lot was created with approximately seventy (70) feet of street frontage. The lot is also non-conforming due to the lot measuring less than fifteen thousand (15,000) square feet. The applicant is seeking a lot size variance of less than one thousand (1,000) square feet. The structure will measure approximately twenty-six (26) feet wide and approximately forty-seven (47) feet deep and the side foundation will be located ten (10) feet from the affected side lot. Gregory noted that since the lot was created prior to the adoption of the Goodlettsville Zoning Ordinance, it is reasonable to seek a five (5) feet variance to the minimum lot width relief in this type situation. This request is reasonable assuming building code requirements and all other applicable regulations can be met on this existing lot of record.

Bob Slate Jr., developer, stated the building footprint will meet front, rear and side yard setbacks and minimum square footage for living space requirements (1,250 square feet) for the R-15 residential zoning district. Mr. Bates, adjoining neighbor, is concerned with stormwater drainage and flood waters from the proposed site onto his property and questioned if there will be any improvements to the existing drainage ditch. Mr. Slate noted that the drainage culvert is not on the property and is the responsibility of the Goodlettsville Public Works Department to maintain. He has spoken with Public Works regarding the plan and was informed the development plan will not alter the flow of stormwater runoff. Lowe asked if the property is located in the floodplain or floodway. Slate indicated that it was not located in the designated floodplain/floodway. Mr. and Mrs. Bates stated their opposition to the new home and shared their concerns about the property values in the neighborhood should the property become rental property. Jamie Feoli, property realtor, stated the property is currently scheduled to be owner/occupied.

Mr. Ward added that the City has cleaned out the culvert in the past which has improved the stormwater run-off; however, he is concerned that a new structure would limit Public Works accessibility to the site to service the existing drainage culvert efficiently. Mosier requested assurance from Slate that this land improvement will not affect the drainage easement. Slate stipulated that the property has been surveyed and that the drainage easement is not located on the property.

Motion by Lowe to grant a variance of 1,000 square feet to the minimum 15,000 square feet minimum lot size requirement in the R-15 zoning district and to grant a variance of 5 feet to the minimum 75 feet lot width requirements in the R-15 Zoning District specific to Davidson County Tax Map 25-4, Parcel 62, Lot 10, McCoin Drive, Franklin Heights Subdivision. These variances will permit a minimum lot size of approximately 14,000 square feet and a minimum lot width size of approximately 70 feet. Motion seconded by Sanders. Motion passed unanimously, 4-0.

ORDER OF THE BOARD

WHEREAS; the public and adjoining property owners have been adequately notified, and

WHEREAS; the Board has determined that the requirements of Section 14-1408 (b) and (c) of the Goodlettsville Zoning Ordinance have been met, and

WHEREAS, the Board has determined that adverse impact will not occur,

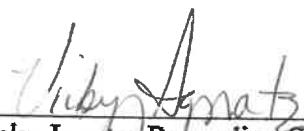
NOW, THEREFORE, BE IT ORDERED, two (2) variances to the Goodlettsville Zoning Ordinance be granted: 1) reduction of the minimum 15,000 square feet minimum lot size requirement in the R-15 zoning district by 1,000 square feet to allow a 14,000 square feet minimum lot size; and 2) reduction of the minimum 75 feet lot width requirements in the R-15 Zoning District by 5 feet to allow a 70 feet minimum lot width for Davidson County Tax Map 25-4, Parcel 62, Lot 10, McCoin Drive, Franklin Heights Subdivision.

CASE NO. 05-10-499 – Consider the request for a conditional use permit for a reception hall/party room at 801 Rivergate Parkway, Davidson County Tax Map 26-14, Parcel 20. The applicant is Hector Martinez, 1221 Bending Creek Drive, Antioch, TN 37012.

Staff reviewed. The applicant did not appear for the hearing; therefore, no action was taken by the Board.

Meeting adjourned.


Tom Mosier, Chairman


Vicky Ignatz, Recording Secretary