

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday August 2, 2021 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of Agenda

ITEM#2 Approval of July 12, 2021 Meeting Minutes

ITEM#3 Copper Creek 2-1/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 Parkview Preserve Phase 2/NVR Land Development: Request final subdivision plat amendment for lots 93-104 on Wicklow Drive to reduce the rear building setback from 17.5 feet to 16.5 feet. Properties are zoned MDRPUD, Medium Density Residential Planned Unit Development

ITEM#5 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) **Deferred at July Meeting**

ITEM#6 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#5. **Deferred at July Meeting**

ITEM#7 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)

ITEM#8 John and Nicole Levoy: Requests recommendation to the City's Board of Zoning and Sign Appeals Board for a proposed counseling center to be classified as a conditional use religious facility in an R-40, Low Density Residential zoning district. The requested location of the use is a 117.24-acre property on Happy Hollow Road referenced as Sumner County Tax Map/Parcel# 12113000000

ITEM#9 Kenjoh Outdoor Advertising: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-305 Signs Permitted in Commercial and Industrial Districts, (2) Interchange Sign Zone to permit an increased square footage pole type sign (billboard size) for a proposed sign at 705 Rivergate Parkway. Property referenced as Davidson County Tax Map/Parcel# 02613001500 and is zoned CSL, Commercial Services Limited/INT, Interchange Overlay

ITEM#10 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-201. Provisions Relating to Construction of Language and Definition (3) to include definitions of a one and two (2) car garages including minimum interior dimensions

ITEM#11 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208. Supplementary District Regulations. (1)(B) to include fence material and height requirements for fences in front yards

ITEM#12 Zoning Ordinance Amendment-Planning Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Sections 14-206. Commercial District Regulations (2) and (7) to include Regional Center Commercial Zoning District Regulations

DISCUSSION ITEMS

-Conference Drive Mixed Use Development Proposal

-Planning Commission Review Process: Public Forum, Public Hearings, and Community Review Meetings

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.

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