



December 4, 2023

Planning Commission
5:00 PM

City Hall - Massie Chambers

Agenda:

Call to Order

Approval of Agenda

1. Approval of December 4, 2023 Agenda

Approval of Meeting Minutes

2. Approval of November 6, 2023 Meeting Minutes

Individual Review of Regular Agenda Items

3. Public Forum on Planning Related Topics
4. Community Development Staff: Requests approval of the 2024 Planning Commission Meeting and Plan Submittal Calendar
5. Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 (1)(o) to reduce the permitted timeline for temporary uses
6. Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (4)(g) to remove the minimum attached garage requirement in the base residential zoning districts (*Deferred at November 6th meeting*)

DISCUSSION ITEM:

7. Rivergate Parkway/ Wade Circle- Hotel to Apartment Conversion Proposal
8. -Public Development Improvements Requirements Utilities, Storm Water, Roadways

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

amccormick@goodlettsville.gov

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CITY OF GOODLETTSVILLE PLANNING COMMISSION

AGENDA STAFF REPORT

Monday December 4, 2023 5:00 PM

ITEM#1 Approval of December 4, 2023 Agenda

STAFF NOTES: N/A

MOTION OPTIONS:

1. Approve as listed
2. Approve with agenda amendments as determined by the Planning Commission

ITEM#2 Approval of November 6, 2023 Meeting Minutes

MOTION OPTIONS:

1. Approve as listed
2. Approve with minute amendments as determined by the Planning Commission

ITEM#3 Public Forum on Planning Related Topics

STAFF NOTES: N/A

MOTION OPTIONS: N/A

ITEM#4 Community Development Staff: Requests approval of the 2024 Planning Commission Meeting and Development Plan Submittal Calendar

STAFF NOTES: The January and September meeting dates will be altered due to holidays.

MOTION OPTIONS:

1. Approve proposed 2024 meeting and submittal calendar
2. Approve to include any different dates as determined by the Planning Commission

ITEM#5 Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-208 (1)(o) to reduce the permitted timeline for temporary uses

STAFF NOTES:

Staff has received complaints about temporary uses being permitted sixty (60) days a year and that temporary food tents are creating unfair competition issues with area restaurants. The City's Zoning Ordinance Temporary Use section including regulations for outdoor displays, sales of foods or merchandise defines a maximum permitted timeline line of sixty (60) days a year. The ordinance section does not include a limitation for the temporary use timeline to be on consecutive days. Staff has received questions about the difference between food services operating under a temporary use permit versus being regulated under the City's Food Truck

requirement. The City permits food trucks west of Interstate I-65 within defined situations and locations under an annual operating permit with no defined limitation on the number of operating days per year. Any proposed food trucks under the current ordinance requirements east of Interstate I-65 would be regulated by the sixty (60) days per year regulation. The interstate location reference was defined due to the number of permanent restaurants operating east of I-65. The proposed amendment is to reduce the number of permitted temporary sale dates from sixty (60) days to fourteen (14) days a year.

Proposed Zoning Ordinance Amendment:

Outdoor displays, sales of foods or merchandise. Maximum ~~60~~ **fourteen (14)** days per year in CC, CG, CS, CSL, CPUD, CPUDL and industrial zoning districts. A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted. Food trucks regulated by subsection 14-206(5)(h) and section 9-506. Maximum 60 days per year in the agricultural zoning district for products grown on the property. (Major.)

MOTION OPTIONS:

1. Recommend approval to the City Commission to reduce the outdoor displays, sales of foods or merchandise temporary uses in commercial and industrial zoning districts from sixty (60) to fourteen (14) days maximum per year
2. Recommend approval to the City Commission to reduce the outdoor displays, sales of foods or merchandise temporary uses in commercial and industrial zoning districts to another timeline or other amendment as determined by the Planning Commission
3. Recommend denial to the City Commission to not amend the Zoning Ordinance and maintain the sixty (60) outdoor displays, sales of foods or merchandise temporary uses in commercial and industrial zoning districts
4. Defer request to include additional information as determined by the Planning Commission

Referenced Zoning Ordinance Section 14-208 (1)(o):

o. Standards for specific temporary uses. Temporary uses include special events which by their nature continue for the limited period of time provided in this title. Temporary uses may occur indoors or outdoors, on improved or unimproved property, and should be consistent with the zoning for that property and its uses. Such temporary uses require regulation because they may result in street closures, traffic and parking needs, temporary buildings, electrical connections, portable restrooms, the use of flammable materials. Temporary uses may be classified as major or minor. The board of zoning and sign appeals shall review all major uses in residential zoning districts and when located in a non-residential zoning district when proposed to be operated within 500 feet of a residential zoning district. Major temporary uses require a

temporary use permit including temporary use permit fee. Minor temporary use requires a temporary use permit excluding fee. The planning director shall review all minor temporary use permits. The temporary use time limits apply to both property and applicant use.

Charitable activities and outside meetings. Maximum 30 days per year permitted in all zoning districts. Such use must be sponsored by a public agency, religious institution, civic group, school, or other charitable non-profit organization. Such uses must be located on the site of the sponsor organization. (Minor.)

Carnival, circus, fair, festival. Maximum seven operating days within a fourteen (14) day period once a year in the CC, CG, CS, CSL, CPUD, IR zoning districts. The hours of operation for such uses shall be limited to between 9:00 a.m. and 11:00 p.m. Items to address lighting, noise, and traffic plans must be submitted as part of the temporary use permit. No use permitted within 500 feet of a low or medium density residential zoning district. (Major.)

***Outdoor displays, sales of foods or merchandise.* Maximum 60 days per year in CC, CG, CS, CSL, CPUD, CPUDL and industrial zoning districts. A temporary use permit may be issued for outdoor displays and sales conducted either as a part of an existing business or as a free-standing use in any commercial or industrial district provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted. Food trucks regulated by subsection [14-206\(5\)\(h\)](#) and [section 9-506](#). Maximum 60 days per year in the agricultural zoning district for products grown on the property. (Major.)**

Construction or sales office or other structures associated with the development of property. Permitted for length of construction period in all zoning districts. Construction offices, and all other structures associated with the development of the property, shall be removed upon completion of construction project.

Such uses must be located on the same site as the development/construction with which they are associated. Such structures shall meet the required setbacks for the applicable zoning district to extent practicable given the location of existing buildings and improvements on the site and the location of permitted construction areas.

Such structures may not be regularly occupied by anyone except construction or sales personnel. (Minor.)

Temporary dwelling unit in cases of special hardship. In any residential district, a temporary use permit may be issued to place a mobile or modular home temporarily on a lot in which the principal structure was destroyed by fire, explosion, or natural phenomena. The purpose of such placement temporarily shall be to provide shelter for only the residents of the principal structure during the period of reconstruction and to prevent exceptional hardship on the same. Water supply and appropriate sewage disposal must be available. Such permit may be initially issued for nine months, with one extension for up to six months may be granted only in case with an on-going reconstruction project. (Minor.)

Outdoor performances. Maximum three (3) day outdoor plays or musical performances in all commercial or industrial district as a part of an existing business or as a freestanding use provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted, provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 11:00 p.m. A temporary use permit may be issued for outdoor plays or musical performances in any residential or agricultural district provided that any traffic generated by the temporary use shall not use minor residential or neighborhood streets and can be accommodated on major thoroughfares or collector streets, and provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 9:00 p.m. Such permits in residential and agricultural district are limited to two days no more than three times per year. (Major.)

Christmas tree/holiday merchandise sale. Maximum sixty (60) days in any zoning district for the display and/or sale of Christmas trees/Holiday merchandise and not regulated as a special lighting exhibit and holiday lighting display. (Major.)

Commercial special lighting exhibits and holiday lighting displays. Maximum sixty (60) days in any commercial and industrial zoning district as a part of an existing business or as a free-standing use provided that adequate parking and traffic circulation is available and any existing business operations will not be disrupted, provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 11:00 p.m. A temporary use permit may be issued in any residential or agricultural district provided that any traffic generated by the temporary use shall not use minor residential or neighborhood streets and can be accommodated on major thoroughfares or collector streets, and provided further, that in the event amplified sound systems are used, such sound shall not be a public nuisance nor be conducted later than 9:00 p.m. (Major.)

Exempt uses. City, state, federal, school district, community college district, or other public agencies' event(s) when conducted wholly on that agency's public property or with the consent of another public property owner and which will not require public road closures or significantly impact on traffic on adjacent public streets; and

Other temporary uses. For temporary uses that are not listed in this chapter, the planning director may determine whether such use should be regulated as a minor or major use and the request be reviewed by the board of zoning and sign appeals. This determination shall be based upon the similarities and differences with the above listed uses and an assessment of the proposed temporary use's compatibility with the zoning district and surrounding land uses. Garage and yard sales not to exceed three sales a year per property with only normal household

items permitted to be sold. Garage and yard sale permits available in the customer service center. On-site auction and estates sales not to exceed three days.

Referenced Zoning Ordinance Section 14-206(5)(h)

(h) Mobile food service vehicles subject to provisions of the City of Goodlettsville Municipal Code section 9-506. Except for special events, mobile food service vehicles that are located on private properties are permitted in commercial and industrial zoning districts where food and beverage service uses are permitted on properties located west of I-65 and shall not be within 200 feet of an existing building with a permanent food and beverage service facility.

ITEM#6 Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (4)(g) to remove the minimum attached garage requirement in the base residential zoning districts (*Deferred at November 6th meeting*)

The Planning Commission discussed the amendment and staff discussed a possible amendment in the R7 High Density District to remove the garage requirement due to high density type developments and maintain the garage requirement in the medium and low-density residential districts. The Planning Commission discussed if an attached garage was not required then the minimum front building setbacks will need to be reviewed to ensure the off-street parking requirements are met. A City Commissioner requested the Planning Commission to review the garage requirement in all the base residential zoning districts. The attached garage requirement is an aesthetic requirement only due to the minimum defined off-street parking requirements of the Zoning Ordinance. The City recently amended the parking requirement to require a minimum number of off-street parking spaces based on the number of bedroom units. The City does not have a requirement for property owners or residents to park their cars in the required garage on the property. The Planning Commission discussed the possibility of the garage requirement also being based on the type of permitted residential uses and the typical lot size in the residential zoning districts.

The amendment is based on a preliminary permit request for a new home construction permit on Café Street. The request is for a 1,528 square feet one-family detached dwelling (house). Staff discussed with the property owner that per the City's Zoning Ordinance an attached one car garage is required for new construction in the R7 zoning district. The proposed construction exceeds the 1,000 square feet minimum house square footage requirement. The property owner discussed receiving affordable housing funding from a Metro Nashville program. The owner discussed concern that the attached one car garage requirement including the additional cost of the home construction would impact the rent affordability. The property owner requested the City to review the attached one-car garage requirement in the R7 high density residential zoning district.

The current residential zoning designations (R7 through R40) with attached garage requirements were included in the 1989 edition of the City's Zoning Ordinance. The City has recently

amended the Zoning Ordinance to define minimum dimensions of required garages including a one-car garage minimum dimension of twelve (12') feet x twenty-two (22') feet/264 square feet and a two-car garage minimum dimension of twenty-two (22') feet x twenty-two (22') feet/ 484 square feet. The City also amended the Zoning Ordinance to require more off-street parking for new residential units with two (2) spaces required for dwellings with two (2) bedroom units and four (4) spaces required for dwellings with three (3) and more bedroom units.

Zoning Ordinance Section: 14-205 (4)(g) (Proposed Amendment)

g) Minimum lot area coverage. Within the residential districts,
the principal building shall meet the minimum lot area coverage as
indicated:

R40, Low Density Residential 1,500 square feet;

1,100 square feet for 1st floor of 2 story ~~plus 2-car~~

~~attached-garage~~

R25, Low Density Residential 1,325 square feet;

1,100 square feet for 1st floor of 2 stories ~~plus 2-car~~

~~attached-garage~~

R15, Medium Density Residential 1,250 square feet, 1,500 square feet for duplex;

1,100 square feet for 1st floor of 2 stories ~~plus 2-car~~

~~attached-garage~~

R10, Medium Density Residential 1,000 square feet; 1,200 square feet for duplex ~~plus 1~~

~~car-attached-garage~~

R7, High Density Residential 1,000 square feet; 1,200 square feet for duplex ~~plus 1~~

~~car-attached-garage~~

Residential Permitted Uses:

R40, Low Density Residential- One family detached dwelling (house)

R-25, Low Density Residential- One family detached dwelling (house)

R15, Medium Density Residential- One family detached dwelling (house) and two-family detached dwelling (duplex) with a minimum 15,000 sq. ft. of lot/property area per dwelling unit

R-10, Medium Density Residential- One family detached dwelling (house) and two-family detached dwelling (duplex), or semi-attached dwelling with a minimum 10,000 sq. ft. of lot/property area per dwelling unit

R-7, High Density Residential – One family detached dwelling (house) and two-family detached dwelling (duplex), or semi-attached dwelling with a minimum 7,000 sq. ft. of lot/property area per dwelling unit

Minimum Front Building Setbacks (from road right of way/property line)

R40, Low Density Residential- Fifty (50') feet

R-25, Low Density Residential- Forty (40') to fifty (50') feet depending on type of street

R15, Medium Density Residential- Thirty (30') to fifty (50') feet depending on type of street

R-10, Medium Density Residential- Thirty (30') feet to forty (40') feet depending on type of street

R-7, High Density Residential – Thirty (30') feet to forty (40') feet depending on type of street

Zoning District Locations:

R40, Low Density Residential- Multiple Area Locations- Long Hollow Pike, Crencor Drive, Madison Creek Road, Patton Branch Road, and Hitt Lane

R-25, Low Density Residential-Multiple Area Locations: Shevel Road, Rose Hill Road, S. Dickerson Road, Moss Trail, sections of Alta Loma Drive, Loretta Drive, Emily Drive, sections of Moncrief Drive and Old Dickerson Road, Fannin Drive, Pear Orchard Drive

R15, Medium Density Residential- Multiple Locations: Issac Road, section of Moncrief Drive, McCain Drive, sections of Alta Loma Drive, Janette Drive, Hardaway Drive, Monticello Avenue, Loretta Drive, Kimberly Drive, Ellen Drive, Dorothy Drive, sections of Caldwell Drive.

R-10, Medium Density Residential- Multiple Locations: East Drive and Two Mile Pike, Hollywood Drive, Roscoe Drive, sections of Caldwell Drive, Harris Street, Jackson Road, Stephanie Place, West Cedar Street, New Brick Church Pike

R-7, High Density Residential – One Central Location: Section of Moncrief Drive at Café Street and Grave Road, Brick Church Pike, Bell Street

MOTION OPTIONS:

1. Recommend approval to the City Commission for minimum attached garage removal in all the base residential zoning districts
2. Recommend approval to the City Commission for garage removal in the R7 High Density Residential zoning district
3. Recommend denial to the City Commission to not amend the Zoning Ordinance to remove the minimum attached garage requirement in the base residential zoning districts

4. Defer request to include additional information as determined by the Planning Commission

DISCUSSION ITEMS

-Rivergate Parkway/ Wade Circle- Hotel to Apartment Conversion Proposal

A developer is requesting discussion on a proposal to rezone 4.73 acres including properties at 622 Rivergate Parkway (America's Best Value Inn), 611, 645, and 677 Wade Circle from CSL, Commercial Services Limited/ INT, Interchange Overlay to RC1, Regional Center Planned Unit Development Low Intensity. The proposal is to convert the existing hotel rooms to apartment units. The properties are included in the City's Comprehensive Land Use Plan as Regional Center Low Intensity. Staff has discussed with the developer that the design of the remodel/unit alterations and required commercial component required with the Regional Center Planned Unit Development zoning will be important with the project design and review. The commercial component could be phased in and located on an adjacent commercial lot due to the existing hotel design as determined by the Planning Commission with the preliminary master plan and rezoning review process. The minimum commercial component would be 8,300 square feet based on fifty-one (51%) percent of the existing 16,300 square feet of the Rivergate Parkway frontage ground floor building square footage.



-Public Development Improvements Requirements Utilities, Storm Water, Roadways

Staff has contacted White House Utility District and Metro Water Department representatives about the public versus private water service design issue that at the November meeting was included as a condition of approval with the Pine Ridge Townhouse project on S. Dickerson Road. The City does not have a defined regulation requiring public water services versus an individual public/private design for the ownership and operation of project level water service utilities. The Tennessee Department of Environment and Conservation (TDEC) requires an operating water public utility as listed in the TDEC regulations below based on project size and scope. The proposed Pine Ridge Townhouse project design intention presented at the November meeting was for a private/public water utility operation and maintenance by the property owners association. Per discussion with the project engineer, they are currently working with Madison Suburban Utility District to alter the design to be a public utility. Per discussion with water utility representatives, the private/public utility designs are reviewed based on the individual project specifics including a design variance review process per Metro Water services. The utility district has to authorize an individual private/public utility district operating within their utility service area with the private/public water services. The Planning Commission last month discussed concerns with an individual private/public water utility including the possibility of water service quality issues and the cost for operation per TDEC requirements including testing and also anticipated long term cost prohibitive major repairs for a homeowners or property owners association. The water service quality is a legitimate concern and would be unique to the water service but the cost implications for a private property owners association maintenance could also be an issue for private streets/sidewalks and storm water quality and quantity detention ponds and facilities. Storm water quality designs including water quality and quantity ponds and/or facilities are regulated by TDEC and also require third party inspections and private maintenance plans. Staff requests Planning Commission discussion about the possibility of defining regulations to define when private versus public (utilities, streets/sidewalks, storm water) improvements with projects including for sale lots/properties will be requested and required by the City. The City could also review requesting additional information including documents defining TDEC approval of the formation of the independent private/public utility authority. The White House Utility District reps discussed concerns with the City defining a requirement for public water designs with for sale lot/property projects. The district representative discussed concern that city requirement could impact their costs of operating the utility system. Their project review and approval process is based on the individual project scope, type of water specific amenities including pools and irrigation systems, and needed fire protection and fire hydrants with developments. The representative presented staff information based on their experience with both public and private/public water systems and property owners' associations. Staff would recommend setting up a study session to discuss the city concerns for residents being responsible for water quality and maintenance with individual private/public designs with Metro Water, White House Utility District, and Madison Suburban Utility District representatives. The study session would be to determine the need for city regulations or a revised development review and approval process under the current regulations.

Tennessee Department of Environment and Conservation

Division of Water Resources

Chapter 0400-45-10 Division of Water Resources Public Water Systems

Section 0400-45-01-.03 SCOPE.

These rules will apply to all public water supply systems that provide water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen (15) service connections or regularly serves an average of at least twenty-five (25) individuals daily at least sixty (60) days out of the year. A public water supply system is either a community water system or a non-community water system. A community water system is a public water supply system which serves at least fifteen (15) service connections used by year-round residents or regularly serves at least twenty-five (25) year-round residents. A non-community water system is a public water supply system that is not a community water system and which generally serves a transient population such as hotels, motels, restaurants, camps, service stations churches, industry, etc. A Non-Transient Non-Community Water System is a non-community water system that regularly serves at least 25 of the same persons over six (6) months per year. These rules do not apply to public water systems which meet all of the following criteria:

- (1) Consists only of distribution and storage facilities (and does not have any collection and treatment facilities);
- (2) Obtains all of its water from, but is not owned or operated by, a public water system to which such regulations apply;
- (3) Does not sell water to any person; and
- (4) Is not a carrier which conveys passengers in interstate commerce.

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

November 6, 2023

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: N/A

Also Present: Addam McCormick (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Sharon Reed (Staff) and Alex West (Staff).

Espinosa called the meeting to order and Trew offered prayer.

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

Item #2 Approval of October 2, 2023 Meeting Minutes: Trew made a motion to approve the minutes of the October 2, 2023 meeting, McNeal seconded the motion. Espinosa and Wheeler abstained since both were absent from the meeting. Motion passed.

Item #3 Espinosa opened the Public Forum on Planning Related Topics.

Jane Birdwell – 505 Debra Drive – Item #6 Dollar Tree

Birdwell discussed an article from the Nashville Business Journal regarding the growth expected around the South end of Dickerson Road and how it will affect Goodlettsville. Birdwell stated Goodlettsville already has a lot of hotels, apartments, townhouses, and traffic we need to bring in the right kind of businesses. Birdwell stated Dollar Tree is on the agenda and within five minutes we have three Dollar stores and within seven minutes a Dollar Tree, so she questions the profitability of this many stores close together. Birdwell stated will this be a long-term neighbor or is there better use for this property.

Espinosa asked for additional comments and no one else requested to speak.

Tinnin made a motion to close the public forum, seconded by McNeal. The motion passed.

The Public Forum was closed.

AGENDA

Item #4 201 S. Main Street/Powell Nashville: Requests site approval for a building addition and parking lot on 0.19 acres on the adjacent property at 203 S. Main Street. Properties referenced as Davidson County Tax Map/Parcels# 02504009300 and 02504009500 and are zoned CSL, Commercial Services Limited, Town Center-Commercial Core Overlay. Property Owner: FARR Properties, LLC (6-23)(*Deferred at October 2, 2023 meeting.*)

Item Representative: Mark Farr, Property Owner, and Curtis Lesh, Architect/Powell

Staff Discussion:

- The item was deferred at the October 2, 2023 meeting.
- The project is located on two (2) properties.
- A lot combination subdivision plat will be required to be submitted for city staff review, approval and be recorded prior to project completion.
- The property is within the City's Commercial Core Overlay/Town Center area.
- The project driveway/parking area proposed on S. Main Street is for an accessible parking and loading area.
- The proposed driveway is based on the Main Street project design for a driveway on the property.
- The project including the existing building includes limited on-site parking.
- The proposal is based on the Commercial Core Overlay and Town Center regulations to permit off-site parking.
- The project proposal is to use the front parking lot in the City Hall facility (100 parking spaces not including additional parking around the Community Center and other city facilities in the area) and a planned city leased parking lot on Main Street.
- The proposed outdoor seating front building wall is proposed to be installed at 10.4' from the front property line to be consistent with the existing adjacent building wall. The existing building proposed seating area is twenty-eight (28) seats.
- The Commercial Core Overlay includes a fifteen (15') minimum front building setback.
- The proposal is based on the Commercial Overlay/Town Center provision that allows the Planning Commission to review alternative building setbacks.
- The project includes an alteration to the existing building facade and building addition.
- The design proposal includes reworking sections of the existing plain concrete walls to include an adhesive thin brick building base with cement fiber board siding over the concrete block.
- The revised front of the existing building (East elevation) is proposed to be altered to include additional brick materials.
- The building addition area is proposed to be installed with a consistent brick base and cement fiber board material.
- Staff will request the project designer to discuss the building alterations and total percentage of brick proposed with alteration and new construction area.
- The City's Design Guidelines require fifty (50%) percent brick (development proposal) for new construction.
- Stipulation-Final lot combination subdivision plat recording prior to project completion.
- Stipulation-Dumpster screen wall to be split face block painted/tinted to match building
- Stipulation-Developer to coordinate with city staff for parking lot lighting for the parking lot proposed on Memorial Drive and wall lighting for the sidewalk along Memorial Drive and the limited front parking area. The lighting to be installed with site construction.
- Stipulation-Developer to coordinate with city staff for limited landscaping in the front parking area. The landscaping is to be installed with site construction.
- Stipulation-Project engineer to submit revised plans and drainage calculations per the City Engineer consultant review comments. Revisions to be approved by city staff in coordination with consultant engineer prior to any building permit issuance.
- Stipulation-Main Street driveway design and front sidewalk to be coordinated with the City's Main Street Project Engineer prior to construction.

- Stipulation-Any revised building elevation material requirements as determined by Planning Commission in meeting to be incorporated into revised building plans.
- Motion Option-Approve revised site plan with listed staff stipulations including any additional items determined by the Planning Commission.
- Motion Option-Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.
- Motion Option-Denial of revised site plan as determined by the Planning Commission.

Planning Commission Discussion:

- Farr explained how unique the building is and how he would like to survey the neighborhood to find out what the area would like to see go in this area.
- Farr discussed options for the building such as a coffee shop, restaurant, sandwich shop, or bar with live music.
- Farr stated he did not meet with adjacent property owners regarding share parking as requested by the Planning Commission last month.
- Farr discussed future sidewalks, parking across the street, and encouraging people to ride bicycles or walk down to the site.
- Espinosa asked if the Main Street project would include additional parking in the front?
- McCormick responded would not be additional parking in the front with the main street project.
- Espinosa asked Lesh if he had an optimal type for this site?
- Lesh responded he thinks it would work for several types of diner or sit-down restaurants.
- Lesh stated he thinks it could be configured in multiple ways to accommodate different types of establishments.
- Espinosa talked about different types of coffee shops, and brewers for this location.
- Duncan discussed the parking lot issue from last month's meeting but is now in support of this project.
- Espinosa expressed how much he likes the property and thinks there is a lot of potential for the property.
- Ellis discussed the enhanced Town Center overlay for pedestrian traffic and the use of public parking for private property.
- Ellis stated he did not believe parking will be an issue and if they start limiting the development of Main Street based on available parking they will not have any development on Main Street.
- Trew stated he remembered what the property was, and this will enhance the area and a good development.
- Parnell discussed the neighbors parking area adjacent to this property and disappointed they did not have a conservation to re-design the two parking lots.
- Espinosa discussed the success of the shops located in the area.
- Duncan discussed how devastating it could be for all the commercial fronts once the streetscape Main Street project begins.

Motion: Motion by Tinnin to approve the request with the seven (7) stipulations referenced in meeting, seconded by Duncan. The motion passed unanimously.

Item #5 Pine Ridge/Dale and Associates: Requests final master plan for phase one including 28 of total 117 townhouse units and commercial outparcel frontage on 20.32 acres on South Dickerson Road/SR 11. Properties are referenced as Davidson County Tax Map 025 Parcels 060, 062, 0218, and 0219 and are

zoned HDPUD, High Density Residential Planned Unit and CPUD, Commercial Planned Unit Development. Property Owner: ALSL, GP. (8-23)

Item Representative: George Grundler, Hidden Valley Homes, Hunter Dale, Dale & Associates Engineer, and Daniel Boyett, Dale & Associates

Staff Discussion:

- The project Preliminary Master Plan was approved as Villas at Highland Park including 132 townhouse units and commercial outparcel frontage.
- The project includes a revised roadway pattern due to the inclusion of storm water detention and water quality facilities.
- The project design includes roadway improvements on Dickerson Road/SR 11 that will require TDOT review and approval.
- The revised roadway design including the requested fire hydrant placement with the revised roadway design has been reviewed and approved by the City's Fire Department and Fire Marshal.
- The applicant submitted a copy of an application submitted to TVA, Tennessee Valley Authority regarding roadway and parking improvements within the non-improved electric easement on the property.
- The City's consultant engineers are reviewing the revised plan submittal. Any outstanding consultant engineer comments (storm water design and calculations) will be required to be completed and confirmed by the City's consultant engineer before the site land disturbance (grading) permit is issued.
- The development design includes a 220 feet section of public right of way/ public street on Northview Way at the intersection of S. Dickerson Road/SR 11.
- The public street section is to provide access to the commercial out lot area.
- The remaining street sections are private streets.
- Stipulation-Provide landscape plan showing general overall design intention and specific design for phase one including parking areas and street trees and replacing sections of trees cut within the fifty (50') feet northern property line buffer during the property surveying process.
- Stipulation-Obtain TVA approval for proposed site work within the easement.
- Stipulation-Obtain TDOT approval for S. Dickerson Road/ SR 11 improvements.
- Stipulation-Revised submittal plans addressing the City consultant engineers plan review comments to be approved by city staff in coordination with consultant engineer prior to City land disturbance (grading) permit issuance.
- Stipulation-Building plans including all four (4) sides of buildings to be provided to ensure compliance with the City's Design Standards requiring a minimum fifty (50%) percent brick and or stone on all building elevations with secondary materials permitted to include wood or cement fiber siding, EIFS, or split face block. Building plans to be revised to comply with the minimum garage dimensions of twelve (12') x twenty-two (22') feet one car and twenty-two (22') x twenty-two (22') feet two car garage requirements. Revised building plans to be submitted for review and approval by city staff prior to building permit issuance.
- Stipulation-Street lighting plan shown to also include street lighting on the public street section of Northview Way per NES, Nashville Electric Service street light design and installation requirements.
- Stipulation-Final subdivision plat required to be submitted to Planning Commission for review and approval for the dedication of public right of way and townhouse lot establishment. The subdivision plat would not include lots if established under a horizontal property regime master deed.
- Stipulation-Homeowners association covenants to be submitted for staff review and approval prior to subdivision plat or horizontal property regime master deed recording to ensure private maintenance

of the private improvements.

- Stipulation-Intersection cross slopes to be corrected on construction plans to show reduced slopes around four (4%) percent rather than the six (6%) and eight (8%) percent sections shown on plans.
- Motion Option-Approve revised plan with listed staff stipulations including any additional items determined by the Planning Commission
- Motion Option-Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.
- Motion Option-Denial of revised site plan as determined by the Planning Commission.

Planning Commission Discussion:

- Dale discussed the outstanding storm water design and calculations.
- Duncan discussed his concerns for the citizens who will purchase the homes with a public water system.
- Duncan discussed this development with a master meter and the HOA's responsibility to hire someone to operate a utility.
- Duncan likes the product and layout but will not support residents running a utility.
- Dale responded they designed and proposed as a public utility but Madison Suburban Utility asked for a master meter.
- Ellis asked Dale if Madison Utility gave a reason why?
- Dale responded they asked, they said no, they pushed back, but Madison Suburban wants private.
- Dale responded an option, they design to public standard, and may have to do a temporary master meter, HOA will hire a certified inspector until the point Madison Suburban allows to be a public water system.
- Ellis discussed the Planning Commission making a motion with a contingency of a public water system.
- Duncan clarified his previous statement of non-support.
- McCormick asked about the sewer system.
- Dale responded sewer is public and water is private.
- Tinnin discussed the hardie board siding.
- Grundler responded the hardie board would not be below grade it would be a minimum of six (6") to eight (8") inch separation between grade and wood framing or hardie board.
- Freeman discussed approving a request with the stipulation of a public water system vs a private water system.
- Espinosa asked McCormick what the process is if they make a stipulation this needs to be a public water utility and they bring it back to the Planning Commission.
- Parnell asked what the process would be to come back to the Planning Commission if Madison Suburban denies a public water utility.
- Espinosa commented they respect Madison Suburban Utilities and if this is an all or nothing stipulation they should be able to communicate that to Madison Suburban Utilities and we need to know how you can bring it back to the Planning Commission.
- Freeman responded that if they can't get approval for a public water system, they can bring it back to the Planning Commission for an alteration of the stipulation.
- Ellis responded that Mr. Freeman or himself will call Madison Suburban Utilities General Manager or their counsel informing them the Planning Commission has no intention to approve this designed as a private water system.
- Duncan asked Freeman how are service utility areas set up?
- Freeman responded this is an issue that needs to be researched.
- Parnell discussed the brick, hardie board, and landscaping for the back side of the units.

- Grundler responded they can accommodate additional landscaping and brick with a water table up to the rear windowsill elevation.
- Tinnin asked if the water table would be brick?
- Grundler responded yes, a brick water table up to the rear elevation of the windowsill on the rear of the homes.

Motion: Motion by Parnell to approve the request with the nine (9) stipulations referenced in meeting and stipulation ten (10) water system will be a public utility, stipulation eleven (11) master plan rear elevation be masonry brick to the bottom windowsill, seconded by Wheeler. The motion passed unanimously.

Item #6 Dollar Tree South Main Street/ MB Civil Engineering, LLC: Requests site plan approval for a 10,000 square foot retail building on 2.05 acres at 413-419 S. Main Street and 107 Harris Street. Properties are referenced as Davidson County Tax Map 025 Parcels 018, 019, 020, and 021 and are zoned CSL, Commercial Services Limited/Commercial Core Overlay. Property Owners: Cindy and Rick Morrow (9-23)

Item Representative: Rick Morrow, R&C Enterprises

Staff Discussion:

- The project design includes a connection to the City's Main Street project sidewalk and streetscape improvements.
- The project driveway design on Main Street is subject to TDOT, Tennessee Department of Transportation review and approval.
- The driveway design and location has been discussed with a TDOT representative.
- A final subdivision plat will be required to be reviewed and approved by city staff to combine the existing four (4) lots/properties into one lot.
- The City in December 2022 rezoned one of the project properties on Harris Street from R-10, Medium Density residential to CSL, Commercial Services Limited/Commercial Core Overlay to provide additional property area for commercial development on the properties.
- The City has a defined landscaping buffer for properties along the Commercial Core Overlay and adjacent residential zoning districts.
- The defined landscape buffer requires a solid wall requirement in addition to landscaping within a ten (10') feet buffer area.
- The Planning Commission has approved the use of solid wood fences in buffers.
- A fence to be provided with the ten (10') feet landscape buffer listed on the plans along the western project boundary line.
- The City's Commercial Core Overlay (CCO) districts limits properties along Main Street within the overlay to ground type signs six (6') feet maximum height and twenty-five (25) square feet in area.
- The ground sign base and support structures are not included in the maximum sign face area.
- The proposal is for a pylon/pole sign.
- The sign proposal would require a Zoning Ordinance amendment.
- The CCO overlay district permits pole type signs along Long Hollow Pike and Rivergate Parkway.
- The City has conceptual plans to realign the Rivergate Parkway and Harris Street intersection. No engineering design plans are available at this time for the realignment project.
- The proposed front Harris Street driveway location was reviewed and based on the driveway location being behind an anticipated left turn vehicle stacking area with a possible realigned signalized

intersection design.

- Stipulation-Applicant to obtain TDOT driveway permit.
- Stipulation-Main Street driveway design and front sidewalk to be coordinated with the City's Main Street Project Engineer prior to construction.
- Stipulation-Final subdivision plat to be reviewed and approved at staff level and recorded to combine the four (4) existing properties/lots into one prior to project completion.
- Stipulation-Landscape plan to include a solid wall or wood fence along west property boundary along the R10 Medium Residential zoning district.
- Stipulation-Pylon (pole sign) proposed with project to be revised to a ground sign limited to six (6') feet in height and twenty-five (25) square feet
- Motion Option-Approve revised site plan with listed staff stipulations including any additional items determined by the Planning Commission.
- Motion Option-Defer request to include additional information as determined by the Planning Commission that requires additional review by the Planning Commission.
- Motion Option-Denial of revised site plan as determined by the Planning Commission.

Planning Commission Discussion:

- Morrow discussed the elevation building materials on the preliminary plans.
- Tinnin discussed more brick on the side of building, brick columns and breaking up the siding.
- Morrow responded the architect did not have time to do all the computations with all the columns before the submission deadline.
- Espinosa asked McCormick for his thoughts or concerns regarding the staff level review combining the four (4) existing properties/lots into one prior to project completion.
- McCormick responded with no concerns. It is the process, they are already there not creating any right of way or main easements
- Espinosa asked McCormick if stipulation five (5) aligns with City regulation?
- McCormick responded yes.
- Duncan asked if Dollar Tree will be the corporate owner or are they the lessee?
- Morrow responded they are leasing the property.
- Freeman asked who owned the land on the south side of Harris?
- McCormick responded the adjacent property owner.
- Freeman discussed abandonment of property.
- Ellis discussed the right-of-way abandonment law.
- Duncan discussed ways the City could use the right-of-way.
- Freeman discussed access points on Harris Street.
- Duncan discussed the three (3) access points.
- Ellis discussed the twenty-eight (28") inch Oak tree to remain should be a Ginkgo tree to remain.
- Morrow responded he will have the engineer change the description on the plans.
- Parnell discussed the landscaping on the North border that backs up to the Goodlettsville Church of Christ.
- Parnell discussed islands and landscaping in the parking lot along with the detention pond.
- McCormick responded it is a water quality detention and tied into the main street drainage.
- Espinosa asked Morrow if this was a Dollar Tree unit specification and if they are leasing the building to Dollar Tree?
- Morrow responded yes, they are a preferred developer for Dollar Tree.
- Duncan mentioned how devastating it could be for all the commercial fronts once the streetscape Main

Street project begins.

Motion: Motion by Parnell to approve the request with the five (5) stipulations referenced in meeting and stipulation six (6) at least 30% brick on building with brick columns and the developer will provide a revised architectural plan to staff for approval, seconded by Trew. Espinosa abstained. Motion passed.

Trew is excused and left the meeting.

Item #7 Community Development Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (4)(g) to remove the minimum attached garage requirement in the base residential zoning districts.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The proposed amendment was discussed at the October meeting.
- The Planning Commission discussed the amendment and staff discussed a possible amendment in the R7 High Density District to remove the garage requirement due to high density type developments and maintain the garage requirement in the medium and low-density residential districts.
- The Planning Commission discussed if an attached garage was not required then the minimum front building setbacks will need to be reviewed to ensure the off-street parking requirements are met.
- A City Commissioner requested the Planning Commission to review the garage requirement in all the base residential zoning districts.
- The attached garage requirement is an aesthetic requirement only due to the minimum defined off-street parking requirements of the Zoning Ordinance.
- The City recently amended the parking requirement to require a minimum number of off-street parking spaces based on the number of bedroom units.
- The amendment is based on a preliminary permit request for a new home construction permit on Café Street.
- The request is for a 1,528 square feet one-family detached dwelling (house).
- Staff discussed with the property owner that per the City's Zoning Ordinance an attached one car garage is required for new construction in the R7 zoning district.
- The proposed construction exceeds the 1,000 square feet minimum house square footage requirement.
- The property owner discussed receiving affordable housing funding from a Metro Nashville program.
- The owner discussed concern that the attached one car garage requirement including the additional cost of the home construction would impact the rent affordability.
- The property owner requested the City to review the attached one-car garage requirement in the R7 high density residential zoning district.
- The current residential zoning designations (R7 through R40) with attached garage requirements were included in the 1989 edition of the City's Zoning Ordinance.
- The City has recently amended the Zoning Ordinance to define minimum dimensions of required garages including the one-car garage minimum dimension of twelve (12') feet x twenty-two (22') feet/264 square feet.

- The City also amended the Zoning Ordinance to require more *off-street parking* for new residential units with two (2) spaces required for dwellings with two (2) bedroom units and four (4) spaces required for dwellings with three (3) and more bedroom units.
- Motion Option-Recommend approval to the City Commission for minimum attached garage removal in all the base residential zoning districts.
- Motion Option-Recommend approval to the City Commission for garage removal in the R7 High Density Residential zoning district.
- Motion Option-Recommend denial to the City Commission to not amend the Zoning Ordinance to remove the minimum attached garage requirement in the base residential zoning districts.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Duncan expressed in his opinion it would be a mistake to remove the attached garage zoning requirement.
- Espinosa asked McCormick for an opinion or thoughts.
- McCormick discussed the R-7 and R-10 zoning ordinance requirements.
- Parnell expressed in his opinion the smaller the lot the need for a garage for parking.
- Parnell discussed the high-density smaller lots and high-density larger lots.

Motion: Motion by Duncan to defer the request for one meeting, seconded by Parnell. The motion passed. Trew not present to vote.

DISCUSSION ITEM

Food Truck/Cart Courts

STAFF NOTES:

Staff received a request for a food truck/cart courtyard. The proposed use includes multiple food trucks and carts around a central outdoor courtyard including tables and seating, temporary or permanent bathroom and handwash facilities, and a shared dumpster area. The City's Zoning Ordinance and Municipal Code permits a food truck west of I-65 with no more than two (2) food trucks permitted on one property unless part of a special event. The proposal would require Zoning Ordinance and Municipal Code amendments to permit and include the use within defined zoning districts.

Espinosa commented in his opinion develop the Main Street project before considering this courtyard.

Duncan commented he likes the concept and thinks it would be a good addition for the community.

Espinosa confirmed he thinks it is a great idea the timing is important.

Tinnin discussed the need for regulations or stipulations for food trucks and cart courts.

Ellis mentioned the number of complaints they have received regarding food trucks and food vendors on Main Street.

With no further business, the meeting was adjourned at 6:00 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant

**City of Goodlettsville Municipal Planning Commission
2024 Meeting and Plan Submittal/Review Schedule**

Planning Commission Meeting at 5pm	Applicant Initial Submittal due by 4 PM	Staff Comments Due to Applicant	Applicant Revised Submittal due by 4 PM
1/8/2024*	12/4/2023	12/14/2023	12/28/2023
2/5/2024	1/2/2024*	1/11/2024	1/25/2024
3/4/2024	1/29/2024	2/8/2024	2/22/2024
4/1/2024	2/26/2024	3/7/2024	3/21/2024
5/6/2024	4/1/2024	4/11/2024	4/25/2024
6/3/2024	4/29/2024	5/9/2024	5/23/2024
7/1/2024	5/28/2024*	6/6/2024	6/20/2024
8/5/2024	7/1/2024	7/11/2024	7/25/2024
9/9/2024*	8/5/2024	8/15/2024	8/29/2024
10/7/2024	9/3/2024*	9/12/2024	9/26/2024
11/4/2024	9/30/2024	10/10/2024	10/24/2024
12/2/2024	10/28/2024	11/7/2024	11/21/2024
1/6/2025	12/2/2024	12/12/2024	12/30/2024*

****Dates altered due to Holidays and Special Events***

Community Development Services Staff may alter dates for submittals which do not require plan review, previous deferred actions, or due to other special circumstances

Initial Plan Submittal: Application with one (1) full size plan copy and 1 digital (pdf) copy including any reports and calculations. ***Plan review fee to be paid with initial plan submittal- \$ 1,600 including engineering consultant review and \$ 600 not requiring engineering consultant review.*** Application submittal on-line <https://goodlettsville-tn.govbuilt.com/>. Send digital plan submittal (either pdf or link) to amccormick@goodlettsville.gov

Revised Plan Submittal: One (1) full size plan copy and eight (8) half size or 11" x 17" sheets with digital (pdf) copy including plan review comment response letter and any revised reports and support calculations with one (1) digital (pdf) copy. Additional items may be required and will be listed in staff review comments.