

CITY OF GOODLETTSVILLE
PLANNING COMMISSION MEETING AGENDA
Monday July 12, 2021 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of Agenda

ITEM#2 Approval of June 7, 2021 Meeting Minutes

ITEM#3 Copper Creek 2-6, Meritage Homes, Requests Recommendation to the City Commission for acceptance of public improvements with a one-year maintenance bond. Planning Staff to define final improvement completion status.

ITEM#4 The Hill Place/L. Steven Bridges Land Surveying and Consulting: Requests recommendation to the City Commission for an amendment to the project master plan for two (2) additional residential units on 6.83 acres on Brick Church Pike. Properties referenced as Davidson County Tax Map/Parcels 018160A1100CO-1600CO and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: GMAC Properties, LLC/ O.I.C. The Hill Place (#7-21)

ITEM#5 Dry Creek Commons Phase Two/Wamble & Associates, PLLC: Requests final master plan approval for thirty-nine (39) residential townhouse units on 5.39 acres on Dry Creek Road. Property referenced as a portion of Davidson County Tax Map/Parcel# 03304007200 zoned HDRPUD, High Density Residential Planned Unit Development and a small section of A, Agricultural zoning along I-65. Property Owners: Vastland/Eatherly/McClung/Development (#8-21)

ITEM#6 Villas at Highland Park/TTL/Sage Legacy, Developer: Request preliminary master plan approval for 133 townhouse units on 19.12 acres on Dickerson Road. The plan includes the addition of a 1.2 acre property on Dickerson Road zoned CPUD, Commercial Planned Unit Development that does not include any residential units. Planning Commission at the April 27, 2020 meeting recommend approval to the City Commission to rezone the 19.12 acres from A, Agricultural to HDRPUD, High Density Residential Planned Unit Development. Properties referenced as Davidson County Tax Map/Parcels#02500006000, 0250021900, 0250021800, and 02500006200. Property Owners: Thomas and Tammy Cox and Robert and William Burton (#9-21)

ITEM#7 Planning and Development Services Staff: Requests an amendment of the City's Comprehensive Land Use Plan to change an area designation from residential low density to high density residential for the requested rezoning and preliminary master for properties on Dickerson Road as referenced in Item#6. (Deferred at June 5, 2020 Meeting)

ITEM#8 Long Hollow Pike Access Drive-Development Management Group, LLC: Requests approval for a revised limited access drive connection on Long Hollow Pike for the Publix/Caldwell Square Center. Property referenced as Sumner County Tax Map 143J, Group G Parcel 04.00. Property Zoning: CPUDL, Commercial Planned Unit Development Limited. Property Owners: SRK and Sunset Investment Partners (# 06-19)

ITEM#9 Rivergate Shell Building/Community Solutions by Design, LLC: Requests site plan approval for a 3,250 sq. ft. commercial center on 0.44 acres at 120 Rivergate Parkway and

Donald Ave. Property referenced as Davidson County Tax Map/Parcel# 02605014200 and is zoned CSL, Commercial Services Limited and CCO, Commercial Core Overlay. Property Owner: Rafee & Fatimah Syed (#5-21)

Public Forum on Planning Related Topics

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

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