

**CITY OF GOODLETTSVILLE PLANNING COMMISSION**

***REVISED MEETING AGENDA***

***Monday October 3, 2022 5:00 PM***

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of Agenda

ITEM#2 Approval of September 12, 2022 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 Dry Creek Townhomes Phase One / Ragan Smith Associates Inc: Request final subdivision plat approval for two (2) lots and public right of way dedication on 9.61 acres on Robert Cartwright Drive. Properties referenced as Davidson County Tax Map/Parcel# 03300029700 and a portion of 03300004200 and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Dry Creek, LLC

**DISCUSSION ITEMS**

-Ellen Drive Subdivision Conceptual Layout

-Rivergate Mixed Use Project

**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 – 615-851-2202

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# **CITY OF GOODLETTSVILLE PLANNING COMMISSION**

## **STAFF RECOMMENDATION REPORT**

**Monday October 3, 2022 5:00 PM**

### **ITEM#1 Approval of Agenda**

**STAFF NOTES:** Revised agenda

**STAFF RECOMMENDATION:** Approval

### **ITEM#2 Approval of September 12, 2022 Meeting Minutes**

**STAFF NOTES:** N/A

**STAFF RECOMMENDATION:** Approval

### **ITEM#3 Public Forum on Planning Related Topics**

**STAFF NOTES:** N/A

**STAFF RECOMMENDATION:** Approval

**ITEM#4 Dry Creek Townhomes Phase One / Ragan Smith Associates Inc:** Request final subdivision plat approval for two (2) lots and public right of way dedication on 9.61 acres on Robert Cartwright Drive. Properties referenced as Davidson County Tax Map/Parcel# 03300029700 and a portion of 03300004200 and are zoned HDRPUD, High Density Residential Planned Unit Development. Property Owner: Dry Creek, LLC

#### **STAFF NOTES:**

The subdivision plat is to dedicate the public road right of way for the project and define the project boundary area for phase one. The town home lots will be recorded per a horizontal property regime recording process.

**STAFF RECOMMENDATION:** Approval

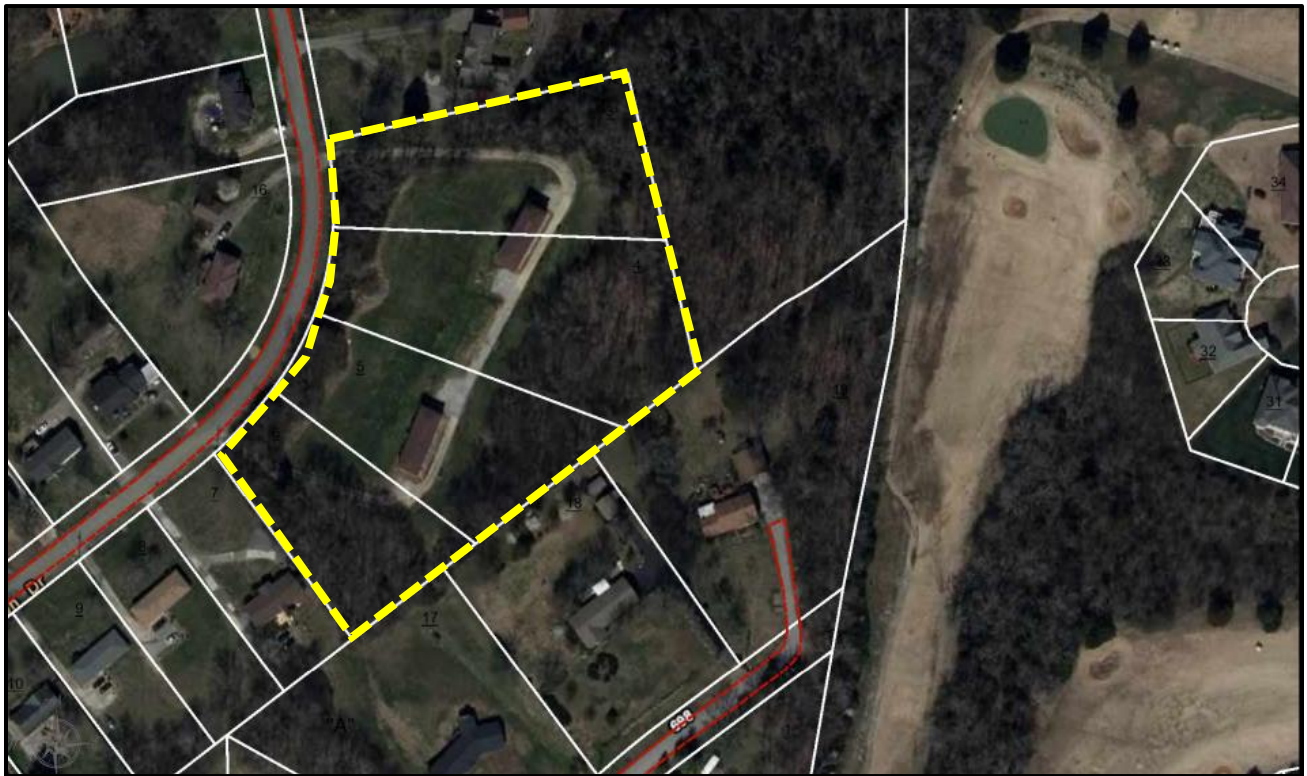
## **DISCUSSION ITEMS**

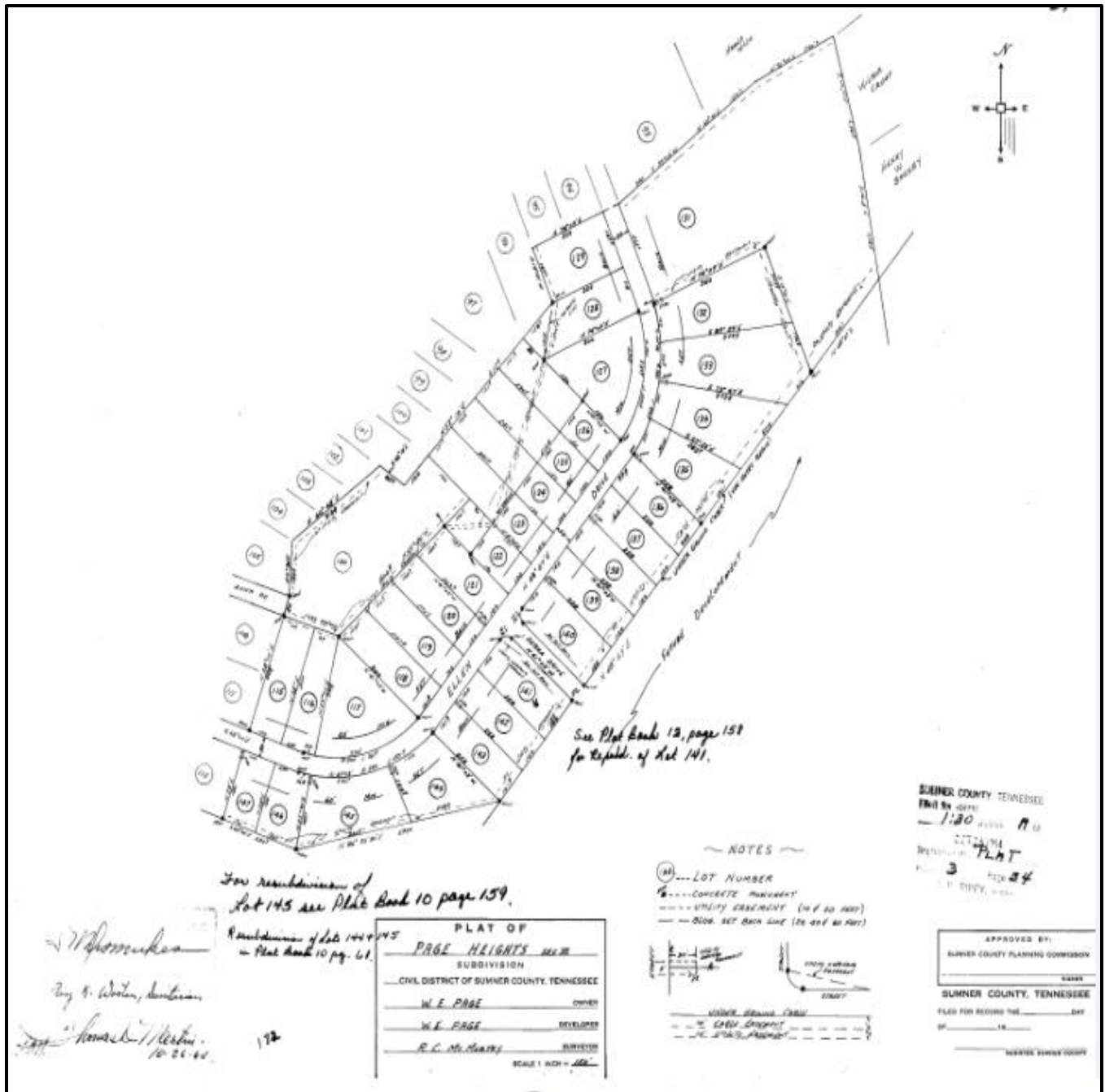
### **-Ellen Drive Subdivision Conceptual Layout**

#### **STAFF NOTES:**

The four (4) properties highlighted below are included as lots 132-135 on the Page Heights Section three (3) subdivision plat recorded in 1964. The lots/properties are zoned R-25, Low Density Residential. The existing two (2) building-four (4) unit town homes that were constructed in 1968 are legal non-conforming uses in the R-25 zoning district. Staff has received a request to remodel the town home units and review the possibility of subdividing additional lots for the construction of new one family dwelling homes. The four (4)

lots/properties total 4.9 acres. The lots/properties include areas of 0.9, 1.2, 1.3, and 1.5 acres. Since the lots/properties are included in a developed subdivision and non-conforming uses and buildings are included on the lots/properties, the Planning Commission must review all requests to re-subdivide the lot/properties per the Subdivision Regulations section listed below. Staff has discussed with the applicant the possibility of resubdividing the lots/properties to include the existing town homes buildings on one or two (2) lots and reviewing two (2) to three (3) lots for one family dwelling homes along the Ellen Drive frontage in front of the town homes to fit in with the appearance of the majority of other properties along Ellen Drive.





### Referenced Subdivision Regulations:

**1-108.2 Limitation on Resubdivision** -- Within any existing subdivision which has been approved, recorded and at least partially developed, no resubdivision or replating shall be permitted which reduces the average lot size in such recorded subdivision

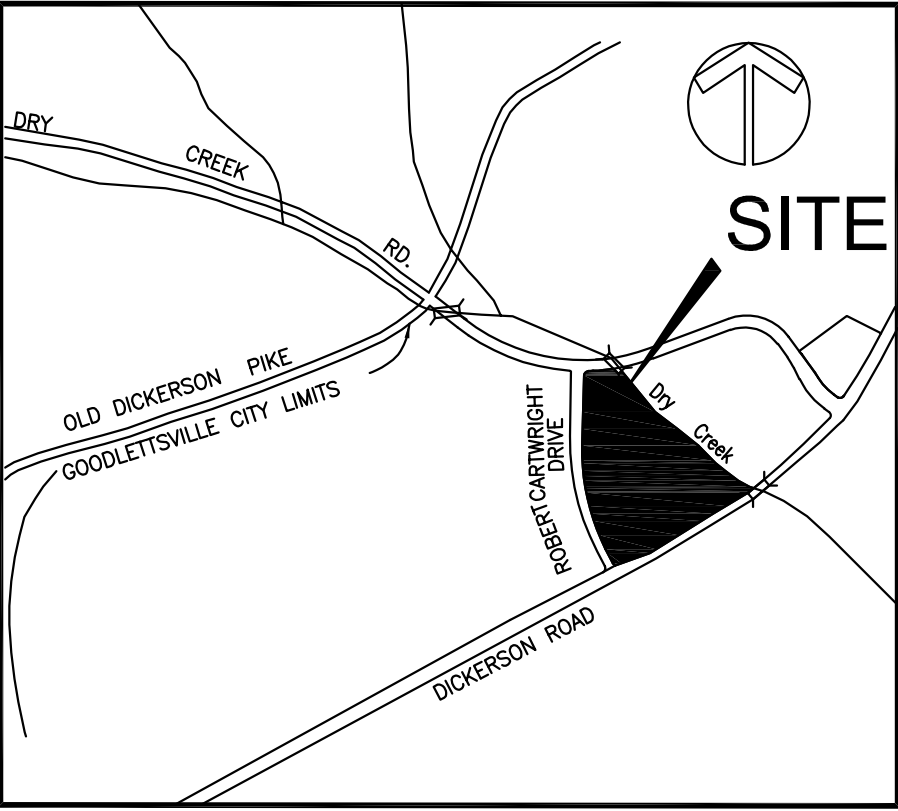
### **-Rivergate Mixed Use Project**

The applicant is requesting discussion on a revised project design including the amount of dedicated commercial square footage required with the Zoning Ordinance Regional Center Planned Unit Development Section requirements and the parking design. The proposal includes a 10,000 sq. ft. retail center at the front of site and the proposed parking is based on 1.4 spaces per residential unit versus the City Zoning Ordinance requirement of 1.5 parking spaces for each one bedroom and two (2) parking spaces for all two (2) and three (3) bedroom units. Based on the project proposal, the City's Ordinance would require 643 spaces for residential units and forty (40) spaces for the commercial center. The applicant is requesting reduced parking based on the shared parking agreement in the Rivergate Mall area.

#### **Referenced Zoning Ordinance Sections:**

***(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

***(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

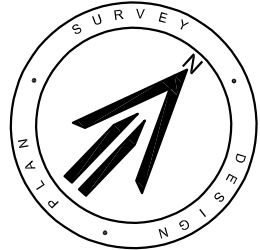


VICINITY MAP  
(N.T.S.)

| CURVE TABLE |          |         |            |         |         |             |
|-------------|----------|---------|------------|---------|---------|-------------|
| CURVE       | RADIUS   | LENGTH  | DELTA      | TANGENT | CHORD   | CHD BRG     |
| C1          | 2825.00' | 242.93' | 4°55'37"   | 121.54  | 242.85' | S42°41'53"W |
| C2          | 2785.00' | 484.32' | 9°57'50"   | 242.77  | 483.71' | S49°58'03"W |
| C3          | 2825.00' | 132.52' | 2°41'16"   | 66.27   | 132.51' | S55°58'12"W |
| C4          | 1268.00' | 533.71' | 24°06'58"  | 270.86  | 529.78' | N15°36'25"W |
| C5          | 25.00'   | 38.11'  | 87°19'51"  | 23.86   | 34.52'  | N40°06'59"E |
| C6          | 1199.00' | 244.50' | 11°41'02"  | 122.68  | 244.08' | N77°56'24"E |
| C7          | 241.00'  | 312.09' | 74°11'47"  | 182.25  | 290.73' | S70°48'14"E |
| C8          | 390.00'  | 73.46'  | 10°47'32"  | 36.84   | 73.35'  | S28°18'34"E |
| C9          | 447.00'  | 225.39' | 28°53'23"  | 115.14  | 223.01' | S37°21'30"E |
| C10         | 25.00'   | 40.25'  | 92°14'43"  | 26.00   | 36.04'  | S05°40'50"E |
| C11         | 25.00'   | 37.79'  | 86°36'15"  | 23.56   | 34.29'  | S47°28'00"E |
| C12         | 25.00'   | 39.56'  | 90°39'16"  | 25.29   | 35.56'  | N42°26'09"E |
| C13         | 54.00'   | 239.94' | 254°35'03" | 70.91   | 85.92'  | S55°35'58"E |
| C14         | 25.00'   | 32.54'  | 74°35'03"  | 19.04   | 30.29'  | S34°24'02"W |
| C15         | 275.00'  | 50.22'  | 10°27'47"  | 25.18   | 50.15'  | S08°07'22"E |
| C16         | 25.00'   | 47.28'  | 108°21'14" | 34.63   | 40.54'  | S67°31'53"E |
| C17         | 50.00'   | 78.54'  | 90°00'00"  | 50.00   | 70.71'  | S76°42'30"E |
| C18         | 50.00'   | 78.54'  | 90°00'00"  | 50.00   | 70.71'  | S13°17'30"W |
| C19         | 25.00'   | 35.76'  | 81°57'15"  | 21.71   | 32.79'  | S17°18'53"W |
| C20         | 25.00'   | 44.83'  | 102°44'01" | 31.28   | 39.06'  | S70°20'30"E |

| CURVE TABLE |         |        |           |         |        |             |
|-------------|---------|--------|-----------|---------|--------|-------------|
| CURVE       | RADIUS  | LENGTH | DELTA     | TANGENT | CHORD  | CHD BRG     |
| C21         | 25.00'  | 34.30' | 78°36'55" | 20.47   | 31.67' | N18°59'02"E |
| C22         | 125.00' | 15.20' | 6°58'09"  | 7.61    | 15.20' | N16°50'20"W |
| C23         | 25.00'  | 34.42' | 78°52'58" | 20.57   | 31.76' | N52°47'44"W |
| C24         | 25.00'  | 41.73' | 95°38'41" | 27.59   | 37.05' | S44°07'33"W |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N45°23'31"W | 40.00'   |
| L2         | S35°26'02"E | 40.00'   |
| L3         | S51°48'11"E | 36.10'   |
| L4         | N87°45'47"E | 46.83'   |
| L5         | S02°53'29"E | 72.95'   |
| L6         | S13°21'16"E | 93.00'   |
| L7         | N58°17'30"E | 61.32'   |
| L8         | S31°42'30"E | 25.00'   |
| L9         | N58°17'30"E | 47.54'   |
| L10        | S87°45'47"W | 43.39'   |



SEE NOTE 2.



OWNER / DEVELOPER

NATELLI COMMUNITIES  
506 MAIN STREET, SUITE 300,  
GAITHERSBURG, MARYLAND 20878  
MR. MICHAEL NATELLI  
MNATELLI@NATELLI.COM  
1.301.670.4020



#### GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. THE SUBJECT PROPERTY IS CURRENTLY ZONED HDRPUD (HIGH RESIDENTIAL PLANNED UNIT DEVELOPMENT).
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0136H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0136, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED.

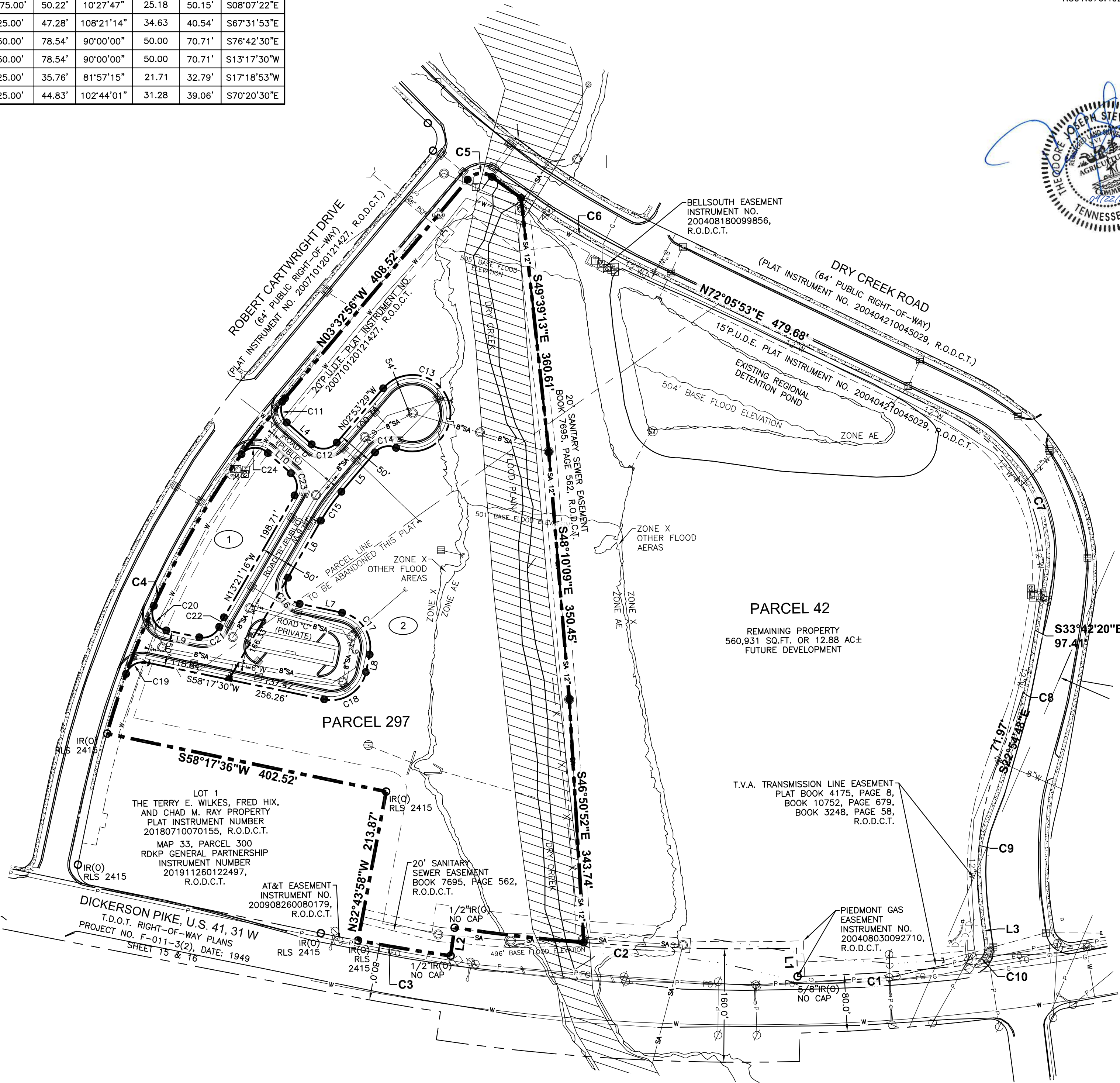
SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. BEING PARCELS 42 & 297 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 33.

7. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.

8. A PUBLIC UTILITY & DRAINAGE EASEMENT OF A MINIMUM OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAY SHALL HEREBY BE MADE A PART OF THIS RECORDING.



#### LEGEND

|         |                                                                      |              |                                                  |
|---------|----------------------------------------------------------------------|--------------|--------------------------------------------------|
| ● IR(N) | IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") | —RCP—        | REINFORCED CONCRETE PIPE                         |
| ○ IR(O) | IRON ROD (OLD)                                                       | —SA—         | SANITARY SEWER LINE                              |
| □       | ELECTRIC BOX                                                         | —G—G—        | GUARDRAIL                                        |
| ⊕       | FIRE HYDRANT                                                         | —P—          | OVERHEAD ELECTRIC POWER LINE                     |
| ⊕       | WATER VALVE                                                          | ⊙→           | UTILITY POLE W/ANCHOR                            |
| ▢       | CATCH BASIN/CURB INLET                                               | *            | LIGHT STANDARD                                   |
| ⊕       | STORM MANHOLE                                                        | ○            | GAS VALVE                                        |
| ⊕       | SEWER VALVE                                                          | ∅            | UTILITY POLE                                     |
| ⊕       | TRANSFORMER PAD                                                      | —R.O.D.C.T.— | REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE |

G:\84144-2096\1-SURVEY\PLAT\PHASE 1\2096 PLAT PHASE 1.DWG

LOT 1 = 26,782 SQUARE FEET OR 0.61 ACRES±  
LOT 2 = 331,005 SQUARE FEET OR 7.60 ACRES±  
PRIVATE ROAD/COMMON AREA = 20,038 SQUARE FEET OR 0.46 ACRES±  
RIGHT-OF-WAY DEDICATION = 40,957 SQUARE FEET OR 0.94 ACRES±  
PHASE 1 TOTAL = 418,782 SQUARE FEET OR 9.61 ACRES±

#### CERTIFICATE OF OWNERSHIP & DEDICATION

I(WE) HEREBY CERTIFY THAT I(WE) ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED OF RECORD AS INSTRUMENT NO. 20210914--01223325, R.O.D.C.T. AND THAT I(WE), HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR(MY) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DRY CREEK, LLC

MICHAEL NATELLI

DATE

#### CERTIFICATION OF COMMON AREAS DEDICATION

(OWNER) IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN NAME OF DRY CREEK TOWN HOMES PHASE 1 FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE OF THE HOMEOWNERS WITHIN THE NAMED SUBDIVISION. THE "DECLARATION OF COVENANTS AND RESTRICTIONS," APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

MICHAEL NATELLI

DATE

#### CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "DRY CREEK TOWN HOMES, PHASE 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM:

DATE:

BY:

#### CERTIFICATE OF APPROVAL OF STREETS OR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC STREETS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GOODLETTSVILLE SUBDIVISION REGULATIONS OR (2) THAT A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

NAME:

DATE:

BY:

#### CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "CEDARSIDE AT DRY CREEK, PHASE 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A LETTER OF CREDIT OR OTHER APPROVED SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE

NAME:

MADISON SUBURBAN UTILITY DISTRICT

#### CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GOODLETTSVILLE SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

BY:

SECRETARY PLANNING COMMISSION

DATE:

#### CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON TO THE ACCURACY REQUIRED BY THE GOODLETTSVILLE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY THOSE REGULATIONS. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 52,721.

RAGAN-SMITH-ASSOCIATES

BY:

TED J. STEVENSON II

DATE: 01/22/22

PLS NO.: 2136

#### FINAL PLAT

### CEDARSIDE AT DRY CREEK PHASE 1

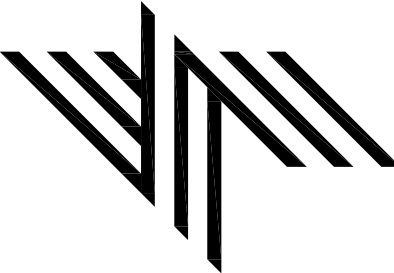
DICKERSON PIKE  
10TH COUNCIL DISTRICT,  
CITY OF GOODLETTSVILLE,  
DAVIDSON COUNTY, TENNESSEE  
DISTRICT COUNCIL MEMBER:  
ZACH YOUNG

SEPTEMBER 22, 2022

SCALE: 1" = 100'

JOB NO. 84-144 2096

SHEET 1 of 1



RaganSmith

Nashville - Murfreesboro - Chattanooga

ragansmith.com

315 Woodland Street, Nashville,

Tennessee 37206

615.244.8591; tstevenson@ragansmith.com

Ted Stevenson



Project Data:

4 Story Apartments (Type VA)  
384 Units @ 860 Average  
Total Net Rentable = 330,000 Sq.Ft.  
Total Gross Sq.Ft. = 389,000 Sq.Ft.

Leasing /Amenity area = 11,000 sq.ft.  
Retail space = 10,000 sq.ft.

525 Cars Total  
1.40 cars per unit

Mix: 65% 1 bed / 30% 2 bed / 5% 3 bed

1 Conceptual Plan - Typical Level  
Scale: 1" = 100'

Plan

Rivergate Mall - Macys Site

September 20, 2022

