

CITY OF GOODLETTSVILLE PLANNING COMMISSION

REVISED MEETING AGENDA

Monday June 3, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of June 3, 2024 Agenda

ITEM#2 Approval of May 6, 2024 Meeting Minutes

ITEM#3 Public Forum on Planning Related Topics

ITEM#4 Long Hollow Pike Rezone/ Green LID Design: Requests recommendation to the City Commission to amend the Zoning Map from R40, Low Density Residential to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan for sixteen (16) attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property referenced as Sumner County Tax Map/Parcel# 14305301000. Property Owner: Lindsey and Johnathan Runion (5-24)
(Deferred at May 6, 2024 Meeting)

ITEM#5 3030 Patton Branch Road/ Megan Spilka, Property Owner request alternative accessory building design approval. The 2.04-acre property referenced as Sumner County Tax Map/Parcel# 140108020 is zoned R-40, Low Density Residential.

ITEM#6 Goodlettsville 56/FCG Civil: Requests preliminary master plan approval for 101 residential lots on 58.66 acres on Moncrief Avenue, McCoin Drive, and Barber Drive (non-improved road right of way). The properties are referenced as Davidson County Tax Map/Parcels#025013500, 02505500, and 025005600 and are zoned MDRPUD, Medium Density Residential Planned Unit Development. Property Owner: Dania McVicker (8-24)

ITEM#7 622 Rivergate Parkway/ DF+H Services: Requests recommendation to the City Commission to rezone 4.73 acres on Rivergate Parkway/Wade Circle from CSL, Commercial Services Limited/ INT Interchange Overlay to RC2, Regional Center Planned Unit Development and preliminary master plan approval to convert 151 existing hotel rooms to residential units and a 16,000 sq. ft. commercial center. The properties are referenced as Davidson County Tax Map/Parcels# 0261304300, 026101300, 026140400, and 026140300. Property Owners: Hari Dhawar, LLC (9-24)

ITEM#8 Harris Street/ Accoa, LLC: Requests sketch plat approval for three (3) residential lots and roadway cul-de-sac construction on 2.87 at the end of Rosehill Drive. Property referenced as Davidson County Tax Map/Parcel# 02508004600 and is zoned R-10, Medium Density Residential. Property Owners: Marvin Hitt, Linda Cutrell, and Patricia Campbell. (6-24)

ITEM# 9 Springfield Highway Mixed Use/Development Management Group, LLC: Requests preliminary master plan for 37,600 square feet of commercial center buildings and conditional use approval for a 22,050 square feet self-storage facility on 19.5 acres. Property referenced as Sumner County Tax Map/Parcel# 14100800 and is zoned CPUD, Commercial Planned Unit Development. Property Owner: Singh Jugbir and Satwanti (10-24).

ITEM#10 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance Section 14-210 (4)(a) to include a Residential Limited Scale Planned Unit Development section. Amendment requested for residential development proposal on 208 Graves Drive.

ITEM#11 Community Development Zoning Ordinance Sections 14-202 (6)(c)(d), 14-206 (3)(a)(ii), and 14-209 (9)(f)(7) to amend auto servicing and auto repair cleaning services use and include as approved conditional uses in the CSL, Commercial Services Limited zoning district. Amendment requested for development proposal at 798 Rivergate Parkway.

ITEM#12 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-209 to provide an updated model flood zone ordinance.

DISCUSSION ITEM:

Old Springfield Pike/Pear Orchard Drive Two (2) Lot Subdivision

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