

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday January 8, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

Annual Chairman and Vice Chairman Election

ITEM#1 Approval of January 8, 2024 Agenda

ITEM#2 Approval of December 4, 2023 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM# Debar Land Company LLC: Request one-year performance bond reduction/extension for Copper Creek Subdivision Phase 1 Section 2B

ITEM#5 Community Development Services Staff: (per request of property owner at 128 Two Mile Pike) Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (3)(ii)(E) to permit chickens and coops in additional residential zoning districts.

ITEM#6 Community Development Services Staff: Requests approval of the 2023 Planning Commission Annual Report

DISCUSSION ITEM

-Public Development Improvements Requirements Utilities, Storm Water, Roadways

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

AGENDA STAFF REPORT

Monday January 8, 2024 5:00 PM

ITEM#1 Approval of January 8, 2024 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 December 4, 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 Debar Land Company LLC: Request one-year performance bond extension for Copper Creek Subdivision Phase 1 Section 2B

STAFF NOTES:

The developer requests to maintain the current bond (\$246,242) amount for the 2023-2024 time period due to the remaining cost improvements.

Project Status: Seven (7) of fifteen (15) lots under construction. No completed lots.

Subdivision Plat Recording Date: March 24, 2023

Current Project Bond: \$ 246, 242- performance bond- January 13, 2024 Expiration

Remaining Project Improvements:

- Final asphalt paving
- Landscaping
- Street lighting
- Site finish grading/stabilization
- Sidewalk sections with unit/lot construction

Improvement Cost Estimate: \$ 185,000 based on original cost estimates

MOTION OPTIONS:

1. Approval for one-year bond extension at current amount \$ 246, 242
2. Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting



ITEM#5 Community Development Services Staff: (per request of property owner at 128 Two Mile Pike) Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-205 (3)(ii)(E) to permit chickens and coops in additional residential zoning districts.

STAFF NOTES:

A Zoning Ordinance violation was sent on October 24, 2024 regarding a chicken at 128 Two Mile Road. Per the meeting packet attachment, the property owner representative has requested the City to amend the Zoning Ordinance to permit a pet rooster on the property. The violation enforcement has been on hold to allow the Planning Commission to review the proposed amendment. If the Planning Commission recommends approval of the amendment to the City Commission, then the violation enforcement will continue to be on hold until the determination

by the City Commission. If the Planning Commission does not recommend approval to the City Commission, staff will continue the violation enforcement including the issuance of a City Court citation if the chicken remains at the property. The proposed amendment was prepared by staff per the request of the property owner representative. Staff based the amendment on other local regulations except the proposed section permitting a single rooster. This section was included since the property owner representative has requested to keep a single rooster.

The Zoning Ordinance only permits chickens within the Agricultural and R-40, Low Density Residential zoning districts. The City's Zoning Ordinance also requires conditional use review and approval by the City's Board of Zoning and Sign Appeals for keeping farm animals, including but not limited to chickens, in the R-40, Low Density Residential for properties including five (5+) or more acres.

The amendment is to include a limited provision for personal-use hobby chickens in all residential zoning districts.

Referenced Zoning Ordinance Section 14-205 (3)(ii)(E):

(3) Use and Structure Provisions

(ii) Permitted Accessory Uses.

(E) Within the A districts, private barns, stables, sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed. Chicken coops shall be located at least 100 feet from any neighboring dwelling and shall be no more than 100 square feet in size.

Proposed Amendment:

(3) Use and Structure Provisions

(ii) Permitted Accessory Uses.

(E) Within the A districts, private barns, stables, sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed. Chicken coops shall be located at least 100 feet from any neighboring dwelling and shall be no more than 100 square feet in size.

In all residential zoning districts including planned unit developments, hobby chickens/ domesticated hens are permitted but shall not exceed three (3) hobby chickens/domesticated hens for properties under 25,000 square feet and not to exceed six (6) chickens for properties over 25,000 square feet in lot area. The hobby chickens/ domesticated hens are for personal use only. The breeding or slaughtering of hobby chickens/domesticated hens or sale of eggs, manure, or chickens/domestic hens are not permitted. No hobby chickens / domesticated hens may be trained for the purpose of fighting for amusement, sport or financial gain

All hobby chickens/domesticated hens are to be kept in a predator-proof enclosure, a portion of which must be a covered chicken/domesticated hen house/coop and a portion of which must

be a fenced area. Any hen house/coop exceeding fifty (50) square feet shall meet the accessory building requirements of the Zoning Ordinance. The enclosure and fence area shall be in the rear yard of the property and not be visible from any public street due to the location or installed with a solid screening provided by a fence or landscaping. The enclosure and fence shall be a minimum twenty-five (25') feet from any property line. Keeping the hobby chickens /domestic hens shall not result in noise, odor, and unsanitary animal living conditions, unsanitary waste storage and removal that results in the attraction of predators, rodents, insects, or parasites. A rooster is permitted only in a single bird setting and shall include a humane method to prevent the noise associated with crowing.

This zoning ordinance section does not alter or limit private property restrictions regarding chickens/domesticated hens.

ITEM#6 Community Development Services Staff: Requests approval of the 2023 Planning Commission Annual Report

STAFF NOTES:

Staff requests the Planning Commission discuss any requested ordinances or policies to include in the 2024 proposed work plan section and any roadway or pedestrian improvements to include in the recommended proposed infrastructure improvements for review by the City Commission.

MOTION OPTIONS:

1. Approval of the 2023 annual report
2. Deferral to include additional information as determined by the Planning Commission.

DISCUSSION ITEM

-Public Development Improvements Requirements Utilities, Storm Water, Roadways

Staff has contacted White House Utility District, Metro Water Department, and Madison Suburban Utility District representatives about the public versus private water service design issue discussed by the Planning Commission at the November and December meetings. Staff will coordinate meetings with the Utility Districts and report back to the Planning Commission. A district representative discussed their concern with public versus private streets and access issues for their equipment with some narrower private streets.

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING AND ZONING COMMISSION

December 4, 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.

Espinosa announced he is resigning from the Planning and Zoning Commission, and this would be his last meeting.

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

Item #2 Approval of November 6, 2023 Meeting Minutes: Tinnin made a motion to approve the minutes of the November 6, 2023 meeting, Duncan seconded the motion. The motion passed unanimously.

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

Parnell made a motion to close the public forum, seconded by Trew. The motion passed unanimously.

The Public Forum was closed.

AGENDA

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

Item Representative: Addam McCormick, Staff

Staff Discussion:

- The January and September meeting dates will be altered due to holidays.
- Motion Option-Approve proposed 2024 meeting and submittal calendar
- Motion Option-Approve to include any different dates as determined by the Planning Commission.

Planning Commission Discussion: N/A

Motion: Motion by Duncan to approve the request, seconded by Trew. The motion passed unanimously.

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.

Item Representative: Addam McCormick, Staff

Staff Discussion:

- 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.
- Motion Option- 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.
- Motion Option-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.
- Motion Option-Recommend denial to the City Commission to not amend the Zoning Ordinance and maintain the sixty (60) days outdoor displays, sales of foods or merchandise temporary uses in commercial and industrial zoning districts.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.
- McCormick presented recommendation to approve the amendment

Planning Commission Discussion:

- Duncan asked for clarification on the sixty (60) days per location or vendor.
- McCormick responded per vendor and location
- Trew expressed his opinion that he thinks it is unfair for other facilities having to pay utilities, taxes and other expenses while tent vendors do not.
- Freeman discussed the definition of a year.
- Parnell asked for clarification/effect on reducing the number of days for temporary uses.
- Ellis responded the request for reducing the number of days is based on the number of complaints the City is receiving from the pop-up vendors going up around the City.

- Espinosa commented he thinks the fourteen (14) days is generous.
- Parnell discussed the purpose of a temporary use permit.
- McCormick responded and clarified the language change in the ordinance.
- Trew asked if this would affect special events such as festivals in the park?
- McCormick responded City events would not be regulated under the ordinance.
- McCormick discussed fire works tents around the city are already non-conforming uses and will continue as non-conforming uses
- Ellis discussed food truck regulations permit and specific event permits.
- Espinosa discussed the fourteen (14) day timeline for temporary use.

Motion: Motion by Duncan to approve the request with the one (1) stipulation referenced in meeting about definition of the one-year period, seconded by Wheeler. The motion passed unanimously.

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*)

Item Representative: Addam McCormick, Staff

Staff Discussion:

- 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.
- A City Commissioner requested the Planning Commission to review the garage requirement in all the base residential zoning districts.
- 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 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.
- 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.
 - McCormick presented recommendation to approve the request since the garage requirement in an aesthetic design requirement since parking in garages is not required and the city requires off-street parking. Staff discussed recommendation based on state design regulation law section not including one and two (2) family dwelling.

Planning Commission Discussion:

- Espinosa discussed staff's recommendations
- Duncan restated from last months meeting minutes in his opinion it would be a mistake to remove the attached garage zoning requirement from everything.
- Duncan discussed the zoning requirements being a standard they have established over the years.
- Tinnin discussed problems with parking if they do not have a minimum and maximum for parking in the new developments.
- Parnell asked what happened to the R-7 request?
- McCormick responded there is a permit application submitted.
- Parnell asked if the applicant could request a variance.
- McCormick responded a variance would be a Zoning and Appeals request but property does not include any limitations based on property size and dimensions
- Parnell discussed issues with design standards.
- McCormick discussed the ordinance and his interpretation of the state law and what his recommendation would be in the base districts.
- Freeman discussed the request based on an affordable housing funding from a Metro Nashville Program.
- Ellis recommended the board to consider making a change only to the R-7 zoning district at this time.

Motion: Motion by Parnell to recommend approval to the City Commission for garage removal in the R-7 High Density Residential zoning district, seconded by Duncan. Roll call vote Duncan-Yes, Wheeler-No, Trew-No, Tinnin-No, McNeal-Yes, Parnell-Yes. 3-Yes and 4-No. The motion failed.

DISCUSSION ITEM

-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 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.

Trew asked if these would be long term leases?

Tyler Cauble responded the plan is to do nothing less than thirty (30) days.

Trew asked the approximate monthly rate?

Tyler Cauble responded from \$900 to \$1200 a month inclusive with utilities.

Duncan asked for clarification on the apartment design unit with short term rentals.

Tyler Cauble responded no term shorter than thirty (30) days.

Parnell asked what was happening with the three (3) residential lots.

Tyler Cauble responded two (2) of the lots commercial space.

Ellis discussed the hotel's current zoning classification with interchange overlay

Espinosa discussed concerns as a resident he has with this type of housing in this area.

Tyler Cauble discussed the positive outcomes from a similar project located on West Trinity Lane in East Nashville.

Duncan discussed concerns with the zoning and approving this project for this location.

Parnell discussed the best use/options for the City and property.

McCormick discussed the property location with access offset from the property creates a limitation which would make difficult for fuel service and restaurant and that a hotel is a good use of the property with the overlay zoning.

-Public Development Improvements Requirements Utilities, Storm Water, Roadways

McCormick discussed after the November meeting, the three (3) area water utility providers were contacted and briefly discussed their review process and their concerns with the city defining minimum requirements about water service provided by Utility District separate from the city. 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.

Duncan supports the recommendation.

With no further business, the meeting was adjourned at 6:20 pm.

Tony Espinosa, Chairman

Sharon Reed, Planning Assistant

Addam McCormick

From: Malo Mama <[REDACTED]@gmail.com>
Sent: Sunday, November 5, 2023 6:19 PM
To: Addam McCormick
Subject: amendment for 128 Two Mile Pike

Follow Up Flag: Follow up
Flag Status: Completed

*****CAUTION*****

THIS EMAIL GENERATED FROM OUTSIDE OF City of Goodlettsville ORGANIZATION. DO NOT CLICK LINKS OR OPEN ATTACHMENTS
UNLESS YOU RECOGNIZE THE SENDER AND KNOW THE CONTENT IS SAFE!

Hello. Im writing to ask/plead/beg to be given permission to keep my bantam rescue rooster .

Ive always wanted to have chickens but was unsure if they were allowed in my area. So i was really happy this past Spring when I requested a police officer to come over and give me advice on something and our conversation lead to the keeping of poultry and he told me I was allowed to keep them here as long as they were contained. When he told me that i was elated. Fast forward to just a little over 2 weeks ago I adopted a ute bantam rooster. The former owner was anxious to be rid of him n was threatening to kill him if someone didnt take him -- so I did. I immediately put on no-crow collar on him that does work, and hes living his best life in a coop inside my fenced in back yard . I never would have taken this little bird had i not been told otherwise by the police officer

When I received the codes letter I was really upset. I know im a pushover for animals, especially ones in danger, but when i got this little guy I instantly bonded with him and somehow he has helped my depression so much -- because of him I actually want to wake up in the mornings now because im so anxious to go see him and take him food. I just cant imagine not having him now, and dread having to give him away. So because of that - and the sake of my depression, Im writing to ask that i please be given an amendment which would allow me to keep him here. I only have one bird out there, he doesnt make noise at all and hes so tiny and stays inside my yard. He doesnt hurt anybody or anything -- but he does make me smile and helps me tremendously mental health wise. You are welcome to come see him, and see exactly whats back there any time you like. I know I sound pretty pathetic to be begging but Im doing so because i love the little guy so much and I hope you will grant me some mercy and let me keep him -- with a promise to not add any others.

Thank you for reading this -- and my apologies for any headache i may have caused.

Tere Clark
128 Two Mile Pike

472 506 0505

--



October 24th, 2023

WALLACE, GINA & CLARK, TERE LYNN
128 TWO MILE PIKE
GOODLETTSVILLE TN 37072

RE: City of Goodlettsville Zoning Ordinance Violation- ~~310 West Angela Circle Summer~~
~~County Tax Map/Parcel #143H D 00600-000~~

City of Goodlettsville Zoning Ordinance Violation

The City has received complaints regarding multiple chickens being kept at the above referenced property. **The City of Goodlettsville Municipal Code Title 14 Zoning and Land Use Control, Section 205 Residential District Regulations (3)(a)(ii)(E) and (3)(c) prohibits the agriculture activity- animal raising use (chickens) at the above referenced property.** The City's Zoning Ordinance only permits the agricultural animal raising actives including chickens in an agricultural zoning district and by a conditional use permit process in an R-40, Low Density Residential zoning district for properties five (5) acres or larger. The above referenced property is zoned R-25, Low Density Residential and contains 0.65 acres. **Therefore, keeping chickens and similar animals at the property is a violation of the City of Goodlettsville Municipal Code and Zoning Ordinance.**

The City requests the chickens to be removed from the property within thirty (30) days of the receipt of this letter. Failure to comply will require the city to take additional action which may result in fines of fifty dollars (\$ 50) per violation.

All zoning ordinance administration orders may be appealed to the City of Goodlettsville Board of Zoning and Signs Appeals. The appeal must be filed within thirty (30) days of the receipt of this letter. Contact the Planning and Development Services Department at (615) 851-3741 regarding the appeal process.

The City of Goodlettsville Municipal Code and Zoning Ordinance is available on-line at www.goodlettsville.gov.

Sincerely,

14-205. Residential district regulations.

(3) Use and structure provisions. The uses and structures indicated herein may be permitted within the various residential districts only in the manner and subject to any specific design criteria that apply.

(a) Uses permitted:

(i) Principal permitted uses. Principal permitted uses for all residential districts are listed in **Table I, the land use activity matrix, as presented in Appendix A.**

(ii) Permitted accessory uses. In addition to the principal permitted uses, each activity type may include accessory activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity located on the same zone lot.

These include:

- (A) Private garages and parking areas;
- (B) Recreation facilities exclusively for the use of the residents;
- (C) Home occupations as defined and subject to further regulations contained in § 14-208(1)(o);
- (D) Signs in compliance with the regulations set forth in the Goodlettsville Sign Ordinance;

(E) Within the A districts, private barns, stables, sheds, and other farm buildings.

Within the A and R-40 districts, chicken coops provided, however, that no commercial chicken coops shall be allowed. Chicken coops shall be located at least one hundred feet (100') from any neighboring dwelling and shall be no more than one hundred (100) square feet in size.

(b) Conditional uses. Conditional uses permitted for consideration of the board of zoning appeals are listed in Table I.

(c) Prohibited uses. Any use or structure not specifically permitted by right or conditional use as presented in Table I is prohibited.

14-202. Use classification (9)

(9) Agricultural, resource production, and extractive activities.

(a) Agricultural services includes various activities designed to provide needed services for agricultural activities and are appropriately located in close proximity thereto.

(i) Crop drying, storage, and processing

(ii) Crop planting, cultivating, and protection services

(iii) Horticultural services

(iv) Soil preparation services

(v) Veterinary services for large animals

(b) Confined animal feeding operations includes facilities and operations involved in the storage and feeding (other than pasture grazing) of animals for resale or slaughter within confined fenced spaces (also known as a feed lot) or within buildings.

(c) Crop and animal raising includes the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase, but specifically excluding confined animal feeding operations and facilities for the processing, packaging, or treatment of agricultural products.

(i) Dairies

(ii) Farms

(iii) Raising of plants, animals, and fish

(iv) Truck gardens



Metro Animal Care and Control

5125 Harding Place | Nashville, Tennessee 37211 | (615) 340-8907 phone | (615) 340-0586 fax

DOMESTICATED HEN PERMIT RULES AND REGULATIONS

PERMIT RESTRICTIONS AND SPECIFICATIONS

- 1) No roosters. No breeding or slaughtering of domesticated hens. No sale of eggs or domesticated hens. No domesticated hens may be trained for the purpose of fighting for amusement, sport or financial gain.
- 2) Permits are required annually. They expire December 31st each year.
- 3) Permits may not be reassigned to another person or another address, and the permit holder must live on the property where the domesticated hens are kept. If the permit holder does not own the property, he or she must have the permission of the property owner.
- 4) If the permit holder is absent from the property for 60 consecutive days, the permit is null and void.

COOPS, SETBACKS AND MATERIALS

- 5) All domesticated hens are to be kept outside of a habitable structure in a predator-proof enclosure, a portion of which must be a covered domesticated hen house and a portion of which must be a fenced area. The fenced area must comply with Title 16.24.330 of the Metropolitan Code of Ordinances. Domesticated hen houses must be enclosed on all sides and have a roof and doors. Access doors must be lockable. Openings in windows and vents must be covered with predator-proof wire with openings smaller than a square inch.
- 6) The enclosed domesticated hen house must provide a minimum of two square feet per domesticated hen. The fenced enclosure must provide six square feet per bird.
- 7) The number of allowable domesticated hens depends upon lot size.
 - ☐ For lots of up to 5,009 square feet (up to .11 acre), TWO domesticated hens are allowed.
 - ☐ For lots between 5,010 square feet and 10,236 square feet (.12 to .23 acre) up to FOUR domesticated hens are allowed.
 - ☐ For lots of 10,237 square feet or more (.24 acre or larger) up to SIX domesticated hens are allowed.
- 8) All domesticated hens must be kept in the side or rear yards. None may be kept in the front yard. If in the side yard, neither the domesticated hens nor the domesticated hen house can be visible from any public right-of-way. The domesticated hens and domesticated hen house must be screened from view with fencing or landscaping.
- 9) *All enclosures must be at least 25 feet from any residential structure, other than the permit holder's residence, and at least 10 feet from any property line.*

HEALTH AND SANITATION

- 10) All food must be kept either indoors or in a weather-resistant container with a metal lid designed to prevent access by animals. Uneaten food is to be removed daily.
- 11) Fenced enclosures and domesticated hen houses must be properly ventilated, clean, dry and odor-free, kept in a neat and sanitary condition at all times in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact. The domesticated hen house and fenced enclosure must provide adequate ventilation, sun and shade, and be built to resist rodents, wild birds and other predators, including dogs and cats.
- 12) Provision must be made for the storage and removal of domesticated hen manure. All manure for composting or fertilizing shall be contained in a well-aerated garden compost pile. All other manure requires removal. In addition, the domesticated hen house and surrounding area must be kept free from trash and accumulated droppings.
- 13) *No perceptible odor from the domesticated hens or the enclosure shall be present at any property line.*

By affixing my signature below I acknowledge that I have read and understood these rules and regulations.

NAME: _____

DATE: _____

- B. One commercial vehicle and attached trailer not exceeding 30 feet in length or eight feet in height,
- C. One detached trailer, not attached to a vehicle and not exceeding 18 feet in length or four feet in height.

These vehicles and trailers shall not be parked on the street or between the street or side street and residence except in a paved driveway.

Specifically prohibited are semi-tractor trucks, trailers, and dump trucks.

Heavy construction equipment is also prohibited in residential zones. This includes bulldozers, end loaders, backhoes, and similar equipment.

The above standards shall not preclude temporary parking in connection with commercial service, sales and delivery, or construction projects.

- 3. The parking and storage of recreational vehicles, campers, travel trailers, motor homes, boats, boat trailers, and similar items are permitted as a residential accessory use provided they are not parked on the street or in the required front and corner side yards for more than three days per calendar month except in the driveway. Furthermore, not more than one shall be parked between the house and the street or any side street, even if parked in a driveway.

No recreational vehicle, camper, travel trailer, motor home or the like shall be used for living, sleeping, or housekeeping purposes except for visitors for not more than two weeks per calendar year.

10.4.16 | PETS, POULTRY, AND OTHER ANIMALS

The following pets, poultry, and other animals are permitted as an accessory use in the zones specified. Where a maximum number of such animals is specified based on lot area, this number is the collective maximum number allowed for all such animals on the lot.

- 1. Dogs, cats, and rabbits are allowed as a residential accessory use in all zones under the following conditions:

- A. One per 3,000 square feet of lot area.
- B. Subject to Animal Control Ordinance.

- 2. Chickens, ducks, and similar fowl are allowed as a residential accessory use in RR, ER, SR-1, SR-2, SR-3 and DN zones under the following conditions:

- A. One per 10,000 square feet of lot area.
 - B. Shall be fenced in rear yard.
 - C. No roosters.
 - D. Shall be located at least 15 feet from all property lines except where adjacent to other such animals.
3. Pot-bell pigs, pygmy goats, and similar animals are permitted in RR, ER, SR-1, SR-2, SR-3, and DN zones under the following conditions:
- A. One per 10,000 square feet of lot area.
 - B. Shall be fenced in the rear yard.
 - C. Shall be located at least 15 feet from all property lines except where adjacent to other such animals.
4. Horses, ponies, goats, and similar large animals are permitted in RR, ER, and SR-1 zones under the following conditions:
- A. One per 30,000 square feet of lot area.
 - B. Shall be kept in a stable or within a fenced area or otherwise secured behind the house or beside the house. On a corner lot, the animal(s) shall not be kept in the area between the house and the side street.
 - C. Shall be located at least 50 feet from all property lines except where adjacent to other such animals.
5. Exotic animals are allowed as a residential accessory use in RR, ER, SR-1, SR-2, SR-3 and DN zones under the following conditions:
- A. One per 20,000 square feet of lot area.
 - B. The animals are confined at all times.
6. Beekeeping of one or more beehive colonies is allowed as a residential accessory use in RR, ER, and SR-1 zones under the following conditions:
- A. One beehive colony per 5,000 square feet of lot area.
 - B. Conformance with State law (See TN Department of Agriculture).
 - C. Must be located in the rear lot area and no closer than 20 feet to any property line.
 - D. Must have a fresh water and mineral water source on site for the colony.
7. Breeding and raising of animals for sale in a residential zone is prohibited except for one litter per parcel per year. The restriction on the maximum number of animals per square foot of lot area shall not apply to the litter for a period of eight weeks following birth.

City of White House: Proposal for chickens to be allowed within city limits:

4.170 Residential Agricultural Uses

Regulations for chickens on properties designated as R-40 and R-20 Residential Zoning Districts on the official zoning map:

1. Up to six (6) chickens may be allowed.
2. Only female chickens (hereinafter "hens") are allowed. There is no restriction on domestic chicken breeds. Roosters shall be prohibited. Breeding of licensed hens shall be prohibited on property premises.
3. Hens shall be kept for personal use only; no person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes.
4. Henhouses and enclosures shall be prohibited in front yards.
5. Hens must be kept in a fenced enclosure at all times, and no enclosure shall be within 10 ft of property line.
6. Fenced enclosures and henhouses must be properly ventilated, clean, dry, and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
7. Provision must be made for the storage and removal of chicken manure. All manure for composting or fertilizing shall be contained in a well aerated garden compost pile. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse and surrounding area must be kept free from trash and accumulating droppings.

Regulations for chickens on properties designated as R-10, R-15, SRPUD and NCRPUD Residential Zoning Districts on the official zoning map:

1. Up to four (4) chickens may be allowed.
2. Only female chickens (hereinafter "hens") are allowed. There is no restriction on domestic chicken breeds. Roosters shall be prohibited. Breeding of licensed hens shall be prohibited on property premises.
3. Hens shall be kept for personal use only; no person shall sell eggs or engage in chicken breeding or fertilizer production for commercial purposes.
4. Henhouses and enclosures shall be prohibited in front yards.
5. Hens must be kept in a fenced enclosure at all times, and no enclosure shall be within 10 ft of property line.
6. Fenced enclosures and henhouses must be properly ventilated, clean, dry, and odor free, kept in a neat and sanitary condition at all times, in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor or other adverse impact.
7. Provision must be made for the storage and removal of chicken manure. All manure for composting or fertilizing shall be contained in a well aerated garden compost pile. All other manure not used for composting or fertilizing shall be removed. In addition, the henhouse and surrounding area must be kept free from trash and accumulating droppings.

The purpose of this section is to provide standards for the keeping of domesticated chickens. It is intended to enable residents to keep a small number of female chickens on a noncommercial basis while limiting the potential adverse impacts on the surrounding neighborhood. The city recognizes that adverse neighborhood impacts may result from the keeping of

domesticated chickens as a result of noise, odor, unsanitary animal living conditions, unsanitary waste storage and removal, the attraction of predators, rodents, insects, or parasites, and nonconfined animals leaving the owner's property. This section is intended to create licensing standards and requirements that ensure that domesticated chickens do not adversely impact the neighborhood surrounding the property on which the chickens are kept.

(If voted to keep ordinance as is):

Amend the Zoning Ordinance to say:

4.170 Residential Agricultural Uses

Regulations for properties under one (1) acre:

1. No agricultural use permitted on lots under one (1) acre
2. This includes but is not limited to: poultry, swine, horses, sheep, goats

Regulations for properties between (1) and (5) acres:

1. Residential property must be designated as R-40, R-20, and R-15, Residential Zoning Districts on the official zoning map.
2. Property must be over one (1) acre in size. IV-56
3. Agricultural use shall be an accessory to residential use and shall only be a personal use by residents of the property.
4. Property must not be located within a suburban or urban residential and commercial area as determined by the Board of Zoning and Appeals to prevent adverse effects to adjoining properties and uses, including but not limited to, odors and rodents infestation.

5. The land area reserved for the agricultural use and number of animals shall be determined by the Board of Zoning based on type of agricultural use proposed, acreage of the property, and adjoining property uses.

6. The agricultural use of the property shall not injuriously affect public health or become a nuisance because of noise, odor, etc.

7. All animals shall be within an enclosure and shall not run at large. The locations of enclosures and cages shall be determined by Board of Zoning and Appeals including preventing animal cages from being located in front yard and requiring adequate setbacks of animal enclosures from adjacent houses and property lines. No enclosure of poultry shall be within 10 ft of property line



City of Goodlettsville Municipal Planning Commission 2023 Annual Report

2023 Site Development Plans Approved:

- Dollar Tree- 10,000 Sq. Ft. Retail Store- S. Main Street
- Pine Ridge Phase One- 117 Townhouse Lots/ Commercial Frontage- S. Dickerson Road
- AWG- Semi-Truck/Storage Parking Lot- S. Cartwright Drive
- Kiddie Academy-9,516 Sq. Ft. Day Care Facility- Business Park Circle
- 434 N. Main Street Retail- 4,127 Sq. Ft. Retail Store- N. Main Street
- Goodlettsville Pentecostal -16,000 Sq. Ft. Facility- Old Dickerson Road
- Cedar Side at Dry Creek Road Phase One Revision- Seventeen (17) Townhouse Lots- Robert Cartwright Drive
- Caspers- Outdoor Seating/Addition- 201 S. Main Street/Memorial Drive

2023 Subdivision Plats Approved:

- Eubanks Subdivision- Five (5) Residential Lots- New Brick Church Pike/Bell Street
- Cedar Side at Dry Creek Road Phase Two (2)- Fifty-two (52) Townhouse Lots- Dry Creek Road

2023 Performance Bonds/Letter of Credit:

- Dry Creek Commons Phase Two (2)- \$ 170,500
- Dry Creek Cottages- \$ 224,500
- Cedar Side at Dry Creek Phase Two (2)- \$ 256, 670
- Copper Creek Section 1-2B- \$ 246, 242

2023 Zoning Ordinance Amendment City Commission Recommendation Approvals

- Accessory Building Size Increase/Limited Number
- Temporary Use Permitted Time Reduction from Sixty (60) to Fourteen (14) days for Outdoor Displays, Sales of Foods or Merchandise

2023 Zoning Map Amendment- City Commission Recommendation Approvals:

-1219 Dickerson Road- 3.5 Acres- Agricultural to CS, Commercial Services

-806-810 Meadowlark-2.25 Acres- CSL, Commercial Services Limited to R2 Regional Center Planned Unit Development (*Applicant Withdrew Request at City Commission*)

2023 Other Items:

-307 Hitt Lane- Replacement Accessory Building Design Variance

-Subdivision Regulations Amendment- Development Improvement Requirements and Fee Limitations per State Law

-Deannexation Recommendation to City Commission- 257 Allen Road/5.44 Acres and 1237 Willis Branch Road/6.38 Acres. City Commission Approved Allen Road/ Denied Willis Branch Road

2023 Training Sessions:

Middle Tennessee Section of Tennessee Chapter of American Planning Association Annual Planning Commission and Board of Zoning Appeals Training:

- Planning Commission and Board of Zoning Appeals Powers and Duties
- Legislative Update 2023/2024 Session
- Rezoning and Annexation Process Best Practices
- Cumberland Region Tomorrow Overview

2024 Proposed Work Program:

- Comprehensive Plan Review and Update
- Zoning Ordinance Updated Format

Proposed Infrastructure Improvements:

- Harris Street/Rivergate Parkway Intersection Realignment
- ADA Accessibly Sidewalk Improvements
- Springfield Highway Sewer Improvements/Economic Development Program
- Springfield Highway- Old Stone New Bridge Installation/Economic Development Program