



July 11, 2022

Planning Commission
5:00 PM

City Hall - Massie Chambers

Agenda:

Call to Order

Approval of Agenda

1. Approval of July 11, 2022 Meeting Agenda

Approval of Meeting Minutes

2. Approve June 6, 2022 Meeting Minutes

Individual Review of Regular Agenda Items

3. Dry Creek Cottages: CDS Capital, LLC -Performance Bond Extension
4. 7-Eleven Store#1047011/Development Management Group, LLC: Requests revised high-rise pole sign location at 843 Hwy 31W/Louisville Highway. Properties referenced as Sumner County Tax Map/Parcel 141/ 012.00 and is zoned CS, Commercial Services, Interchange Overlay (#010-20). Property Owners: Octane Partners 31 LLC- *Project Site Plan approved at the November 2, 2020 Meeting*
5. Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised site grading design and roadway improvements for 311 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. Property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Proctor Family Partnership (#012-20) *Deferred at June 6, 2022 Meeting*
6. 1211 South/TKC Architecture & Engineering LLC: Requests recommendation to the City Commission for rezoning from Agricultural to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for seventy-five (75) multi-family residential units on a portion of 6.9 acres at 1211 Dickerson Road. The front portion of the property is zoned CS, Commercial

Services. Property referenced as Davidson County Tax Map/Parcel# 03300003400. Property Owners: Eugene and Gerald Studer (#6-22) *Deferred at June 6, 2022 Meeting*

7. Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the definition of family to be consistent with the Tennessee Code Annotated definition.

DISCUSSION ITEM:

8. Dry Creek Cottages- Dry Creek Road
9. Staff Report on North Creek Commons and Copper Creek 2-6 Maintenance Bonds

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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105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2200 – Fax 615-851-2212

www.goodlettsville.gov

CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF RECOMMENDATION REPORT

Monday July 11, 2022 5:00 PM

REVISED

ITEM#1 Approval of Agenda

STAFF NOTES: The applicant of the Lofts at Rivergate Regional Center Planned Unit Development Rezoning and Preliminary Master Plan on Rivergate Parkway requested the item to be pulled from the previously advertised agenda due to the project design being reviewed by the applicant.

STAFF RECOMMENDATION: Approval

ITEM#2 Approval of June 6, 2022 Meeting Minutes

STAFF NOTES: N/A

STAFF RECOMMENDATION: Approval

ITEM#3 Dry Creek Cottages: (Dry Creek Acquisitions LLC) -Performance Bond Extension

STAFF NOTES:

The current \$ 198,000 performance bond expires August 23, 2022. Per the applicant the project ownership has changed from CDS Capital LLC to Dry Creek Acquisitions LLC. The project construction has lapsed. The remaining project improvements include utilities, private drive and parking, sidewalks, retaining wall, storm water, landscaping, and lighting. Due to the current calculated inflation over eight (8%) percent, staff recommends the bond be increased by ten (10%) percent to \$ 218,000 for the 2022-2023 bond period.

STAFF RECOMMENDATION:

Approval for one-year bond extension and increase to \$ 218,000.

ITEM#4 7-Eleven Store#1047011/Development Management Group, LLC: Requests

revised high-rise pole sign location at 843 Hwy 31W/Louisville Highway. Properties referenced as Sumner County Tax Map/Parcel 141/ 012.00 and is zoned CS, Commercial Services, Interchange Overlay (#010-20). Property Owners: Octane Partners 31 LLC- *Project Site Plan approved at the November 2, 2020 Meeting*

STAFF NOTES:

The applicant has requested to relocate the approved high rise pole sign location on the property from the back/side of the primary building to the front/side due to signage visibility limitations. The applicant is not proposing to alter the approved sign height or square footage. The approved high rise sign height and square footage is the base sign height maximum at sixty (60') feet and

maximum square footage of 175 square feet permitted in the Interstate Sign District. The proposed high rise sign location would not impact any residential areas since the proposed location would be closer to the intersection of the Louisville Hwy 31W / I-65 south bound entrance ramp. The Zoning Ordinance permits the Planning Commission to review alternative sign locations based on sight limitations of the sign required to be located behind the primary building. The applicant has provided videos of the sign visibility that can be presented at the meeting.

STAFF RECOMMENDATION:

Approval based on the applicant's defined sight limitation and the proposed revised sign location not impacting any residential areas.

Referenced Zoning Ordinance Section

(2) Interchange sign zone. Within the area of the interchanges of I-65 and Rivergate Parkway, Long Hollow Pike, and U.S. 31W identified as "Interstate Sign Zone" as shown on the attached maps, the following provisions shall apply and be in addition to and supplement § 14-305(1). All other pertinent provisions of § 14-305(1) remain as applicable.

(a) Signs installed under this section, the maximum height for a pole sign shall be sixty feet (60') and the minimum height shall be forty feet (40') and the **pole sign is to be located between the back of the primary building and the rear property line unless the property contains site limitations that prevent the sign installation and if the sign location would create limited sign visibility as determined during site plan review.**

ITEM#5 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised site grading design and roadway improvements for 311 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. Property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Proctor Family Partnership (#012-20) *Deferred at June 6, 2022 Meeting*

STAFF NOTES:

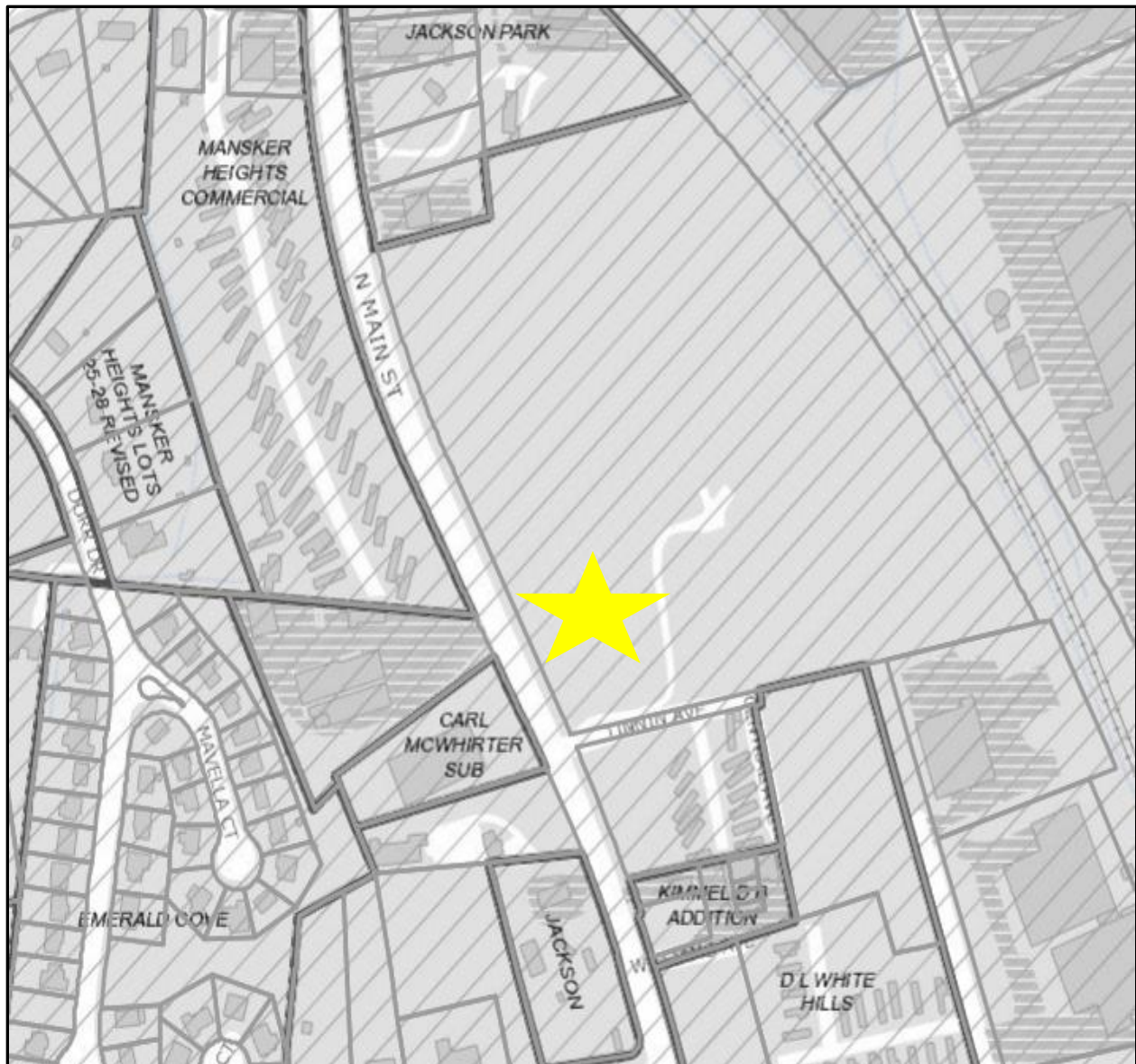
The request was deferred at the June meeting for the applicant to review the Planning Commission's request for revised building material requirements with the revised site grading design and information on the TDOT, Tennessee Department of Transportation access permit review process. Staff had a conference call with TDOT and the driveway access permit is in the review process. The project traffic study was discussed and since it did not warrant a traffic signal then TDOT would not permit a traffic signal installation. Staff discussed with the TDOT representative the traffic study warrant for a right turn deceleration lane at the main south entrance, but the project proposal was not to install the right turn deceleration lane due to the

close proximity of the adjacent Tinnin Avenue right-of-way. Staff discussed the Planning Commission's previous review and City request for TDOT to review alternative project intersection designs and the possibility of a reduced length deceleration lane for a "super" larger dimension entrance curb radius. The intention of the right turn lane or larger dimension curb radius is to permit vehicular access into the site at a higher traffic speed to reduce the level of speed conflicts along North Main Street. TDOT representatives discussed with the amount of property roadway frontage then no alternatives to the turn lane design would typically be permitted. TDOT representatives and staff discussed the possibility of a revised project design to incorporate the right turn deceleration lane. The applicant has provided a revised traffic study included in the meeting packet and the right turn deceleration lane warrant after further review was not included. Staff has asked the applicant to speak on the revised traffic study during the meeting presentation.

The applicant has requested to discuss the Planning Commission's request about revised building material requirements discussed at the June meeting. Staff requests the Planning Commission to determine if the City needs to request TDOT to review any additional design improvements on N. Main Street per the original Planning Commission's original review and the City's request to TDOT.

The Planning Commission at the February 2021 meeting included the following requirement for building materials:

Design Guideline variance request to permit building exteriors with twenty-five (25%) percent brick and seventy-five (75%) percent cement fiber board siding with the exception of the building façade fronting N. Main Street to include seventy (75%) percent brick and twenty-five (25%) percent cement fiber board siding and glass and the side of the northern buildings visible from N. Main Street include a minimum fifty (50%) percent brick with the cement fiber board.



STAFF RECOMMENDATION:

Approval of revised landscaping plan, open space design, and retaining wall design. Staff requests the Planning Commission's determination on the revised building material requirement discussed at the June meeting. Staff's recommended approval includes that if the North Main Street access driveway improvements required by TDOT are different from the original development approval and City request then the TDOT design and permit requirements would apply.

ITEM#6 1211 South/TKC Architecture & Engineering LLC: Requests recommendation to the City Commission for rezoning from Agricultural to HDRPUD, High Density Residential

Planned Unit Development and preliminary master plan approval for seventy-five (75) multi-family residential units on a portion of 6.9 acres at 1211 Dickerson Road. The front portion of the property is zoned CS, Commercial Services. Property referenced as Davidson County Tax Map/Parcel# 03300003400. Property Owners: Eugene and Gerald Studer (#6-22) *Deferred at June 6, 2022 Meeting*

STAFF NOTES:

The request was deferred at the June Planning Commission meeting. The Planning Commission requested additional information on the project grading. A preliminary grading plan was provided. Staff has requested the private roadway design to be limited to ten (10%) percent per review by the City's Fire Marshal. The limitation is based on the project design with a single driveway access point and the length of the drive.

Per June Planning Commission Staff Report:

The property is included on the City's Comprehensive Land Use Plan as Commercial Concentration and Residential Development High Density with a defined line of Low-Density Residential Conservation between the Commercial Concentration and Residential High-Density area designations on the property and adjacent properties. The project zoning and preliminary master plan is based on the fifteen (15) units per acre increased density provision of the Zoning Ordinance. The recent Zoning Ordinance amendments defined the increased density from seven (7) to fifteen (15) units per acre in a mixed-use design or setting and the increased density be limited to properties located along major roadway routes like Dickerson Road.

Referenced Zoning Ordinance Section:

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 route including pedestrian connections to the mixed-use commercial center areas.

The applicant submitted a water service availability letter from Madison Suburban District. The applicant previously received a request for sewer service availability letter from the Metro Water Department, but it was determined that the sewer service would be from the City of Goodlettsville. The City's Public Works Department is currently reviewing the sewer service availability. The architectural renderings provided include a notation that the plans will be revised to reflect the City's Design Guidelines requirements of a minimum fifty (50%) percent brick and or stone with secondary materials being one or a combination of either split face block, EIFS (Exterior Insulation and Finish System), or cement fiber board siding. Staff has requested with the applicant that if the rezoning and preliminary master plan is approved, a traffic study to be completed with the final master plan to determine the need for any south bound acceleration or deceleration turn lane or other Dickerson Road improvements with the project design.

STAFF RECOMMENDATION:

Approval based on the Comprehensive Plan Designation of Residential Development High Density Residential and the project maintaining the existing CS, Commercial Services property zoning along the front portion of the property with the following stipulations:

- Applicant receiving the sewer utility commitment letter stating service is available including any upgrades required by developer for the proposed density with the letters being submitted prior to review of the request by the City Commission.

- Preliminary master plan amendment recommendation is based on limiting the project design access to ten (10%) percent slope.

ITEM#7 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the definition of family to be consistent with the Tennessee Code Annotated definition.

STAFF NOTES:

Staff received a request to remove an insensitive and dated term from the Zoning Ordinance definition of family. Staff prepared the proposed amendment which includes consistency with the state law protection for a home for persons with disability. The state law protection is for a single-family dwelling unit resident setting and the proposed amended ordinance specifies a single-family residence dwelling unit for the home for persons with disability.

STAFF RECOMMENDATION: Approval

Existing Ordinance

gg) "Family." One (1) person, or two (2) or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such dwelling unit shall contain over five (5) persons, further provided that domestic servants and temporary nonpaying quests may be accommodated. Family shall not be construed to include a fraternity, sorority, club, or institutional group. Provided that family shall include eight (8) or fewer unrelated, mentally retarded, mentally handicapped, or physically handicapped persons plus two (2) additional persons acting as house parents or guardians who need not be related.

AMENDED ORDINANCE

gg) "Family." One (1) person, or two (2) or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such dwelling unit shall contain over five (5) persons, further provided that domestic servants and temporary nonpaying quests may be accommodated. Family shall not be construed to include a fraternity, sorority, club, or institutional group. **Provided that family shall include eight (8) or fewer unrelated persons with disabilities and up to three (3) persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities residing in a single-family residence dwelling unit, pursuant to T.C.A. § 13-24-102. The family definition does not include residences where persons with disabilities reside that are operated on a commercial basis. As used in this definition, “disabilities” does not include persons who are mentally ill and, because of such mental illness, pose a substantial likelihood of serious**

DISCUSSION ITEMS

The current project approval includes fourteen (14) detached dwelling unit and one- two (2) unit attached unit for a total of sixteen (16) units on 2.34 acres on Dry Creek Road. The property is zoned HDRPUD, High Density Residential Planned Unit Development. The property owners obtained a 1.49-acre property adjacent to the project property and behind the homes along Draper Drive. The 1.49-acre property is zoned R25 Low Density residential. A project amendment and rezoning would be required to include the adjacent 1.49-acre property into the development. The proposal is for a single apartment/condo style building instead of detached buildings due to the amount of project grading required with the current project approval. Staff discussed the maximum property zoning is seven (7) units per acre on the 2.34-acre property and would not recommend any higher density on the 2.34-acre property in this area of Dry Creek Road with the adjacent single family homes and townhouses across Dry Creek Road.



-North Creek Commons- July 2022 Expiration- \$ 60,000 Maintenance Bond

Public Work, Storm Water, and Planning Staff met with the property owner to review and confirm the required additional site work including replanting street trees. The maintenance bond has been approved by staff to be released.

Copper Creek 2-6 August 2022 Expiration \$ 48,000 Maintenance Bond Expiration-

Staff was notified in May 2022 of a section of bank slope failure in the back yards of four (4) properties on Fall Creek Circle. The developer is currently working on a slope repair design and has agreed to complete the bank work within ninety (90) days. A limited maintenance bond extension will be required to be extended for this time frame to ensure the completion and stabilization of the bank slope failure. All other public improvements in phase 2-6 have been approved by staff to be released from the maintenance bond. The developers are currently completing detention pond repairs and final stabilization in phases 2-1, 2-4, and 2-5 and these phase bonds will be held to ensure the final completion and stabilization.



Cummings Resources, LLC
Two Lakeview Place
15 Century Blvd., Suite 200
Nashville, TN 37214
1-800-489-7446
<http://cummingsbrandnew.com>

Date 7/5/2022

City of Goodlettsville
Planning Commission
318 N. Main Street
Goodlettsville, TN 37072

RE: Ground sign location for proposed 7-Eleven

The subject property is located at southeast intersection of I-65 and Hwy 31W, in the city of Goodlettsville, TN. The applicant requests that they be allowed to place the approved 60' pylon in front of the building, rather than behind it, due to visibility issues. The main reason for the request is that the difference in elevation between the interstate and Hwy 31 W, combined with the trees in the interstate TDOT right of way, makes it difficult to see the sign from the interstate. The best location on the property is on the corner of the property facing the exit ramp.

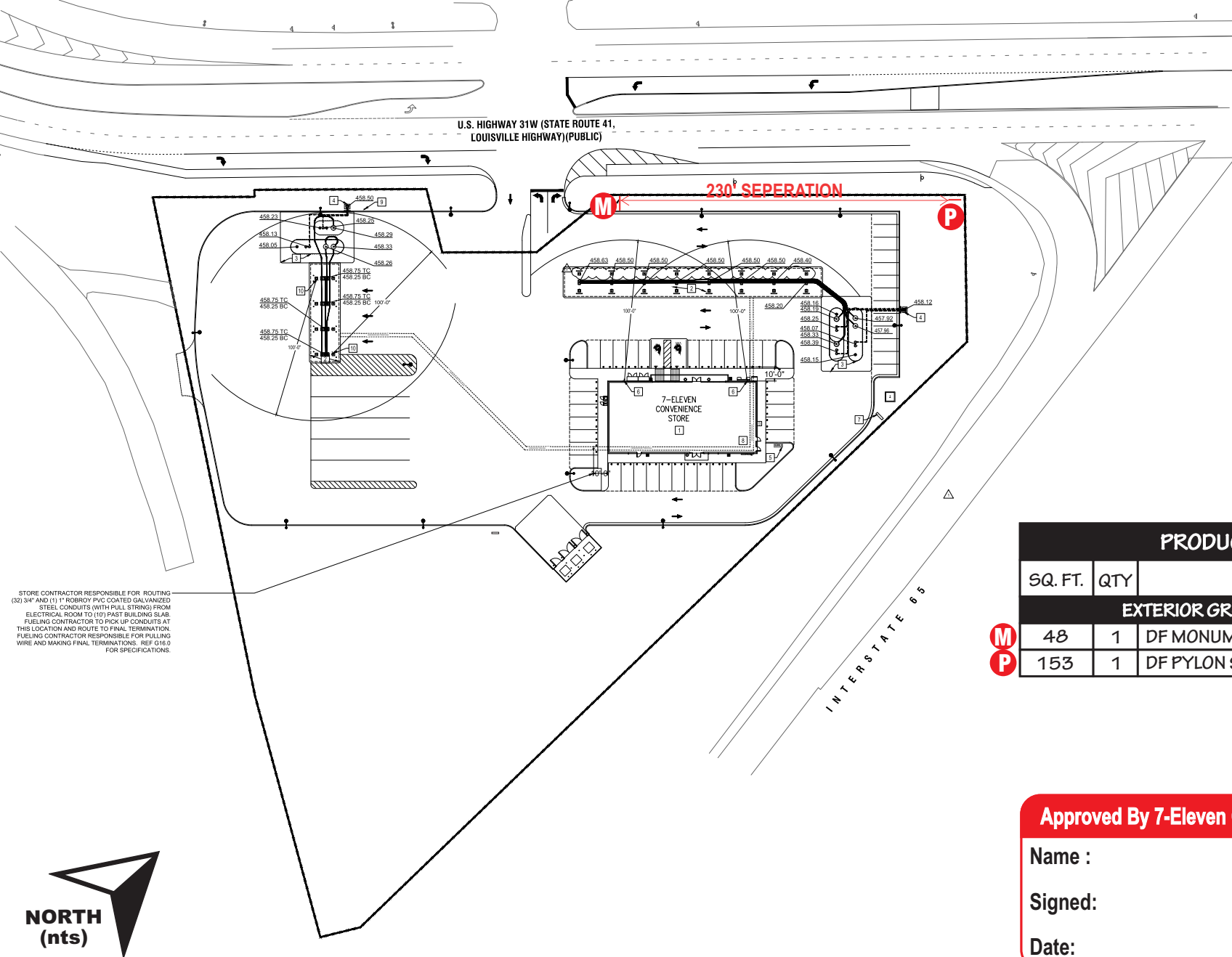
Balloon tests have been done to test the visibility from three different locations on the property and it has been determined that due to the trees and the hills, the sign is barely visible from the interstate at all. Therefore, the best and most visible location is in front of the building, so that it is visible from the exit ramp. This will still allow a 230' separation between the pylon sign and the monument at the entrance.

7-Eleven #41963 Goodlettsville, TN located at,
(Name of Business)

843 HWY 31W Goodlettsville, TN 37072.
(Address of Business)

Feel free to contact me with any questions.

Sincerely,
Cassandra M Rich
Cassandra M Rich
Cummings Resources, LLC
(615)622-0474



PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR GROUND SIGNS		
48	1	DF MONUMENT SIGN
153	1	DF PYLON SIGN

Approved By 7-Eleven Construction Manager

Name : _____

Signed:

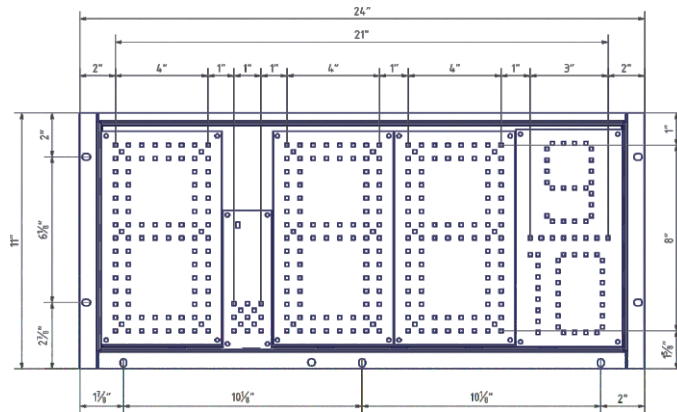
Date: _____

Job Location: 1047011
Hwy. 31 & I-65,
Goodlettsville, TN 37072
Date: May 31, 2022



D-ORDER# 102566.17
Project Mgr.: Cassandre Rich
cassandre.rich@cummingssigns.com
Page: 1 of 3 **Page 12 of 12**

M



1" EXPOSED GREEN FLANGE

2" PAN

DIMENSIONAL DETAILS
PROPORTIONAL TO HEIGHT
OF THE FACE7-ELEVEN
STREET SIDE

9'-7"

5'-0"

4'-7"

8" DIGITS / 2" COPY
CENTER POLE MOUNTPROPOSED: 48 SQ. FT.
ALLOWED: 50 SQ. FT.DF INTERNALLY ILLUMINATED
MONUMENT SIGN

7-ELEVEN SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED GREEN TM PMS 341C.
- PAN-FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/1ST SURFACE DECORATION
- LED ILLUMINATION

RESTAURANT & FUEL PRICE COMBO SIGN HEAD

- 8" DEEP, DF EXTRUDED ALUMINUM CABINET, 2" RETAINERS & DIVIDER BARS PAINTED TRICORN BLACK SW 6258
- RESTAURANT FACES: PAN-FORMED WHITE POLYCARBONATE W/1ST SURFACE FLAT DECORATION
- FUEL PRICE FACES: PAN-FORMED CLEAR POLYCARBONATE FACES BACK SPRAYED BLACK WITH WHITE RECTANGLES FOR FLAT CLEAR ACRYLIC WORD PLATES WITH COPY WEEDED FROM BLACK & GREEN BACKGROUNDS TO SLIDE INTO 1ST SURFACE APPLIED CLEAR TRACKS.

FLAT PCU TRACK (PWM) 8" WHITE LED DIGITS

WORD PLATES:

5" X 25" CLEAR ACRYLIC W/ 2" COPY
WEEDED FROM BLACK VINYL TM FACE.5" X 25" CLEAR ACRYLIC W/ 2" COPY
WEEDED FROM 3M 3630-26 GREEN VINYL

- LED ILLUMINATED

BASE

- BASE TM BLDG. MASONRY BY OTHERS

7-ELEVEN COLORS

3M 3630-26 3M 3630-33 3M 3630-44

WHITE

LAREDO TACO COLORS

3M 3730-5319 GREEN WHITE BLACK

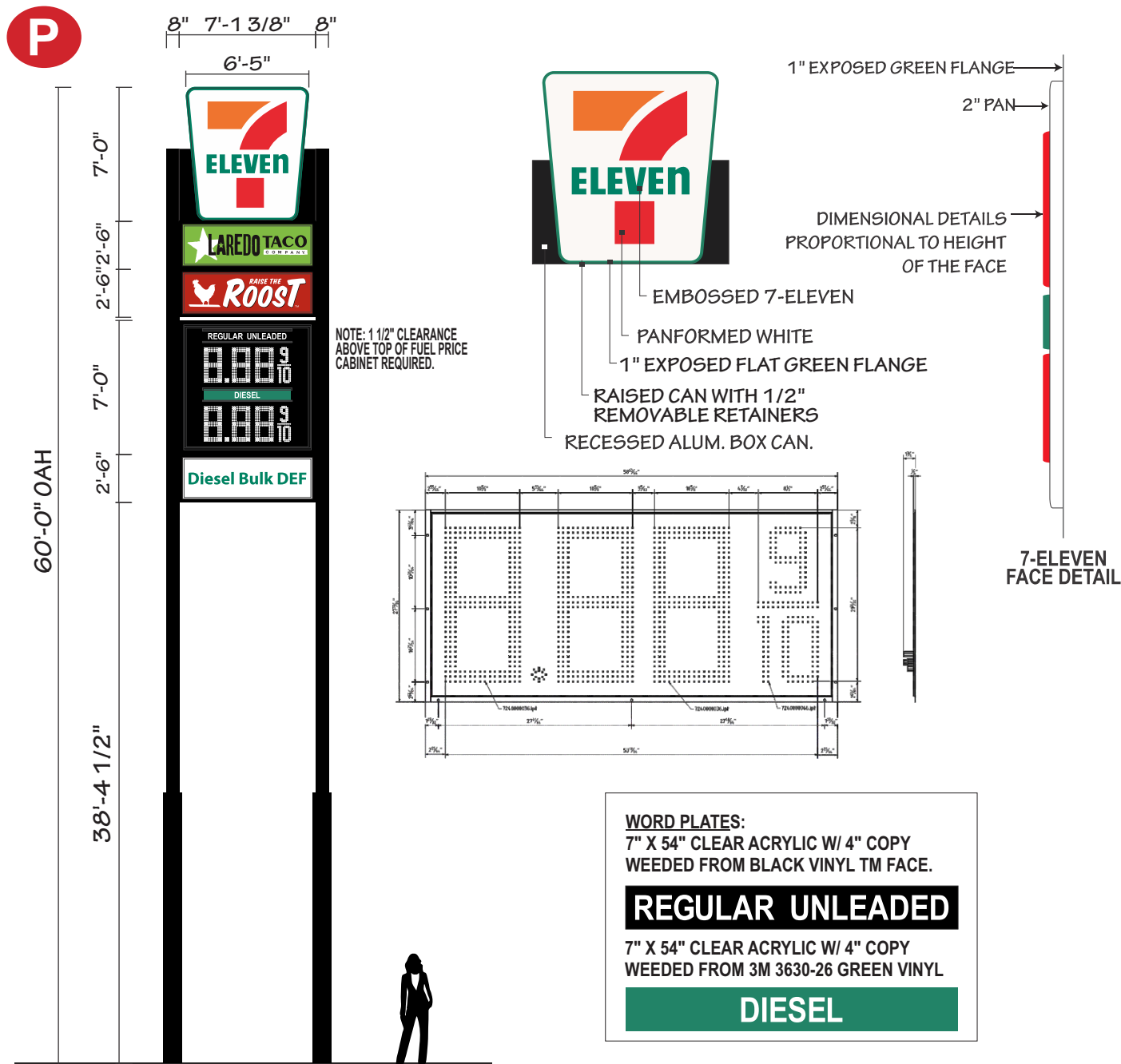
RAISE THE ROOST COLORS

3630-53 RED WHITE BLACK

Job Location: 1047011
Hwy. 31 & I-65,
Goodlettsville, TN 37072
Date: May 31, 2022

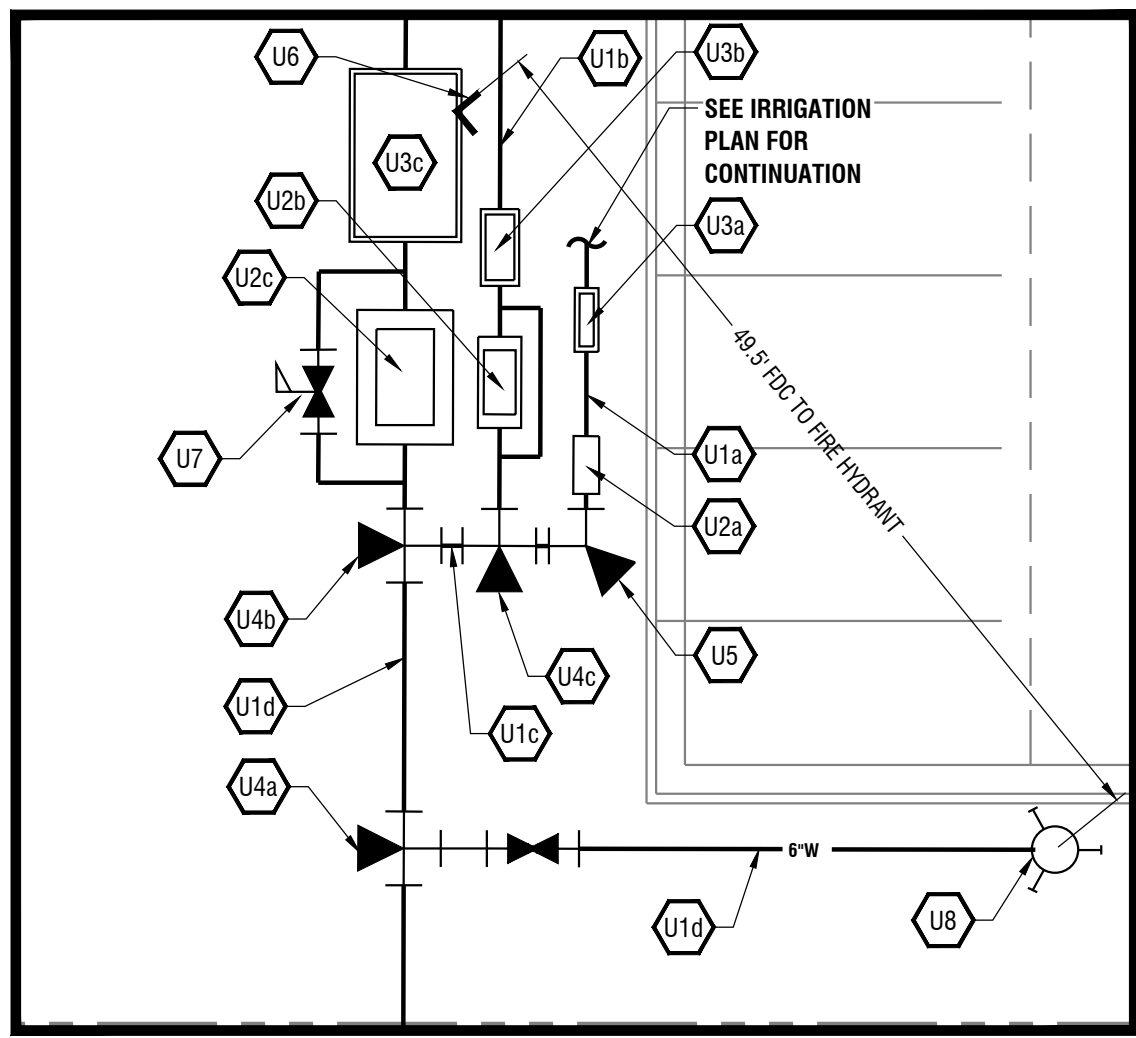


D-ORDER# 102566.17
Project Mgr.: Cassandre Rich
cassandre.rich@cummingsigns.com
Page: 2 of 3 Page 13 of 61



PROPOSED: 153 SQ. FT.
ALLOWED: 175 SQ. FT.

Z:\PROJECT DATABASE\2020\2019 - Octane Partners - 7 Eleven, Hwy 31 W at I-65 - Goodlettsville, TN\Plans\Engineer\2019_7-11 Hwy 31 Goodlettsville_C6-0_Utlidwg-C1.0 Oct 26, 2020 - 9:58am GaryEmerson



WATER SERVICE CONNECTION DETAIL

SCALE: 1"=10'

UTILITY NOTES AND OWNERS

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

SEWER

GOODLETTSVILLE WASTEWATER
215 CARTWRIGHT STREET
GOODLETTSVILLE, TN 37072
(615) 851-3470

GAS

PIEDMONT NATURAL GAS
541 SPENCE LANE
NASHVILLE, TN 37210
(615) 872-2349

WATER

WHITE HOUSE UTILITY DISTRICT
PO BOX 808
WHITE HOUSE, TN 37188
(615) 672-4110 EXT. 257

ELECTRIC

NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
(615) 747-3289

PROPOSED FEATURE LEGEND

SANITARY SEWER SERVICE	6"S
WATER SERVICE	W
ELECTRICAL SERVICE	UGE
GAS SERVICE	GAS

NOTE:

REFER TO SHEET C1.0 FOR GENERAL NOTES



Know what's below.
Call before you dig.

SOURCE OF VERTICAL DATUM:

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE
POSITIONING USER SERVICE (OPUS) GPS STATIC
OR GPS RAPID STATIC SURVEY SESSION
DATED 04/25/20.

TBM

P.K. NAIL SET IN THE ASPHALT PAVEMENT IN
THE MIDDLE OF THE SITE. ELEVATION 455.30
(NAVD 88) ELLIPSOID TO GEOID + 114.80
NAIL TO BE RESET PRIOR TO CONSTRUCTION

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED
PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE
'AE' AS SHOWN ON THE FLOOD INSURANCE RATE
MAP COMMUNITY PANEL NO. 47165C0377G WHICH
BEARS AN EFFECTIVE DATE OF APRIL 17, 2012.

DISTURBED AREA:

TOTAL DISTURBED AREA = 3.89 ACRES±

VICINITY MAP

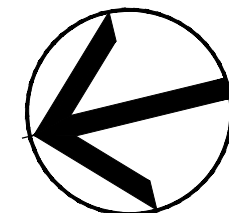
SURVEY NOTE:

BASE INFORMATION WAS TAKEN FROM AN ALTA/NSPS
LAND TITLE SURVEY PREPARED BY BLUE RIDGE
SURVEYING SERVICES DATED APRIL 27, 2020.
DEVELOPMENT MANAGEMENT GROUP, LLC SHALL
NOT BE HELD RESPONSIBLE FOR THE ACCURACY
AND/OR COMPLETENESS OF THAT INFORMATION
SHOWN HEREON OR ANY ERRORS OR OMISSIONS
RESULTING FROM SUCH.

NOTES BY SYMBOL

CODE	DESCRIPTION	DETAIL
U15	1" WATER SERVICE LINE	
U16	1.5" WATER SERVICE LINE	
U17	2" WATER SERVICE LINE	
U18	6" WATER SERVICE LINE	
U20	1" WATER METER (IRRIGATION)	C7.2
U20	2" WATER METER (DOMESTIC)	C7.2
U20	6" FIRE METER	C7.2
U23	1" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	C7.2
U20	2" REDUCED PRESSURE BACKFLOW PREVENTER IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	C7.2
U20	6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY IN HEATED ENCLOSURE BY SAFE-T-COVER OR APPROVED EQUAL	C7.2
U40	6" x 6" TEE	
U40	6" x 2" TEE	
U40	2" x 2" TEE	
U40	6" x 6" TAPPING SLEEVE & VALVE	
U5	CONCRETE BEND WITH THRUST BLOCK	C7.2
U6	FIRE DEPARTMENT CONNECTION	
U7	POST INDICATOR VALVE	
U8	FIRE HYDRANT ASSEMBLY COMPLETE	C7.2
U20	SANITARY SEWER SERVICE (6" PVC SCH-40)	
U21	SANITARY SEWER CLEANOUT	2/C7.1
U22	GREASE INTERCEPTOR (1,000 GALLON MIN.)	
U30	GAS SERVICE LINE	
U35	GAS METER	
U40	PAD MOUNTED TRANSFORMER	
U41	UNDERGROUND ELECTRICAL LINE	

SANITARY SEWER PIPE							SAN. STRUCTURES	
FROM STRUCTURE ID	TO STRUCTURE ID	PIPE (SIZE/TYPE)	INVERT	INVERT	LENGTH (LIN. FT.)	SLOPE (%)	STRUCTURE ID	STRUCTURE TYPE
S10	S9	6" PVC	454.10	453.76	17	2.00	S1	BLIND CONNECTION
S9	S8	6" PVC	453.76	453.70	3	2.00	S2	CLEANOUT
S8	S7	6" PVC	453.70	453.64	3	2.00	S3	CLEANOUT
S7	S6	6" PVC	453.64	452.40	62	2.00	S4	CLEANOUT
S6	S5	6" PVC	452.40	450.90	75	2.00	S5	DROP CLEANOUT
S5	S4	6" PVC	450.90	449.40	75	2.00	S6	CLEANOUT
S4	S3	6" PVC	449.40	448.10	75	1.73	S7	CLEANOUT
S3	S2	6" PVC	448.10	446.80	67	1.94	S8	GREASE INTERCEPTOR
S2	S1	6" PVC	446.80	446.13	34	1.95	S9	CLEANOUT
T1	S6	6" PVC	456.50	455.00	16	9.38	S10	CLEANOUT
							T1	CLEANOUT



TAX MAP: 142; PARCELS: 12.00 & 13.00
ZONING: CS COMMERCIAL SERVICE
W/INTERCHANGE (INT) OVERLAY

ISSUED FOR: ☐ CHECKSET ☒ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION



SCALE: 1"=30'

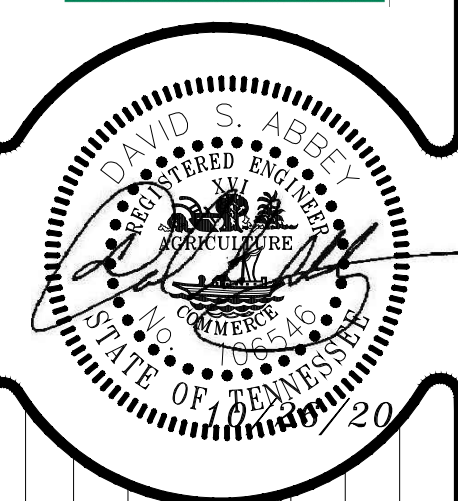
PLANS PREPARED FOR:

OCTANE PARTNERS 31, LLC
2020 21st AVENUE SOUTH, SUITE 202
NASHVILLE, TENNESSEE 37212
TELE:(615) 651-8376

PLANS PREPARED BY:

4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

7-ELEVEN
SITE NO. 1047011
843 HIGHWAY 31W
GOODLETTSVILLE, TN



REVISIONS

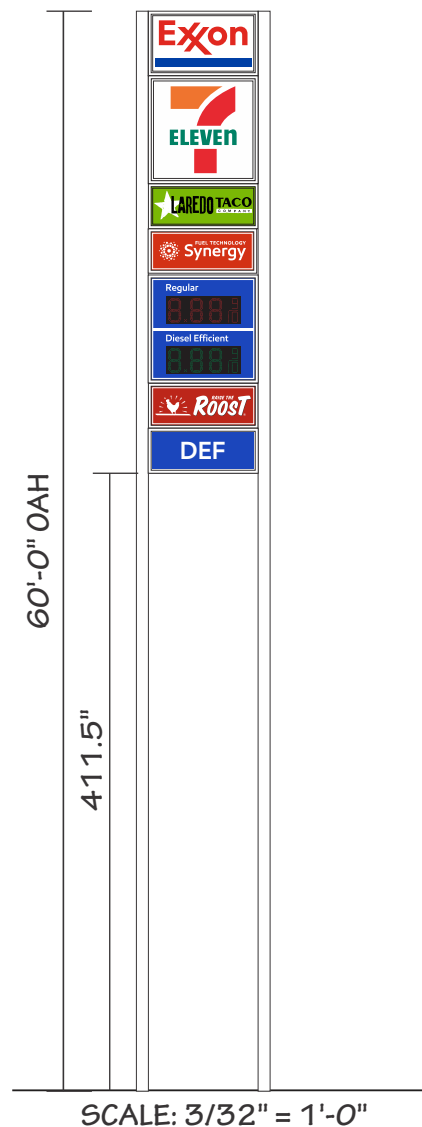
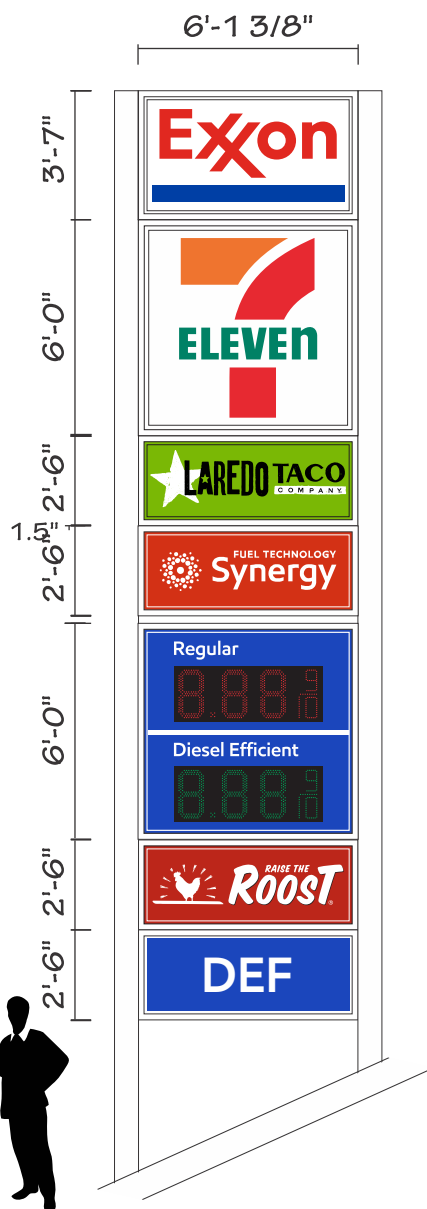
DESCRIPTION

DATE: 10/26/20

DMG Project No: 20119

SITE UTILITY PLAN

C6.0

DF HIGHWAY PYLON SIGN:

CABINETS: FABRICATED ALUMINUM PAINTED SW P8 EGGSHELL WHITE.

ILLUMINATION: LED

EXXON & 7-ELEVEN FACES: PAN-FORMED & EMBOSSED WHITE POLYCARBONATE WITH 1ST SURFACE DECORATION

FUEL PRICER: PAN-FORMED CLEAR POLYCARBONATE WITH 2ND SURFACE BACK SPRAYED DECORATION

LED DIGITS: 24" RED & GREEN (PWM)

PRODUCT COPY: 6" WHITE

LTC, RTR & DEF FACES :

PAN-FORMED WHITE POLYCARBONATE WITH 1ST SURFACE DECORATION

7-ELEVEN COLORS

 PMS 341C	 PMS 165C
 PMS 485C	 WHITE

EXXON COLORS

 PMS BLUE 293C	 EXXON RED	 WHITE
---	---	---

LAREDO TACO

 GREEN PMS 376	 PMS BLACK	 WHITE
---	---	---

RAISE THE ROOST

 3630-53	 BLACK	 WHITE
---	---	---

PROPOSED: 156.4 SQ. FT.
ALLOWED: 175 SQ. FT.

Job Location: 1047011

Hwy. 31 & I-65,
Goodlettsville, TN 37072

Date: January 15, 2021



D-ORDER# 102566.07

Project Mgr.: Jennifer Atkinson

jennifer.atkinson@cummingsigns.com

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Page 16 of 61

Goodlettsville Planning Site Plan Amendment

06.06.2022

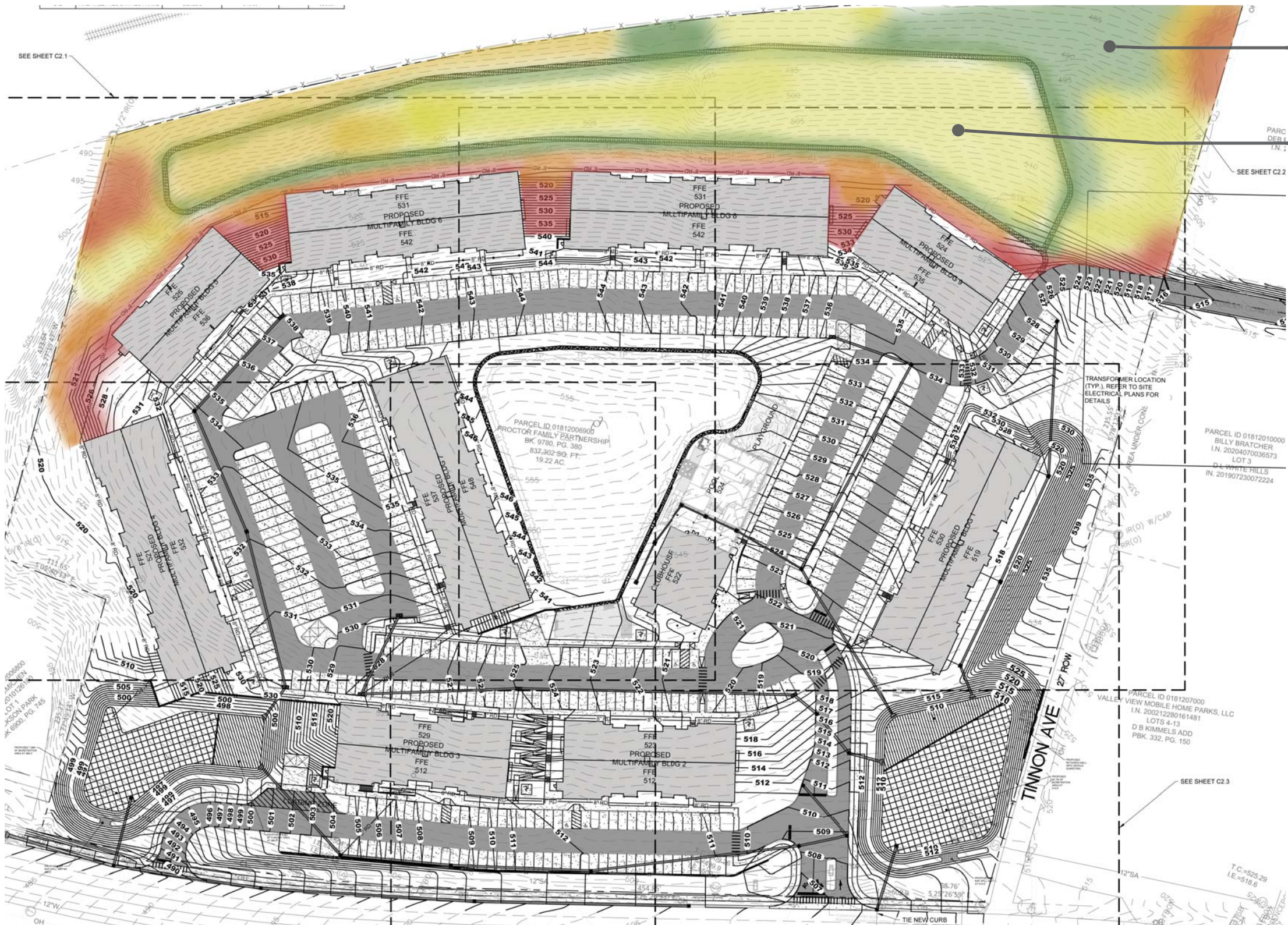


S|B

Stone Bridge Lofts

 HOLLADAY
VENTURES

Existing Conditions



Area of change

Existing 2:1 steep slope

Current conditions are:

- Red = Unwalkable slope
- Orange = Steep
- Yellow = Walkable but steep
- Green = Walkable

Proposed Alternate Design

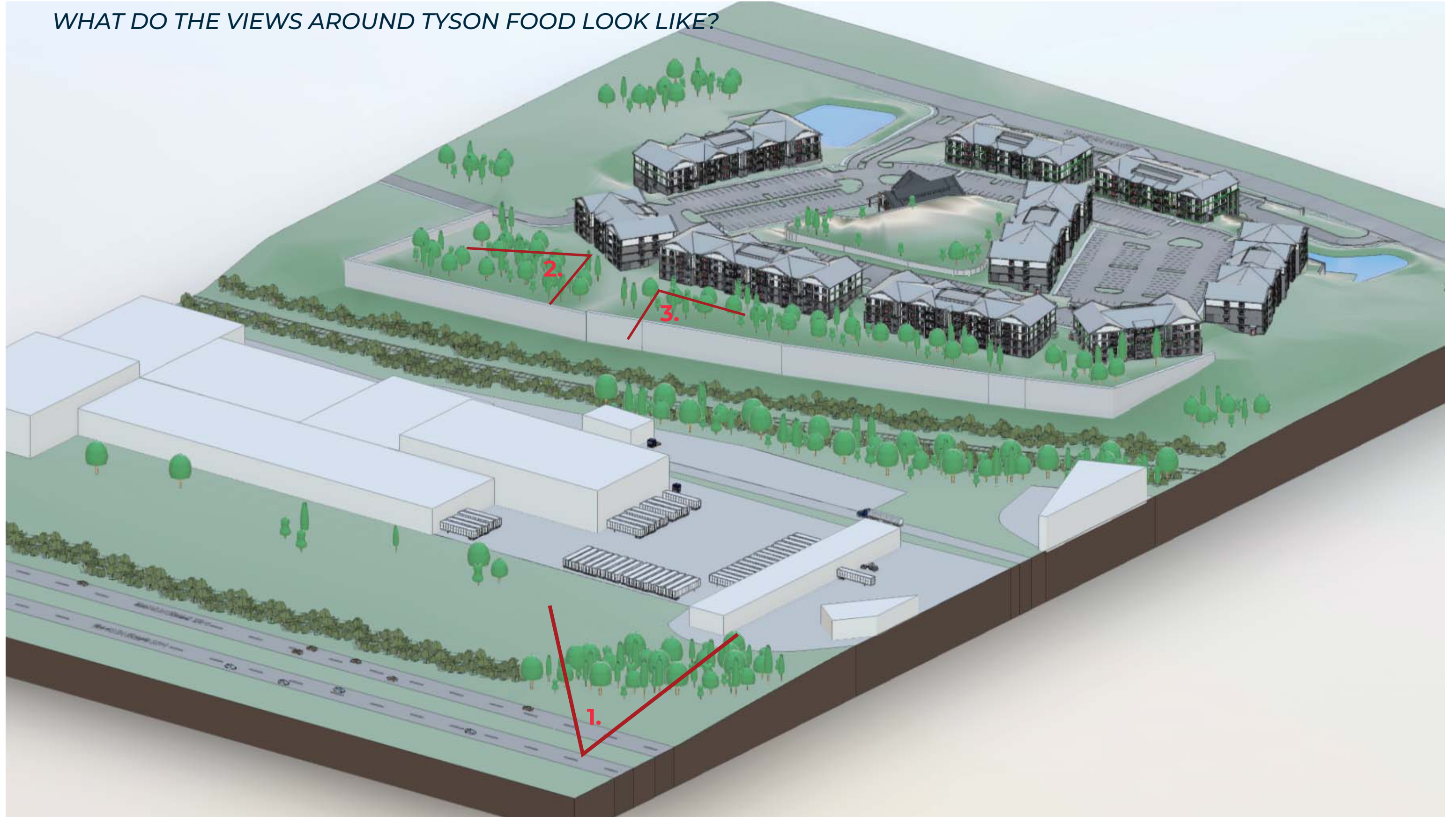
WHAT CHANGED FROM THE LAST MEETING?

1. WE PULLED BACK RETAINING WALL 20' FROM PROPERTY LINE.
2. ADDED LANDSCAPING PLAN (SEE ATTACHED) AND TREES
3. ADDED ADDITIONAL TREES FOR SCREENING TYSON FOODS
4. ADDED LARGER NATURE TRAIL
5. ADDED COMMUNITY FARM
6. ROUNDED RETAINING WALL AT CORNERS
7. SAVE OVER 100,000 CUBIC YARDS OF DIRT AND ASSOCIATED CONSTRUCTION TRAFFIC



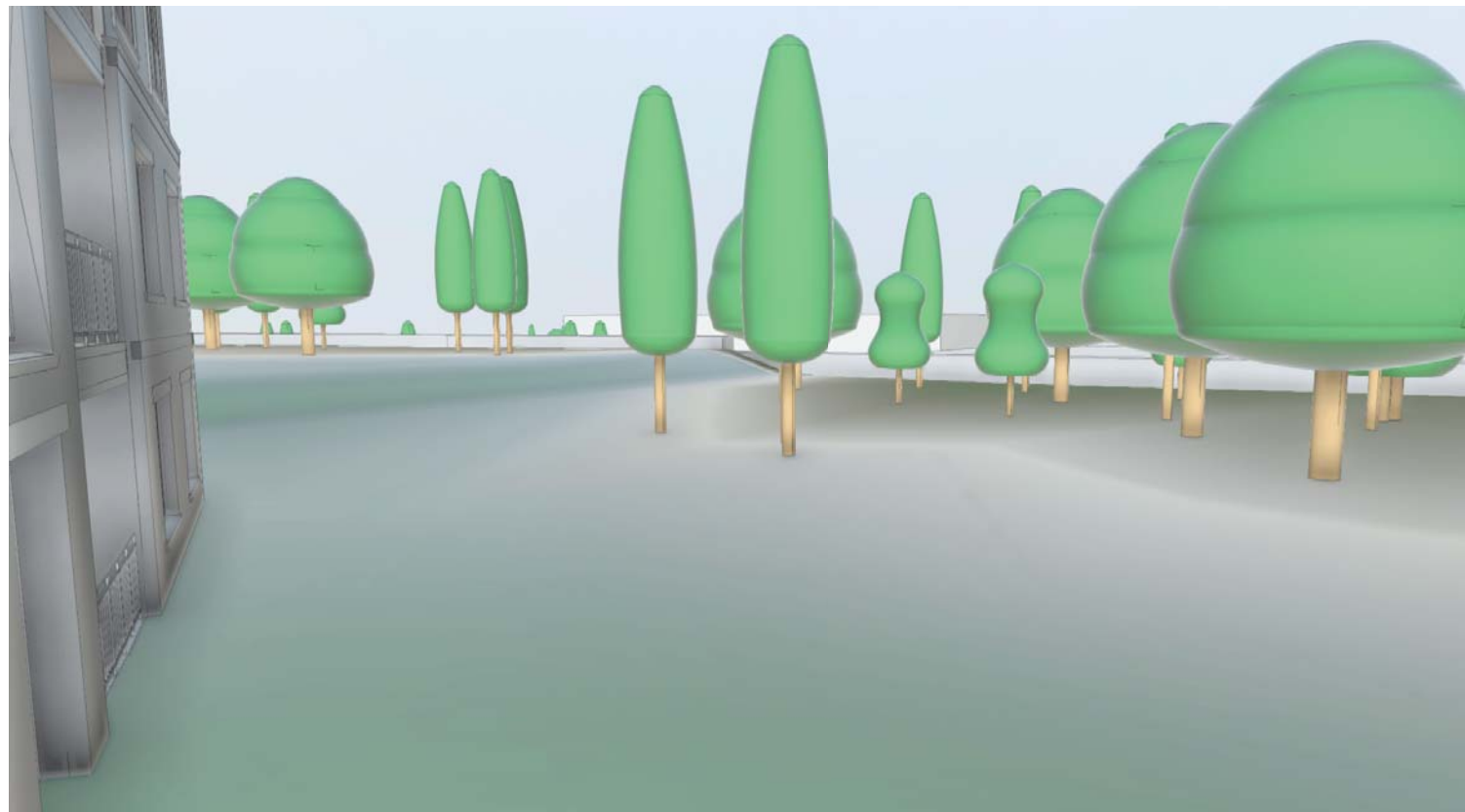
Proposed Alternate Design

WHAT DO THE VIEWS AROUND TYSON FOOD LOOK LIKE?

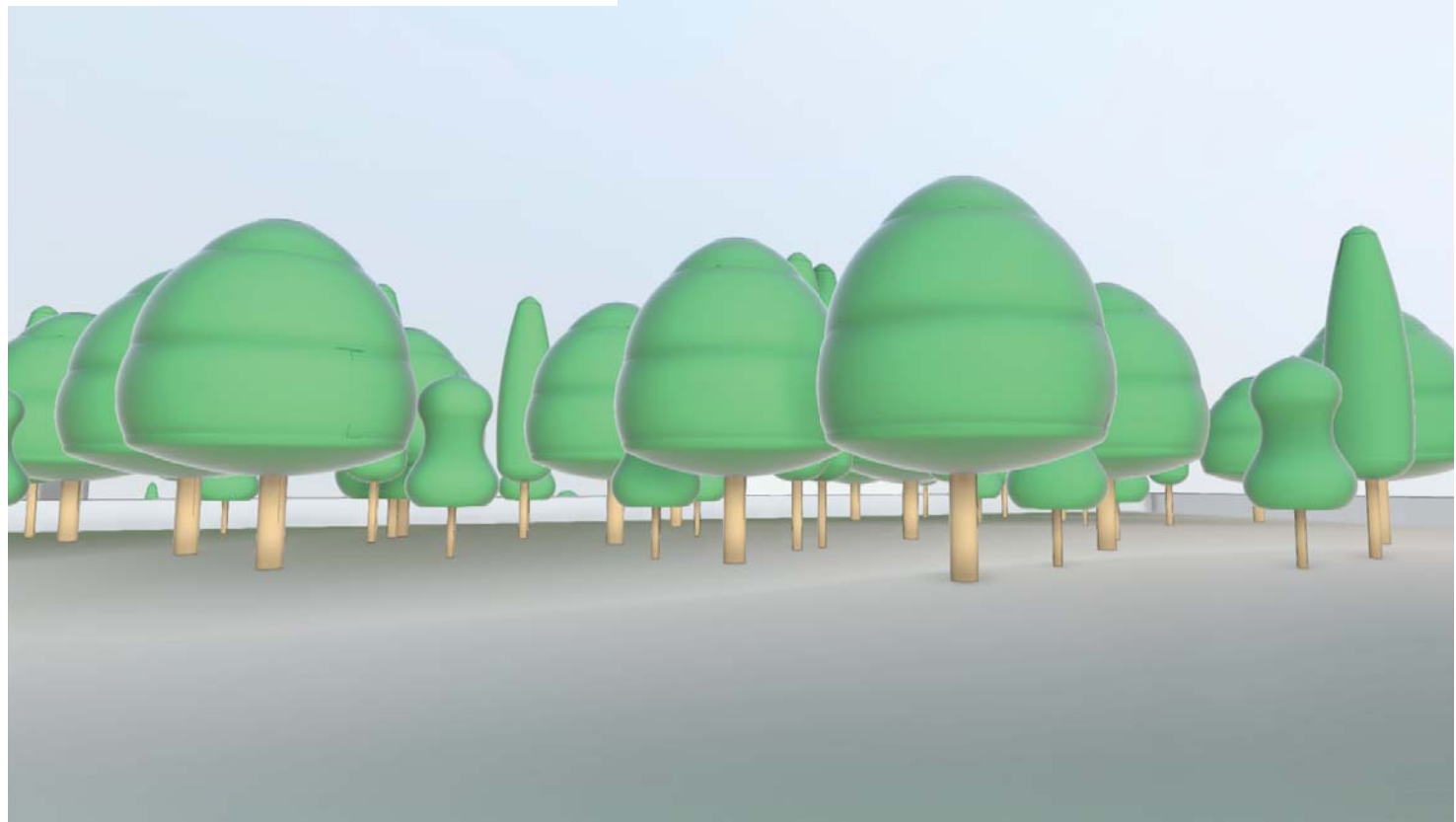




1. VIEW FROM HIGHWAY - ONCE TREES MATURE, THE BUILDING WILL BE LARGELY HIDDEN



3. VIEW TO THE NORTHWEST



3. VIEW TO THE NORTH

Retaining Wall & Trees



Retaining Wall Examples



Elm Trees



Hackberry

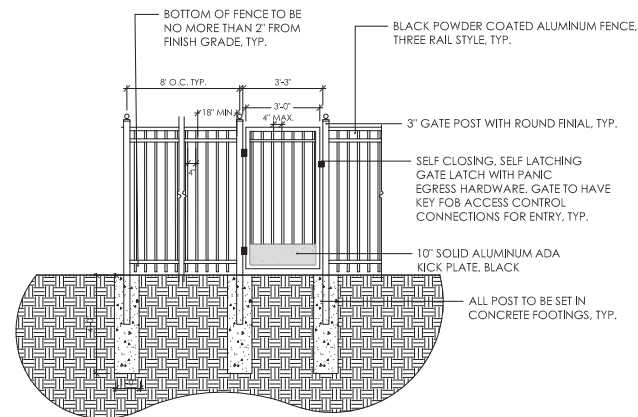


Black Locust

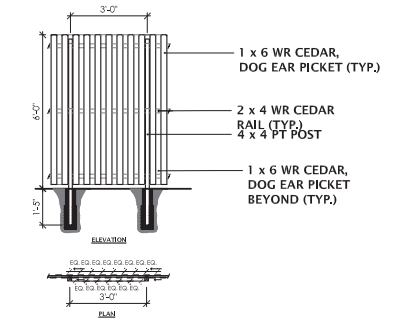


Elm, Cyprus, & Evergreens

A black metal fence with vertical bars and horizontal rails, set against a background of green trees and grass. The fence is made of black metal with vertical bars and horizontal rails. It is set against a background of green trees and grass. The fence is made of black metal with vertical bars and horizontal rails. It is set against a background of green trees and grass.



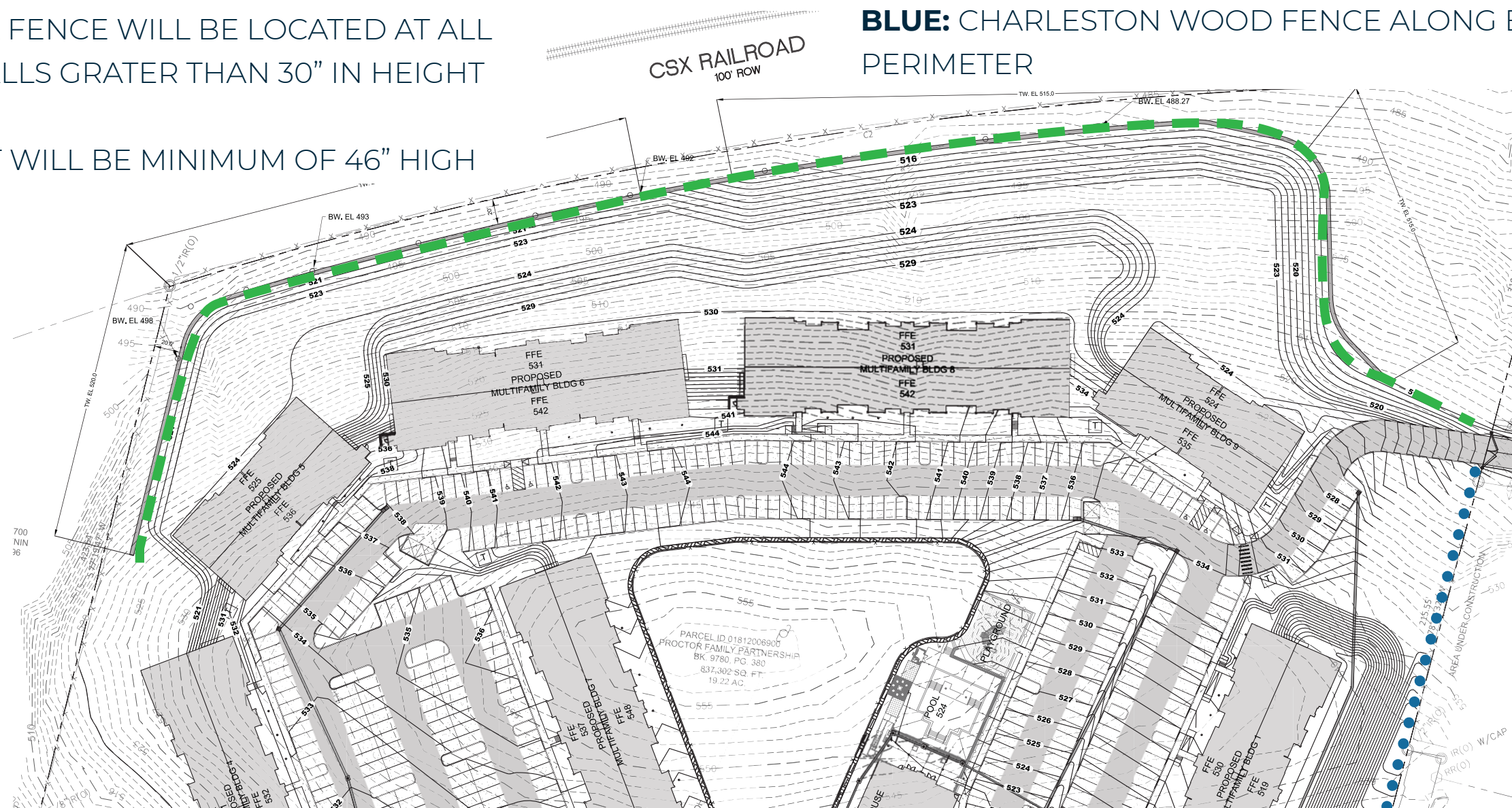
4 60" WALL FENCE
3/8" = 1'-0"



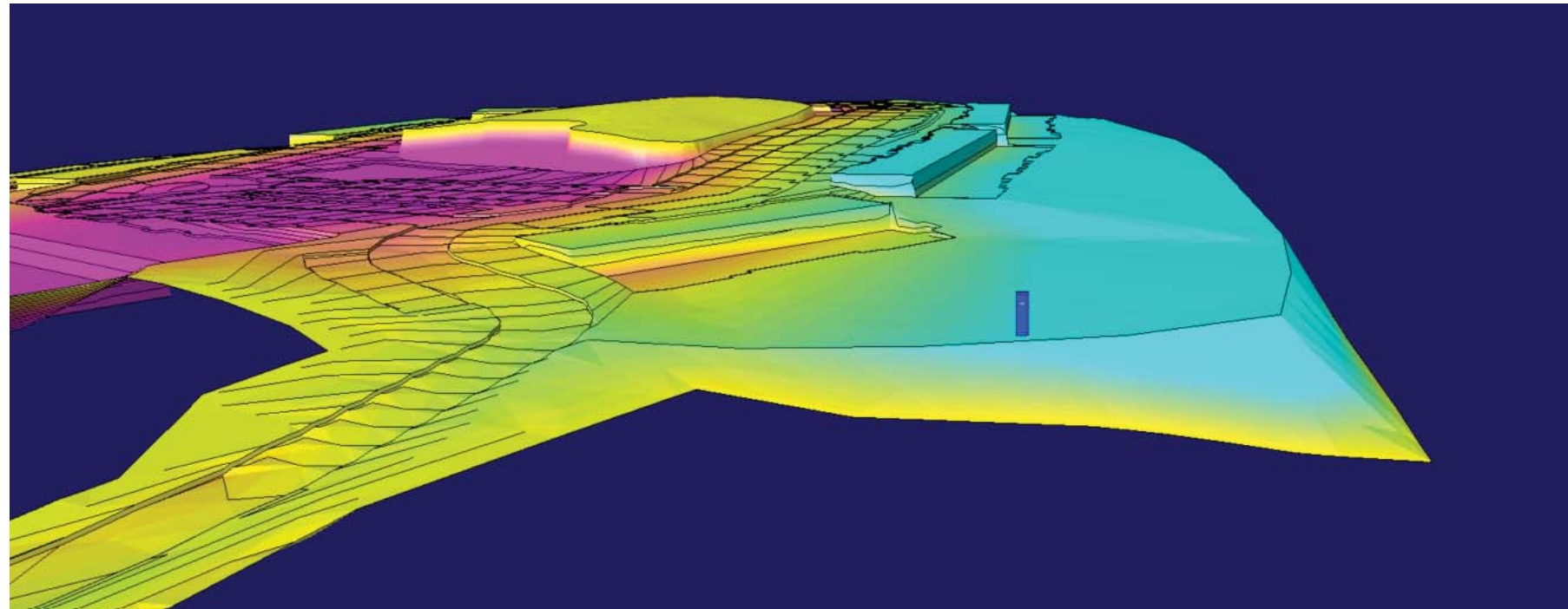
7 BOARD ON BOARD FENCE
NOT TO SCALE

BLUE: CHARLESTON WOOD FENCE ALONG EAST PERIMETER

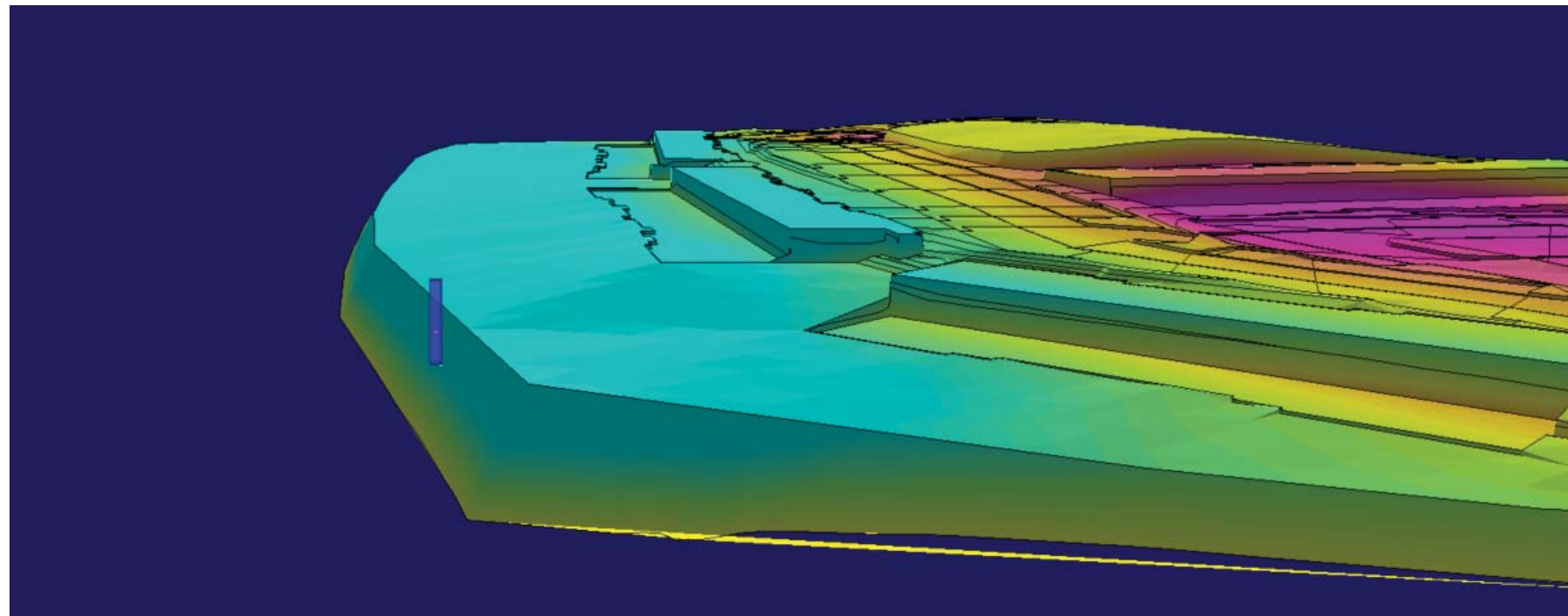
FENCE HEIGHT WILL BE MINIMUM OF 46" HIGH



Grading Study



View Looking North



View Looking South

LEGEND

Blue/Teal = "Fill" Dirt

Yellow/Green = Existing

Grading

Magenta = Excavated dirt

Why Are We Making This Change?

Issue: During the design process, we calculated we had to dig and remove over 100,000 cubic yards of dirt. This would involve:

- Thousands of large dump trucks traveling along main street
- Disrupting traffic
- Creating a lot of dust
- Increases our carbon footprint

Solution: We propose moving the excavated dirt to the north of the site. Doing so will:

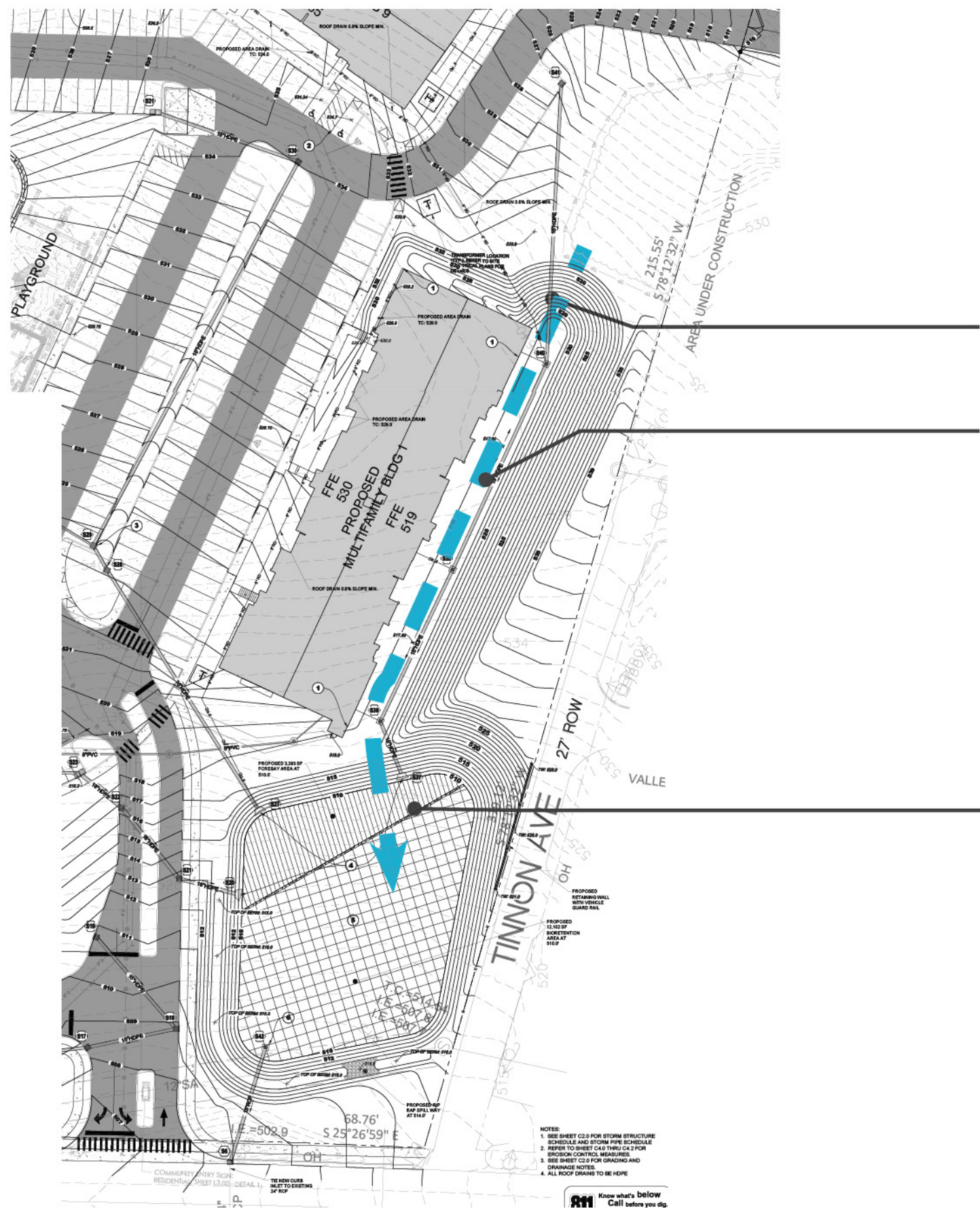
- Significantly reduces construction traffic
- Create a flat, “backyard” for families
- Plant ~ 500 new trees
- Create a community garden
- Larger nature trail
- Raising the land reduces view to manufacturing plant



Rather than using thousands of dump trucks to remove the dirt, we can create a flat land for resident recreation and community gardens.



Northeast Slope Water Question



Direction of stormwater flow

Total of four area drians

Biopond for the north/southeast portion of the site

CSX RAILROAD
100' ROW

GENERAL NOTES - LANDSCAPE PLANTING

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.
4. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) 2014. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON THE PLANS.
5. QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.
6. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.
7. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS.
8. PLANT SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
9. ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL 8&8 PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.
10. SHADE TREE MEASUREMENT: CALIPER SHALL BE MEASURED AT SIX INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION, WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
11. SHRUBS MEASUREMENT: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
12. ALL SOIL IN PLANT BED AREAS IS TO BE A BLEND OF CLEAN SIFTED TOP SOIL AND ORGANIC CONTENT. SEE NOTE #16.
13. ALL LANDSCAPE BED AREAS TO BE IRRIGATED WITH UNDERGROUND SYSTEM. IRRIGATION PLAN TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
14. NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVIEW AGENCY. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
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17. NO TREES SHALL BE PLANTED WITHIN 10' OF A SEWER OR WATER LINE.
18. SURVEY AND UTILITY PLANS PROVIDED BY BARGE CAUTHAN AND ASSOCIATES.
19. SEE CIVIL DRAWINGS FOR ALL UTILITY AND GRADING INFORMATION. ANY CONFLICTS BETWEEN THE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO.
20. ALL HVAC CONDENSER UNITS WILL BE PLACED ON BUILDING ROOFS, NO GROUND MOUNTED UNITS TO BE PROVIDED.

SITE LANDSCAPING CALCULATIONS

Landscape Site Data Table	
Site Area	19.22 Acres
Required Site ACI	1,345 Caliper Inches
Preserved Tree Area	565 Caliper Inches
Tree Removal 8" - 12"	17,278 Caliper Inches
Tree Removal 13" & Greater	1,085 Caliper Inches
Combined Required Tree Replacement	9,724 Caliper Inches
150% Max Replacement to Required Site ACI	2,016 Caliper Inches
Less Preserved Trees	282.5 Caliper Inches
Proposed Site Trees	1750 Caliper Inches
Final Overall Tree Replacement Provided	2032.5 Caliper Inches

EDGE PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
4610 CHARLOTTE AVE, SUITE 100
NASHVILLE, TN 37209
615-260-8154
www.edgela.com

Barge Cauthan CIVIL ENGINEER
BARGE CAUTHAN & ASSOCIATES
6605 CHARLOTTE PIKE, STE 210
NASHVILLE, TN 37209
615-356-9911

Stone Bridge

Site Plan

619 North Main St
Goodlettsville, TN

Holladay Ventures

225 Gentry Avenue
Nashville, TN 37206

PROJECT NO. 21150
Date: 5/26/2021
Issued for: City Permit

REVISIONS
1 5/26/2022 REVISED SITE PLAN

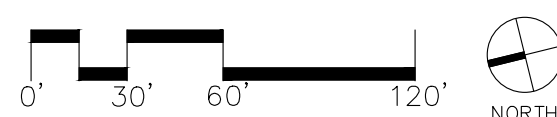
LANDSCAPE
PLANS

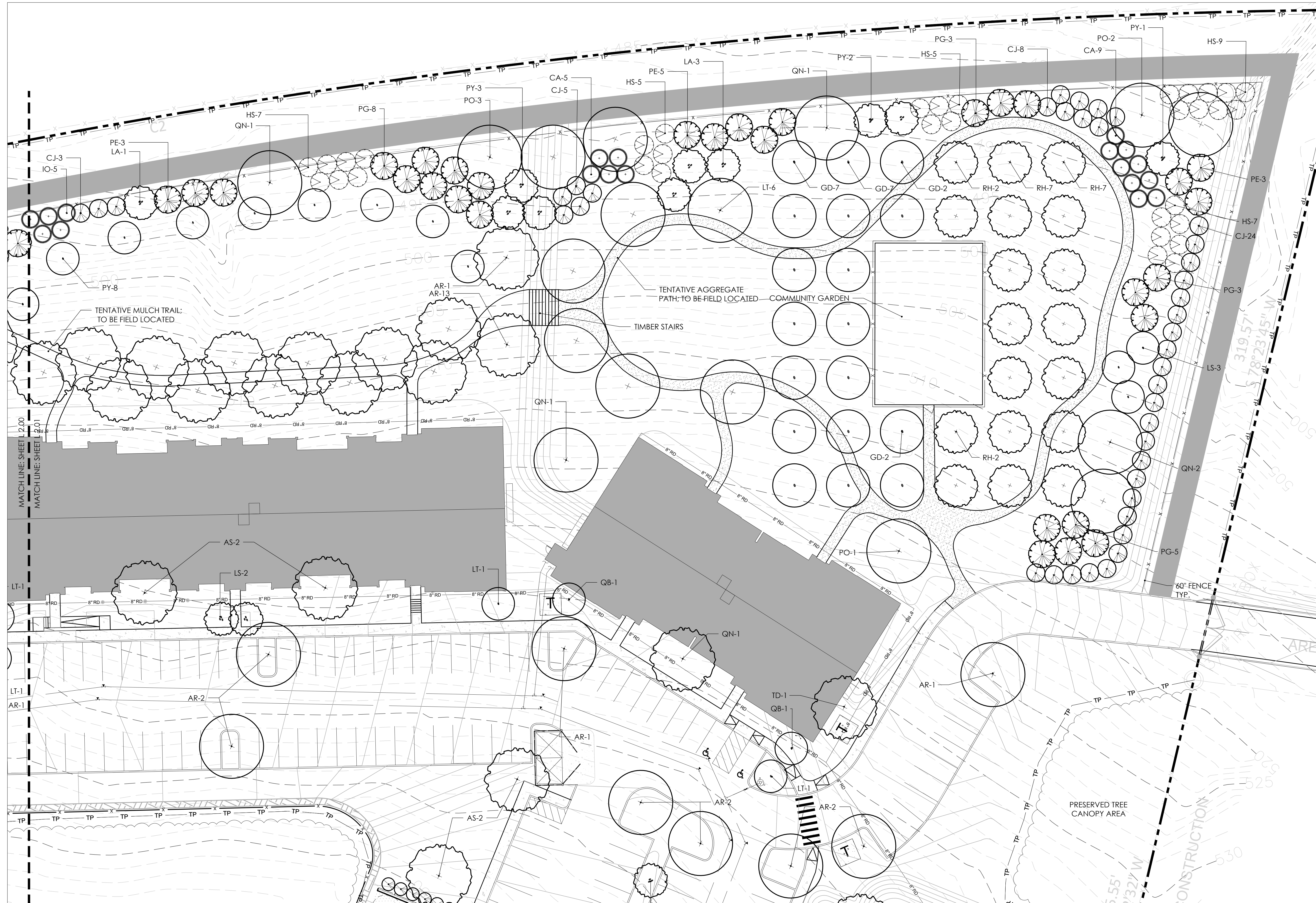


L 2.00



SEE SHEET L 2.04 FOR PLANT SCHEDULE





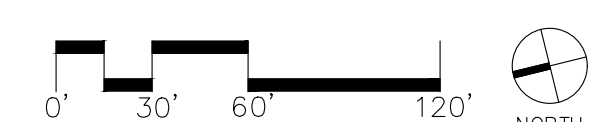
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SEE SHEET L 2.04 FOR PLANT SCHEDULE



EDGE PLANNING
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Stone Bridge

Site Plan

619 North Main St
Goodlettsville, TN

Holladay Ventures

225 Gentry Avenue
Nashville, TN 37206

PROJECT NO. 21150

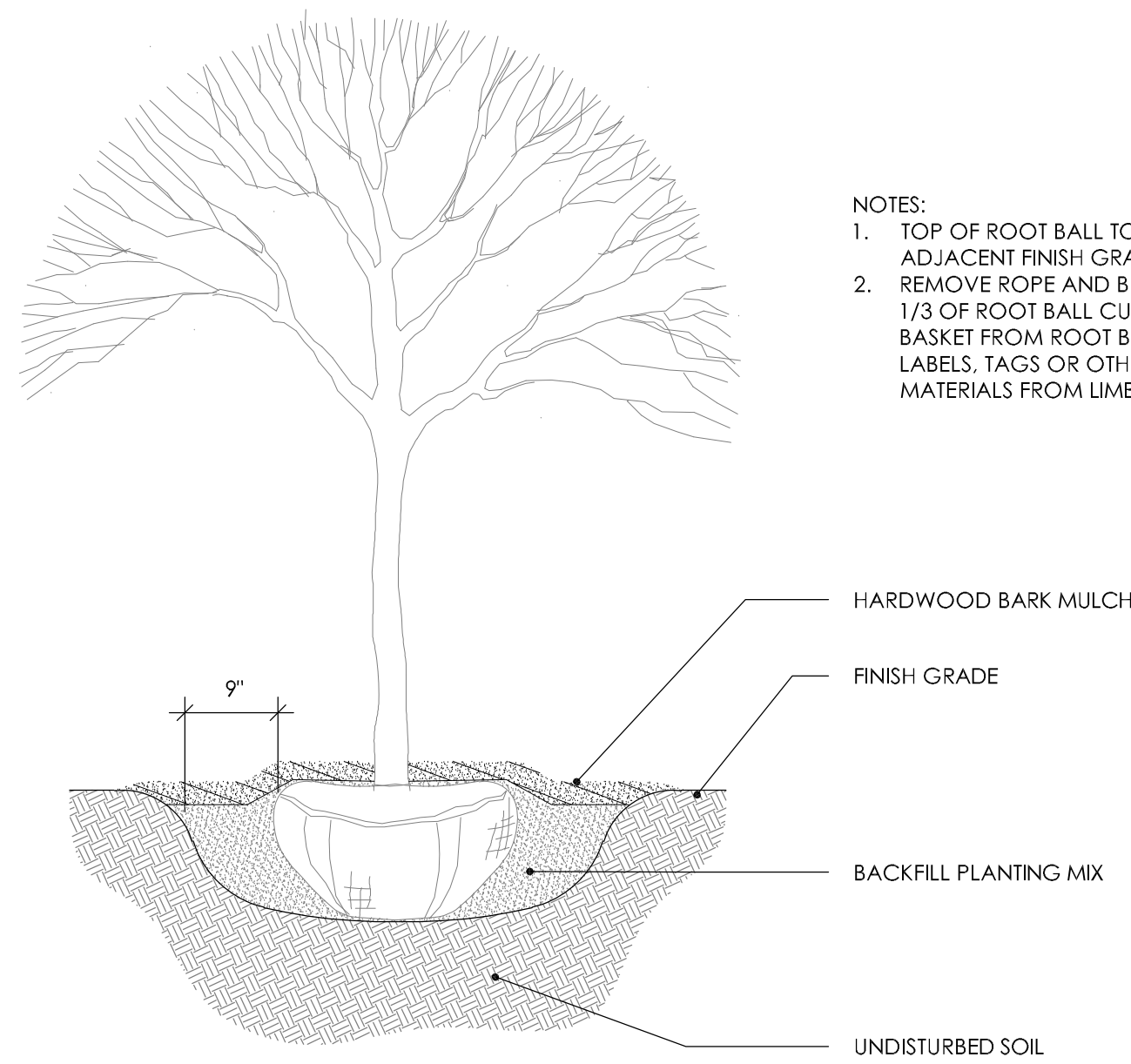
Date: 5/26/2021

Issued for: City Permit

REVISIONS		
1	5/26/2022	REVISED SITE PLAN

LANDSCAPE
PLANS

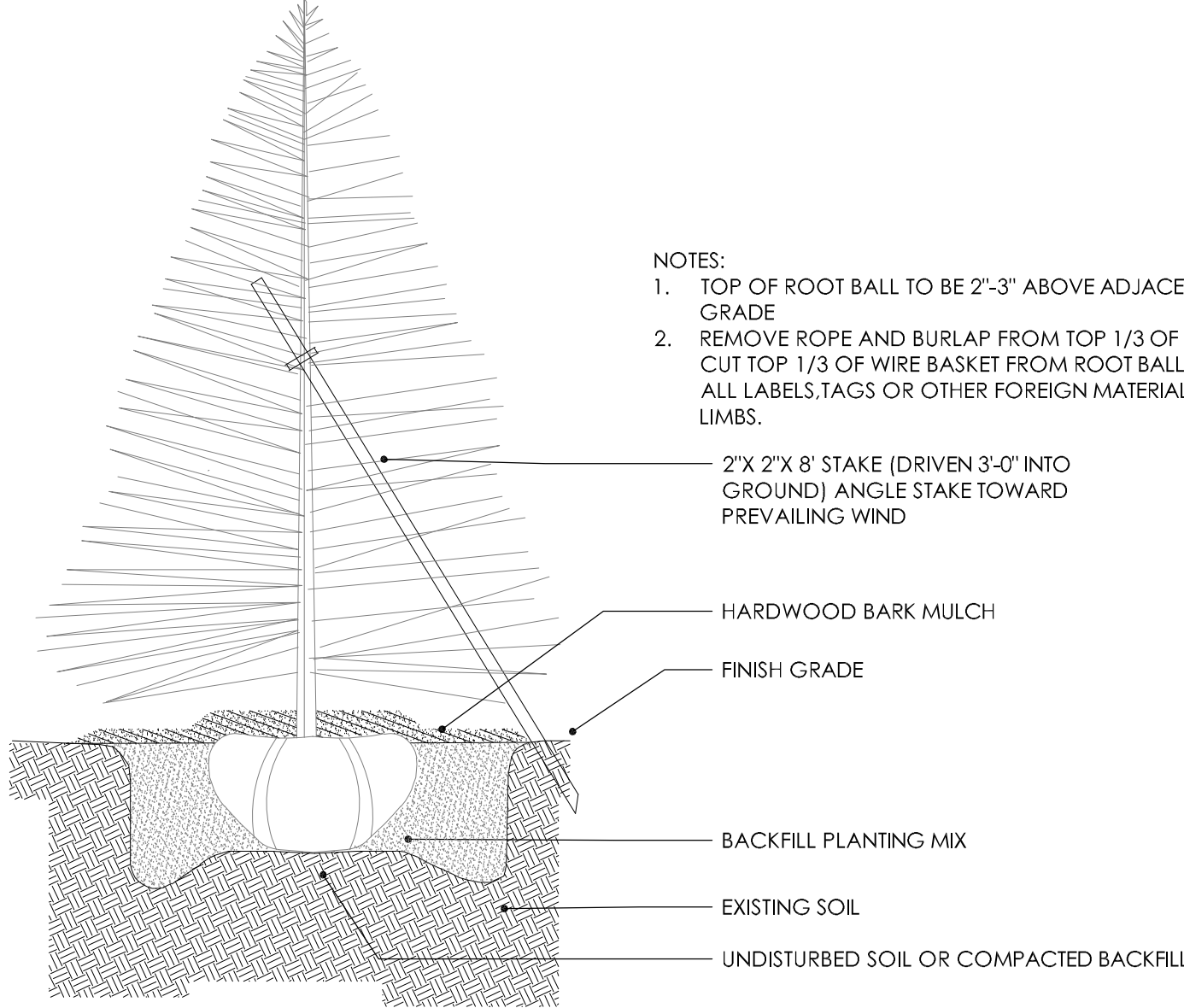
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L2.01



- NOTES:
1. TOP OF ROOT BALL TO BE 2'-4" ABOVE ADJACENT FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

1 TREE PLANTING

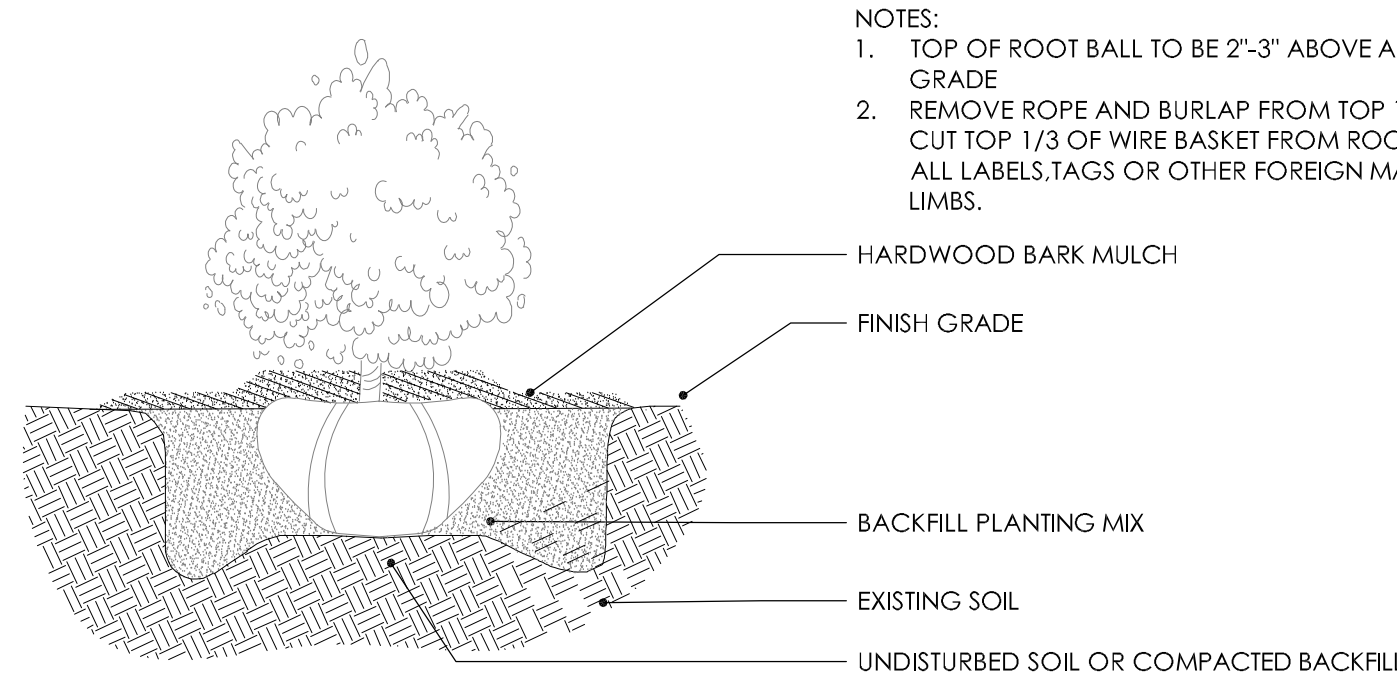
SCALE 3/4" = 1'-0"



- NOTES:
1. TOP OF ROOT BALL TO BE 2'-3" ABOVE ADJACENT FINISH GRADE
 2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

2 EVERGREEN TREE PLANTING

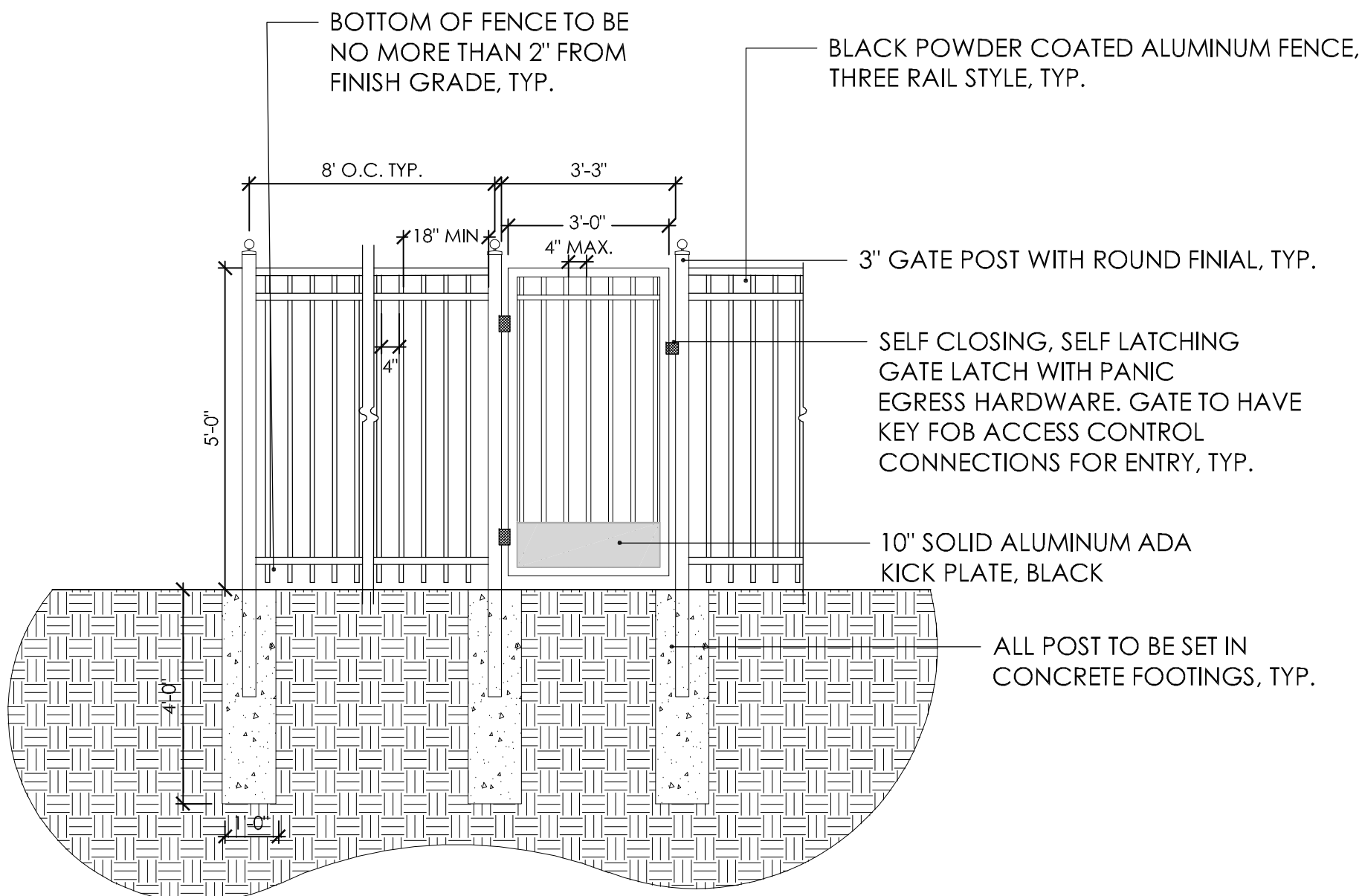
SCALE 3/4" = 1'-0"



- NOTES:
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3 SHRUB PLANTING

SCALE 3/4" = 1'-0"



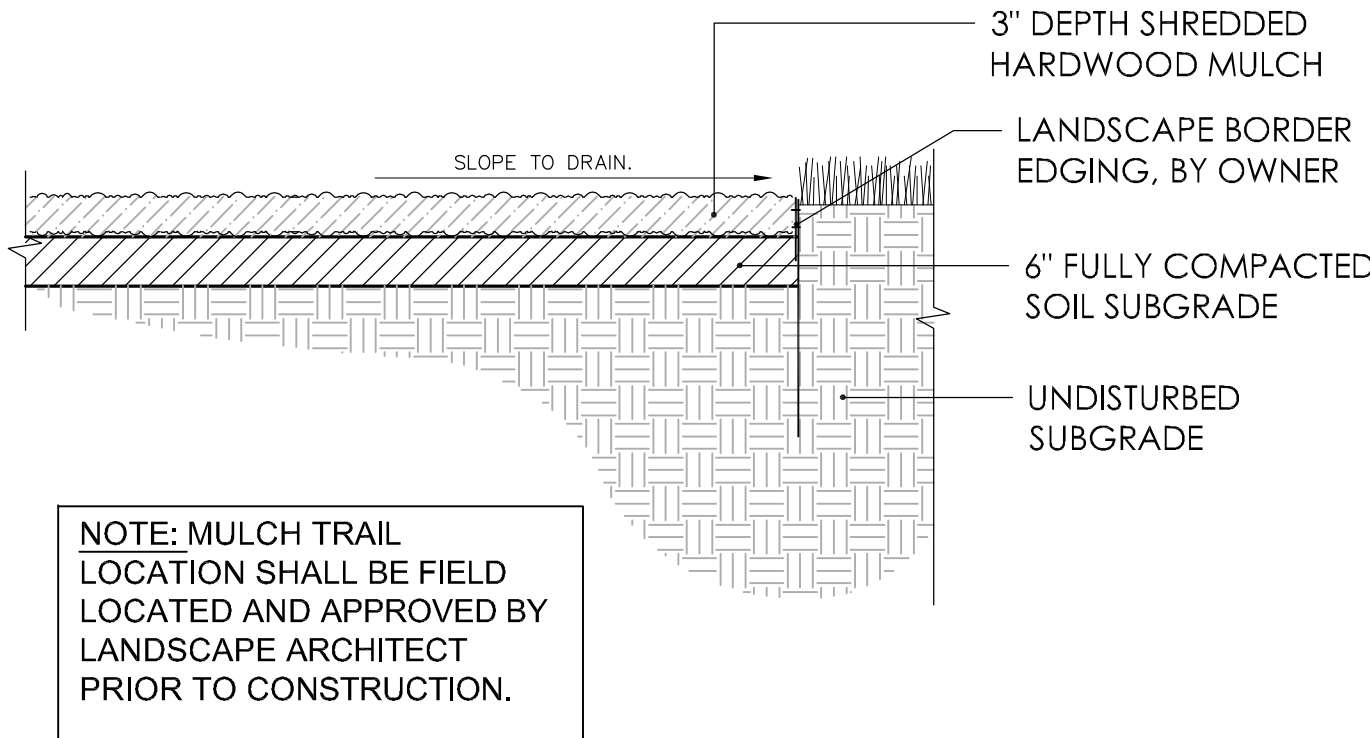
4 60" WALL FENCE

3/8" = 1'-0"

- GATE GENERAL NOTES:
1. GATE SHALL BE 5' IN HEIGHT
 2. ALL FIELD WELDING SHALL BE GROUND SMOOTH AND CLEANED PRIOR TO PAINTING.
 3. FINISH TO BE POWDER COATED- COLOR BLACK.
 4. PICKET SPACING SHALL BE SET TO PROVIDE A MAX. OF 4" SPACE BETWEEN PICKETS.
 5. INSTALL PER MANUFACTURER SPECIFICATIONS.
 6. GATES TO BE ALUMINUM CUSTOM FABRICATED WITH POWDERCOAT FINISH. FINISH TO BE BLACK.
 7. GATES TO MEET ALL POOL ENCLOSURE REQUIREMENTS PER STATE/ LOCAL POOL CODE.
 8. GATE POST TO BE MOUNTED TO STRUCTURAL SLAB PER MANUFACTURER'S SPECS.
 9. SUBMIT SHOP DRAWING FOR APPROVAL.

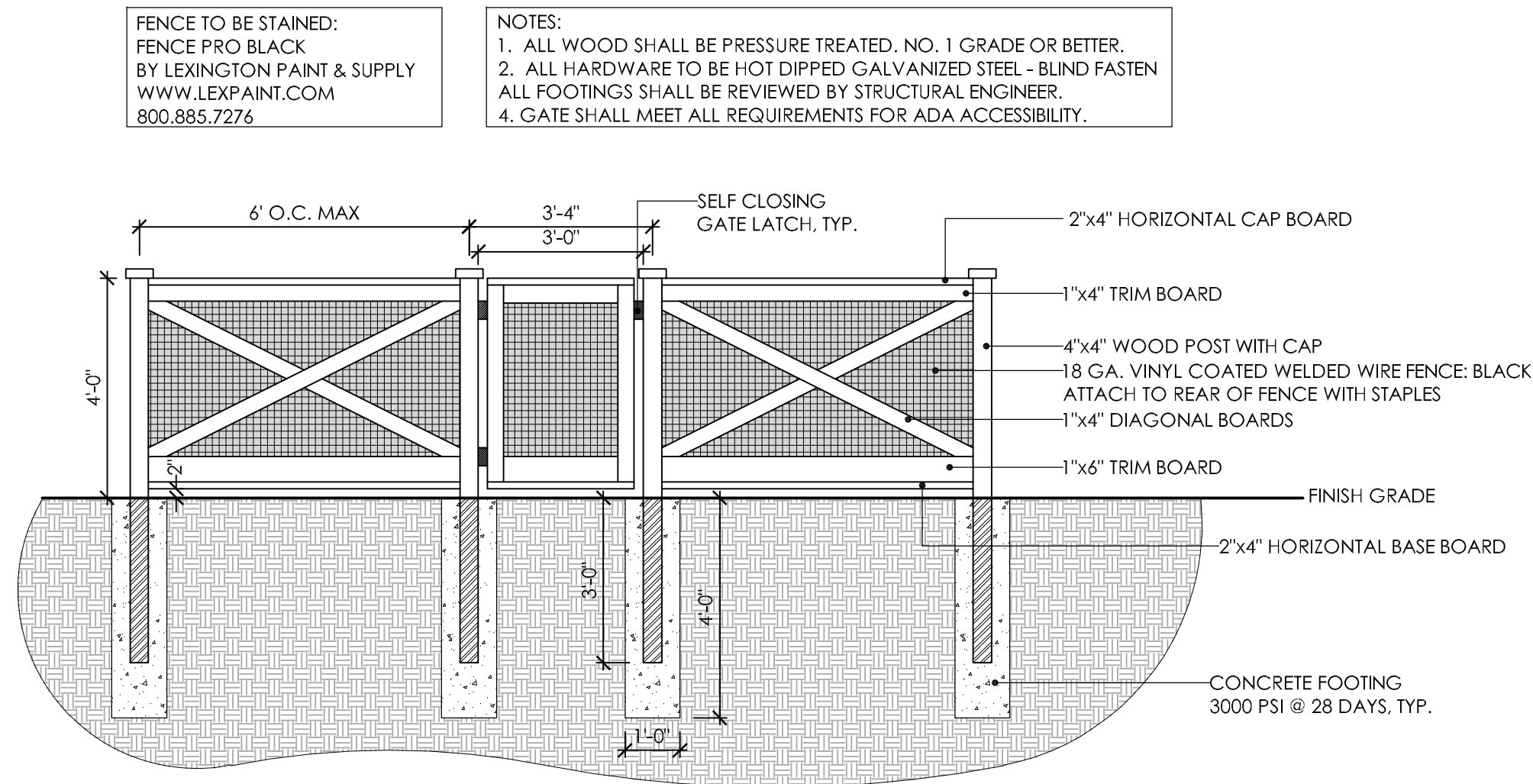
POOL FENCE BY:
AMERISTAR
MONTAGE SERIES
MAJESTIC STYLE
2 RAIL PANELS, 5/8" PICKETS
WWW.AMERISTARFENCE.COM
888.333.3422

OR APPROVED EQUAL
POOL GATE LOCK BY:
LOCINOX
ITEM NO: MAG-RAL 9005
www.locinoxusa.com
877.562.4663



5 PRIMITIVE TRAIL

NTS



6 GARDEN FENCE

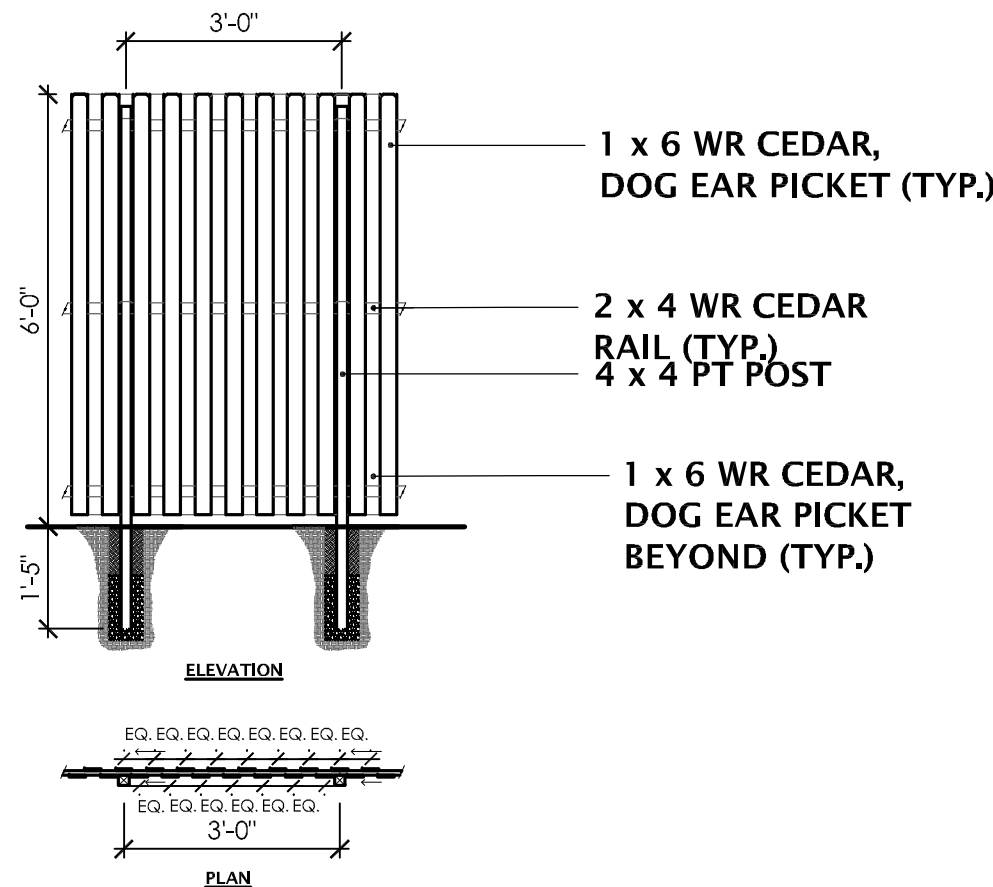
NOT TO SCALE

STONE BRIDGE : PERMIT DRAWINGS: 05.27.2021						
QTY	BOTANICAL NAME	COMMON NAME	SIZE / CAL	HEIGHT	SPREAD	SPACING
REMARKS						
ADDITIONAL PLANT MATERIAL						
Deciduous Trees						
AR	65	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal. Min.	14' Ht. Min.	Per Plans
AS	11	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	4" Cal. Min.	14' Ht. Min.	Per Plans
BN	50	Betula nigra 'BNMTF'	Dura Heat River Birch	4" Cal. Min.	14' Ht. Min.	Per Plans
LT	50	Liriodendron tulipifera	Tulip Poplar	4" Cal. Min.	14' Ht. Min.	Per Plans
QB	7	Quercus bicolor 'Bonnie & Mike'	Beacon Swamp White Oak	4" Cal. Min.	14' Ht. Min.	Per Plans
QN	20	Quercus nuttallii 'Ruby Springs'	Nuttall Oak 'Ruby Springs'	4" Cal. Min.	14' Ht. Min.	Per Plans
QR	13	Quercus rubra	Northern Red Oak	4" Cal. Min.	14' Ht. Min.	Per Plans
TD	7	Taxodium distichum	Bald Cypress	4" Cal. Min.	14' Ht. Min.	Per Plans
PO	11	Platanus occidentalis	American Sycamore	4" Cal. Min.	14' Ht. Min.	Per Plans
Evergreen Trees						
GS	16	Magnolia virginiana 'Green Shadow' Standard	Green Shadow Magnolia	2" Cal. Min.	8' Ht. Min.	Per Plans
TO	22	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2" Cal. Min.	8' Ht. Min.	Per Plans
JB	7	Juniperus virginiana 'Burkii'	Burkii Eastern Red Cedar	2" Cal. Min.	8' Ht. Min.	Per Plans
JV	11	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	2" Cal. Min.	8' Ht. Min.	Per Plans
HS	69	Juniperus virginiana 'High Shoals'	High Shoals Eastern Red Cedar	2" Cal. Min.	8' Ht. Min.	Per Plans
CA	25	Cupressus arizonica glabra 'Golden Pyramid'	Golden Pyramid Cypress	2" Cal. Min.	8' Ht. Min.	Per Plans
CJ	62	Cryptomeria japonica	Japanese Cryptomeria	2" Cal. Min.	8' Ht. Min.	Per Plans
PG	42	Pinus glabra	Spruce Pine	2" Cal. Min.	8' Ht. Min.	Per Plans
PE	27	Pinus echinata	Shortleaf Pine	2" Cal. Min.	8' Ht. Min.	Per Plans
IO	16	Ilex Opaca 'Dan Fenton'	Dan Fenton American Holly	2" Cal. Min.	8' Ht. Min.	Per Plans
UNDERSTORY TREES						
LS	29	Lagerstroemia 'Sarah's Favorite'	Sarah's Favorite Crape Myrtle	2" Cal. Min.	8' Ht. Min.	Per Plans
PY	26	Prunus x. yedoensis	Yoshino Cherry	2" Cal. Min.	8' Ht. Min.	Per Plans
VA	11	Vitex agnus-castus 'White'	White Chaste Tree	2" Cal. Min.	8' Ht. Min.	Per Plans
CF	1	Cornus florida 'Cherokee Princess'	White Flowering Dogwood	2" Cal. Min.	8' Ht. Min.	Per Plans
LA	7	Lagerstroemia 'Akrapaho'	Dark Magenta Red Crape Myrtle	2" Cal. Min.	8' Ht. Min.	Per Plans
RH	18	Prunus pensilvanica 'Redhaven'	Redhaven Peach	2" Cal. Min.	8' Ht. Min.	Per Plans
GD	18	Malus sylvestris var. domestica 'Granny Smith'	Granny Smith Apple	2" Cal. Min.	8' Ht. Min.	Per Plans
Shrubs						
PH	30	Phytolacca paniculata 'LimeLight'	Lime Light Hydrangea	-	5 Gall.	4' O.C.
CS	24	Cardenia seligiana 'Pumila'	Ivory Feathers Dwarf Pampass Grass	-	5 Gall.	4' O.C.
IC	286	Ilex Cornuta 'Dwarf Burford'	Dwarf Burford Holly	-	36" Ht. Min.	3' O.C.
PL	54	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	-	24"-30" Ht.	3' O.C.
MC	15	Muhlenbergia capillaris 'Lenca'	Regal Mist Pink Muhly Grass	-	18-24" Ht.	3' O.C.
TM	215	Taxus x. media 'Meyer'	Meyers Yew	-	24" Ht. Min.	24" O.C.
SI	10	Salix integra 'Hakuro-nishiki'	Tri-color Dappled Willow	-	18-24" Ht.	24" O.C.
Shrubs						
EH	3598	Equisetum hyemale	Horsetail	Plugs	-	18" O.C.
PV	944	Panicum virgatum	Switchgrass	1 Gallon	-	48" O.C.

SITE LANDSCAPING CALCULATIONS

Landscape Site Data Table

Site Area	19.22 Acres
Required Site ACI	1,345 Caliper Inches
Preserved Tree Area	565 Caliper Inches
Tree Removal 8" - 17"	17,278 Caliper Inches
Tree Removal 18" & Greater	1,085 Caliper Inches
Combined Required Tree Replacement	9,724 Caliper Inches
150% Max Replacement to Required Site ACI	2,016 Caliper Inches
Less Preserved Trees	282.5 Caliper Inches
Proposed Site Trees	1750 Caliper Inches
Final Overall Tree Replacement Provided	2032.5 Caliper Inches



7 BOARD ON BOARD FENCE

NOT TO SCALE

CONSULTANTS

Stone Bridge

Site Plan

619 North Main St
Goodlettsville, TN

Holladay Ventures

225 Gentry Avenue
Nashville, TN 37206

CLIENT

PROJECT NAME

PROJECT NO.

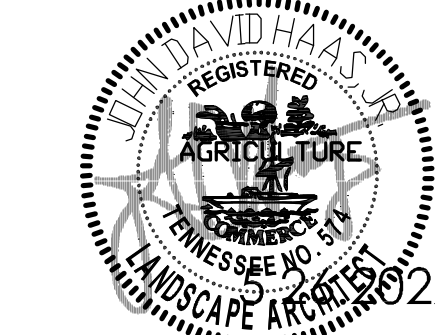
Date:

Issued for:

REVISIONS

1 5/26/2022 REVISED SITE PLAN

LANDSCAPE
DETAILS & SCHEDULE



Sheet Number

L 2.04



Department of Planning and Codes/Building Safety

April 8, 2022

The City of Goodlettsville Municipal Planning Commission on Monday December 6, 2021 approved with stipulations the Stone Bridge Lots/619 N. Main Street construction plans/final master plan including 311 multi-family units and 10,800 sq. ft. of retail and office area mixed use development per the project master plans. Due to the project traffic study including a recommendation for a right turn deceleration lane at the main proposed entrance that was determined not to be functional with the proximity of the adjacent roadway, and the traffic volume and typical speed on N. Main Street- SR 11, the City of Goodlettsville requests the N. Main/SR 11 entrances be designed with a larger radius (30' +) to permit access at higher traffic speeds. The City's Planning Commission previously requested the traffic study to determine the possibility of a turn lane at the main entrance due to concern with difficulty for left turn lanes and would request TDOT's review of design options to proposed driveway intersection.

Sincerely,

Addam McCormick
City of Goodlettsville Planning

TRAFFIC IMPACT STUDY

for

619 NORTH MAIN STREET

City of Goodlettsville, Tennessee

November 5, 2021

Updated November 29, 2021

Updated March 28, 2022

Updated April 8, 2022

Updated July 7, 2022

Prepared for:

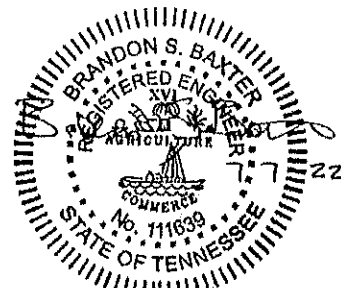
**Holladay Ventures
225 Gentry Avenue
Nashville, Tennessee 37206**

Prepared by:



RaganSmith

**RAGAN-SMITH ASSOCIATES, INC.
315 Woodland Street, P.O. Box 60070
Nashville, Tennessee 37206-0070
(615) 244-8591**



20-197/ 2064

EXECUTIVE SUMMARY

INTRODUCTION

The proposed development at 619 North Main Street is located between North Main Street and the CSXT railroad north of Tinnin Avenue and south of Fannin Drive in the City of Goodlettsville, Tennessee. When completed, 619 North Main Street will consist of 311 multifamily units, 5,000 square feet of Live/Work space, and 5,800 square feet of commercial space. Access to 619 North Main Street is proposed at two (2) locations on North Main Street and also by the extension of Church Street to the project.

BACKGROUND TRAFFIC

The year 2023 is established as the horizon year for this study. Background traffic growth was established by increasing existing traffic by **2.0 percent annually** for the period from 2021 to 2023.

SITE TRAFFIC

619 NORTH MAIN STREET									
TRIP GENERATION ⁽¹⁾									
Land Use	Land Use Code	Total Units	Daily Trips	A.M. Peak Hour			P.M. Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (Low-Rise)	220	311 Units	2,069	29	90	119	97	57	154
Small Office Building ⁽²⁾	710	5,000 sf	72	7	1	8	4	7	11
Strip Retail Plaza ⁽³⁾	822	5,800 sf	474	12	8	20	27	26	53
Unadjusted Total Trip Generation			2,615	48	99	147	128	90	218
Internal Trip Capture Rate			8%	4%	2%	3%	11%	16%	13%
Internal Capture Trips			204	2	2	4	14	14	28
Adjusted Trip Generation Total			2,411	46	97	143	114	76	190
⁽¹⁾ Trip Generation Manual, 11 th Edition published by the Institute of Transportation Engineers (ITE)									
⁽²⁾ Represents Live/Work space									
⁽³⁾ Represents commercial space									

CONCLUSIONS AND RECOMMENDATIONS

North Main Street at New Brick Church Pike / Lindberg Avenue

- No improvements are recommended at the intersection of North Main Street and New Brick Church Pike / Lindberg Avenue due to the development at 619 North Main Street.

North Main Street at Fannin Drive

- No improvements are recommended at the intersection of North Main Street and Fannin Drive due to the development at 619 North Main Street.

East Cedar Street at Church Street

- No improvements are recommended at the intersection of East Cedar Street and Church Street due to the development at 619 North Main Street.

North Main Street at Private Drive / Project Access (South)

- The project access should be constructed to allow one (1) ingress lane and two (2) egress lanes. The egress lanes should be marked as a combined left/through lane and a right turn lane.
- Signal warrant evaluation results indicate that the installation of a traffic signal will not be justified or supported by the MUTCD criteria at the project access.
- A TDOT entrance permit will be required for this proposed access after site plans have been approved by the City of Goodlettsville.

North Main Street at Project Access (North)

- The project access should be constructed to allow one (1) ingress lane and one (1) egress lanes.
- A TDOT entrance permit will be required for this proposed access after site plans have been approved by the City of Goodlettsville.

Church Street Extension

- The Church Street Extension should be designed to stay within existing public right-of-way and with a comparable cross section to existing sections of Church Street. City of Goodlettsville design standards for a local street should be used to the extent possible.

II. **PROPOSED DEVELOPMENT**

A. **Project Description**

As shown in Figure 1, the 619 North Main Street site is located between North Main Street and the CSXT railroad north of Tinnin Avenue and south of Fannin Drive in the City of Goodlettsville, Tennessee. The site contains one (1) parcels of approximately 20.75 acres. The current development proposal for 619 North Main Street consists of 311 multifamily units, 5,000 square feet of Live/Work space, and 5,800 square feet of commercial space.

The Site Layout Plan for 619 North Main Street is shown in Figure 2.

B. **Site Access**

Access to 619 North Main Street is proposed at the locations described below.

- **Project Access (South)** will be located on North Main Street approximately 140 feet north of Tinnin Avenue. This access will align with the Mr. Speed Coatings driveway on the west side of North Main Street. The spacing between this access and the Project Access (North) will be approximately 650 feet. This access will be open to the public for ingress/egress and will be the primary access at the site.
- **Project Access (North)** will be located on North Main Street approximately 625 feet south of Fannin Drive. There is no driveway on the west side of North Main Street for this access to align with. The spacing between this access and the Project Access (South) will be approximately 650 feet. This access will be open to the public for ingress/egress and will be a secondary access at the site.
- **Church Street** will be extended approximately 300 feet from the current terminus at the Tenn-Ky Automatic Sprinkler Co. access to the 619 North Main Street site. The access provided by the extension of Church Street will be for tenant and emergency use only.

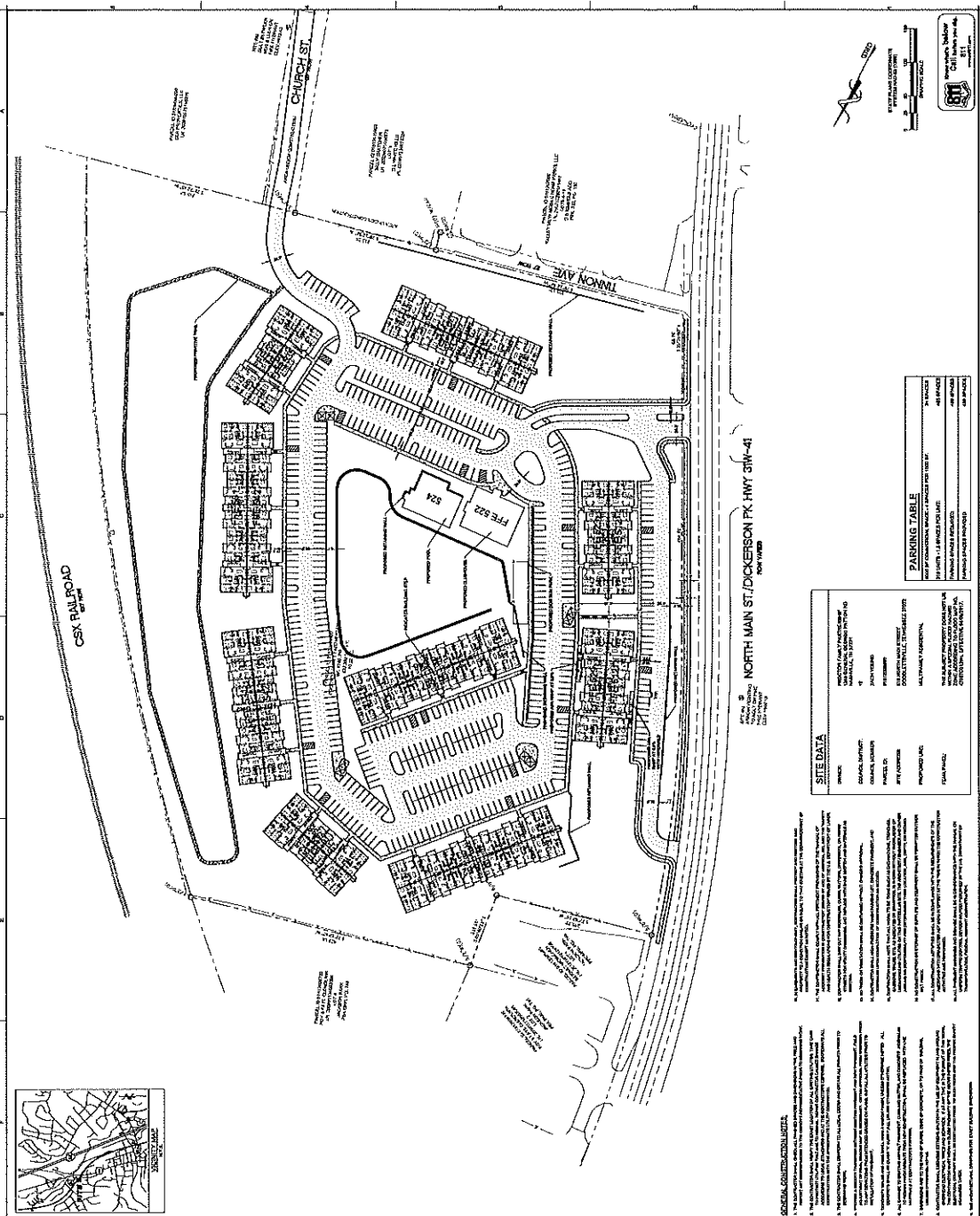
C. **Phasing and Timing**

According to the 619 North Main Street Preliminary Master Plan, the development will be constructed in one phase with an anticipated construction commencement in January 2022 and construction completion by June 2023. For the analysis of this report, the horizon year of 2023 will be used to analyze the full build-out of 619 North Main Street.



**619 North Main Street
Location Map**

**Figure
1**



III. EXISTING CONDITIONS

A. Transportation System

The existing transportation system in the area is made up of arterial, collector, and local streets that will provide regional and local access to the site. The roadways shown in Table 1 will comprise the study area for consideration of the traffic impact of 619 North Main Street.

TABLE 1					
EXISTING ROADWAY CHARACTERISTICS					
Name	Designation	Classification	Speed Limit	Lanes	Multimodal
North Main Street	State Route	Arterial	40	5	None
New Brick Church Pike	City Street	Collector	30	2	None
Church Street	City Street	Local	NP ⁽¹⁾	2	None
Lindberg Avenue	City Street	Local	NP ⁽¹⁾	2	None
East Cedar Street	City Street	Local	30	2	None
Fannin Drive	City Street	Local	30	2	None
⁽¹⁾ NP = Not Posted					

B. Traffic Volumes

The peak hour of the adjacent street traffic was used to determine the impact of 619 North Church Street on the existing transportation system. Hourly traffic data collected in May 2021 was used to identify the peak periods for analysis. Turning movement traffic counts were collected at the following intersections:

- North Main Street at New Brick Church Pike/Lindberg Avenue
- North Main Street at Fannin Drive
- East Cedar Street at Church Street
- North Main Street at Mr. Speed Coatings Access

Due to traffic pattern and mobility impacts during the Covid-19 pandemic, the turning movement counts collected in 2021 were compared to TDOT historical traffic count data from 2019 that was collected on North Main Street south of Fannin Drive. Based on the traffic count comparison, the a.m. peak hour and the p.m. peak hour were not adjusted because the 2021 traffic counts are higher than the 2019 historical traffic count data. The derivation of the adjustment factor is provided in Appendix C.

2021 existing peak hour traffic volumes are shown in Figure 3.

V. **PROPOSED SITE TRAFFIC**

A. **Site Trip Generation**

In order to quantify site-related impacts within the study area, some estimates of site trip generation and traffic assignment had to be established. Trip generation rates for the development were established using information for the weekday a.m. and p.m. peak hour of the adjacent street as shown in the *ITE Trip Generation Manual, 11th Edition*.

Additionally, the *National Cooperative Highway Research Program Report 684* provides guidance for estimating how many internal trips will be generated in developments with multiple uses, for which the origin and destination are within the development. These trips can be subtracted from the total number of trips anticipated to produce a more accurate estimation of the trips that will be entering and exiting the mixed-use development.

The trip generation for 619 North Main Street is shown in Table 2.

TABLE 2									
TRIP GENERATION: 619 NORTH MAIN STREET									
Land Use	Land Use Code	Total Units	Daily Trips	A.M. Peak Hour			P.M. Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (Low-Rise)	220	311 Units	2,069	29	90	119	97	57	154
General Office ⁽¹⁾	710	6,000 sf	72	7	1	8	4	7	11
Strip Retail Plaza ⁽³⁾	822	5,800 sf	474	12	8	20	27	26	53
Unadjusted Total Trip Generation			2,615	48	99	147	128	90	218
Internal Trip Capture Rate			8%	4%	2%	3%	11%	16%	13%
Internal Capture Trips			204	2	2	4	14	14	28
Adjusted Trip Generation Total			2,411	46	97	143	114	76	190

B. **Site Trip Distribution and Assignment**

Site trips were distributed based primarily upon the prevalent commuter traffic patterns in the area and the proximity and routes to major transportation facilities. Figure 5 shows the distribution of residential site trips for 619 North Main Street.

Site traffic volumes generated by 619 North Main Street in the horizon year 2023 are shown in Figure 6. The accumulation of 2021 existing traffic, background traffic growth, and site-generated traffic for the horizon year 2023 is shown in Figure 7.

VI. TRANSPORTATION ANALYSIS

A. Intersection Capacity Analysis

In order to gauge the site impact and identify capacity deficiencies, intersection capacity analyses were conducted at the 619 North Main Street study area intersections. Capacity analyses were conducted according to the methodology and procedures outlined in the *Highway Capacity Manual, 6th Edition*, published by Transportation Research Board. Intersections were analyzed for capacity deficiencies and geometric improvement needs during the a.m. and p.m. peak hours for existing, background and total traffic conditions.

Capacity analysis results for the a.m. peak hour are shown in Table 3.

TABLE 3				
INTERSECTION CAPACITY RESULTS – A.M. PEAK HOUR				
Intersection	Condition ⁽¹⁾	Level of Service (avg. delay/vehicle – sec.)		
		2021 Existing	2023 Background	2023 Total
North Main Street at New Brick Church Pike / Lindberg Avenue	NB Left	C (17.2)	C (18.2)	C (18.8)
	SB Left	A (8.1)	A (8.2)	A (8.2)
	TWSC EB	D (31.4)	D (35.0)	E (37.2)
	TWSC WB	A (9.4)	A (9.5)	A (9.6)
North Main Street at Fannin Drive	NB Left	C (16.1)	C (16.8)	C (17.0)
	TWSC EB	C (24.3)	D (25.9)	D (26.3)
East Cedar Street at Church Street	EB Left	A (7.6)	A (7.6)	A (7.6)
	TWSC SB	B (12.3)	B (12.5)	B (13.3)
North Main Street at Project Access (South) / Private Drive	NB Left	-	-	C (17.2)
	SB Left	-	-	A (8.2)
	TWSC EB	-	-	D (32.3)
	TWSC WB Left	-	-	D (26.5)
	TWSC WB Right	-	-	A (9.7)
North Main Street at Project Access (South)	SB Left	-	-	A (8.2)
	TWSC WB	-	-	C (16.8)
⁽¹⁾ TWSC = Two-way Stop Control				

Capacity analysis results for the p.m. peak hour are shown in Table 4.

TABLE 4				
INTERSECTION CAPACITY RESULTS – P.M. PEAK HOUR				
Intersection	Condition ⁽¹⁾	Level of Service (avg. delay/vehicle – sec.)		
		2021 Existing	2023 Background	2023 Total
North Main Street at New Brick Church Pike / Lindberg Avenue	NB Left	B (10.6)	B (10.9)	B (11.1)
	SB Left	C (15.2)	C (15.9)	C (16.4)
	TWSC EB	C (19.3)	C (20.9)	C (21.8)
	TWSC WB	D (33.1)	E (36.4)	E (38.7)
North Main Street at Fannin Drive	NB Left	A (9.9)	B (10.1)	B (10.3)
	TWSC EB	C (19.9)	C (20.7)	C (21.3)
East Cedar Street at Church Street	EB Left	A (8.1)	A (8.2)	A (8.3)
	TWSC SB	B (14.1)	B (14.5)	C (15.6)
North Main Street at Project Access (South) / Private Drive	NB Left	-	-	A (9.9)
	SB Left	-	-	C (17.7)
	TWSC EB	-	-	C (19.0)
	TWSC WB Left	-	-	F (94.6)
	TWSC WB Right	-	-	C (19.7)
North Main Street at Project Access (South)	SB Left	-	-	C (16.5)
	TWSC WB	-	-	E (39.7)
⁽¹⁾ TWSC = Two-way Stop Control				

Level of service (LOS) criteria for unsignalized intersections is shown in Table 5 below.

TABLE 5		
LEVEL OF SERVICE DESCRIPTIONS FOR UNSIGNALIZED INTERSECTIONS		
Level of Service	Description	Control Delay (sec./veh.)
A	Usually no conflicting traffic	0 - 10
B	Occasionally some delay due to conflicting traffic	> 10 - 15
C	Delay is noticeable but not inconveniencing	> 15 - 25
D	Delay is noticeable and irritating, increased risk taking	> 25 - 35
E	Delay approaches tolerance level, risk taking likely	> 35 - 50
F	Delay exceeds tolerance level, high likelihood of risk taking	> 50
Source: Highway Capacity Manual, HCM 6 th Edition		

B. Traffic Signal Warrants

The traffic signal warrants in the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) were checked to assess the need for a traffic signal at the primary access for 619 North Main Street. The purpose of the signal warrant is to consider factors related to the operation and safety of the intersection and the potential to improve these conditions. The MUTCD provides guidance that a traffic signal should not be installed unless one or more of the signal warrants are satisfied. In addition, the ITE Trip Generation Manual provides trip distribution percentages for a 24-hour period. These percentages were used to generate 12 hours of traffic data for the planned development to evaluate the traffic volume-based signal warrants. Table 6 below summarizes the results of the signal warrant analysis.

TABLE 6						
TRAFFIC SIGNAL WARRANT SUMMARY: NORTH MAIN STREET AT PROJECT ACCESS (SOUTH)						
Time Period	Major Street Volume	Minor Street Volume	Traffic Signal Warrant			
			#1			#2
			Cond. A (100%)	Cond. B (100%)	Combination (80%)	100%
7 a.m. – 8 a.m.	1,659	44				
8 a.m. – 9 a.m.	2,089	70				
9 a.m. – 10 a.m.	1,552	55				
10 a.m. – 11 a.m.	1,136	31				
11 a.m. – 12 p.m.	1,129	31				
12 p.m. – 1 p.m.	1,294	31				
1 p.m. – 2 p.m.	1,441	27				
2 p.m. – 3 p.m.	1,414	29				
3 p.m. – 4 p.m.	1,465	31				
4 p.m. – 5 p.m.	1,981	35				
5 p.m. – 6 p.m.	2,312	37				
6 p.m. – 7 p.m.	2,253	49				
No. of Hours that Warrant is Satisfied			0	0	0	0
Minimum Hours to Satisfy Warrant			8	8	8	4
Is Warrant Met?			NO			NO

Based on the expected site traffic volumes, the minimum traffic volumes necessary to meet the MUTCD signal warrant criteria may not be satisfied for any hours of a typical day and are unlikely to satisfy the criteria for the eight-hour and four-hour periods necessary to warrant a traffic signal under warrants #1 and #2.

The results of the signal warrant evaluation indicate that the installation of a traffic signal will not be justified or supported by the MUTCD criteria at the project access.

C. Intersection Sight Distance Evaluation

In order to address the available intersection sight distance for the proposed access locations to 619 North Main Street, the design sight lines were checked to determine the intersection sight distance available at each access where traffic will exit the site. The criteria for intersection sight distance is provided in the AASHTO *Policy on Geometric Design of Highways and Streets*, commonly known as the Green Book. The sight distance available at the proposed access locations as well as the required sight distances per AASHTO, are shown below in Table 7.

TABLE 7				
INTERSECTION SIGHT DISTANCE RESULTS				
Location	Case ⁽¹⁾	Condition ⁽¹⁾	Sight Distance (ft.)	
			Recommended Distance ⁽¹⁾	Available Distance
North Main Street at Project Access (South)	B1	Left Turn from Minor Road	500	550
	B2 / B3	Right Turn /Thru from Minor Road	470	625
	F	Left Turn from Major Road	355	600
North Main Street at Project Access (North)	B1	Left Turn from Minor Road	500	625
	B2 / B3	Right Turn /Thru from Minor Road	470	500
	F	Left Turn from Major Road	355	500
⁽¹⁾ AASHTO Policy on Geometric Design of Highways and Streets, 7 th Edition, 2018 p. 9-35 to 9-59				

As shown in Table 7, the intersection sight distance for all cases at all access points can exceed the AASHTO guidelines. The proposed grading on the site plans should provide the necessary sight lines and proposed development signage should not be placed within intersection sight distance triangle areas.

1211 SOUTH PRELIMINARY MASTER PLAN (HIGH DENSITY RESIDENTIAL PUD - REZONE)

1211 SOUTH DICKERSON ROAD GOODLETTSVILLE, TN 37072

Property Information:

1211 SOUTH DICKERSON ROAD
Map: 33, Parcel 34.00
Total Acres: 6.90 Acres

Owner/Developer:

Victor Banker, Owner
615.498.9099
vab3232@gmail.com

Civil Engineer:

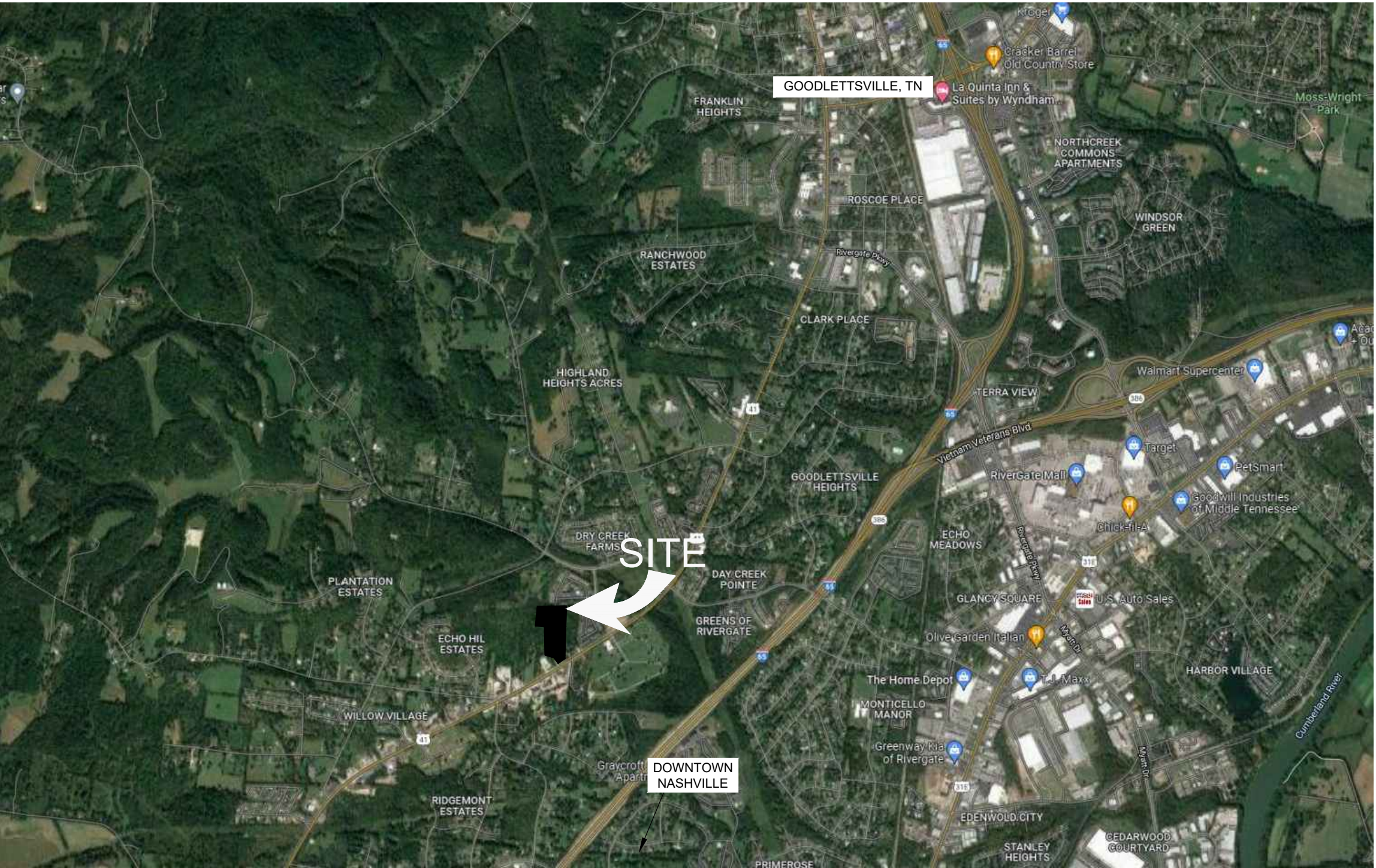
TKC ARCHITECTURE & ENGINEERING
Cole Newton, PE, LEED AP
615.617.7477
cole@tkc-ae.com

Landscape Architect:

CUMBERLAND LAND DESIGN
Brian Wray
615.333.4636
cumberlanddesign@bellsouth.net

Surveyor:

ELKINS SURVEYING COMPANY
Doyle Elkins
615.907.8625
elkinsdoyle@gmail.com



LOCATION MAP

N.T.S.

DEVELOPMENT SUMMARY:	
SITE AREA:	+/- 6.9 ACRES (300,564.2 SQFT)
CS SITE AREA:	+/- 1.9 ACRES (82,764.3 SQFT)
HDRPUD SITE AREA:	+/- 5.0 ACRES (70,701.2 SQFT)
PROPERTY ZONING:	AGRICULTURAL (NORTH) & CS (SOUTH)
EXISTING USE:	WOODS WITH A FEW BUILDINGS
PROPOSED USE:	HDRPUD (NORTH) & CS (SOUTH)
NEIGHBORING ZONING:	North: HDRPUD South: CS (ACROSS GOODLETTSVILLE PK.) West: AR (NORTH) & CS (SOUTH) East: AR (NORTH) & CS (SOUTH)
SETBACKS:	CS ZONING HDRPUD
FRONT	100 FT / CONTEXTUAL 35 FT
SIDE SETBACKS	10 FT 50 FT
REAR SETBACKS	30 FT 35 FT
HEIGHT STANDARDS	35 FT (3 STORIES)
CS BUILDING AREA	14,000 SQFT
HDRPUD BUILDING AREA	75 UNITS (3 BUILDINGS) 182 TOTAL BEDROOMS
HDRPUD DENSITY	15 UNITS PER ACRE
OPEN SPACE REQUIRED:	20% (1 ACRE)
OPEN SPACE PROPOSED:	39% (2.7 AC) TOTAL - INCLUDES ALL PERVIOUS AREAS (YARD AREAS, ACTIVE OPEN SPACE, STORMWATER AREAS). ACTIVE OPEN SPACE ~ 0.5 AC
PARKING REQUIRED:	
CS	56 SPACES (1/250 SQFT)
HDRPUD	182 SPACES (1 SPACE PER ROOM)
PARKING PROVIDED:	
CS	60 TOTAL SPACES (2 ADA SPACES)
HDRPUD	182 TOTAL SPACES (2 ADA SPACES PER BUILDING)

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Proposed Layout
C-2.1	Proposed Utilities
C-2.2	Preliminary Grading Plan
C-2.3	Proposed Landscape Plan
C-2.4	Fire Truck Circulation

CHAIRMAN OF THE PLANNING COMMISSION

SIGNATURE

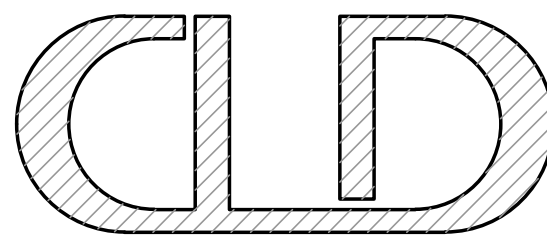
DATE

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the ELKINS SURVEYING COMPANY. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



TKC Architecture
& Engineering LLC
615.617.7477
WWW.TKC-AE.COM



cumberlanddesign@bellsouth.net
615-333-4636 615-512-3018
landscapearchitect-tn.com

1211 SOUTH

1211 S. DICKERSON RD.
GOODLETTSVILLE, TN 37070
MAP 33, PARCEL 34.00

PRELIMINARY DRAWINGS

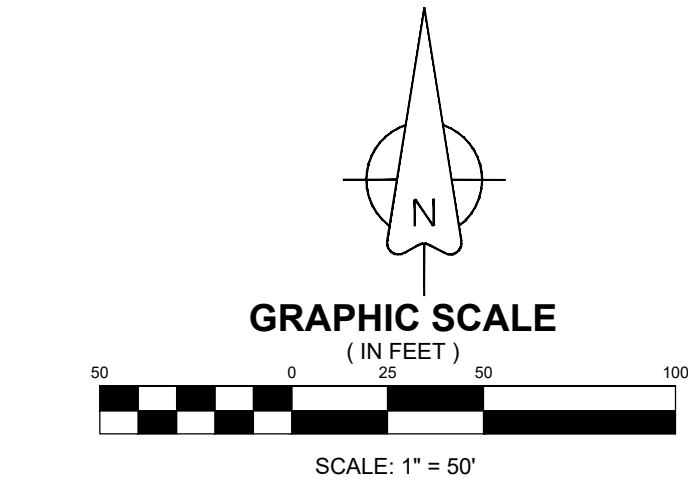
Revision		
No.	Date	Description
1	05/26/2022	PER CITY COMMENTS
2	07/05/2022	PRELIMINARY GRADING

SHEET TITLE:
COVER SHEET

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:

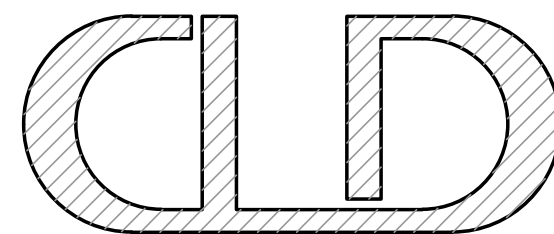
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- NOTES:
- EXISTING CONDITIONS OF THE SITE INCLUDE MOSTLY FORESTED AREAS WITH SEVERAL EXISTING BUILDINGS.
 - ALL BUILDINGS TO BE DEMOLISHED.



TKC Architecture
& Engineering LLC
615.617.7477
WWW.TKC-AE.COM



cumberlanddesign@bellsouth.net
615-333-4636 615-512-3018
landscapearchitect-tn.com

1211 SOUTH

1211 S. DICKERSON RD.
GOODLETTSVILLE, TN 37070
MAP 33, PARCEL 34.00

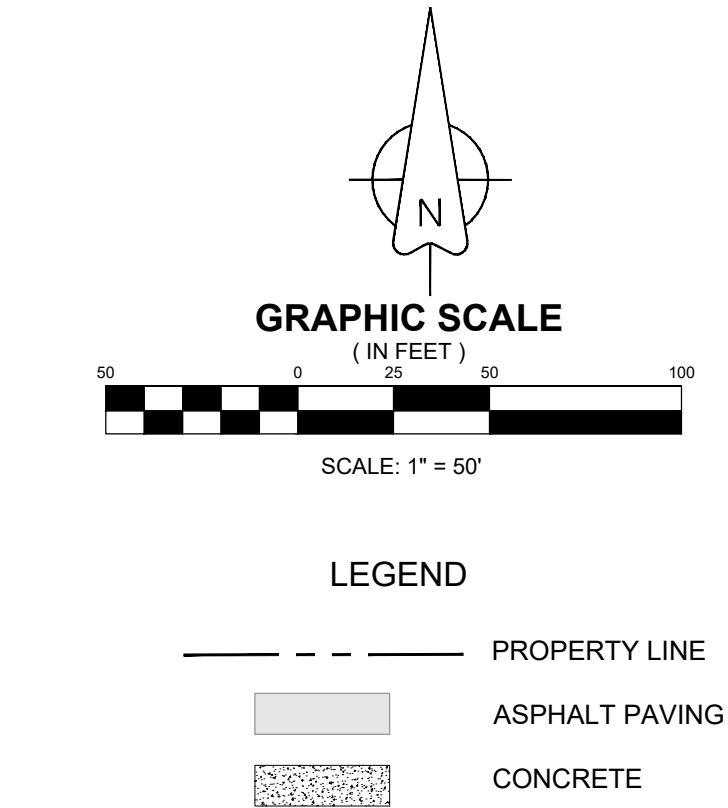
PRELIMINARY DRAWINGS

Revision		
No.	Date	Description
1	05/26/2022	PER CITY COMMENTS
2	07/05/2022	PRELIMINARY GRADING

EXISTING CONDITIONS

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:
C - 1.0



- UNIT TYPE NOTES:
- 3 APARTMENT BUILDINGS (182 TOTAL ROOMS)
 - BUILDING 1
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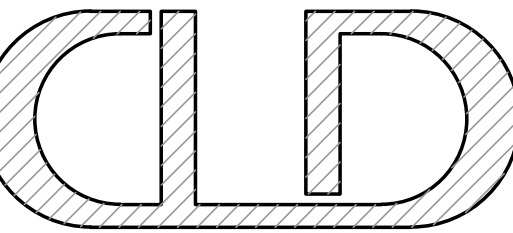
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 - A 15' TYPE 1 BUFFER YARD ALONG EAST AND WEST SIDE OF THE HDPUD.



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1211 SOUTH

1211 S. DICKERSON RD.
GOODLETTSVILLE, TN 37070
MAP 33, PARCEL 34.00

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description
1	05/26/2022	PER CITY COMMENTS
2	07/05/2022	PRELIMINARY GRADING

SHEET TITLE:

PROPOSED LAYOUT

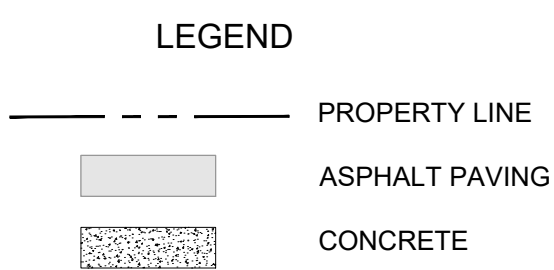
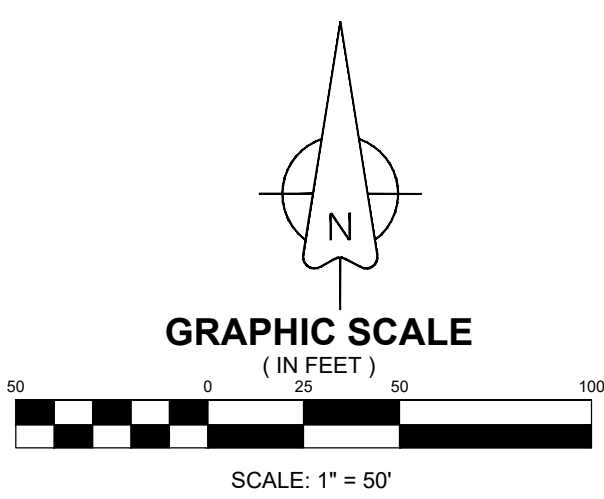
PROJECT: 1211 DICKERSON ROAD

DATE: 5/2/2022

DRAWN: CON

SHEET NUMBER:

C - 2.0



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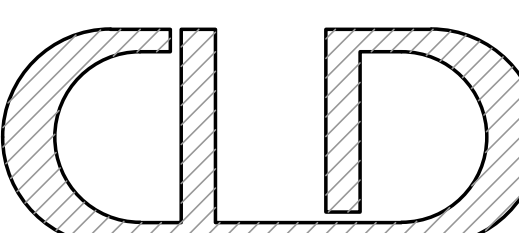
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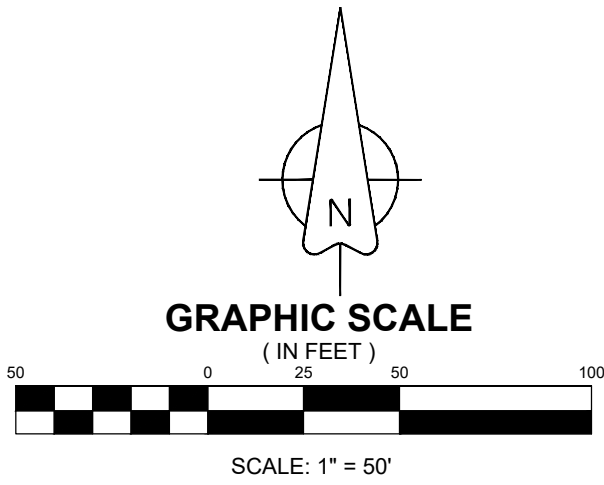
PRELIMINARY DRAWINGS

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2	07/05/2022	PRELIMINARY GRADING

PROPOSED UTILITIES

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:
C - 2.1



- LEGEND
- PROPERTY LINE
 - ASPHALT PAVING
 - CONCRETE

GRADING / STORMWATER NOTES:

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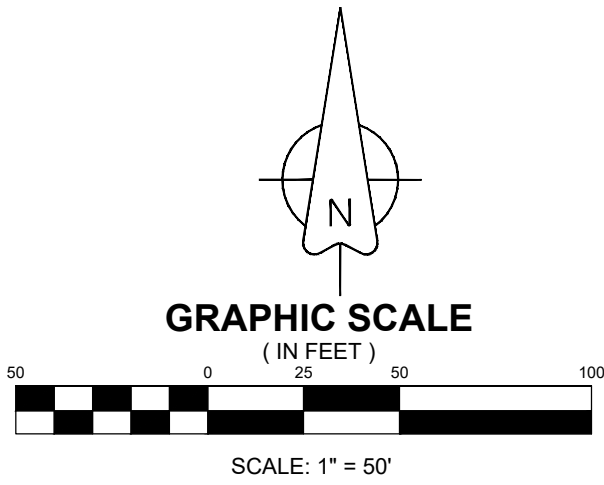
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PRELIMINARY GRADING
PLAN

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:
C - 2.2



- LEGEND
- PROPERTY LINE
 - ASPHALT PAVING
 - CONCRETE

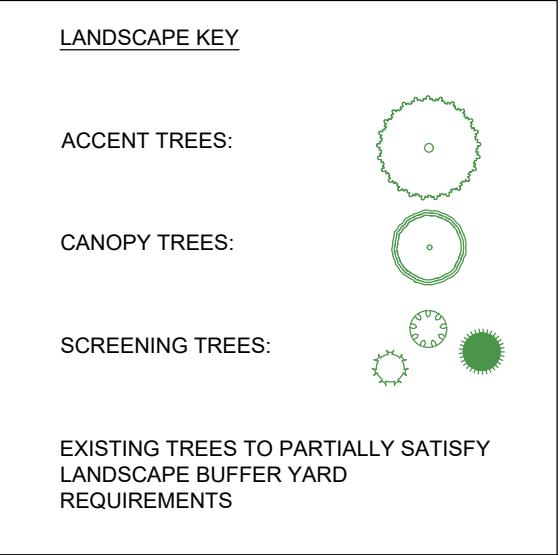
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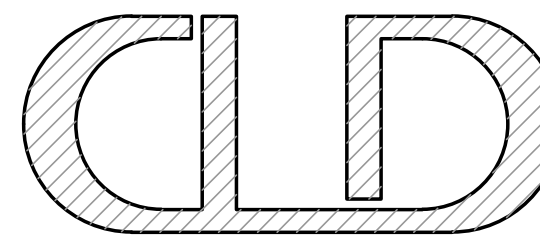
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PRELIMINARY DRAWINGS

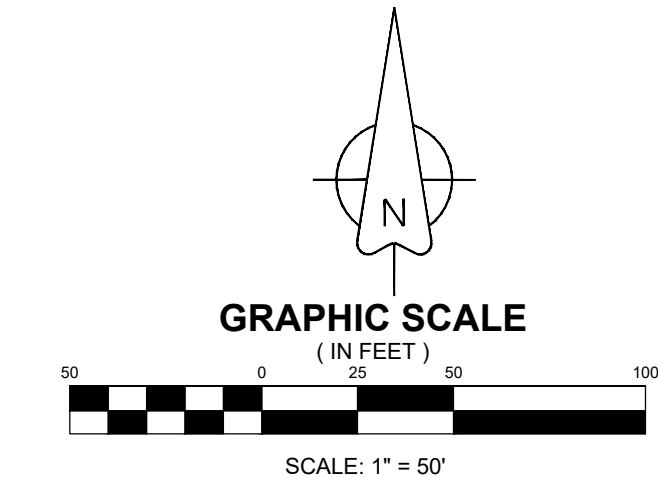
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No.	Date	Description
1	05/26/2022	PER CITY COMMENTS
2	07/05/2022	PRELIMINARY GRADING

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

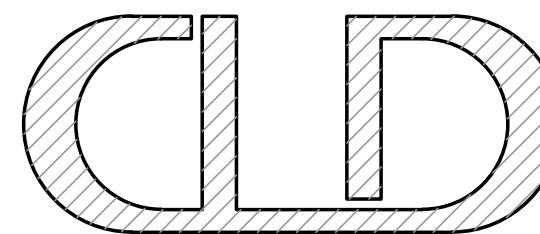
SHEET NUMBER:
C - 2.3



- NOTES:
- FIRE PROTECTION NOTES:
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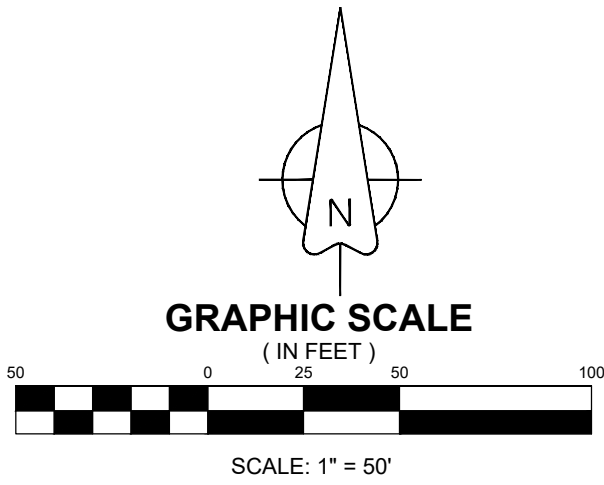
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FIRE TRUCK CIRCULATION

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
DRAWN: CON

SHEET NUMBER:
C - 2.4



- LEGEND
- PROPERTY LINE
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 - CONCRETE

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PRELIMINARY GRADING
PLAN

PROJECT: 1211 DICKERSON ROAD
DATE: 5/2/2022
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C - 2.2



- NOTES**
1. FINAL DESIGN WILL MEET & FOLLOW ALL CITY OF GOODLETTSVILLE DESIGN STANDARDS.
 2. MATERIAL USED WILL BE A MINIMUM OF 50% BRICK AND/OR STONE WITH THE REMAINING PORTION BEING SPLIT FACE BLOCK, GLASS, EIFS OR CEMENT FIBER BOARD.
 3. IMAGES SHOWN ARE TO SHOW THE OVERALL DESIGN CONCEPT. FINAL ARCHITECTURE WILL BE UPDATED TO FOLLOW ALL CITY REQUIREMENTS.



1211 SOUTH
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 GOODLETTSVILLE, TN 37070

01
 INSPIRATION IMAGES



Dry Creek Lofts Proposal



Ramston Introduction

Ramston Capital is a real estate development and investment firm headquartered in Nashville, TN.

Since our founding, the team at Ramston Capital has shown a dedication to the guiding principles of Trust, Judgement, and Care. With these at our back, we are driven to provide value not only to our stakeholders, but to all who will encounter our product. We build for people, neighborhoods, and cities; and have shown a proven track record of success in catalyzing the upward mobility of those we serve. With a strong mission, we set out everyday to execute this vision.

Our team has experienced leaders in finance, architecture, and law, which allows us to confidently attack all elements of the development process. Solving problems for others is our business, and to date, we have been able to consistently deliver all projects we have undertaken ahead of schedule and on budget.

Density & Dry Creek Road

Goodlettsville Zoning Ordinance Section (per 4-13-2022)

(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 .20

Minimum open space 20 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 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%) and minimum size of site may be reduced in size as determined by planning commission and city commission during master plan review.

(iv) Special high rise projects. The Goodlettsville Municipal/Regional Planning Commission and City Commission may authorize a PUD to be a high rise project if said project is specifically designed for the use and occupancy of persons sixty (60) years old or older. The following requirements shall apply:

Maximum density 25/acre

Maximum floor area ratio 1.0

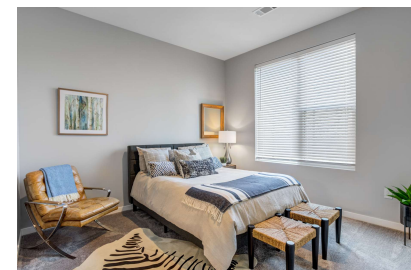
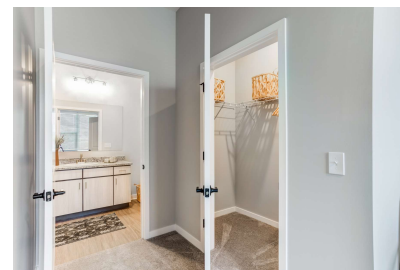
Minimum open space 20 percent

Maximum building height 6 stories

The minimum size of site may be reduced to three (3) acre



Proposed Concept



Proposed Concept

96 Units on 3.83ac

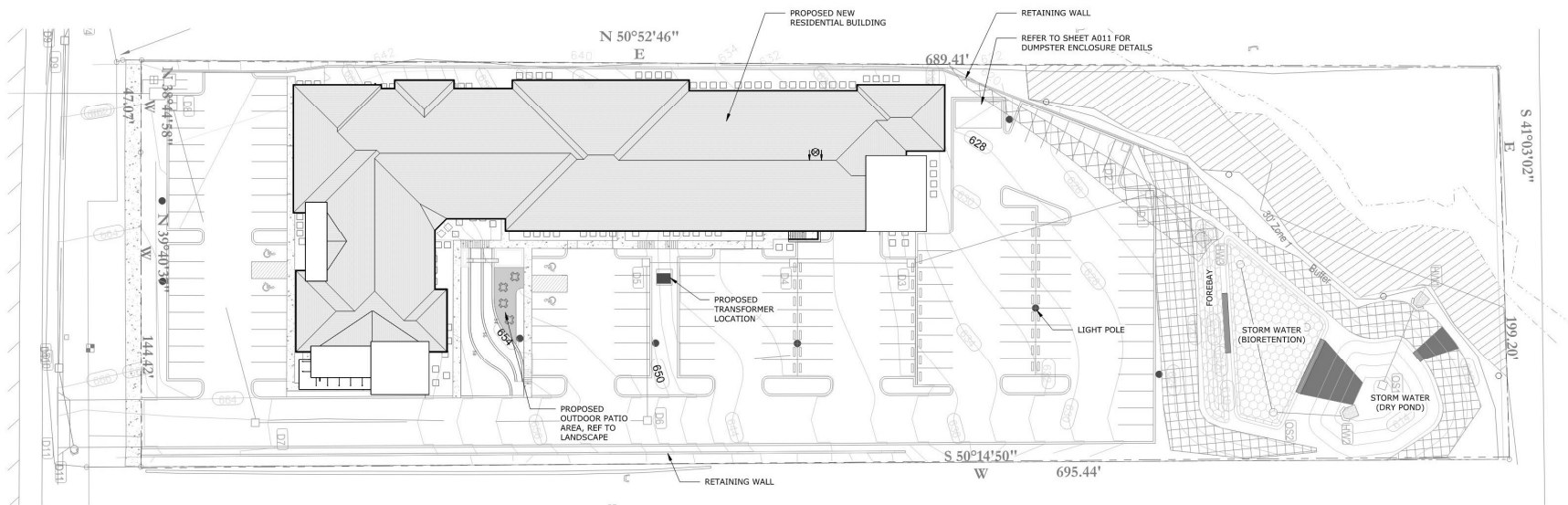
25 Units / Acre

Project modeled after
successful project of the exact
unit count (96) on 3.21ac

Project completed by Ramston
Capital on Nolensville Pike



The Executed Concept



C1 ARCHITECTURAL REFERENCE SITE PLAN
1" = 30'-0"

Existing Rental Corridor

Dry Creek Road, specifically between Dickerson and I-65, is already a rental corridor

Five rental communities located on 1 Mile stretch of Dry Creek Road



Density Precedent

Many rental communities currently exceed the 7/ac

There is an aging and decreasingly desirable inventory of affordable rental dwellings

Complex	Acreage	Unit Count	Units/AC	Year Built
Meadowcreek Apartments	12.00	84	7.00	2003
The Retreat at Dry Creek Farms	20.02	268	13.39	2008
Summerfield Place Apartments	11.25	187	16.62	1978
The Bend Apartments	8.49	112	13.19	1984
Rivergate Meadows	17.70	200	11.30	1993
The Village at Crestview	9.09	132	14.52	1971
Madison Crest	2.84	78	27.46	2017
Dry Creek Commons	11.11	79	7.11	2021
Cypress Creek Townhomes	15.33	140	9.13	1995
Cottages at Drakes Creek	7.06	60	8.50	1985
Rolling Meadows Townhomes	15.33	109	7.11	1988
Cobblestone Townhomes	18.09	122	6.74	2016

Connectivity

Dry Creek Road is a vital and unique connection between Dickerson Pike & US31

Direct connection to Rivergate commercial zone

1 Mile walk from site to US31

Capitalization on growth of Dickerson Pike for Rivergate

Dickerson Pike is a growing connection to River North and Cumberland Riverfront revitalization



Growth

Affordability

Housing for Jobs

Tax Base

Rivergate – Building for the Future

