



March 7, 2022 Planning Commission City Hall - Massie Chambers
5:00 PM

Agenda:

Call to Order

Approval of Agenda

1. Approval of March 7, 2022 Meeting Agenda

Approval of Meeting Minutes

2. Approval of February 7, 2022 Meeting Minutes

Individual Review of Regular Agenda Items

3. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-208 (2) Off-street Parking and Loading Requirements, 14-208 (4) Site and Architectural Design Standards, 14-208 (5) Landscape, Screening, and Buffering, and 14-210 Planned Unit Developments to include revised building design, parking, landscaping, buffering, garage orientation for medium and high density residential and planned unit developments

DISCUSSION ITEM:

Public Forum on Planning Related Topics

For more information regarding this agenda, please contact the city recorder by email at:

amccormick@goodlettsville.gov

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OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

February 7, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Tony Espinosa, Vice Chairman Scott Trew, Mayor Rusty Tinnin, Jeff Duncan, Grady McNeal, Jeff Parnell, Judy Wheeler

Absent: N/A

Also Present: Addam McCormick (Staff), City Manager Tim Ellis, Russell Freeman, Mary Laine Hucks, and Sharon Reed

Espinosa called the meeting to order, and Wheeler offered prayer.

Item #1 Approval of Agenda: Tinnin made a motion to approve the agenda, Trew seconded the motion. The motion passed.

Item #2 Approval of January 3, 2022 Meeting Minutes: Trew made a motion to approve the minutes of the January 3, 2022 meeting, Duncan seconded the motion. The motion passed.

AGENDA

Item #3 IFP Realty, LLC /AZIM Tech Engineering: Requests site plan approval for a 12,000 sq. ft. office and service center on 1.52 acres on Windsor Green Ct. Property is zoned GOPUD, General Office Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 026060B02400CO. Property Owner: IFP Realty, LLC (#1-22)

Item Representative: Rocky LeBlanc & Marlon Bonilla

Staff Discussion:

- The project is part of the North Creek Commons commercial development that included a shared storm water quantity detention pond.
- The site will drain to the shared detention pond. An individual storm water quality design will be required with the project. The City's Engineer consultant submitted outstanding comments regarding storm water and other minor plan details.
- Staff would recommend approval with stipulation of remaining engineering plan comments be confirmed by City Engineer consultant prior to land disturbance/grading permit issuance.

Planning Commission Discussion:

- LeBlanc discussed the engineer working on the calculations for the detention pond and will provide the information requested
- Duncan asked about the number of parking spaces for the building
- McCormick responded and discussed the number of parking spaces was more than the minimum

Motion: Motion by Wheeler to approve the request with the stipulation referenced in meeting, seconded by Duncan. The motion passed unanimously.

Item #4 Publix/Caldwell Square/RavenVolt: Requests review of required screening requirements for an additional back-up generator at 460 Long Hollow Pike (SR 174). Property is zoned CPUDL, Commercial Planned Unit Development Limited and is referenced as Sumner County Tax Map/Parcel 143JG001.00000. Property Owners: PSM Tennessee Holdings LLC

Item Representative: Dylan Jackson and Khaled Aboomar, RavenVolt, Inc.

Staff Discussion:

- The request is for an additional emergency generator to be installed for expanded generator operating capacity.
- The request would be a minor master plan amendment proposal.
- The proposed additional generator is on the north-east side of the building along the existing side parking lot.
- The proposed generator would include reduced parking, but the proposal would not create a minimum parking violation for the Publix center.
- During the initial review of the proposal, staff requested a type of screen wall along the side of the proposed generator due to increased visibility of the proposal.
- The applicant originally requested the generator to be along the perimeter parking spaces in this area but based on the proposed diesel fuel tank with the generator, the City's Zoning Ordinance requires the fuel tank to be located outside the front yard. Per the CPUDL, Commercial Planned Unit Development Limited zoning and project master plan the front setback is forty (40') feet off the Loretta Drive right-of-way.
- The Planning Commission in review of alterations to master plans in planned unit development zoned properties may review variances or alternatives to zoning requirements.
- Staff would recommend-Per original staff request, approval of proposal with a type of screen wall between the proposed generator and adjacent parking area and the revised generator location along the building.

Planning Commission Discussion:

- Aboomar discussed the existing retaining wall, fence, and vegetation along Loretta Drive and the placement of the additional emergency generator.
- Trew asked if the additional generator is for emergency use and how loud is the generator when it is in use
- Aboomar responded the generator is for emergency use and explained that Publix wants to increase the generator capacity in the event of a storm the additional generator can power up the entire store.
- Aboomar discussed the generator is not loud enough to disturb the residential property next door.
- Parnell questioned if the fire marshal or fire chief has approved the diesel tank next to the building
- McCormick discussed the City's Fire Marshal has been involved in the review
- Duncan asked applicant if they are going to have a day-tank under the generator
- Aboomar responds the generator will sit in a double wall rupture basin
- Duncan provides an explanation to the board on how similar utilities use this industry standard for storing fuel
- Duncan discussed the need for a screening wall on the front parking side of building
- Espinosa asked for clarification on the request for item #4
- McCormick discussed the location request increased the visibility and the need for a screening wall
- Aboomar asked if they moved the generator to original location and added evergreen to the island would that be acceptable?

- Aboomar discussed the time frame and process of moving and installing an additional generator
- Espinosa asked the board for thoughts or type of screening wall
- Parnell responded and discussed the existing wall/fence along Loretta and the location of the generator alongside the brick building would be better for noise and appearance
- Aboomar discussed a sidewalk in the area and not able to close the sidewalk due to an entrance

Motion: Motion by Duncan to approve the request with stipulations referenced in meeting, seconded by Tinnin. The motion passed unanimously.

Item #5 ABG Caulking & Waterproofing/ Thomas L. Anderson, Architects, Inc: Request site plan for alterations of existing building and parking for an additional 4,966 sq. ft. of building area and revised parking area layout on 1.22 acres at 861 Springfield Hwy 41 (SR 11). Property is zoned CG, Commercial General and is referenced as Sumner County Tax Map/Parcel# 141MA 00100000. Property Owners: ABGFLP NO 1 LP / ARLES B GREENE. (#2-22)

Item Representative: Tom Anderson and Wesley Green

Staff Discussion:

- The proposal is to alter the existing parking, removal of an existing building at the back of the property, and exterior storage area to include a building expansion.
- The applicant has requested an extension of the metal building wall materials of the adjacent building area.
- The proposal would include a design variance from the Design Guidelines regarding the proposed expansion of the exterior metal building materials currently at the rear of the building.
- Staff would recommend approval with stipulation that parking area be altered to include no increased impervious area due to existing drainage complaints and issues unless a storm water detention pond design is included to control the increased drainage from the proposed limited parking expansion
- Due to existing building design, staff would recommend proposal for expansion of the metal exterior building materials.

Planning Commission Discussion:

- Anderson responded they plan to address the runoff water issue for the proposed increased parking area and have no issue with the stipulations.

Motion: Tinnin made a motion to approve the request with stipulations referenced in meeting, seconded by Trew. The motion passed unanimously.

ITEM #6 McBee's Coffee 'N Carwash / Davidson Architecture & Engineering, LLC: Request site plan approval for a 6,335 sq.ft. automated car wash facility on 1.47 acres at 155 Long Hollow Pike. Property is zoned CPUD, Commercial Planned Unit Development and is referenced as Davidson County Tax Map/Parcel# 02601015400. Property Owner: McBee's Coffee N' Carwash, Inc. (#3-22)

Item Representative: Steven and Jesse McBee

Staff Discussion:

- The site plan includes an alteration of the existing Long Hollow Pike driveway to include curb radius for improved access in and out of the site.
- Due to existing property conditions and FEMA flood plain and stream bank buffer designs, the revised design includes underground storm water detention and water quality designs.

- The site design includes reduced stream buffers due to existing driveway and site access conditions.
- Staff would recommend approval with stipulation of the remaining engineering plan comments being confirmed by City Engineer consultant prior to land disturbance/grading permit issuance.

Planning Commission Discussion:

- Duncan questioned if the color meets the City's color standard
- McCormick responded it meets the fifteen percent (15%) standard and they revised the plans from initial plan submittal due to comment about percentage
- Trew discussed concern with turning left onto Long Hollow Pike and the Commission discussed the existing driveway and turn movements with center turn lane
- Espinosa asked if the business is a franchise
- McBee responded it is family privately owned
- Parnell discussed the need for additional lane to get out of line once someone is on the property
- McBee responded they had not thought about the issue but looking at the site plan there are a couple of options they can create for additional exits
- Espinosa asked if there was enough width for two (2) cars to get through the pay station gate
- McBee responded there is enough width for two (2) cars and the Commission questioned the lane width for two (2) vehicles
- Freeman discussed the "turn lane" on Long Hollow Pike being by statute a bidirectional lane
- Wheeler questioned staff if there is less impervious area in the new site.
- McCormick responded and discussed the stream buffer area design and site development design
- Parnell questioned the off-site utility work
- McCormick responded according to the drawings the utilities come out the back of the site within existing easements.
- Tinnin comments on a similar car wash that is in a more confined space and no issue with traffic

Motion: Tinnin made a motion to approve the request with stipulations referenced in meeting, seconded by Duncan. Staff questioned if the additional interior access was required with motion and the Commission discussed the access not being a part of the motion. The motion passed unanimously.

Item #7 Dry Creek Villages/ Wamble & Associates: Requests final master plan approval for thirty-seven (37) townhouses on 11.00 acres on Dry Creek Road. Property is referenced as Davidson County Tax Map/Parcel# 03300020500 and is zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Gallardia Properties, LLC (#12-21) *Preliminary Master Plan approved as Dry Creek Townhomes*

Item Representative: Danny Wamble and Clay Cauble

Staff Discussion:

- The City's Engineer consultant has requested additional information regarding detention pond design outlet location and design.
- Per the Preliminary Master Plan approval, the townhouses will include fifty (50%) percent brick or stone on all walls of the first floor and the remaining walls areas include forty-five (45%) percent cement fiber board siding, and five (5%) percent of vinyl siding and treatments for decorative gable areas.
- The finished floor elevations of the town house units range from 514' to 519.33' and finished grade around units ranges from 510' to 516'.
- The adjacent FEMA flood plains base flood elevation is 494'. The city requires all residential floor elevations to be a minimum of two (2') feet above the FEMA base flood elevation.

-Staff would recommend approval with stipulation of the remaining engineering plan comments being confirmed by City Engineer consultant prior to land disturbance/grading permit issuance

Planning Commission Discussion:

-Wamble agreed with staff's presentation and discussed an overview of the property including the density of project per acre, the parking requirements, being for-sale units, a homeowner's association that will maintain the property, and utility requirements.

Motion: Trew made a motion to approve the request with stipulations referenced in meeting, seconded by Wheeler. The motion passed unanimously.

Item #8 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-206 Commercial District Regulations to add section (8) Main Street Mixed Use Overlay

Staff Discussion:

-Per discussion at the January 2022 Planning Commission meeting, a proposed ordinance is to create a North Main Street Overlay section of the Zoning Ordinance to permit upper-level residential uses for the commercial properties along N. Main Street.

-The overlay is based on the existing Commercial Core Overlay but with a reduced maximum density from forty (40) units per acre to fifteen (15) unit per acre and reduced focus on an urban building design.

-The intention is to create the Zoning Ordinance section and either designate individual requested properties to be included within the area defined by the proposed ordinance section or at one time designate the entire corridor area within the overlay.

-Per Item#9 staff recommends initially designating the property requested within the overlay area. The overlay is not a typical rezoning of the property since the overlay does not remove current permitted uses in the CS, Commercial Services or CSL, Commercial Services Limited uses since the ordinance amendment includes the upper-level residential uses.

-The proposed overlay is based on the defined area of North Main Street being an entry corridor to the Town Center/Commercial Core area of the city and the overlay zone being an area that can support the residential density.

-The CSL zoning district permits five (5) story buildings, and the CS zoning district permits four (4) story buildings.

-Staff presented the proposed ordinance and recommended approval.

Planning Commission Discussion:

-Parnell discussed the apartment complex that was approved months ago in the same area and asked if the proposed ordinance would be allowed in that area and commercial use set up per the ordinance

-McCormick responded it would be up to the owner on how it would be leased but this is more commercial based then the live work type uses discussed on one portion of the referenced project

Motion: Tinnin made the motion to approve the request, seconded by Duncan. The motion passed unanimously.

Item #9 Bratcher Property Goodlettsville: Request recommendation to the City Commission to amend the Zoning Map to designate the Main Street Mixed Use Overlay onto 1.25 acres on N. Main Street

which is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 01816022100. Property Owner: Billy Joe Bratcher

Item Representative: Thomas Anderson

Staff Discussion:

- The property was discussed at the January 2022 Planning Commission.
- The applicant has submitted a preliminary sketch of the proposed site and building design. If the overlay amendment and property designation is approved, a site plan would be required to be reviewed by the Planning Commission.
- The preliminary sketch is only for information and an example of what would be permitted with the proposed ordinance and map amendments.

Planning Commission Discussion:

- Anderson discussed the opportunity to live and work in the same area
- Duncan shared a success story with this concept of live and work unit in a different city.
- Parnell asked if the commercial space is rented as commercial and the apartment units are rented as living space?
- Anderson responded yes, the retail space below and they would have the opportunity to rent a one (1) or two (2) bedroom apartment above. Anderson responded one (1) ADA apartment on lower level and the units are totally separated from space below.

Motion: McNeal made the motion to approve the request, seconded by Parnell. The motion passed unanimously.

Item #10 WES Outdoor Power Equipment: Request designation of a proposed lawn mower sales and service facility as a general retail trade use in the CPUD, Commercial Planned Unit Development Zoning District at 122 Two Mile Pike. Property referenced as Davidson County Tax Map/Parcel# 0260101050. Property Owner: Square One Properties LLC

Item Representative: William Satterfield

Staff Discussion:

- The applicant is requesting approval of the proposed use prior to purchasing the property for a development.
- The project would be relocating an existing business on Dickerson Road across along the southern edge of the city limits.
- The CPUD, Commercial Planned Unit Development zoning district permits general retail trade including hardware stores and lawn and garden supplies. The zoning district permits consumer repair shops including lawn mower repair shops. The CPUD district does not permit vehicle sales.
- The request is to determine if the proposed use would be a permitted use within the Commercial Planned Unit Development zoning district.
- The Planning Commission with the project site plan which functions as a master plan can require special use conditions and building and site designs to ensure a compatible design with the area and other permitted uses within the CPUD zoning district.
- The existing planned unit development property zoning does not include a master plan for this property and area.

- The key for the proposed development at this location to be compatible with adjacent area and other proposed uses would be for the sales and service to be limited to mowers and associated equipment not including agricultural tractors and agricultural construction equipment.
- The mowers, associated equipment, repair and service would be restricted to being included within either the interior of building or under building roof or canopies and all service and loading areas be fully screened from both Two-Mile Pike and Long Hollow Pike.
- The applicant submitted examples of similar local site developments.
- Staff presented the referenced Zoning Ordinance section.
- Staff would recommend approval with stipulations being defined and maintained per the project plans that would be reviewed by the Planning Commission
- Stipulation-Use limited to lawn mower and related equipment not agricultural tractors and equipment and construction equipment
- Stipulation-Equipment displays, storage, and service and repair to be limited to building interior or under defined building roofs and canopies per Planning Commission reviewed building design and site plan
- Stipulation-Equipment storage, service, repair, and loading areas to be fully screened by combination fence/wall and landscaping or solid landscape berms from both Two-Mile Pike and Long Hollow Pike

Planning Commission Discussion:

- Satterfield discussed this is early stages of planning and wanted to get an idea of development before purchasing the property and moving forward
- Tinnin states he does business at the current facility, and it is a clean, neat, and nice location
- Duncan discussed the neighboring property and a construction office in the same area with a patio hardscape and how that might work with displaying this equipment rather than a canopy
- Freeman asked if this would require the sidewalk to be extended beyond the development
- McCormick responded yes, along the front of Two-Mile Pike five feet (5')
- Espinosa re-stated the request with stipulations
- Satterfield agrees with the stipulations
- Parnell commented this is a unique use. What zoning is best for this request?
- McCormick responded and discussed the two (2) zoning districts, Commercial Services, Commercial General, and Industrial Restrictive currently permit a vehicular sales use but this is a question about this proposed use versus a retail sales use since existing CPUD zoning permits a consumer repair-lawn mower shop
- Parnell discussed concerns with the business/property type design and zoning and reviewing zoning for one individual use and possible other similar uses
- Satterfield responded he favors the front porch type design, so he does not have to move equipment every day

Motion: Parnell made a motion to approve the request with stipulations presented in staff recommendation, seconded by Duncan. The motion passed unanimously.

DISCUSSION ITEM:

-West Monticello Avenue- High Density Residential Planned Unit Development Zoning-Mixed Use Setting

STAFF NOTES:

The 5.69-acre vacant property on West Monticello Avenue is zoned HDRPUD, High Density Residential Planned Unit Development. The current zoning permits a residential density of seven (7) unit per acre. The Zoning Ordinance includes a section that permits an increased residential density of up to fifteen (15) units per acre when the Planning Commission and City Commission determines with the preliminary master plan that the proposal is either a mixed-use project design or within a mixed-use setting. Staff received a request for the discussion item to determine if the adjacent and recently constructed community college and commercial frontage uses along Gallatin Road would permit the property to be considered a mixed use setting per the Zoning Ordinance. The property is across the railroad tracks from the community college and Gallatin Road frontage properties. The property is the boundary line of the city limits. Staff does not have a record of a master plan associated with the current property High Density Residential Planned Unit zoning. A preliminary master plan and final master plan would be required to be reviewed by the Planning Commission. The City Commission would also have to review the preliminary master plan if the project master plan includes a proposed increased density above seven (7) units per acre.

Duncan discussed the request being an odd location for mixed-use
Commissioner Zach Young addressed the Planning Commission stating the constituents reached out to him as the district Commissioner and explained what the constituents are requesting.
McCormick stated there is a lot of interest for this property due to the zoning.
Espinosa thanked Commissioner Young for providing more clarity of the request but need more information to move forward.

-East Cedar/Long Hollow Pike- Retail Sales/Event Trailer Proposal

Representative: Annette Vandyke, Candle Caboose, and Stu Phillips, Property Owner

STAFF NOTES:

Staff received a request for a train caboose designed trailer be permitted to be set up for retail sales and small events including candle making and sales. The City's Zoning Ordinance does not permit portable type buildings to be used for permanent commercial buildings or permitted for occupancy. The discussion item is to determine if a Zoning Ordinance amendment is a possibility to permit the proposed use. Currently the proposal would be permitted as a temporary use for sixty (60) days a year. The property owner requests the use to attract more business to the adjacent restaurant and coffee shop and the proposed trailer train caboose design would be connected to the adjacent railroad tracks. Staff has received numerous requests for business in portable type buildings and any Zoning Ordinance amendment would need to define when and what type of temporary building would be permitted. The ADA access requirements would apply to any building intended for customer access and occupancy. Staff presented the Zoning Ordinance Section: Portable Building Regulations.

Vandyke stated coming from Texas she has been in business since 2012. The Caboose is on a mobile home foundation, and she finished it out to produce candles for retail sales and offer candle pouring experiences as an attraction.

McCormick asked Vandyke if the goal is to be permanently parked or move in and out and how many people will it accommodate?

Vandyke responds she would like to keep it at a permanent location, and it will accommodate comfortably ten (10) people

Parnell discussed the ordinance issue of a permanent foundation

McCormick responded giving examples of storage containers and how you can make them part of a permanent building and if this Caboose would be the same concept and added the need for ADA access. Phillips states the Caboose is unique attraction and would take up very little space on the property alongside the tracks.

Espinosa asked Phillips how the octagon building is currently being used.

Phillips states it will be a coffee shop and meeting space when open.

Duncan discussed concerns with the mobility issues of the business.

Freeman discussed and explained mobile units are titled in Tennessee.

Tinnin asked for clarification on where the Caboose would sit on the property.

Phillips provided a map of the property.

Tinnin asked if the Caboose is ADA compliant?

McCormick responded it is not currently ADA compliant and explained the ADA requirements.

Parnell discussed what she could do on a temporary basis "as is" in Goodlettsville.

Duncan discussed the possibility of staff working on an art district overlay for art and music in the community.

Wheeler discussed the ADA compliant being an issue.

Trew asked where the Caboose is currently located, how soon would she open, and how expensive for her to move it if they gave her a sixty (60) day trial period?

Vandyke responded she is ready if Mr. Phillips agrees.

McCormick discussed an ordinance amendment could take a couple of months.

Espinosa discussed a trail period for the Caboose.

Parnell discussed the sixty (60) day period ordinance

McCormick explained the original sixty (60) day ordinance and will confirm ADA requirements for temporary use.

Espinosa opened the Public Forum on Planning Related Topics

No one requested to speak at the meeting. The public forum was closed.

Duncan made a motion to close the public forum, seconded by Parnell.

McCormick stated for next month meeting only one (1) agenda item. The City Commission at the January 27th meeting approved a ninety (90) day moratorium for new high density residential project rezoning applications. The moratorium was approved with the possibility of the timeline being expanded by the City Commission. The moratorium is to permit the Planning Commission and City Commission time to review and approve Zoning Ordinance amendments to address recent issues with new developments including parking design, street tree landscaping, building design, buffers, and minimum commercial area components for proposed mixed use development projects. Staff will present additional information at the next meeting for Planning Commission review.

With no further business, the meeting adjourned at 7:10 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant

STAFF NOTES:

The proposed amendments were prepared based on the ninety (90) day development moratorium adopted on February 10, 2022 for new planned unit developments submittals. The purpose of the moratorium was due to recent issues discussed with planned unit developments projects including building design, perimeter project buffers, garages, parking over public sidewalks, and street yard plantings. The proposed amendments do not alter the recent amendment defining the minimum garage interior spaces of twelve (12') x twenty-two (22') feet for a one car garage and twenty-two (22') x twenty-two (22') feet for a two (2) car garage. The proposed amendments include limitations to the standard front-loaded garage design and increased off-street parking requirements. The proposed ordinance amendments which will require changes to project designs to address the concerns discussed with recent projects. The project designs to meet the proposed amendments will increase development and housing costs within the projects due to changes in building plans and site layouts and increased parking area improvements. The moratorium review also included the recently adopted Regional Center Planned Unit Development ordinance to ensure the Planning Commission agrees with the minimum defined amount and location of commercial required (Attached Ordinance Section (e)(5)(8) with new developments in the Regional Center Planned Unit ordinance. The Regional Center Planned Unit Development Comprehensive Land Use Plan and Zoning Ordinance amendments were to provide an urban design type mixed use setting with higher density of residences and expanded business types in the area.

Staff requests Planning Commission discussion on garage and project design requirements and if a minimum one or two (2) car garage would be required for all new single family and attached house projects should also be included.

AMENDMENT#1 PARKING

Amendment Description: Increase minimum number of parking required to allow more off-street parking area. This amendment would apply to all zoning districts including regular residential and planned unit developments.

14-208. Supplementary District Regulations.

(2) Off-Street Parking and Loading Requirements

(b) Residential activities:

(i) Permanent:

(A) One (1) family detached, two (2) family ***detached dwellings, attached, and semi-detached: Two (2) spaces per dwelling unit with no more than two (2) bedrooms and four (4) spaces per unit with three (3) or more bedrooms units.***

(B) Multi-family dwelling (three (3) dwelling units or more):

One and one-half (1 1/2) spaces for each dwelling unit with one (1) bedroom; two (2) spaces for each dwelling unit with two (2) or more bedrooms.

AMENDMENT#2 LANDSCAPING

Amendment Description: The amendment defines the minimum street tree plantings for both planned unit developments and regular zoned subdivisions. The amendment also defines street tree spacing and locations in yards and options for private maintenance including in wider planting strips between curb and sidewalk and in roadway medians.

14-208. Supplementary District Regulations.

(f) General landscape requirements. The following requirements shall apply to all developments. ***All landscaping plantings are encouraged to be automatically irrigated, and such irrigation system to be fully operational prior to the issuance of the final certificate of occupancy.***

(j) Landscaping for Residential Developments and Subdivisions

(i) Single family subdivisions that are not planned unit developments. Street trees are required on each lot at a spacing of fifty (50') feet on center along both sides of new public streets not including R40 and Agricultural zoning district subdivisions. The two (2") inch minimum caliper street trees shall include a variety of canopy tree plantings meeting the tree list of this ordinance. The tree locations are to be located between ten (10') feet to twenty-five (25') feet from the back of the sidewalk or street edge and off the right-of-way. Any utility easement and street lighting locations shall be taken into account when locating such tree. Every final subdivision plat shall include a drawing of a typical lot compliance with these landscape requirements.

(ii.) Residential Planned Unit Developments. In addition to applicable parking lot and transitional screening requirements, street trees are required on each single family detached lot at a spacing of fifty (50') feet on center along both sides of new public and private streets. The two (2") inch minimum caliper street trees shall include a variety of canopy tree plantings meeting

the tree list of this ordinance. The tree locations are to be located between ten (10') feet to twenty-five (25') feet from the back of the sidewalk off the right-of-way. Per project master plan based on building streetscape design, the street yard planting may be reviewed within a privately maintained planting strip between a street side curb and sidewalk including a minimum dimension of ten (10') feet or in roadway medians designs with tree types and planting improvement methods to protect adjacent sidewalk and street surface roots. All other residential dwelling development types shall include along new public and private streets a street tree within a planting strip between a street side curb and sidewalk including a minimum dimension of ten (10') feet or in roadway medians designs with tree types and planting improvement methods to protect adjacent sidewalk and streets from surface roots. Any utility easement and street lighting locations shall be taken into account when locating such tree. Alternative street tree planting, including but not limited to location of plantings, may be reviewed with project master plans equaling the total caliper inches of street trees required.

AMENDMENT#3 RESIDENTIAL DESIGN

Amendment Description: The amendment defines minimum required architectural design for planned unit developments and increases the minimum parking requirements for two (unit) duplexes.

14-208 Supplementary District Regulations (4)

(e) Residential Design Requirements. The intent of this section is to ~~encourage~~ guide the development of residential neighborhoods that are compatible throughout the development and that complement existing development and the natural environment. Architectural elevations are required as a part of a Planned Unit Development master plan.

~~(i) Building variation. Variation in front elevations on the same side of a street are required in order to achieve a varied street scene and to eliminate the reuse of identical or substantially similar buildings in close proximity to each other. Identical or similar buildings shall not be repeated more frequently than every sixth (6th) house on the same side of any street. Buildings shall be considered similar if they have similar building mass and form without distinguishing characteristics. Exterior surface materials such as brick, stone, stucco, Drivit, siding or a combination thereof~~

~~may be used to create a distinctive differentiation between structures.~~

~~The front setback line shall also be varied. After observation of the minimum front setback established by the zoning district, the front setback of one (1) lot shall be varied by a minimum of two feet (2') from the front setback of any house within two (2) lots on either side of the subject lot.~~

~~(ii) Facades. Facades should be well articulated and proportioned. The dominance of garages at street level shall be avoided. Any attached garage that faces or opens toward the street shall have a setback between three (3') and ten feet (10') behind the front wall of the house. The garage door(s) shall be designed to blend with and compliment the house. Large expanses of blank walls shall be avoided by creating aesthetic and proportioned patterns of windows and shadows.~~

~~(iii) Roofs. Buildings should be designed using pitched roofs with flat roofs being discouraged. The minimum roof pitch shall be 5/12.~~

~~(iv) Soffit design. No roof overhang or soffit, as measured from the finished side of the siding of the building to the inside of the fascia board, shall be less than eight inches (8"), unless the building and the development embodies historical architectural styles such as Tudor or Federal, which have a roof pitch of 10/12 or greater.~~

~~(v) Design criteria for two-family detached dwellings.~~

~~(A) Purpose. The provisions set forth herein are intended to apply to all two-family detached dwellings as defined by this ordinance regardless of the district in which~~

~~such use may be located~~ except within Planned Unit Developments. It is the express purpose of these provisions to establish design criteria and to provide for implementation of these provisions by the planning director in the review of the site plan required for all developments.

~~In any instance where this type use is located within a planned unit development, this requirement may be fulfilled by submission of the plans required for a planned unit development.~~

(B) Design criteria.

(1) All two-family detached units (duplexes) constructed on individual lots shall be designed to closely resemble the other housing units on the same street in appearance.

(2) Exterior building materials shall be of the same type and quality as the other dwelling units in the neighborhood or on adjoining lots.

(3) Each dwelling unit shall be provided with reasonable visual and acoustical privacy.

Fences, walks and landscaping shall be provided for the protection and aesthetic enhancement of each unit of the building and privacy of the occupants, screening of objectionable views or uses and the reduction of noise.

(4) The appearance and character of the site shall be preserved, as appropriate, and enhanced by retaining and protecting existing trees and other site features. A landscaping plan shall be submitted as a part of the site plan.

(5) Driveways and parking areas shall be

paved with either asphalt or concrete where a majority of the other housing units on the same street are so paved.

(C) Lots. The minimum lot size required for any such dwelling unit shall be as stipulated by the development area per dwelling unit as provided in each respective district.

(D) Parking. ~~These requirements shall supplement the parking provisions contained in § 14-208.~~

(1) Two off-street parking spaces shall be provided for each dwelling unit including no more than two (2) bedrooms and four (4) spaces for units including three (3) or more bedrooms

(2) All off-street parking areas shall be located in the rear or to the side of the principal building. The required front yard shall be kept open and unobstructed.

(3) Driveways and parking areas shall be paved with either asphalt or concrete in areas where a majority of the other housing units are so paved.

AMENDMENT#4 Design Criteria for Postal Kiosk/Cluster Mailbox

Amendment Description: Amendment includes a reference to the new shared mailbox requirements for new developments. Amendment includes design and location and access general requirements to be reviewed with new development proposals.

Design Criteria for Postal Kiosk/Cluster Mailbox

The location and design shall meet the requirements of the US Postal Service and Local Postmaster and shall be in one or multiple central locations with

access from an interconnected sidewalk system and designated parking and parking design to prevent blocking streets and shall be privately maintained.

AMENDMENT#5 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment includes reference to State of Tennessee Vested Rights provisions that were adopted since the existing ordinance section was written. The State's provisions include three (3) years between preliminary and final plan approvals. After final plan approvals, the vested rights extend for two (2) years in which time permits and construction are to start. If all permits and construction remains underway the vested rights extend for ten (10) years and up to fifteen (15) years for phased projects. Amendment also removes reference to preliminary plat since with the two (2) master plans required for new planned unit developments then only a final subdivision plat is recommended since the preliminary plat is not necessary.

(e) Development period, staging schedule. The expeditious construction of any PUD shall be undertaken to assist in the assurance of the full completion of the development in accord with the approved master plan. ***Within ~~one (1)~~ three (3) years*** after the date of approval of the preliminary master plan, the final master plan shall have been submitted and actual construction shall have commenced in such development. In the event that construction has not been started, such approval shall lapse and be of no effect. The Goodlettsville Municipal/Regional Planning Commission may conduct a hearing on the project and review the zoning and feasibility of the PUD and may act to extend approval of the master plan depending upon the circumstances of each case

(iv) After approval of the preliminary plan and amendment of the zoning map, preparation of the final master plan may begin. (v) ***Within ~~one (1) year~~ three (3) years*** after approval of the preliminary master plan, the applicant shall submit a final master plan to the planning director for Goodlettsville Municipal/Regional Planning Commission for consideration. **If any part of the PUD is to be subdivided, a preliminary subdivision plat shall also be submitted. Both documents may be considered simultaneously.**

AMENDMENT#6 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment defines building and architectural design information to be submitted with the preliminary master plan stage for new planned unit development projects.

(b) Application for approval of the preliminary master plan and zoning request. Application for approval of the preliminary master plan shall be made by the landowner of the affected property

or his authorized agent to the planning director in accordance with such written general rules regarding general procedure, form of application, and required information as the Goodlettsville Municipal/Regional Planning Commission may determine, provided they are not inconsistent herewith. The application for preliminary approval shall consist of the following: (i) The preliminary master plan for the proposed planned unit development shall be a general concept plan which shall include such items as the Goodlettsville Municipal/Regional Planning Commission by general rule shall specify in order to disclose; (A) The location and size of the area involved, (B) Transportation routes including streets, driveways, sidewalks, and pedestrian ways, and off-street parking and loading areas, **(C) Location and approximate dimensions of structures including approximate height and bulk and the utilization of structures including activities and the number of living units and exterior building and roof design and materials.**

AMENDMENT#7 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment replaces section defining the type and *when and if* a commercial component to residential planned unit development is required. The Planning Commission discussed this issue with recent projects along South Dickerson and N. Main Street.

(4) Residential planned unit developments. (a) Type of developments. There are hereby created three (3) types of residential PUDs as follows: 14-149 Low Density Residential PUD - LDRPUD Medium Density Residential PUD - MDRPUD High Density Residential PUD - HDRPUD (b) Purpose. The purpose of a LDRPUD and a MDRPUD is to permit development of land, which by reason of topography or floodable land contains some areas unsuitable for development and to permit the clustering of lots in order to leave the unsuitable land as permanent open space. The preservation of land in open space for amenity value, recreation, wildlife habitat or forest protection is also a suitable purpose for PUD zoning. The purpose of a HDRPUD is to permit a variety of housing types within a totally planned environment. (c) Minimum size. The minimum size of any residential PUD shall be five (5) acres. (d) Permitted activities in a residential PUD. The activities listed in Table I in the appendix may be permitted in a RPUD only when deemed appropriate by the Goodlettsville Municipal/Regional Planning Commission and City Commission as approved with the preliminary master plan. Those listed as not permitted may not be approved by the Goodlettsville Municipal/Regional Planning Commission. ***Other activities not listed below are prohibited except as determined by City Commission with property zoning.*** ~~(e) Limitation on commercial activities. The commercial activities permitted in Table I shall be limited to no more than four percent (4%) of the total floor area within such development and provided further that the maximum floor area for any single establishment shall be five thousand (5,000) square feet. Such commercial activities shall be designed to serve primarily the residents within the PUD and shall not be constructed until at least one-half (1/2) of the residential units are complete. The Planning Commission~~

and City Commission may review proposed commercial activities or require commercial activities as a component of a residential planned unit development along arterial routes including Dickerson Road/Main Street, Springfield Highway, Louisville Hwy 31W, Conference Drive, Rivergate Parkway, and Long Hollow Pike. The size and location, timing of improvement and permitted and non-permitted commercial activities shall be defined on the project master plans. The permitted uses of the commercial activities shall be included on the project master plans.

AMENDMENT#8 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment increases the minimum open space percentage required and includes building setbacks in the medium and high density projects based on master plan. The garage and parking amendments includes with these amendments will require different designs for low, medium, and high density planned unit projects. The amendment also includes a statement to ensure that the mixed-use density bonus provision is limited to major roadways only.

(f) Density, bulk, and open space regulations. (i) Low density residential planned unit development. The maximum overall density shall be 1.7 dwelling units per gross acre. The minimum lot size shall be fifteen thousand (15,000) square feet. The remaining area shall be left as common open space and used for the designated purposes. The minimum yard requirements for each lot are as follows: Minimum front yard 30 feet. Minimum side yard 10 feet Minimum rear yard 20 feet. Minimum open space ~~four (4%)~~ **ten (10%)** percent The Goodlettsville Municipal/Regional Planning Commission may consider a request to vary the ***minimum lot size, and side yard requirements based upon characteristics of the lot, type of house and building footprint with the minimum separation between buildings shall be fifteen feet (15')***.

(ii) **Medium density residential planned unit development.** The maximum overall density shall be three (3) dwelling units per acre. The minimum lot size and setbacks shall be established by the preliminary and final master plans based on the purpose and characteristics of the PUD and the area in which it is proposed to be located. ~~The minimum yard and open space requirements shall be as follows: Minimum front yard 25 feet Minimum side yard 05 feet Minimum rear yard 15 feet Minimum open space 7.0~~ ***fifteen (15%) percent with a minimum separation*** between buildings of fifteen (15') feet.

(iii) **High density residential planned unit development.** (A) The maximum overall densities shall be in terms of the number of dwelling units per gross acre of all the area within said development. (B) The maximum floor area shall be in terms of a ratio of total floor area per total area within said development, as provided herein. (C) Yard requirements are waived and the following minimum controls shall be applied. Maximum density 7/acre ~~Maximum floor area ratio 2.0~~ and minimum open space **twenty-five (25%) percent**. Maximum building height 3 stories (D) The Goodlettsville Municipal/Regional Planning Commission and City Commission may authorize a high density residential planned unit development to be increased in density up to fifteen (15) units per acre for projects in commercial center mixed use areas with infrastructure to support the increased density **and along major roadway routes** including pedestrian connections to the mixed-use commercial center areas. Maximum floor area ratio 1.0, maximum building height four (4) stories but may be increased to be consistent with the adjacent commercial developments in commercial center mixed uses areas. The minimum open space ~~twenty percent (20%)~~ **twenty-five (25%)** and minimum size of site may be reduced in size as determined by Planning Commission and City Commission during **preliminary** master plan review.

AMENDMENT#9 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment revises street requirement for Planned Unit Developments including when private streets are required. The amendment includes a reference to the City's Street Standards also for private streets referencing the design and construction of roadways including material layer thickness and storm water requirements. The amendment removes existing street widths that conflict with the City's Street Standards that were adopted since the existing ordinance was adopted.

(v) Street improvements. ***Within any PUD, collector and minor streets may be public or private. All one-way and alleyway streets, and any parking perpendicular to streets and within center medians shall be private. Collector and minor streets in a low-density PUD shall be public. If the developer requests that the streets and sidewalks be dedicated to the public, specifications and procedures of the Subdivision Regulations and City's Street Standards shall apply. Streets may be constructed to be private streets to be maintained either by the landowner/developer or deeded to the homeowners association and shall be subject to the City's Subdivision Regulations and Street Standards regarding roadway and storm water design and construction and maximum length and size of dead-end streets. following standards. (A) The base of streets shall consist of eight inches (8") of crushed stone or gravel, compacted. (B) The binder of street shall consist material per city street specific (B) The surface of all streets shall***

~~consist of hot plant mix asphalt or better materials, two inches (2") in depth, rolled and compacted.~~

Pavement widths not including curbs or dedicated on-street parking shall be as follows: Collector street -twenty (24') feet, Minor streets twenty-two (22') feet, alley ways and one-way streets -sixteen (16') feet. Dead-end streets shall be provided with adequate turn-around space for emergency services, delivery, and trash service vehicles.

AMENDMENT#10 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment increases perimeter setback from thirty-five (35') to fifty (50') feet when adjacent to a low density residential zoning district. The project design along streets to be determined by master plan process.

(h) Development standards. (i) Perimeter requirements. Along the perimeter of the PUD, buildings shall be designed to harmonize in scale, setbacks, and mass with existing adjacent areas. Perimeter landscaping shall also be required. The minimum building setback along the perimeter of the site shall be thirty-five feet (35'). ***The minimum building setback along the perimeter of a PUD development including attached dwellings and multi-family dwelling and an adjacent low-density residential zoning district shall be increased to a minimum of fifty (50') feet. The minimum setback from a public street that is external to the PUD shall be fifty feet (50').***

AMENDMENT#11 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment defines the minimum number of visitor parking spaces required and intention for parking areas to be in central location(s).

Visitor parking shall be in one or multiple central locations with access from an interconnected sidewalk system and a designated parking area. In addition to the required number of parking spaces per residential unit, a minimum of one parking space shall be provided per five (5) residential units.

AMENDMENT#12 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment replaces and expands the current requirements for new planned unit developments including limiting entire developments with front loaded garages when the garage door takes up a larger percentage of the front building elevation. The section requires alternative garage designs. This section and new parking requirements will change typical project

designs. The amendment includes the current material requirement and provision to allow limited alternative accent materials.

Residential Design Requirements. The intent of this section is to encourage guide the development of residential neighborhoods that are compatible throughout the development and that complement existing development and the natural environment. Architectural elevations are required with each development with an architectural theme for all buildings including a variety in building roof pitches and building wall and roof designs and materials, colors, building accent designs and design preventing blank walls fronting streets, garage or covered parking frontage location and orientation with off-street parking and building design connected to a project streetscape design. Garage or covered parking design for residential planned unit developments shall include a design or variety of designs that prevent more than thirty-three (33%) percent of the total unit number of front-loaded garages doors or open parking openings that are level with or in front of the front line of the residential structure with the garage door or covered parking opening and the garage door or covered parking opening exceeding twenty-five (25%) percent of the front building elevation total width dimension. The project master plans to include the following garage or covered parking designs or other alternative designs may be reviewed with the master plan process.

- 1. Side loaded garages or covered parking***
- 2. Alley loaded or secondary roadway loaded garages or covered parking with the sidewalk connecting each unit to be located at the front of the residential structure fronting the primary street***
- 3. Recessed front loaded garages or covered parking ten (10') feet or more behind the front line of the house***
- 4. Courtyard side loaded garages at the front of the structure***
- 5. Front loaded garages with the garage door(s) less than twenty-five (25%) percent of the front building elevation width dimension.***

All buildings within a residential planned unit development shall meet the provisions of the City's Design Guidelines and the following. All façades and exterior building walls shall include a minimum fifty (50%) percent masonry brick and/or stone. The remaining fifty (50%) percent on one and two family attached and attached dwellings may be split face block, cement fiber board, wooding siding, EIFS, and glass. A limited percentage of metal and vinyl siding

may be permitted for accents and decorative features. All foundations shall be masonry brick or stone. The Planning Commission may review other proposed materials as a variance with the preliminary and final master plan review process variance. Except for parking structures for development shared parking, attached parking in garages are in addition to the required parking space requirement for each residential unit.

AMENDMENT#13 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment includes the landscape requirements defined with amendment#2 also in the Planned Unit Development section of the Zoning Ordinance.

Landscaping for Residential Developments and Subdivisions. In addition to applicable parking lot and transitional screening requirements, street trees are required on each single family detached lot at a spacing of fifty (50') feet on center along both sides of new public and private streets. The two (2") inch minimum caliper street trees shall include a variety of canopy tree plantings meeting the tree list of this ordinance. The tree locations are to be located between ten (10') feet to twenty-five (25') feet from the back of the sidewalk off the right-of-way. Per project master plan based on building streetscape design, the street yard planting may be reviewed within a privately maintained planting strip between a street side curb and sidewalk including a minimum dimension of ten (10') feet or in roadway medians designs with tree types and planting improvement methods to protect adjacent sidewalk and street surface roots. All other residential dwelling development types shall include along new public and private streets a street tree within a planting strip between a street side curb and sidewalk including a minimum dimension of ten (10') feet

or in roadway medians designs with tree types and planting improvement methods to protect adjacent sidewalk and streets from surface roots. Any utility easement and street lighting locations shall be taken into account when locating such tree. Alternative street tree planting, including but not limited to location of plantings, may be reviewed with project master plans equaling the total caliper inches of street trees required.

AMENDMENT#14 PLANNED UNIT DEVELOPMENT

Amendment Description: Amendment defines increased perimeter setback along adjacent single family zoning districts and includes a reference to increased number of parking spaces per Amendment #1.

(ix) Development standards for attached dwellings. (A) The minimum lot required for any individual attached dwelling shall be as required to meet other provisions of these regulations. Individual attached dwellings may exceed the maximum lot coverage provisions established for the area in which such site is located. However, in no instance shall the aggregate site coverage of all dwellings, attached or otherwise, exceed the coverage provisions established for the PUD district in which such site is located. (B) Not more than six (6) contiguous town houses shall be built in a row with the same or approximately the same front line, and not more than twelve (12) town houses shall be contiguous. (C) The spacing of buildings containing attached dwellings shall be as required by § 14-208. (D) Yards. (1) For units located along the periphery of a site containing attached dwellings, the yard provisions established for the district adjacent to the perimeter shall apply subject to a ***minimum setback*** of thirty-five feet (35') and ***shall be increased to fifty (50') feet for an adjacent property zoned for low density residential.***

(2) For units located entirely within a site, no side or rear yard as such is required in connection with any attached dwelling located entirely within a site containing attached dwellings but each such unit shall on its own lot have one (1) yard containing not less than two hundred fifty (250) square feet. This yard shall be reasonably secluded from view from streets or from neighboring property and shall not be used for off-street parking or for any accessory building. (E) No attached dwelling shall exceed two (2) stories in height. (F) Parking shall be provided as required in § 14-208. However, the attached dwellings ~~may be constructed with one (1) off-street parking space~~ required ***parking*** and the other required space constructed in ***privately maintained*** bays either adjacent to the streets or in the interior of blocks. Such spaces shall be located within two hundred feet (200') of each unit to be served. Where appropriate, common driveways, parking areas, walks and steps shall be provided, maintained and lighted for night use. Screening of parking and service areas shall be encouraged through ample use of trees, shrubs, hedges, and screening walls.

ORDINANCE 22-1031

AN ORDINANCE IMPOSING A TEMPORARY INITIAL NINETY (90) DAY MORATORIUM ON THE REZONING APPROVAL FOR ANY HIGH DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND REGIONAL CENTER PLANNED UNIT DEVELOPMENT INCLUDING HIGH DENSITY RESIDENTIAL USE BY THE GOODLETTSVILLE MUNICIPAL PLANNING COMMISSION AND THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE ZONING ORDINANCE.

WHEREAS, the Board of Commissioners of the City of Goodlettsville desires to plan for the orderly future zoning of High Density Residential Planned Unit Developments and projects containing residential high density within the City of Goodlettsville, and desires that such land use be regulated in order to preserve and protect the public health, safety and welfare of the citizens of the City of Goodlettsville; and

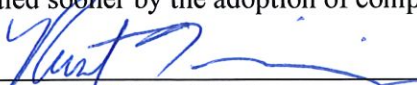
WHEREAS, the Board of Commissioners of the City of Goodlettsville finds that the continued authorization of High Density Residential Planned Unit Developments and projects containing residential high density including with the orderly zoning control of this community, such that a temporary moratorium is required; and

WHEREAS, the Board of Commissioners of the City of Goodlettsville now determines that the preparation and implementation of an ordinance for the better regulation of High Density Residential Planned Unit Developments and projects containing residential high density, would be in the best interests of the citizens of the City of Goodlettsville;

NOW THEREFORE BE IT ORDAINED, by the Board of Commissioners by law, that the City of Goodlettsville shall examine the issues involved authorizing High Density Residential Planned Unit Developments and projects containing residential high density and shall present a proposed ordinance having that purpose, for consideration by the Board of Commissioners prior to the expiration of this moratorium; and

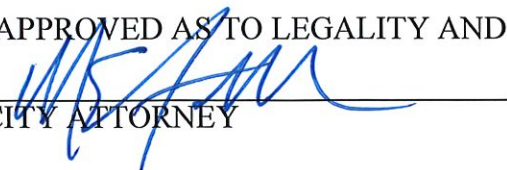
IT IS FURTHER ORDAINED as follows:

- 1) There shall be an initial ninety (90) day moratorium on zoning change approval of all High Density Residential Planned Unit Developments and Regional Center Planned Unit Developments including high density residential.
- 2) The City of Goodlettsville shall not accept any application for zoning variance initially for ninety (90) days unless extended following the adoption of this Ordinance.
- 3) The initial ninety (90) day moratorium may be extended in increments of thirty (30) days at a time by passage of a Resolution by the Board of Commissioners prior to its expiration.
- 3) Any person previously vesting his or her right to development of a High Density Residential Planned Unit Developments to the date of adoption of this ordinance, shall not be subject to this moratorium.
- 4) This moratorium shall be effective fifteen (15) days from final passage, the public health, safety and welfare demanding, and shall continue in effect initially for ninety (90) days following the date of adoption, unless further extended, or unless repealed sooner by the adoption of comprehensive regulations expressly repealing this Ordinance.


MAYOR RUSTY TINNIN


CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:


CITY ATTORNEY

Passed First Reading: January 27, 2022

Passed Second Reading: February 10, 2022

ORDINANCE 21-1017

AN ORDINANCE TO AMEND ORDINANCE 06-674 AS AMENDED, TO INCLUDE A REGIONAL CENTER PLANNED UNIT DEVELOPMENT SECTION

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration and use of buildings; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintaining the stability of business, commercial, and manufacturing areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the City's Zoning Ordinance Planned Unit Development section intent and purpose includes promoting flexibility in design and permit planned diversification in the location of structures to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; and,

WHEREAS, the Goodlettsville Planning Commission at the October 5, 2020 and revised at the December 5, 2020 meetings approved Comprehensive Land Use Plan amendments to include mixed use Regional Center Low and High Intensity designations in the area including and around Rivergate Mall; and,

WHEREAS, the City's Comprehensive Land Use Plan Regional Center is intended for increased density of both residential and commercial uses in an area with infrastructure to support increase intensity and density mixed use type developments; and,

WHEREAS, the Goodlettsville Planning Commission at the October 4, 2021 regularly scheduled meeting reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

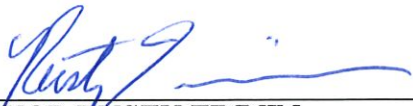
SECTION 1. That Ordinance No. 06-674 adopted on second and final reading on June 22, 2006, being the municipal zoning ordinance of Goodlettsville, Tennessee, be and the same is hereby amended by adding a new section 14-210 Planned Unit Development District Regulations, (6) Regional Center Planned Unit Development as listed in "EXHIBIT A" and an amended Appendix (A- Table 1 Land Use Activity Matrix) as listed in "EXHIBIT B".

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it.

SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion, of this Ordinance which is not itself invalid

or unconstitutional.

SECTION 4. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of Goodlettsville, the most restrictive shall in all cases apply.

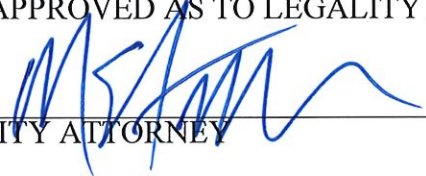


MAYOR RUSTY TINNIN



CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:



CITY ATTORNEY

Passed First Reading: October 28, 2021

Passed Second Reading: December 9, 2021

ORDINANCE 21-1017

“EXHIBIT A”

14-210. Planned Unit Development District Regulations

(6) Regional Center Planned Unit Development

- a) Type of Developments. There are two (2) types of Regional Center Planned Unit Developments as follows: RC1 High Intensity and RC2 Low Intensity
- b) General Purpose. The general purpose of the Regional Center Planned Unit Developments is to provide for mixed use commercial and residential uses at a higher density and intensity of development associated with an urban center. The Regional Center design includes pedestrian and streetscape-oriented design with regulations permitting flexibility for design oriented planned unit developments.
- c) Feasibility study. The Goodlettsville Municipal Planning Commission or the City Commission may require a feasibility study/market analysis for any proposed planned unit development. The study will be utilized, among other things, to determine the impact of the proposed development on the long-range development of the residential and commercial land use in the city, the timing of any proposed development to ascertain the effects of a proposed development upon lands used or zoned for commercial purposes, to form a basis for evaluating the estimated effects on traffic, the financial capability of the developer, and other purposes which assist in an understanding of the public interest pertinent in the evaluation of a proposed development. The study, if required, shall be provided by the landowner and the landowner
- d) Permitted Activities. The activities listed in Table I in Appendix A may be permitted as a part of planned unit development only when such activities are approved as a part of the master plans and deemed appropriate by the Goodlettsville Municipal Planning Commission. A change in use may be granted by the codes director only when the change is to a similar use or activity. Activities not listed are prohibited.
- e) Building and Property Dimension and Design Requirements
 - (1) RC1- Ten (10) stories maximum subject to available fire protection equipment, water supply, and emergency vehicle site access. Minimum building two (2) stories or similar height building height design
 - (2) RC2- Seven (7) stories maximum subject to available fire protection equipment, water supply, and emergency vehicle site access. Minimum building height of two (2) stories or twenty-five (25) feet, or similar height building height design
 - RC1 and RC2 Transition Zones- Planned unit developments along the perimeter of the Regional Center Comprehensive Land Use Plan designated area to include reduced building heights, mass, and scale to step down for consistency with developed areas outside the Regional Center designated area.

- (3) RC1 limited to a residential density of forty (40) units per acre
- (4) RC2 limited to a residential density of twenty (25) units per acre

(5) RC1 to include minimum ground floor non-residential uses along Rivergate Parkway and within 500 feet of the center points of Rivergate Parkway and secondary street intersections with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use

(6) RC2 to include minimum ground floor non-residential uses along Rivergate Parkway with the primary ground square footage limited to non-residential uses. Residential uses include residential units and offices and accessory uses of the residential use

(7) RC2 to include minimum ground floor non-residential uses on all properties and portions of properties within 500 feet of the center points of Rivergate Parkway and secondary street intersections with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use

(8) RC2 to include minimum ground floor non-residential use on all properties and portions of properties within a 300 feet radius measured from the center point of the Blue Bird Drive and Meadowlark Drive intersection with the primary ground square footage limited to non-residential uses. Residential uses include the residential units and offices and accessory uses of the residential use

(9) RC1 minimum lot area 30,000 square feet and minimum street frontage one hundred (100') feet

(10) RC2 minimum lot area 15,000 square feet and minimum street frontage seventy-five (75') feet

(11) RC1 and RC2 minimum building and parking lot open space setbacks are to be minimum of five (5') feet unless Planning Commission authorizes setbacks less than five (5') feet for streetscape and zero-lot line designs subject to available fire protection equipment, water supply, and emergency vehicle site access

(12) RC1 and RC2 building designs to meet the provisions of the Design Guidelines with ground floor designs to include pedestrian oriented street scape designs with glass store fronts when including non-residential uses and pedestrian and outdoor use designs. Building designs to include reduced mass and scale along streetscapes and at transitional building height zones. Building designs exceeding five (5) stories to include building step back or similar design features to allow sun light to reach adjacent sidewalks and designated open spaces.

f.) Street and Site Design.

- (1) All new streets and sidewalks adjacent to street to be public with interconnected street grid system with multiple connections and pedestrian oriented streetscape design with a minimum clear pedestrian sidewalk width of eight (8') feet along both sides of existing and new streets
- (2) Additional pedestrian connections to adjacent developments and public use areas within designated public right-of-way or public access easements

(3) All new utilities to be underground including main and service lines- Planning Commission may review relocation of existing lines with developments at the back or service area of the project.

(4) Minimum parking requirements can be met on-site or in a collective off-site shared private or public parking area except that all required residential use parking shall be met on-site only. A parking needs study may be submitted with the preliminary master plan for proposed reduced parking needs due to the intention of the Regional Center pedestrian oriented mixed-use design.

(5) All building loading and trash service areas to be located at the rear of the project with buildings constructed along streets for the intended street scape design.

(6) Storm water quality and quantity designs may be on-site or in shared collective off-site public or private facilities within designated public utility and drainage easements.

(7) Site landscaping limited to screening along the perimeter of parking areas, interior parking lot planting breaks, streetscape plantings including street trees per the landscaping requirements of the Zoning Ordinance. Buffer designs along the perimeter of the project property to be per the requirements of this section. The transitional buffers along the perimeter of the Regional Center Comprehensive Land Use Plan area to be a minimum fifteen (15') feet in width with solid wall or fence design with dense evergreen screen along the perimeter of the wall or fence. Planning Commission may review landscaping only screens when the available clear buffer width exceeds the minimum width. The minimum height of the wall, fence, evergreen planting screen height to be a minimum of eight (8') feet and maximum height of twelve (12') feet. Project buffers along property boundaries within the Regional Center Comprehensive Land Use Plan area to be determined based on the master plan design and adjacent property use and zoning. Designated buffer areas less than ten (10') feet in width to include a solid fence or masonry wall. Fence designs to include masonry column and base designs.

(8) Development signage limited to building wall, awning, and projecting signs. Ground signs limited to seven (7') feet in height and fifty (50') square feet except pole signs per the provisions of the City's Sign Ordinance section of Zoning Ordinance are permitted along Rivergate Parkway.

The Planning Commission during the master plan phase may approve alternative designs meeting the intention of the provision above due to property or adjacent property dimensions and conditions and right-of-way and easement limitations.

“EXHIBIT B”

P- PERMITTED USE N- NOT A PERMITTED USE C- PERMITTED ONLY BY CONDITIONAL USE										APPENDIX A																									
										TABLE I																									
										LAND USE ACTIVITY MATRIX																									
										ZONING DISTRICTS																									
ACTIVITY										LDR MDR HDR																									
										A	R40	R25	R15	R10	R7	PUD	MHP*	OP	CSL	CS	CG	CC	INT ****	CP	CPL	GO	RO	RC1	RC2						
PERMANENT RESIDENTIAL										N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, attached	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Dwelling, one-family detached	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Dwelling, two-family detached	N	N	N	N	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Dwelling, semi-detached	N	N	N	N	N	N	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Dwelling, multi-family	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N					
Dwelling, mobile home	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Bed & Breakfast Homestay	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Mobile Home Park	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
SEMI PERMANENT RESIDENTIAL COMMUNITY FACILITY ACTIVITIES										N	N	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Administrative	C	C	C	C	C	C	C	N	P	N	N	N	P	P	P	P	P	P	N	P	P	P	P	P	P	P	P	P	P	P					
Community Assembly	N	N	N	N	N	N	N	P	P	N	N	C	P	P	P	C	N	C	C	C	N	N	N	N	N	N	N	P	P	N					
Community Education	C	C	C	C	C	C	C	P	C	P	N	C	C	C	C	N	C	C	N	N	N	N	N	N	N	N	N	N	P	N					
Cultural and Recreation Services	C	C	C	C	C	C	C	C	C	C	N	C	C	P	P	N	C	N	C	N	P	N	P	P	P	P	N	N	N	P					
Essential Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	N	P	P	P	P	P	P	N	N	N	N	P					
Extensive Impact	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N	N	N	N	N	N	N	C					
Health Care	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	C	N	N	P	N	P	N	P	N	N	N	N	N	P	N					
Institutional Care	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Intermediate Impact	C	C	C	C	C	C	P	**	P	N	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N	C	C	C					
Personal & Group Care	**	**	**	**	**	**	**	**	N	P	**	C	C	C	C	C	N	P	N	P	N	P	N	P	N	P	P	P	C	C					
Religious Facilities	C	C	C	C	C	C	C	N	N	N	N	N	N	P	P	C	N	P	C	N	C	N	N	C	N	N	N	N	P	C					
COMMERCIAL ACTIVITIES										N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	P	N	N	N	N	N	N	N	N	
Animal Care & Veterinarian Services	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	P	N	N	N	N	N	N	N	N	N	N					
Automotive Parking	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	P	P	P	P	P	P	N	N	N	N	N					
Automotive Repair and Cleaning	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Automotive Servicing	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	N	N	N	N	N	N	N	N	N					
Building Materials and Farm Equipment	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Consumer Repair Services	N	N	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	N	P	P	P	P	C	C	C	P	P	P	P						
Construction Sales & Services	N	N	N	N	N	N	N	N	N	N	N	N	C	P	P	C	N	N	P	N	P	P	P	C	C	N	N	N	N						
Convenience Commercial	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	P	P	P	P	P	P	P	P	P					
Entertainment & Amusement Services	N	N	N	N	N	N	N	N	N	N	N	C	C	P	P	N	N	P	N	N	P	N	N	N	N	N	N	N	N						
Financial, Consultive, & Administrative	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	P	P	P	P	P	P	P	P	N					
Food & Beverage Services	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Food Service Drive-in & Drive-thru	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
General Business & Communication Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
General Personal Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	N	P	P	P	P	P	P	P	P	P	N						
General Retail Trade	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N						
Group Assembly	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	N	N	N	N	N	N	N	N	N	N	N	N					
Medical Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P	P	P	P	P	P	P	P	P	N	N					
Scrap Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Transient Habitation: Hotel	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	N	N	N	N	N	N	N	N	N	N	N					
Transient Habitation: Motel	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	N	N	N	N	N	N	N	N	N	N	N					
Transient Habitation: Extended Stay Hotel/Motel	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N					
Transient Habitation: Short Term Rental Property	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Transient Habitation: SRO	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Transport & Warehousing	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Undertaking Services	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Vehicular, Craft & Related Equipment Sales	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Wholesale Sales	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N	P	N	N	N	N	N	N	N	P	P					
Tourist Oriented Limited Manufacturing****	N	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N					
MANUFACTURING ACTIVITIES										N	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N		
Limited	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Intermediate	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
High Technology Manufacturing, Assembly, Process	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Extensive	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
AGRICULTURAL, RESOURCE PRODUCTION & EXTRACTIVE ACTIVITIES										N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Agricultural Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Crop & Animal Raising	P	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Mining & Quarrying	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Plant & Forest Nurseries	P	C	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
Confined Animal Feeding Operations	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N					
*Mobile Home Park																																			
**All such facilities are prohibited with the exception of Day Care Homes as defined in Section 14-1409(e)(2)(g) which shall be permitted by conditional use																																			
***May be considered only when the PUD contains 200 dwelling units or more.																																			
**** Interchange Overlay District limitation of uses per Ordinance 13-806. Retail limited to convenience market in relation to a fuel and service station.																																			
***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.																																			
High Technology Manufacturing, Assembly, and Processings per Ordinance# 12-784																																			
INFORMATION EFFECTIVE ON SEPTEMBER 11, 2020 Check for any Zoning Ordinance Amendments or Updates after this date.																																			