

MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING APPEALS

Date: November 8, 2004

Time: 5:00 PM

Place: Goodlettsville City Hall Conference Room

Members Present: Tom Mosier, Ed Lowe, Al Jernigan, Glen Garrett

Absent: Owen Sanders

Staff Present: Rick Gregory, Bennie Lane, Vicky Ignatz

Others Present: Jim Brown, Ray Green, Kenny Bryant, Allen Duffer, Pastor Richard Jennings, Mr. Wright, Betty McKinney

The meeting was called to order by Chairman Tom Mosier. Minutes of the September 20, 2004 Goodlettsville Zoning and Sign Appeals Board were approved as written.

CASE NO. 08-476-04 Consider the request of James Brown, Space Park North Industrial Park, 114 Space Park North for a conditional use permit to allow a technical/vocational school to conduct classes in an Industrial General zoning district.

Staff reviewed. Gregory reported this request is to approve the use of an existing building in the Industrial General (IG) zoning district for technical/vocational school classes. Intermediate Impact Facilities are listed as permitted by conditional use permit. Among the listed uses are colleges and universities, excluding Profit-Making Business Schools. Staff might ordinarily be opposed to a use request such as this, but this request is to train students that may well find employment within the business park and surrounding industrial areas. Very minor modifications of the building will be necessary to accommodate this request. A new, stand along building might not make as much sense and might not get a positive recommendation.

Ray Greene, Director of Miller-Mott Technical College, informed the Board that the college was established in 1916 in North Carolina and currently has a campus in Clarksville, TN. The program, accredited regionally/nationally, is a two-year Associates Degree program for job training in electrician technology, HVAC and welding. A current application has been submitted to the Tennessee Department of Higher Education for state accreditation. The college is interested in this location due to the large industrial base in middle Tennessee. The program will provide for fifty (50) to sixty (60) students in each training program. Bryant stated that General Electric, Ed Supply and Volunteer Welding are local businesses that are very interested in hiring graduates. Operating hours will be 8:00 AM – 12:00 PM and 6:00 PM – 10:00 PM, four (4) days per week.

Lowe questioned if future plans for the college would require expansion of the site. Greene stated that a computer graphics program could be added in the future; however, the current site would be able to adequately handle this addition. Jim Brown acknowledged that eighty (80) parking spaces are available for students during the day with an additional twenty-three (23) space for the evening classes. Overflow parking is available in the development not immediately adjacent to the building. Traffic flow will not be impeded. Gregory agreed that traffic flow and parking are not issues. Brown added that the classrooms, vocational areas and student lounge area meets ADA codes. Garrett questioned as to whether the Board is approving both current

and future curriculum. Gregory stipulated that the Board is responsible for approving the curriculum currently available in the Miller-Mott catalog. Greene agreed to make a new application to the Board should additional curriculum be considered.

Motion by Garrett to grant a conditional use permit to allow Miller-Mott Technical/Vocational College to conduct electrical, welding and HVAC technology classes in an Industrial General zoning district at Space Park North Industrial Park, 114 Space Park North based on acceptable compliance of Intermediate Impact Facility requirements. Motion seconded by Lowe. Motion passed unanimously.

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 14-1409(8)(a)(b)(c)(d) of the Goodlettsville Zoning Ordinance have been met,

WHEREAS, the Board has determined that no adverse impact will occur,

NOW, THEREFORE, BE IT ORDERED, that a conditional use permit to allow Miller-Mott Technical/Vocational College to conduct electrical, welding and HVAC technology classes in an Industrial General zoning district at Space Park North Industrial Park, 114 Space Park North based on acceptable compliance of Intermediate Impact Facility conditional use requirements is granted.

CASE NO. 11-483-04 Consider the request of Betty McKinney, 344 Janette Avenue for a side yard setback variance to permit the construction of an attached carport in a R15 zoning district, Davidson County Tax Map 33-8, Parcel 113.

Staff reviewed. Gregory reported that staff has no information relating to building materials, carport dimensions or whether carport will extend into side yard setback. The R-15 district has a ten (10) feet side yard setback requirement. The primary concern connected with this request is the proximity of any adjacent structure and the possibility of fire spread. According to the information provided by the applicant, the lot narrows as you go deeper into the yard.

Betty McKinney stated the dimensions of the carport are twelve (12) feet wide by twenty (20) feet deep. The building material is steel. The carport will be unattached from the house. Garrett and Lowe shared their concern of lack of details in the exhibit as presented. Lane stipulated that due to the narrowing of the property toward the rear of the yard, that an option is to place the detached carport behind the house. If the carport is in the side yard, regulations require that the carport must be attached and meet side yard setback requirements.

Garrett and Lowe stated that information regarding specific dimensions relating to any encroachment into the side yard setback would need to be presented to determine if a hardship can be established and properly administered by the Board. Garrett asked Gregory if he would examine the site, determine if an encroachment exists and report the information to the Board. Gregory agreed to examine the site and report to the Board his findings.

Motion by Garrett to defer consideration of the request of Betty McKinney, 344 Janette Avenue for a side yard setback variance to permit the construction of a carport in a R15 zoning district, Davidson County Tax Map 33-8, Parcel 113 to allow staff the opportunity to provide an accurate measurement of the applicant's property line and proposed encroachment. Motion seconded by Jernigan. Motion passed unanimously.

CASE NO. 11-4834-04 Consider the request of Faith Presbyterian Church, 372 Caldwell Drive, Sumner County Tax Map 143), Parcel 63.01 for a Conditional Use Permit to allow religious facilities in a residential zoning district.

Staff reviewed. Gregory reported this property has been donated to the church by H.G. Hill Realty Company as a result of rezoning, resubdivision and development of the adjoining property along Long Hollow Pike. The house structure was not a part of the original conditional use permit issued for Faith Presbyterian Church; therefore, a permit must be acquired to conduct church/religious activities. Parking for the structure in on the east side of Ellen Drive and can be a concern depending on the amount of traffic generated from activities conducted in the house. Sight distance for entering and existing traffic is not a concern.

Pastor Richard Jennings stated the building will be used as a congregational meeting hall with events ranging from youth classes, bible study, luncheons, etc. Adequate parking exists in the church's parking lot with an existing sidewalk and gravel driveway for access to the structure. Mr. Wright stipulated that there are no future plans of expansion of the building or for perimeter parking around the structure.

Motion by Garrett to grant a conditional use permit to allow religious facilities in a residential R-15 zoning district for Faith Presbyterian Church, 372 Caldwell Drive, Sumner County Tax Map 143), Parcel 63.01. Motion seconded by Lowe. Motion passed unanimously.

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 14-1409(9) Goodlettsville Zoning Ordinance have been met,

WHEREAS, the Board has determined that no adverse impact will occur,

NOW, THEREFORE, BE IT ORDERED, that a conditional use permit to allow religious facilities in a residential R-15 zoning district for Faith Presbyterian Church, 372 Caldwell Drive, Sumner County Tax Map 143), Parcel 63.01 be granted.


Tom Mosier, Chairman


Vicky Ignatz, Recording Secretary