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

CITY OF GOODLETTSVILLE PLANNING COMMISSION

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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.

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DISCUSSION ITEM:

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CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF AGENDA REPORT

Monday June 3, 2024 5:00 PM

ITEM#1 Approval of June 3, 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 May 6, 2024 Meeting Minutes

MOTION OPTIONS:

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

ITEM#3 Public Forum on Planning Related Topics

MOTION OPTIONS: N/A

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)**

STAFF NOTES:

The plan has been revised to include sixteen (16) units on a private single drive accessed from Long Hollow Pike. The proposed density is 4.3 units per acre including the existing home. The revised plans include a north and south property perimeter building setback of twenty (20') feet which will require a design variance from the Planned Unit Development requirement due to the attached unit design proposal adjacent to lower density detached residential uses. The Planning Commission with the Planned Unit Development preliminary master plan process can review and recommend design variances to the City Commission with the property zoning. The submitted plans will be required to be revised before being submitted to the City Commission to include the dimensions of the drives, units, and parking spaces defined at the meeting. No additional building designs were submitted. The building designs information to be reviewed were submitted for the May meeting.

Building Design Examples

STAFF STIPULATIONS

1. Provide sewer utility service commitment letter- if preliminary master plan approved to be submitted with City Commission review

2. Minimum building materials- per building photo examples provided by applicant include minimum eighty-five (85) percent brick or stone on building walls with remaining materials including EIFS or cement fiber board siding. The examples provided will define the architectural requirements for the proposed buildings.

3. Project buffer- If preliminary master plan is approved, at final master plan will need to determine landscaping design with proposed twenty (20') feet perimeter buffers.

4. Provide revised master plan to include the dimensions of drive, parking, and buildings.

5. Restrictive Covenants- if preliminary master plan is approved, with final master plan will need to provide copy of restrictive covenants to detail the ownership and age restrictions intention previously discussed and defined private drive maintenance

MOTION OPTIONS:

1. Recommend approval to the City Commission to rezone the property to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval for sixteen (16) residential attached units and one existing detached unit including staff stipulations and other items determined by the Planning Commission during the meeting discussion

2. Recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential

3. Deferral to include any additional information as determined by the Planning Commission during the meeting discussion

ITEM#5 3030 Patton Branch Road/ Megan Spilka, Property Owner: Requests 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.

STAFF NOTES:

The owner is requesting an alternative accessory building design. The house at the property is a one-story brick ranch with asphalt shingles. Staff discussed with the owner incorporating brick materials into the proposed accessory building design including a possible three (3) to four (4) feet brick base with the siding materials shown. The owner's request is for a unique modern high-quality design as an alternative design. The City's Zoning Ordinance does not define required materials for accessory buildings. The ordinance does require consistency with the existing residential house design. The proposed detached garage would be behind the house as shown on the attached plan. The proposed garage would be 250-300 feet from Patton Branch Road. The multiple dimensions are due to the curve in the roadway in front of the house.

MOTION OPTIONS:

1. Approval of proposed alternative design based on the quality of the proposed design and the location of the proposed garage from Patton Branch Road

2. Denial of proposed alternative design

3. Deferral to include any additional information as determined by the Planning Commission during the meeting discussion

Referenced Zoning Ordinance Section

14-208 (1) (c)

In all residential districts, except for residential planned unit development districts, no lots shall have erected thereon more than one principal building. Principal buildings and additions as well as additions in residential districts consisting of wall, roof, floor, and foundation connections shall meet the requirements of the applicable zoning district. Permitted limited connection additions in residential districts and accessory buildings in all districts shall meet the following requirements in items (d) and (e) and the requirements of the applicable zoning district.

To ensure order in site developments including building and lot bulk standards and the compatibility of buildings constructed on-site, all buildings and structures, additions and accessory buildings or structures in residential districts which exceed 504 square footage shall be constructed

of roof and exterior wall materials consistent with the primary roof and exterior wall materials of the principal building or structure.

One accessory building or structure is permitted less than the 504 square footage requirements not meeting the primary building material consistency requirements of this section. Accessory buildings or structures permitted or installed per city requirements prior to the adoption of the material consistency requirement per Ordinance 15-844 (September 10, 2015) would not be used in calculating the square footage permitted less than the 504 square footage permitted per property. On primary roof and exterior wall materials of the principal large acreage agricultural and R-40 zoned properties consisting of five or more acres, accessory building(s) or structure are not required to be constructed of consistent materials of the primary building if the accessory building(s) or structure is constructed entirely behind and separate from the primary building and is constructed per the building setbacks of the zoning district. The primary exterior wall and roof materials of the principal building shall be extended on all sides of the exterior walls and roof of additions or accessory buildings or structures. In the case of principal buildings or structures with multiple exterior wall materials, the addition and accessory building or structure may be constructed of materials at the same ratio of the principal building or structure. Alternative designs for large acreage properties as referenced above and alternative designs that exceed the purpose and intention of the items referenced above with single family and duplex residential building and structures may be approved by planning and development services staff. **Staff's decision on alternative designs may be appealed to the planning commission for review. All** other building and structures shall meet site and architectural design standards and the Goodlettsville Design Guidelines.

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)

STAFF NOTES:

The City rezoned the properties in May 2019 to MDRPUD, Medium Density Residential Planned Unit Development. A preliminary master plan was not approved with the rezoning. A concept plan was reviewed at the time of rezoning but was not formally approved. The concept plan included 121 one family detached dwellings with roadway connections on Moncrief Avenue and a connected roadway from McCoin Drive to Rose Hill Drive. A private three (3) year property restriction was placed on the properties in March 2019. The restriction was for limiting the use of the properties to one family detached dwellings. The proposed project density is 1.7 units per acre. The MDRPUD zoning permits up to three (3) units per acre.

The proposed preliminary master plan includes 101 lots for one family detached dwellings. The roadway design includes non-connected roadway sections from McCoin Drive and Rosehill Drive through the current non-improved Barber Drive (right of way). The plan includes a defined off-street parking area for four (4) cars on each lot. The garage design is proposed to be a front recessed garage design per the City's Residential Planned Unit Development garage design options. The homes built in the project will be required to meet the City's Residential Unit Development residence design requirements. Since rezoning is not required with the proposal, a traffic study will be required to be submitted with the final master plan process to determine any intersection or off-site improvements needed.

The City's Public Works Department is currently reviewing the sewer service design for the project. Staff received a water utility service availability letter.

MOTION OPTIONS:

1. Approve the preliminary master plan including 101 one family detached dwelling lots with the preliminary master plan meeting the City's Residential Planned Unit Development requirements
2. Deny the preliminary master plan due to the preliminary master plan not meeting the City's Residential Planned Unit Development requirements as determined by the Planning Commission's discussion during the meeting.
3. Defer the request to include additional plan design information as determined by the Planning Commission during the meeting discussion

Referenced Zoning Ordinance Section:

(xi)Residential design requirements. The intent of this subsection is to guide the development of residential neighborhoods that are compatible throughout the development and that complement existing development and the natural environment. Architectural elevations are required with each development with an architectural theme for all buildings including a variety in building roof pitches and building wall and roof designs and materials, building colors, building accent designs and designs preventing blank walls fronting streets. Plans shall include the garages or covered parking frontage locations and orientation with off-street parking. Plans shall include building designs connected to the project streetscape design. Garage or covered parking design for residential planned unit developments shall include a design or variety of designs that prevent more than 33 percent of the total unit number of front-loaded garages doors or open parking openings that are level with or in front of the front line of the residential structure. Front-loaded garages or covered open parking include garages and covered parking with the garage door or covered parking opening exceeding 25 percent of the front building elevation total width dimension. Except for parking structures for development shared parking, attached parking in garages are in addition to the required parking space requirement for each residential unit. **The project master plans to include the following garage or covered parking designs, or other alternative designs may be reviewed with the master plan process**.(A)Side loaded garages or covered parking.(B)Alley loaded or secondary roadway loaded garages or covered parking with the sidewalk connecting each unit to be located at the front of the residential structure fronting the primary street.(**C)Recessed front loaded garages or covered parking 10 feet or more behind the front line of the house.**(D)Courtyard side loaded garages at the front of the structure.(E)Front loaded garages with the garage door(s) less than 25 percent of the front building elevation width dimension.

All buildings within a residential planned unit development shall meet the provisions of the city's design guidelines and the following**. All façades and exterior building walls shall include a minimum 50 percent masonry brick and/or stone. The remaining 50 percent on one and two family attached and attached dwellings may be split face block, cement fiber board, wood siding, EIFS, and glass. A limited percentage of metal and vinyl siding may be permitted for accents and decorative features. All exposed portions of building foundations shall be masonry brick or stone.** The planning commission may review other proposed materials as a variance with the preliminary and final master plan review process variance.

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)

STAFF NOTES:

The project proposal is based on the City's Comprehensive Land Use Plan for Regional Center mixed use projects. The proposal includes rezoning the property from CSL, Commercial Services including also removing the INT, Interchange Overlay to permit mixed-use development. The key with the proposed request is if a mixed-use project development in this location should include the option for permanent residential units instead of transient residential hotel units.

The proposal is to convert the existing hotel facility with 151 rooms to permanent residential efficiently style apartments. The project proposal due to the existing building design setting and converted unit square footage is to maintain the existing number of parking spaces at 156. The City has reviewed with other mixed use permanent residential projects allowance for 1.5 parking space per residential unit. The previous residential projects included a mixture of one and two (2) bedroom units. The proposal includes efficiency style residential units ranging from 228 to 278 square feet. The proposal would provide one parking space per unit. The project includes a proposal for an adjacent commercial center development with the second phase. The second phase also includes seventy (70) additional parking spaces for the proposed commercial center. The conversion design would require upgrading the fire protection system for the buildings to include fire sprinkler and alarm systems. A storm water quality and quantity facility would be required for the proposed commercial center and parking portion of the project.

The Planning Commission previously discussed a similar proposal, and the design of the building alterations and commercial development component were key items.

STAFF STIPULATION:

1. Phase one to include the construction of ten (10) to twenty (20) parking spaces to provide for residential overflow and visitor parking

MOTION OPTIONS:

1. Recommend to the City Commission the property rezoning from CSL, Commercial Services Limited/ INT Interchange Overlay to RC2, Regional Center Planned Unit Development and preliminary master plan with staff stipulation including converting the existing 151 hotel rooms into apartment units and a 16,000 square feet commercial center based on the City's Comprehensive Land Use plan.

2. Recommend denial of the rezoning and preliminary master plan request due to the preliminary master plan not meeting the City's Residential Planned Unit Development requirements and proposed design and not meeting the intentions of the City's Comprehensive Land Use plan as determined by Planning Commission during the meeting discussion.

3. Defer the request to include additional plan design information as determined by the Planning Commission during the meeting discussion

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)

STAFF NOTES:

The request is for a sketch plat for three (3) lots including a cul-de-sac on Rosehill Drive. The plan includes a note about a reserve area for a fourth (4^{th}) lot to be accessed from Harris Street. The project contains a stream area that will require a stream buffer per TDEC, Tennessee Department of Environment and Conservation and the City's Storm Water requirements. The proposal is for three (3) lots to include two (2) family detached dwellings. The minimum lot size requirement of the R-10 zoning is 10,000 square feet for one family detached dwelling units or the R-10 zoning permits two (2) family detached dwellings on properties exceeding 20,000 square feet in area. The proposed lot layout includes a continuation of the two (2) existing disconnected street sections. The Planning Commission to review if the lot layout should include a right of way dedication for a future planned roadway connection to Harris Drive. The plan also references the cul-de-sac section to be a private street.

STAFF STIPULATIONS:

1. Provide general area of stream buffer on plans
2. Provide dimensions of lots including noted fourth (4) lot and cul-de-sac right of way radius of 100 feet
3. Street and storm water designs to meet the requirements of the City's Subdivision Regulations and Storm Water Construction ordinance.
4. Plans reference a private roadway with a proposed gate shown on the architectural elevation drawing. If a private cul-de-sac roadway section is proposed, then private maintenance agreements will be required to be reviewed with the final subdivision plat review process. A public right-of-way cul-de-sac section would be recommended by staff.

MOTION OPTIONS:

1. Approve the sketch plan with staff defined stipulations including three (3) lots with the sketch plan meeting the City's Zoning Ordinance and Subdivision Regulations

2. Deny the sketch plan based on the plan not meeting the City's Zoning Ordinance and Subdivision Regulations as determined by the Planning Commission during the meeting discussion

3. Defer the request to include additional plan design information as determined by the Planning during the meeting discussion

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 mini ware house 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).

STAFF NOTES:

The property is current zoned CPUD, Commercial Planned Unit Development. The project area includes three (3) existing properties under single ownership.

The proposal is for a preliminary master plan for the commercial development of the properties including conditional use approval for a mini warehouse facility. The mini warehouse use is permitted by conditional use under the personal service use classification. The Planning Commission reviews zoning variance and conditional use requests in the Planned Unit Development zoning districts. The properties adjacent to the project are also zoned commercial. The conditional use review criteria is intended for resident storage and small commercial uses not large commercial storage.

TDOT, Tennessee Department of Transportation representatives have reviewed the preliminary master plan proposal and are currently reviewing if two (2) of three (3) driveway entrances will be permitted. The City's Zoning Ordinance due to the proposed driveway spacing would permit the two (2) or three (3) driveway design. TDOT will also require a traffic study. A traffic study and final determination by TDOT will be needed at the project final master plan/site plan stage to determine need for any acceleration and right turn/deceleration lane. The area of Springfield Highway 41/SR 11 includes a full center turn lane. The project area includes 1,230 feet of roadway frontage over the three (3) lots.

The mini warehouse site proposal includes a requested side setback variance from thirty (30') feet to twenty-six (26') feet for the corner of a proposed storage building. The applicant has requested discussion on the exterior building design requirements for the mini warehouse buildings to review possible options for increased buffering and decorative fencing. The buffer and fence design options would provide an

alternative to all the storage building walls to include fifty (50%) percent minimum brick or stone per the City's Design Guidelines. The City's Guidelines permit the additional building materials to be split face block, EIFS, and limited fifteen (15%) percent metal wall sections. The applicant submitted information for the option for Quik Brik materials. The material is a masonry unit with a brick texture exterior face that is installed as a masonry unit with the exterior appearance of larger bricks. The material provides the appearance of larger brick without the concrete masonry unit wall construction with an attached brick façade. The City has previously permitted the Quik Brik materials.

STAFF STIPULATIONS:

1. TDOT approval of access design required, and traffic study required with final master plan to determine the number of permitted drives and any acceleration right turn or deceleration lane requirements.
2. Commercial buildings to meet the requirement of the City's Design Guidelines with final designs included with final master plan submittal.
3. Planning Commission defined design requirements for mini warehouse as discussed during the meeting to be included with final master plan submittal.

MOTION OPTIONS:

1. Approve the preliminary master plan with the preliminary master plan meeting the City's Commercial Planned Unit Development requirements including the defined setback variance and conditional use approval for a mini warehouse facility.

2. Deny the preliminary master plan due to the preliminary master plan not meeting the City's Commercial Planned Unit Development requirements as determined by the Planning Commission during the meeting discussion.

3. Defer the request to include additional plan design information as determined by the Planning Commission during the meeting discussion.

Referenced Zoning Ordinance Section

14-212 (9)(f)(iii)

Conditional Use Review -Criteria

Special conditions for mini warehouses.

Mini warehouse, as defined, may be included as a general personal

service subject to the following standards:

(A) The location, size, and design of such facility

shall be compatible with development in the surrounding

area;

(B) There shall be provided along the entire site

boundaries fencing, screening, and landscaping in

accordance with § 14-208(4);

(C) The use of buildings in which the exterior facade is of one hundred percent (100%) metal construction shall be prohibited with the buildings, which face a street having a minimum of fifty percent (50%) brick or stone;

(D) All parking areas and driveways shall be paved;

(E) All buildings shall be separated by a minimum of twenty feet (20');

(F) The setback for such activities shall be a minimum of sixty-five feet (65');

(G) An apartment on site may be permitted for security purposes;

(H) The maximum size of an individual storage unit shall be five hundred (500) square feet;

(I) The facilities shall be designed to prohibit the use by and generation of heavy or semi-truck vehicles.

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.

STAFF NOTES:

The Planning Commission previously reviewed a discussion item for a small-scale infill cottage style development at 208 Graves Road. The Planning Commission previously discussed the proposed single family cottage design including more than four (4) residential units would be an issue with density. The property is currently zoned R7, High Density Residential that allows a residential unit per 7,000 sq. ft. of lot area. The 208 Graves Road property includes 0.57 acres/ 24,829 square feet. The R7 zoning permits 3.5 units on the property based on one residential unit per 7,000 square feet of lot area but the property is limited for a subdivision due to the property frontage and dimensions. The proposed Zoning Ordinance amendments would provide a residential planned unit development option for a small-scale master plan-based zoning. The process would be the same as other planned unit developments including a preliminary master plan submitted with the rezoning request. The intention is for the rezonings to be reviewed in existing areas of the City zoned R-7, High Density and R-10, Medium Density but the City could review other suitable areas also to include the small scale planned unit zoning.

The R-7 zoning district permits one residential unit per 7,000 square feet of lot area or 6.2 units per acre. The R-10 zoning district permits one residential unit per 10,000 square feet of lot area or 4.4 units per acre. The zoning amendment would allow under the planned unit development zoning format up to seven (7) units per acre. The Planning Commission and City Commission with the preliminary master plan review process could reduce the permitted units per acre.

R-7 High Density Zoning District Locations:

-Graves Road
-Café Road
-Moncrief Road (section)
-Bell Street
-Old Brick Church Pike (section)

R-10, Medium Density Zoning District Locations:

-New Brick Church Pike (section)
-West Cedar Drive
-East Avenue
-Harris Street (section)
-Hollywood Street
-Roscoe Street
-Donald Street
-Two Mile Pike (sections)
-Caldwell Drive (section)
-Stephanie Place
-Lindsey Drive
-Jackson Road (sections)
-Alta Loma Road (section by railroad tracks)

The proposed amendments include maintaining certain requirements defined in the R7 and R10 zoning districts but also allow project design flexibility with the preliminary master plan design review process. The ordinance allows the possibility to review locations for limited scale commercial (retail/service oriented) mixed use designs.

Proposed Zoning Ordinance Amendment 14-210 (4) (a)

(a)Type of developments. There are hereby created three types of residential PUDs as follows:

Low density residential PUD: LDRPUD.

Medium density residential PUD: MDRPUD.

High density residential PUD: HDRPUD.

Residential Limited Scale PUD: RLSPUD.

Proposed Zoning Ordinance Amendment 14-210 (4) (f) (v.)

(v.) Residential Limited Scale Planned Unit Development

A. The purpose of the district is to provide flexible and efficient small scale residential designs for in-fill type developments in defined areas of the City currently designated as R7, High Density and R-10, Medium Density zoning districts. The master plan-based zoning would permit the City to review and include certain defined consistency requirements with adjacent properties. The Goodlettsville Planning Commission and City Commission with the preliminary master plan review may permit the zoning designation in other areas of the city depending on the proposed project design and scale.

B. Project site and building designs except as defined in this section to meet the requirements of the residential planned unit development standards.

C. Maximum density is seven (7) units per acre with a minimum area of dedicated open space of fifteen (15%). Dedicated open space per this section does not include individual decks/patios, garages, or parking.

D. Permitted activities including detached, attached, semi-attached residential units may be permitted when deemed appropriate by the Goodlettsville Planning Commission and City Commission as approved with the preliminary master plan. The preliminary master plan review may include depending on the project design area characteristics and setting limited scale retail/service oriented commercial uses.

E. Property perimeter minimum building setbacks to be a minimum fifteen (15') feet. The perimeter area to include dedicated open space either on an individual or common lot/property. The amount of required dedicated open space in the perimeter buffer may be reduced to permit parking, decks/patios based on the project scale and design and area characteristics with landscaping, solid fence or wall, or a combination design.

F. Residential units may be located on a single lot, individual lots, or other ownership methods including private maintenance provided by a property owners association.

G. The maximum building height shall be thirty-five (35') feet, but the Planning Commission and City Commission may require building designs limited to a two (2) story based on project design and scale and adjacent area characteristics and settings.

H. Each residential unit to include a dedicated one car garage on the property and the garage designs to meet the requirements of the residential planned unit development standards. Alternative designs may be reviewed by the Planning Commission and City Commission with the preliminary master plan based on the project design and scale and area characteristics and settings.

MOTION OPTIONS:

1. Recommend approval to the City Commission to include the Residential Limited Scale Planned Unit Development Zoning Ordinance section as presented by staff
2. Recommend approval to the City Commission to include the Residential Limited Scale Planned Unit Development Zoning Ordinance section as amended by the Planning Commission during the meeting discussion
3. Recommend denial to the City Commission to not include the Residential Limited Scale Planned Unit Development Zoning Ordinance Section
4. Defer request to include additional information as determined by the Planning Commission

ITEM#11 Community Development Zoning Ordinance Sections 14-202 (6)(c)(d), 14-206 (3)(b), 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.

STAFF NOTES:

The request is to use the NTB, Auto Tire Service (currently vacant) building at 798 Rivergate Parkway for a paint and body shop. The property is zoned CSL, Commercial Service Limited. The CSL zoning district does not permit auto service or auto repairs uses. The auto service use is a legal non-conforming use per the Zoning Ordinance amendment adopted in September 2020. The auto service use can continue on with a new tenant, but the auto repair use paint and body shop would require a Zoning Ordinance amendment. The proposed amendment would include both uses to be permitted only by conditional use in the CSL zoning district through review by the City's Board of Zoning and Sign Appeals with defined specific review criteria. These amendments would not alter the auto repair and servicing uses in the CS, Commercial Services, CG, Commercial General, IR, Industrial Restricted, IG, Industrial General, or IC, Industrial Commercial zoning districts. The amendments would also not alter properties within the INT, Interchange Overlays

CSL, Commercial Services Limited Zoning Locations:

Rivergate Parkway
Rivergate Mall area in city limits
Sections of Main Street
Meadowlark Drive/Wren Road area
Wade Circle area
Sections of Conference Drive
Sections of Long Hollow Pike

Proposed Zoning Ordinance Amendments:

Amendment#1 Redefine Auto Repair Uses

14-202 (6) (c) Automotive repair ~~***and cleaning***~~ includes establishments

primarily engaged in furnishing auto repair services to the general public.

The activities include:

~~***(i) Auto cleaning and detailing services***~~

(i) Auto engine repair and replacement shops

(ii) Auto glass repair and replacement shops

~~***(iv) Auto inspection and diagnostic services***~~

(iii) Auto paint shops

(iv) Auto towing services

(v) Auto transmission repair shops

~~***(viii) Car washes***~~

(vi) Radiator and muffler shops

(vii) Tire retreading and repair shops

Amendment#2 Redefine Auto Service Uses 14-202 (6) (d)

(d) Automotive servicing includes the sale, from the premises,

of goods and the provision of services which are generally required for the

operation and maintenance of motor vehicles and fulfilling motorist's

needs. Activities include:

(i) Gasoline service stations, excluding fuel services for

trucks over ten thousand (10,000) pounds in gross vehicle weight

(ii) Sale and installation of tires, batteries, accessories,

and replacement items

(iii) Lubricating services

(iv) Performance of minor repairs (brakes, tune-up and

similar service)

(v) Wheel alignment

(vi) Auto cleaning and detailing services

(vii) ***Car washes***

(viii) ***Auto inspection and diagnostic services***

Amendment#3 Include Conditional Uses in the CSL zoning district 14-206 (3)(b)

COMMERCIAL ACTIVITIES													
Adult Oriented Establishment *******	N	N	N	N	N	LIMITATION OFPERMIT	N	N	N	N	P	N	N
Animal Care & Veternarian Services	N	P	P	P	N		P	N	N	N	P	P	P
Automotive Parking	N	P	P	P	P		P	P	P	P	P	P	P
Automotive Repair+ ~~and Cleaning~~	***N***	C	P	P	N		N	N	N	N	P	P	P
Automotive Servicing+	***N***	C	P	P	N		N	N	N	N	P	P	P
Building Materials and Farm Equipment	N	N	P	P	N		N	N	N	N	P	P	P
Consumer Repair Services	N	C	P	P	C		P	P	P	P	P	P	P
Construction Sales & Services	N	N	P	P	N		N	N	N	N	P	P	P
Convenience Commercial	N	P	P	P	N		P******	P	P	P	P	P	P
Entertainment & Amusement Services	C	C	P	P	N		P	P	N	N	N	N	P
Financial, Consultive, & Adminstrative	P	P	P	P	P		P	P	P	P	N	N	P

NOTES:
*Mobile Home Park
**All such facilities are prohibited with the exception of Day Care Homes which shall be permitted by conditional use
***May be considered only when the HDRPUD, High Density Residential Planned Unit Development contains 200 dwelling units or more.
**** Interchange Overlay District limitation of uses per Ordinance 13-806/Zoning Ordinance Section 14-206 (7)
***** Tourist Oriented Limited Manufacturing: Limited manufacturing permitted in CG and IR zoning districts and conditional use would only apply for alcoholic beverages.
High Technology Manufacturing, Assembly, and Processings per Ordinance# 12-784
****** Automated Car Wash only permitted in CPUD, Commercial Planned Unit Development
*******Adult Oriented Establishment only permitted in IG, Industrial General per location/separtions per Ordinance 21-994
†Auto Repair and Auto Servicing Use only permitted per conditional use general and specific review criteria
INFORMATION EFFECTIVE ON 1-18-2024 Check for any Zoning Ordinance Amendments or Updates after this date.

Amendment#4 Define Conditional Use Specific Review Criteria 14-209 (9)(f)(7)

Auto repair and servicing uses are necessary uses due to the national, regional, and local transportation systems and depending on the site and building design in defined areas and adjacent to certain uses, the uses may create objectional impacts with aesthetics, noise, and dust. The uses are determined to be permitted in specific locations subject to the following specific review criteria

1. ***No use shall be located adjacent to a residential zoning district***
2. ***Auto servicing uses in commercial center settings shall be designed to prevent vehicles in que lines blocking public roadways or access roads or lanes***
3. ***Auto repair and servicing uses in a commercial center setting shall be designed to include bay doors either recessed from the front of the building or located at the side or rear of the building to reduce the appearance of open repair and service bays***
4. ***Auto servicing and repair uses with the exception of gasoline pumps, pre-entrance cleaning at automated car washes, vacuum stations, and similar functions shall be completed in the interior of enclosed buildings***
5. ***Auto repair uses including damaged, inoperable vehicles, vehicles in the process of vehicle body or structure repair, vehicle body parts, or dismantled vehicles shall be parked at the back or defined side of the site within a solid screened buffer including fencing and landscaping to limit visibility including a solid screen gate design***
6. ***The auto service and repair use shall not be used for junk storage or vehicle salvage***
7. ***Auto repair uses adjacent to elevated limited access roadway shall include additional screening methods to limited visibility of damaged exterior vehicles in the process of repair or storage areas.***
8. ***Auto servicing and auto repair uses including fenced areas along the front or side of site fronting a public street or access lane or roadway shall include decorative fencing materials and landscaping***
9. ***Auto servicing and auto repair uses shall not include commercial vehicles over ten thousand (10,000) pounds in gross vehicle weight***
10. ***Auto service and auto repair conditional use requests shall first require the Planning Commission's review and recommendation to the Board of Zoning Appeals of a concept site and building design plan to determine compliance with buffering and screening and project design requirements***

MOTION OPTIONS:

1. Recommend approval to the City Commission to include the auto service and repair conditional use in the CSL, Commercial Services Zoning District section as presented by staff
2. Recommend approval to the City Commission to include the auto service and repair conditional use in the CSL, Commercial Services Zoning District section as amended by the Planning Commission during the meeting discussion
3. Recommend denial to the City Commission to not include auto service and repair conditional use in the CSL, Commercial Services Zoning District
4. Defer request to include additional information as determined by the Planning Commission during the meeting discussion

Referenced Zoning Ordinance Section:

14-202 (6)(c) and (6)(d)

(c) Automotive repair and cleaning includes establishments

primarily engaged in furnishing auto repair services to the general public.

The activities include:

(i) Auto cleaning and detailing services

(ii) Auto engine repair and replacement shops

(iii) Auto glass repair and replacement shops

(iv) Auto inspection and diagnostic services

(v) Auto paint shops

(vi) Auto towing services

(vii) Auto transmission repair shops

(viii) Car washes

(ix) Radiator and muffler shops

(x) Tire retreading and repair shops

(d) Automotive servicing includes the sale, from the premises,

of goods and the provision of services which are generally required for the

operation and maintenance of motor vehicles and fulfilling motorist's

needs. Activities include:

(i) Gasoline service stations, excluding fuel services for

trucks over ten thousand (10,000) pounds in gross vehicle weight

(ii) Sale and installation of tires, batteries, accessories,

and replacement items

(iii) Lubricating services

(iv) Performance of minor repairs (brakes, tune-up and

similar service)

(v) Wheel alignment

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.

STAFF NOTES:

The Planning Commission at the May meeting recommended approval to the City Commission for ordinance amendments to include references to two (2) updated FEMA, Federal Emergency Management

Agency FIRM, Flood Insurance Rate Maps, and an updated FIS, Flood Insurance Study. The Planning Commission also approved an amendment for non-residential building constructed in FEMA flood zones to be one foot above the FEMA base flood level. FEMA is requiring the City to update the entire flood zone ordinance section to provide a revised ordinance format with reference to the updated FIRM maps and FIS study, and revised non-residential elevation requirement. The City is required to adopt the new ordinance prior to the maps and study June 20, 2024 effective date. The City Commission second and final reading is scheduled for June 6, 2024.

MOTION OPTION:

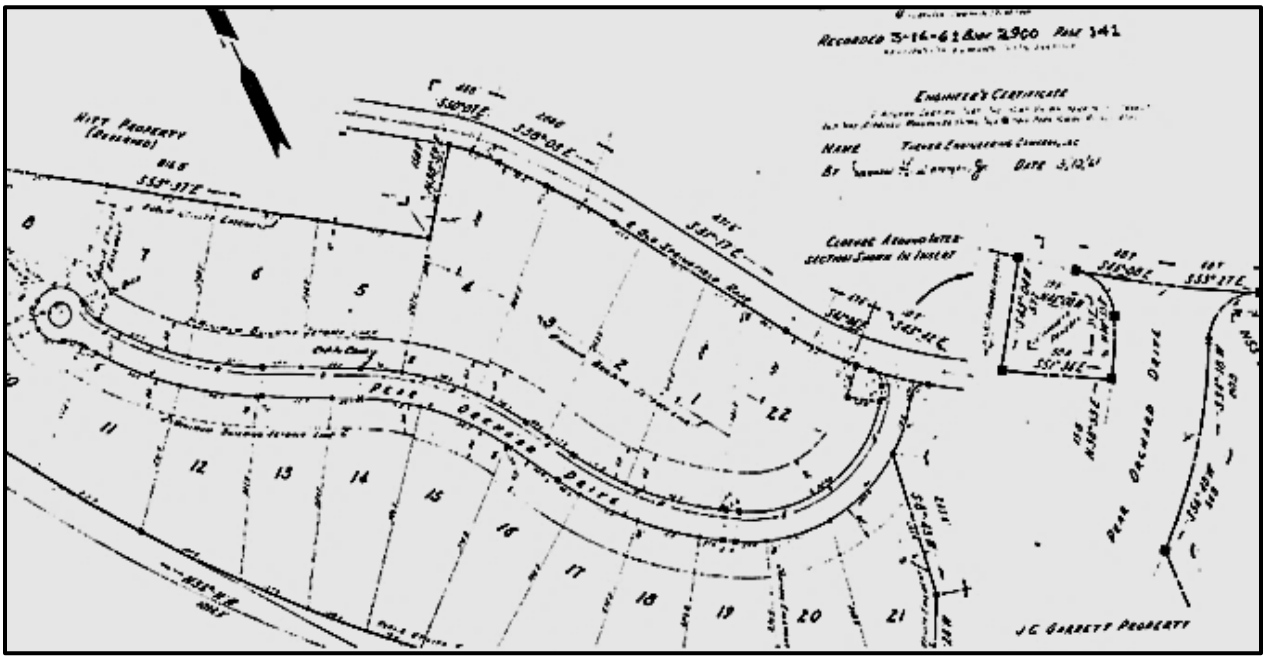
1. Recommend revised approval to the City Commission to approve the amendments approved at the May meeting included in the updated FEMA flood zone ordinance format

DISCUSSION ITEM:

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

STAFF NOTES:

The 1.46-acre property at 211 Pear Orchard includes a legal non-conforming two (2) family detached dwelling/duplex. The property is zoned R25, Low Density Residential. The owner is requesting discussion about a possible property subdivision due to the double roadway frontage on Pear Orchard and Old Springfield Pike. The proposal is to subdivide a 25,000 square feet lot off for the construction of an additional one family dwelling unit on the back of the property fronting Old Springfield. Due to the steep bank along Old Springfield Pike the driveway would need to be accessed within a dedicated access easement from Pear Orchard Drive. A formal request to subdivide the property would require a Subdivision Regulations variance to approve the re-subdivision of a lot/property in an established subdivision/development and an amendment to the established minimum building setback listed on the subdivision plat. The 1961 subdivision plat includes a 200 feet minimum building setback back from and along Old Springfield Pike.


Recorded 3-16-61 Bk 2900 Page 141
Engineer's Certificate
Name
Date 3/12/61
Hitt Property (Released)
Peak Orchard Drive
J.C. Garrett Property

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE PLANNING COMMISSION

May 6, 2024 Goodlettsville City Hall

5:00 p.m. Massie Chambers-Auditorium

Present: Chairman Scott Trew, Jeff Duncan, Cisco Gilmore, Grady McNeal, Jeff Parnell, Mayor Rusty Tinnin, and Judy Wheeler.

Absent: None

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

Scott Trew called the meeting to order and McNeal 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 April 1, 2024 Meeting Minutes: Gilmore made a motion to approve the minutes of the April 1, 2024 meeting, Parnell seconded the motion. Duncan abstained since he was absent the meeting. The motion passed.

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

Jesse Walker-104 Dorr Drive
Walker discussed his support for agenda item #5 the Rivergate Mixed Use project. He thinks it will revitalize the Rivergate and Madison area. He supports the project.

Patrick Adams-827 Long Hollow Pike
Adams commented he is against agenda item #4 Long Hollow Pike Rezone. Adams commented he did not think adding twenty-four (24) units in the area would benefit anyone and the traffic along Long Hollow Pike is bad enough.

Genevieve Kephart-815 Long Hollow Pike
Kephart commented she is in opposition to agenda item #4 Long Hollow Pike Rezone. Kephart commented that she has lived at this address for twenty (20) years and the traffic is already insane on Long Hollow Pike. In her opinion building a multi-unit complex will not benefit the community.

Tracy Graves-Dillards Rivergate Mall, Store Manager
Graves commented they are in support of item #5 the Rivergate Mixed Use project. Graves commented since BJ's has been open it has helped their business with more foot traffic and are looking forward to the Rivergate Mixed Use project.

Trew asked for any additional comments and no additional comments were received.
Tinnin made a motion to close the public forum, seconded by Parnell. The motion passed unanimously.

The Public Forum was closed.

AGENDA

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 twenty (20) attached residential units and one detached residential unit on 3.9 acres at 775 Long Hollow Pike. Property Owners: Lindsey and Johnathan Runion (5-24) (Deferred at April 1, 2024 Meeting)

Item Representative: John Runion, Property Owner and Brock Rust

Staff Discussion:

-The agenda item was deferred at the March and April meetings.
-The revised plan includes twenty (20) attached residential units and a loop roadway design.
-The building unit square footage proposal is 672 square feet per unit.
-The project includes thirty (36) parking spaces for twenty (20) units for 1.8 parking space per unit.
-The request is for a reduced parking ratio from the requirement of two (2) spaces per unit.
-The applicant's request for reduced parking is based on the proposed age group intended for the residential units.
-Revised building design photo samples were submitted, and a project design video link was provided.
-The water utility service commitment letter was provided but a sewer service letter has not been provided.
-If the preliminary master plan is approved, the sewer service letter would need to be provided with City Commission review.
-Staff discussed the proposed design with TDOT, Tennessee Department of Transportation representatives.
-The TDOT reps have requested the project access be from Long Hollow Pike/SR 174 due to their concerns with the limited separation distance from the intersection of Willis Branch Road/Long Hollow Pike and the parallel driveway connection.
-If the preliminary master plan is approved, a revised plan showing connection to Long Hollow Pike will need to be provided with the City Commission review.
-TDOT reps also requested the existing shared driveway connect into the main project access drive design and ensure easements are in place for the shared access.
-Staff Stipulation-Provide sewer utility service commitment letter to be submitted with City Commission review.
-Staff Stipulation-Minimum building materials- per building photo examples provided by applicant includes a minimum eighty-five (85) percent brick or stone on building with remaining materials including EIFS or cement fiber board siding. The examples provided will define the architectural requirements for the proposed buildings.
-Staff Stipulation- Project buffer- Review if north side buffer could be increased from five (5') feet to ten (10') feet. If preliminary master plan is approved, at final master plan will need to determine landscaping/solid fencing options depending on available buffer widths.
-Staff Stipulation-Revise plans per TDOT review with main access at the Long Hollow Pike/SR 174 connection with adjacent shared driveway connected into the main project drive with applicable easement.

-Staff Stipulation-Restrictive covenants/homeowner association guidelines. Per previous meeting discussion the project is intended to be a for sale product. If preliminary master plan is approved, provide covenants and guideline information with final master plan submittal.
-Motion Option-Recommend approval to the City Commission to rezone the property to HDRPUD, High Density Residential Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion.
-Staff recommendation presented due to revisions per previous Planning Commission discussion.
-Motion Option-Recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential.
-Motion Option-Deferral to include any additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:
-Rust discussed the changes to last month's plan by decreasing the number of units and now have the required number of parking spaces.
-Rust discussed the parking area against the buildings so they do not have to walk an extended distance.
-Rust discussed the landscaping buffers and the one-way travel lane.
-Rust discussed the units being owned with a minimum age requirement of sixty-two (62) and it will have an HOA.
-McCormick commented if this goes forward at the final, they would need to review the HOA covenant guidelines.
-Duncan has concerns with the roadway slopes, handicap parking cross slope and elevations.
-Rust responded and discussed the slope grade, and plans for the roadway.
-Duncan commented his concern is he does not think they will get the quality development on this narrow lot and slopes.
-Gilmore has concerns about the units being rented or individual deeded units and if they did not sell.
-McCormick responded the City does not enforce private deed restrictions so they would need to review the HOA covenant if this goes forward.
-Rust responded and discussed regulations and restriction percentages regarding someone renting their home.
-Parnell discussed the development as being owned by an investor and leasing the units for the sixty-two (62) and older population.
-Duncan commented he agrees with Parnell and discussed the request for High Density Residential Planned Development.
-Tinnin asked what the square footage for the units without the upstairs is.
-Rust responded six hundred and seventy-two (672) square feet.
-Wheeler questioned why the age changed from fifty-five (55) and up to sixty-two (62) and up.
-Rust responded fifty-five (55) is a legislated number with rules and regulations and sixty-two (62) is a non-legislated number with no rules or regulations.
-Trew asked for clarification on the entrance to the property.
-McCormick responded TDOT requests the main access be from Long Hollow Pike.
-Runion discussed the development being affordable housing for the end user and replicate what has already been successful in Cottage Grove.
-Parnell discussed the elevations, a road in the center, hammerhead turnarounds, and the number of units.

DRAFT

Motion: Motion by Duncan to recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential. No second.

Motion: Motion by Parnell to approve with the stipulations (1) Remove the access onto Willow Branch and main connection directly to Long Hollow Pike, (2) Variance for side set-backs to be thirty-five (35') feet, (3) Limitation of density to twenty (20) units and the one (1) existing house on the property, (4) Consideration of a single drive isle in the center with fire hammerhead turnaround in the front and back. No second.

Motion: Motion by Parnell to defer the request, seconded by McNeal.
-Duncan commented it has been deferred twice already.
-Ellis asked when this comes back are they expecting certain changes or what are they coming back for?
-Parnell responded if the members of the board can see the redesign with additional information regarding the slopes the visualization might help assist.
The motion passed with six (6) yes votes and one (1) no vote.

Item #5 1000C Rivergate Mixed Use/ Smith Gee Studio: Request recommendation to the City Commission to amend the Zoning Map from CSL, Commercial Services Limited to RC1, Regional Center Planned Unit Development and preliminary master plan approval for 340 multi-family residential units, 17,000 sq.ft. of commercial use space, and a 60,000 sq.ft. hotel on 11.82 Acres on Rivergate Parkway. Properties referenced as Davidson County Tax Map/Parcel# 02614002400 and 02614003100. Property Owner: MRH Rivergate LLC (7-24)

Item Representative: Scott Morton, Smith Gee Studio and Kate Jarosh, AL Neyer

Staff Discussion:
-The project includes 340 residential units and commercial development including 77,000 square feet of commercial with 17,000 square feet commercial space and 60,000 square feet in the proposed 120 room hotel.
-The proposal is based on the City's 2020 Comprehensive Land Use Plan revision for the Rivergate Mall area as a regional mixed-use center.
-The proposal is for 510 parking spaces/1.5 parking spaces per unit.
-The City's parking requirement would be 581 parking spaces based on the bedroom unit breakdown.
-Ellis commented since the closing of Macy's there have been three (3) other mixed-use developments projects that was not that right time or was not the right development for this site. Since meeting and working with the AL Neyer group they are partnering with Smith Gee Studios and in his opinion one of the top architectural firms in Nashville for mixed use developments.
-Ellis discussed the proposal for high density housing and the proposed development.
-The project includes the demolition of the former Macy's building that is connected to the Rivergate mall building.
-The preliminary master plan includes renderings of the proposed buildings.
-The project designs will be required to meet the City's Design Guidelines.
-The one level commercial projects will need to be designed to have the appearance of larger height two (2) story buildings to meet the streetscape design intended with Regional Center developments.
-The building designs could include different design options for an increased height appearance with a one-story use.
-The project proposal includes 340 residential units including 197- one bedroom and 143- two (2) bedroom units.

-The City has reviewed and approved similar reduced parking requirements for larger scale residential developments in a mixed use setting with preliminary master plan review process.
-Staff Stipulation-City Fire Marshal and Fire Department requests a twenty-six (26') feet width access drive provided from private Rivergate Parkway drive connection between the proposed hotel and commercial building connecting to the twenty-six (26') feet drive behind the proposed buildings adjacent to the existing mall building.
-Staff Stipulation-All building designs including residential buildings, hotel, and commercial outbuildings to meet the City's Design Guidelines. If the preliminary master plan is approved, the building formal designs to be submitted with a final master plan process including materials and color requirements.
-Staff Stipulation-Commercial outbuildings to be designed to meet streetscape design increased building height similar to a two (2) story building. If the preliminary master plan is approved the commercial outbuilding designs to be submitted with the final master plan process including materials and color requirements and designs to be similar to the building height of two (2) story buildings.
-Staff Stipulation-Adjacent mall building and parking designs. If preliminary master plan is approved the design of the revised mall building exterior design and disconnected adjacent parking lot connections to be finalized including written letter from the adjacent property owners. The intention is for the usability of the adjacent mall building and adjacent parking spaces next to the disconnected project parking boundary.
-Staff Stipulation-Rivergate Parkway traffic signal and turn lane review. If preliminary master plan is approved, provide with final master plan a traffic study to determine any traffic signal or turn lane alterations needed.
-Motion Option-Recommend approval to the City Commission to rezone the property to RC1, Regional Center Planned Unit Development and preliminary master plan approval to include staff stipulations and other items determined by the Planning Commission during the meeting discussion. The rezoning approval is based on the City's Comprehensive Land Use plan. Staff Recommendation presented
-Motion Option-Recommend denial to the City Commission to maintain the property zoning as CSL, Commercial Services Limited
-Motion Option-Deferral to include any additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:
-Morton stated that they plan to meet the expectations of the City and the community and the needs of the community with high quality architecture.
-Morton discussed the vision for the development to include active retail, hotel, and residential uses.
-Morton discussed revitalizing the developments area with many amenities, greenspace, dining establishments and commercial areas.
-Morton stated they greatly appreciate working with staff and are comfortable with the staff stipulations and ready to move forward working with the different agencies and remaining conditions.
-Duncan discussed the streetscape design merging with the main street project continuing to develop the next parcels and will be a great addition if they move it forward to other properties
-Duncan discussed the need for meeting space in Goodlettsville.
-Trew commented he has heard all positive comments and is excited about the development.
-Wheeler asked if Smith Gee and AL Neyer have partnered together in this type of extensive development in other areas?
-Morton responded this is their first opportunity to partner with Al Neyer.
-Tinnin discussed the need for meeting space/convention center in Goodlettsville and excited about the high quality proposed development.

-Parnell discussed the need for restaurants in the retail space area and possible options to limit use to a restaurant in the commercial space.
-Jarosh responded it is a mixed-use development and their goal is to have a restaurant.
-Parnell has concern with the design separation from the mall.
-Morton responded and explained the ownership status of the mall, and future tenants of the mall.
-Ellis commented he understands some of the concern, but he would encourage them to move forward with the development.

Motion: Motion by Tinnin to approve with the five (5) stipulations outlined by staff, seconded by Gilmore. The motion passed unanimously.

Item #6 Stone Bridge Lots/Holladay Ventures: Request final master plan revision approval for revised site grading design and landscaping improvements for 311 multi-family apartment units and 6,000 sq. ft. of commercial space on 19.22 acres at 619 N. Main Street/ Hwy 41/SR-11. The property is zoned HDRPUD, High Density Residential Planned Unit Development and referenced as Davidson County Tax Map/Parcel# 01812006900. Property Owner: Stone Bridge Lofts Condominiums (# 12-20)

Item Representative: Evan Holladay, Holladay Ventures

Staff Discussion:
-The proposal is to change the site grading and landscaping design at the back of the site adjacent to CSX railroad tracks.
-The Planning Commission previously approved a revised site grading and landscaping design with a retaining wall along the rear property boundary.
-Multiple sections of the stacked retaining wall failed after installation due to soil issues.
-The revised proposal is to maintain a section of the retaining wall and regrade the remaining area.
-A smaller height retaining wall is proposed up the slope with the revised design to maintain a 3:1 designed slope for stability and landscaping.
-The revised retaining wall section is adjacent to the project utility access drive.
-The revised landscaping plan has been provided including revised planting to maximize the slope stability design.
-The City's engineer consultant reviewed the revised plan and requested a correction on the plan to ensure the 3:1 slope and the owner provide a Geotech study to confirm the slope stability design plan.
-Staff Stipulation-Revised plan to meet City's engineer consultant comments about correct designed slope and Geotech study confirmation.
-Motion Option-Approve site plan with listed staff stipulation including any additional items determined by the Planning Commission. Staff recommendation presented
-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:
-Holladay discussed the failure of the wall and going back to the original approved site plan.
-Duncan discussed the wall failure and construction issue and concerns with design changes due to a construction installation issue.
-Holladay responded it was an unfortunate event that happened, but they feel they have a better natural outcome with the 3:1 slope and landscaping.

-Freeman discussed the fencing on the new wall.
-Holladay responded there will be fencing on all portions of the wall for safety.

Motion: Motion by Duncan to approve with the one (1) stipulation outlined by staff, seconded by Tinnin. The motion passed unanimously.

Item #7 Echo Hills Estates Master Plan/Forestar Communities: Requests extension of April 5, 2021 approval of final master /construction plans for phase five (5) and phase six (6) including sixty-one (61) single family home lots on 18.7 acres on Solitude Circle. Property referenced as Davidson County Tax Map/Parcel 03300002900 and is zoned LDRPUD, Low Density Residential Planned Unit Development. Property Owner-Vista Land Co, LLC (# 07-19)

Item Representative: Wayne Miller, Four Star Group

Staff Discussion:
-The request is to extend the April 5, 2021 Planning Commission approval including the defined stipulations of the Echo Hills Subdivision phase five (5) and phase six (6) construction plans.
-The new owner/developer has hired a new engineering firm.
-The engineering firm will be redrawing the plans and any major changes between the plans will be required to be reviewed by the Planning Commission.
-Since no grading or building permits were obtained by the previous owner per defined State of Tennessee vested plan approval rights, the Planning Commission's 2021 plan approval has expired.
-Planning Commission approved staff stipulations from the April 5, 2021 meeting minutes:
-Staff Stipulation-City's Engineer consultant review of revised drainage calculations.
-Staff Stipulation-Additional design information including headwalls and support calculations needed for the twenty-four (24") outlet pipe shown on lot 117 connecting the drainage flow from ditch behind lots 109-117 to detention pond in phase six (6).
-Staff Stipulation-Label entry slope Solitude Court at intersection (revised grade but slope% not labeled).
-Staff Stipulation-Fire hydrant to be within 600' feet of all houses on Solitude Way other hydrant locations labeled in phases five (5) and six (6).
-Motion Option-Approve the April 5, 2021 construction plan approval with previous defined stipulations and notation that revised plans to meet current storm water ordinance requirements. Staff recommendation presented.
-Motion Option-Deny the extended construction plan approval request.
-Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:
-Trew asked McCormick how long the extension will be.
-McCormick responded with this approval two (2) years, and summarized the State of Tennessee vested right law.

Motion: Motion by Tinnin to approve with the previous defined stipulations and notation that the revised plans to meet current storm water ordinance requirements, seconded by Wheeler. The motion passed unanimously.

Item #8 Community Development Services Staff: Requests recommendation to the City Commission to amend the Zoning Ordinance Section 14-209 (3)(B) to reference the FEMA, Federal Emergency Management Agency- National Flood Insurance Program revised Flood Insurance Study (FIS) dated June 20, 2024 and revised Flood Insurance Rate Map (FIRM) panels 47037C0137K an 47037C0136J dated June 20, 2024.

Item Representative: Addam McCormick, Staff

Staff Discussion:
-FEMA has finalized two (2) updated flood map panels including the city limit areas and updated the flood study/stream cross section documents.
-FEMA representatives have discussed possible additional flood zone regulation amendments, but no revised regulations have been provided.
-City staff is requesting to reduce the previous City amended requirement to reduce the minimum floor elevation for non-residential buildings from two (2') feet above the base flood to one (1') foot.
-The City previously extended the State model ordinance for a non-residential building minimum elevation above the FEMA base flood information from one (1') to two (2') feet.
-The minimum elevation would only be applicable within designated floodways and floodplains.
-The City previously increased the minimum elevation but has determined this has created some issues with commercial sites and building redevelopments.
-The City is required to adopt the amendments by June 20th to be compliant with FEMA guidelines.
-The City Commission will be voting at the May and June meetings to adopt the listed amendments.
-Any additional FEMA provided regulations will be included in the City Commission review and will be discussed at the June Planning Commission meeting.
-Staff presented the Existing Zoning Ordinance Sections: 14-209 (3)(a), 14-209 (5)(b)(ii), and Proposed Zoning Ordinance Amendments: 14-209 (3)(a)(Amendment), 14-209 (5)(b)(ii)(Amendment)
-Motion Option-Recommend approval to the City Commission to approve the amendments. Staff recommendation presented.
-Motion Option-Request additional information as determined by the Planning Commission for review at June Planning Commission meeting for an amendment to the May approval.

Planning Commission Discussion: No Discussion

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

Item #9 Community Development Services Staff: Request recommendation to the City Commission to amend the Design Guidelines to include prohibited types of exterior building and site lighting.

Item Representative: Addam McCormick, Staff

Staff Discussion:
-A Planning Commissioner requested staff review exterior lighting requirements due to concerns with site and building lighting including bright colored lights.
-The City's Design Guidelines do not define prohibited designs.
-The proposed amendment includes defining the maximum Kelvin scale light design measurement regarding the color temperature and defined designs for brighter or colored lights.

-The Kelvin color temperature scale measures the color temperature of light sources.
-Staff presented a Proposed Amendment to the Design Guidelines Lighting Section.
-Motion Option-Recommend approval to the City Commission for the Design Guideline amendment. Staff recommendation presented.
-Motion Option-Recommend denial of the Design Guideline amendment.
-Motion Option-Deferral to include additional information as determined by Planning Commission at the meeting.

Planning Commission Discussion:
-Duncan commented he asked Mr. McCormick to research this due to the color and bright lights around the City being used for area light.
-Parnell asked for clarification is this a design guideline or a City code?
-McCormick responded and explained it is a design guideline
-Duncan discussed LED lighting features.
-McCormick responded this would only apply to commercial and not in a single-family neighborhoods.
-McCormick stated he could do research for residential lighting.

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

Tinnin commented concerned citizens have asked about the temporary Vape shop signs in front of the plaza and asked McCormick if they are legal?

McCormick responded they have timelines for temporary signs.

Tinnin asked if the enforcement code for temporary signs could be modified?

McCormick responded he would draft some provisions.

With no further business, the meeting was adjourned at 7:09 pm.

_____ _____

Scott Trew, Chairman Sharon Reed, Planning Assistant

DRAFT

JEFFREY W. FITE
829 WEST MAIN STREET
HENDERSONVILLE, TN
TAX MAP 143, PARCEL 053.03
R.B. 1960, P. 416

ANDREW & ANGELISA MILLER
755 LONG HOLLOW PIKE
GOODLETTSVILLE, TN
TAX MAP 143, PARCEL 053.02
R.B. 4857, P. 212

JONATHAN & LINDSEY RUNION
155 CALDWELL DR
HENDERSONVILLE, TN 37075
TAX MAP 143, PARCEL 053.01
R.B. 5515, P. 729

CHRISTOPHER WILLIS
1074 MADISON CREEK ROAD
GOODLETTSVILLE, TN
TAX MAP 143, PARCEL 053.00
R.B. 4991, P. 284

LONG HOLLOW PIKE

N 81° 44' 47" E
776.59

N 26° 05' 45" E
217.29

N 81° 36' 56" E
939.43

S 81° 36' 56" W
977.39

S 82° 42' 18" W
1000.44

S 82° 26' 01" W
432.98

216.27' E

195.57' E

35' TYPE 2 BUFFERYARD

20' SIDE YARD

20' ACCESS EASEMENT (PB 5515, PG 729)

50' FRONT YARD

20' REAR YARD

10' P.U.D.E. (PB 5515, PG 729)

SEWER

WATER

GAS

OHE

N

GRAPHIC SCALE
0 40 80 120
1 inch = 40 ft

LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS — SANITARY SEWER LINE
- W — WATER LINE
- STORM SEWER
- G — GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGT — UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- GUY ANCHOR
- TELEPHONE MANHOLE
- ELECTRIC JUNCTION BOX
- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD

811 IF YOU DIG IN TENNESSEE
CALL 811 FIRST!
or (800) 351-1111 or (615) 366-1987
TENNESSEE ONE CALL IT'S THE LAW

775 LONG HOLLOW PIKE REZONE

PLANNED UNIT DEVELOPMENT
775 LONG HOLLOW PIKE
GOODLETTSVILLE, DISTRICT
SUMNER, TENNESSEE

CONCEPT PLAN

NO.	DATE	REVISION

SHEET NO.
C 1.0
SHEET 1 OF 1

24.012G JANUARY 26, 2024

JEFFREY W. FITE
829 WEST MAIN STREET
HENDERSONVILLE, TN
TAX MAP 143, PARCEL 053.03
R.B. 1960, P. 416

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1074 MADISON CREEK ROAD
GOODLETTSVILLE, TN
TAX MAP 143, PARCEL 053.00
R.B. 4931, P. 284

LONG HOLLOW PIKE

10' PUDE (PB 5515, PG 729)

20' ACCESS EASEMENT (PB 5515, PG 729)

20' SIDE YARD

35' TYPE 2 BUFFERYARD

N 81° 44' 47" E
930.43

S 81° 36' 58" W
930.43

S 82° 42' 18" W
1000.44

S 82° 26' 05" W
492.08

195.52'

56.33 56.33 59.67 60.33

GRAPHIC SCALE
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1 inch = 40 ft

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CONCEPT PLAN

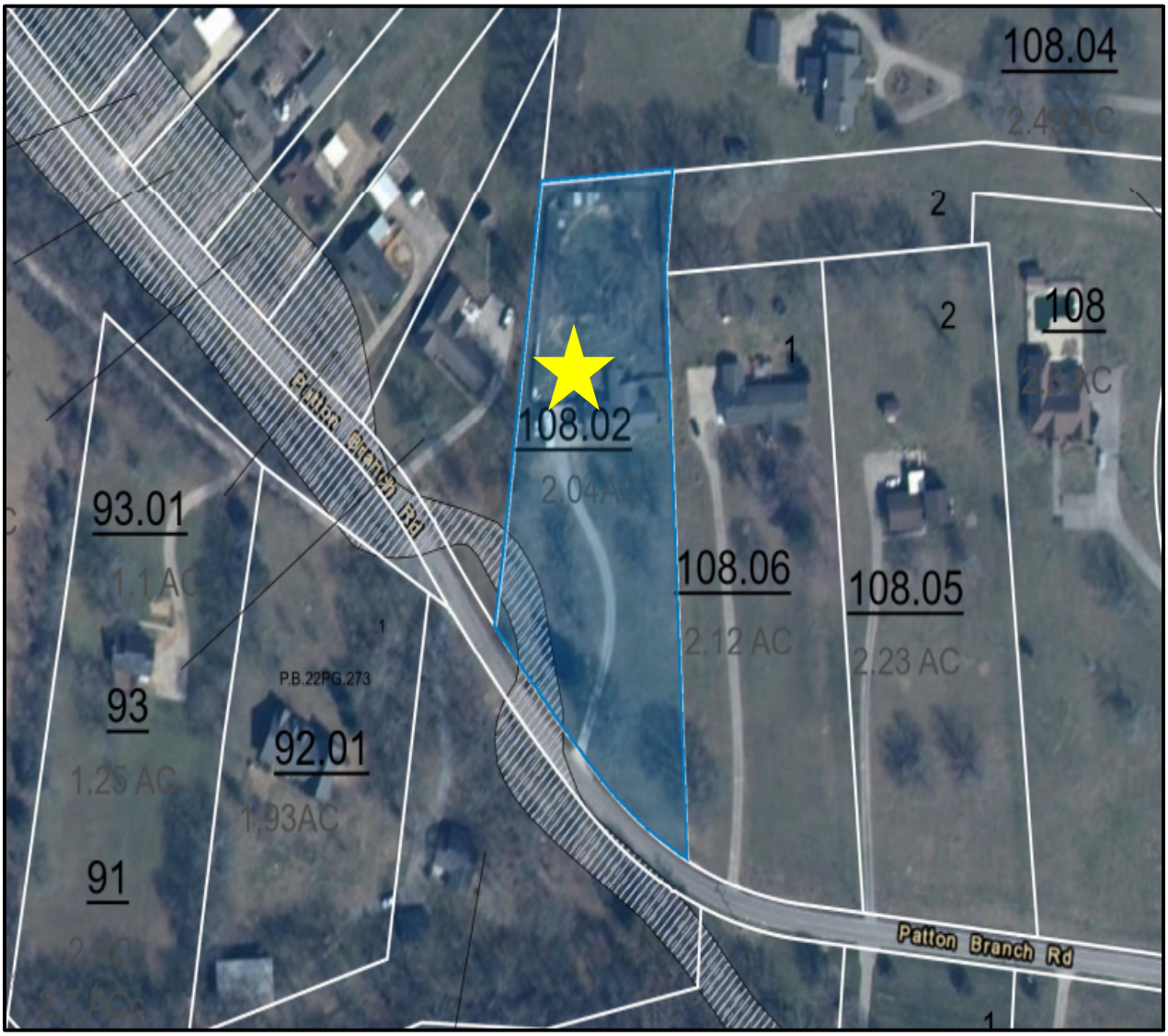
NO.	DATE	REVISION

SHEET NO.
C 1.0
SHEET 1 OF 1

24.012G JANUARY 26, 2024

3030 Patton Branch Road

Proposed Garage 250-300 feet from roadway (due to curve in roadway)



PRELIMINARY MASTER PLAN

FOR

GOODLETTSVILLE 56 SUBDIVISION

PARCEL IDS 02500005500, 02500005600, 025000013500

GOODLETTSVILLE, TN

PROPERTY INFORMATION:

DANIA MCVICKERS & LAST OF
THE LOGGERS, LLC
446 MONCRIEF AVE
GOODLETTSVILLE, TN
MEDIUM DENSITY RESIDENTIAL PUD
PARCEL IDS 02500005500, 02500005600,
02500013500

PROJECT CONTACT LIST:

DEVELOPER: CLQ LAND
4652 MAJESTIC MEADOWS DRIVE
ARRINGTON, TN 37014
(615) 663-7345
mark@clqland.com

CIVIL ENGINEER: FCG | CIVIL
1877 ERLINGER DRIVE
NOLENSVILLE, TN 37035
(408) 690-1467
cole@fcgcivil.com

SURVEYOR: TTL
330 NORTH 2ND STREET
CLARKSVILLE, TN 37040
(931) 245-4613
grayson@ttlusa.com

PLANNING DEPARTMENT: CITY OF GOODLETTSVILLE
318 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072
(615) 851-2202
amccormick@goodlettsville.gov

WATER: MADISON SUBURBAN UTILITY DISTRICT
108 WEST WEBSTER STREET
MADISON, TN 37115
(615) 868-3201
info@msud.net

WASTEWATER: CITY OF GOODLETTSVILLE
PUBLIC WORKS
215 CARTWRIGHT STREET
GOODLETTSVILLE, TN 37072
(615) 851-3470
sdiviney@goodlettsville.gov

POWER: NASHVILLE ELECTRIC SERVICE
1214 CHURCH STREET
NASHVILLE, TN 37246
(615) 736-6900

NATURAL GAS: PIEDMONT NATURAL GAS
83 CENTURY BOULEVARD
NASHVILLE, TN 37214
(615) 872-2310
bill.jontz@duke-energy.com

LOCATION MAP

NOT TO SCALE

Sheet List

1	C0.0	TITLE SHEET
2	C1.0	EXISTING CONDITIONS PLAN
3	C2.0	PRELIMINARY MASTER PLAN
4	C6.0	SIGHT DISTANCE EXHIBIT
5	C7.0	PRELIMINARY UTILITY PLAN
6	L1.0	PRELIMINARY LANDSCAPE PLAN

FCG CIVIL

REV: 1 2 3 4 5 6 7 8
DATE:
REVISION DESCRIPTION:

ISSUE DATE: 05/21/2024
PROJECT NUMBER: 224-0203
DESIGNED BY: FCG
DRAWN BY: FCG
CHECKED BY: FCG

CLQ LAND
PARCEL IDS 02500005500, 02500005600, 025000013500
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(408) 690-1467
cole@fcgcivil.com

PRELIMINARY MASTER PLAN
FOR
GOODLETTSVILLE 56
CITY OF GOODLETTSVILLE, TN

STAMP:

SHEET TITLE: TITLE SHEET

SHEET: C0.0

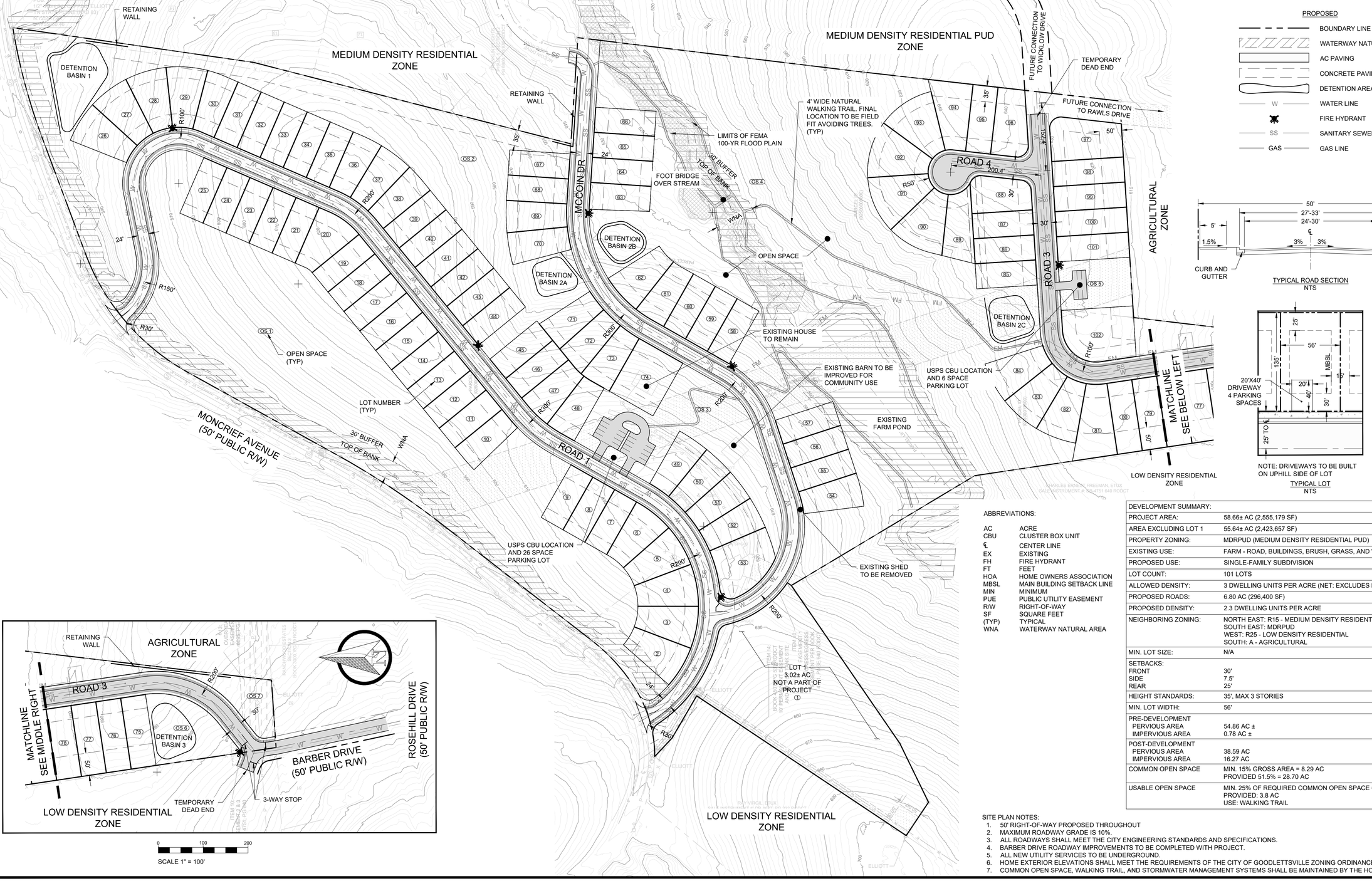
PARKING ANALYSIS:
REQUIRED: 4 SPACES PER EACH 3+ BEDROOM UNIT, PLUS 1 PER 5 UNITS.
101 UNITS X 4 + 101/5 = 404 + 20 = 424 SPACES.

EACH DRIVEWAY ALLOWS FOR 4 SPACES, EACH HOME ASSUMES TO HAVE A 2 CAR GARAGE (THOUGH THIS IS NOT COUNTED), 101 X 4 = 404 SPACES

THERE ARE TWO PARKING LOTS AT THE USPS CBU LOCATIONS WITH 20 AND 6 SPACES RESPECTIVELY FOR 26 GUEST SPACES.

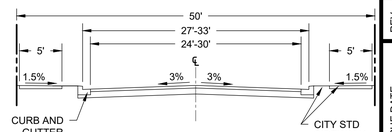
404+26 = 430 PARKING SPACES FOR THE SUBDIVISION COMMUNITY.

FLOOD PLAIN NOTE:
A PORTION OF THE PROJECT LAYS WITHIN A SPECIAL FLOOD HAZARD AREA OF THE FEMA ACCORDING TO THE FIRM 47037C 0128 J, ZONES X AND AE OF THE CITY OF GOODLETTSVILLE, TENNESSEE, DATED FEBRUARY 25, 2022.



PROPOSED

- BOUNDARY LINE
- WATERWAY NATURAL AREA
- AC PAVING
- CONCRETE PAVING
- DETENTION AREA
- W — WATER LINE
- FIRE HYDRANT
- SS — SANITARY SEWER LINE
- GAS — GAS LINE



ABBREVIATIONS:

AC	ACRE
CBU	CLUSTER BOX UNIT
℄	CENTER LINE
EX	EXISTING
FH	FIRE HYDRANT
FT	FEET
HOA	HOME OWNERS ASSOCIATION
MBSL	MAIN BUILDING SETBACK LINE
MIN	MINIMUM
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
(TYP)	TYPICAL
WNA	WATERWAY NATURAL AREA

DEVELOPMENT SUMMARY:	
PROJECT AREA:	58.66± AC (2,555,179 SF)
AREA EXCLUDING LOT 1	55.64± AC (2,423,657 SF)
PROPERTY ZONING:	MDRPUD (MEDIUM DENSITY RESIDENTIAL PUD)
EXISTING USE:	FARM - ROAD, BUILDINGS, BRUSH, GRASS, AND WOODS
PROPOSED USE:	SINGLE-FAMILY SUBDIVISION
LOT COUNT:	101 LOTS
ALLOWED DENSITY:	3 DWELLING UNITS PER ACRE (NET: EXCLUDES ROADS)
PROPOSED ROADS:	6.80 AC (296,400 SF)
PROPOSED DENSITY:	2.3 DWELLING UNITS PER ACRE
NEIGHBORING ZONING:	NORTH EAST: R15 - MEDIUM DENSITY RESIDENTIAL SOUTH EAST: MDRPUD WEST: R25 - LOW DENSITY RESIDENTIAL SOUTH: A - AGRICULTURAL
MIN. LOT SIZE:	N/A
SETBACKS: FRONT SIDE REAR	 30' 7.5' 25'
HEIGHT STANDARDS:	35', MAX 3 STORIES
MIN. LOT WIDTH:	56'
PRE-DEVELOPMENT PERVIOUS AREA IMPERVIOUS AREA	 54.86 AC ± 0.78 AC ±
POST-DEVELOPMENT PERVIOUS AREA IMPERVIOUS AREA	 38.59 AC 16.27 AC
COMMON OPEN SPACE	MIN. 15% GROSS AREA = 8.29 AC PROVIDED 51.5% = 28.70 AC
USABLE OPEN SPACE	MIN. 25% OF REQUIRED COMMON OPEN SPACE = 2.07 AC PROVIDED: 3.8 AC USE: WALKING TRAIL

SITE PLAN NOTES:
1. 50' RIGHT-OF-WAY PROPOSED THROUGHOUT
2. MAXIMUM ROADWAY GRADE IS 10%.
3. ALL ROADWAYS SHALL MEET THE CITY ENGINEERING STANDARDS AND SPECIFICATIONS.
4. BARBER DRIVE ROADWAY IMPROVEMENTS TO BE COMPLETED WITH PROJECT.
5. ALL NEW UTILITY SERVICES TO BE UNDERGROUND.
6. HOME EXTERIOR ELEVATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF GOODLETTSVILLE ZONING ORDINANCE.
7. COMMON OPEN SPACE, WALKING TRAIL, AND STORMWATER MANAGEMENT SYSTEMS SHALL BE MAINTAINED BY THE HOA.

FCG CIVIL

REV:	DATE:	REVISION DESCRIPTION:
1		
2		
3		
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7		
8		

ISSUE DATE: 05/21/2024
PROJECT NUMBER: 224-0203
DESIGNED BY: FCG
DRAWN BY: FCG
CHECKED BY: FCG

CLO LAND
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(615) 663-7345 mark@ctjland.com

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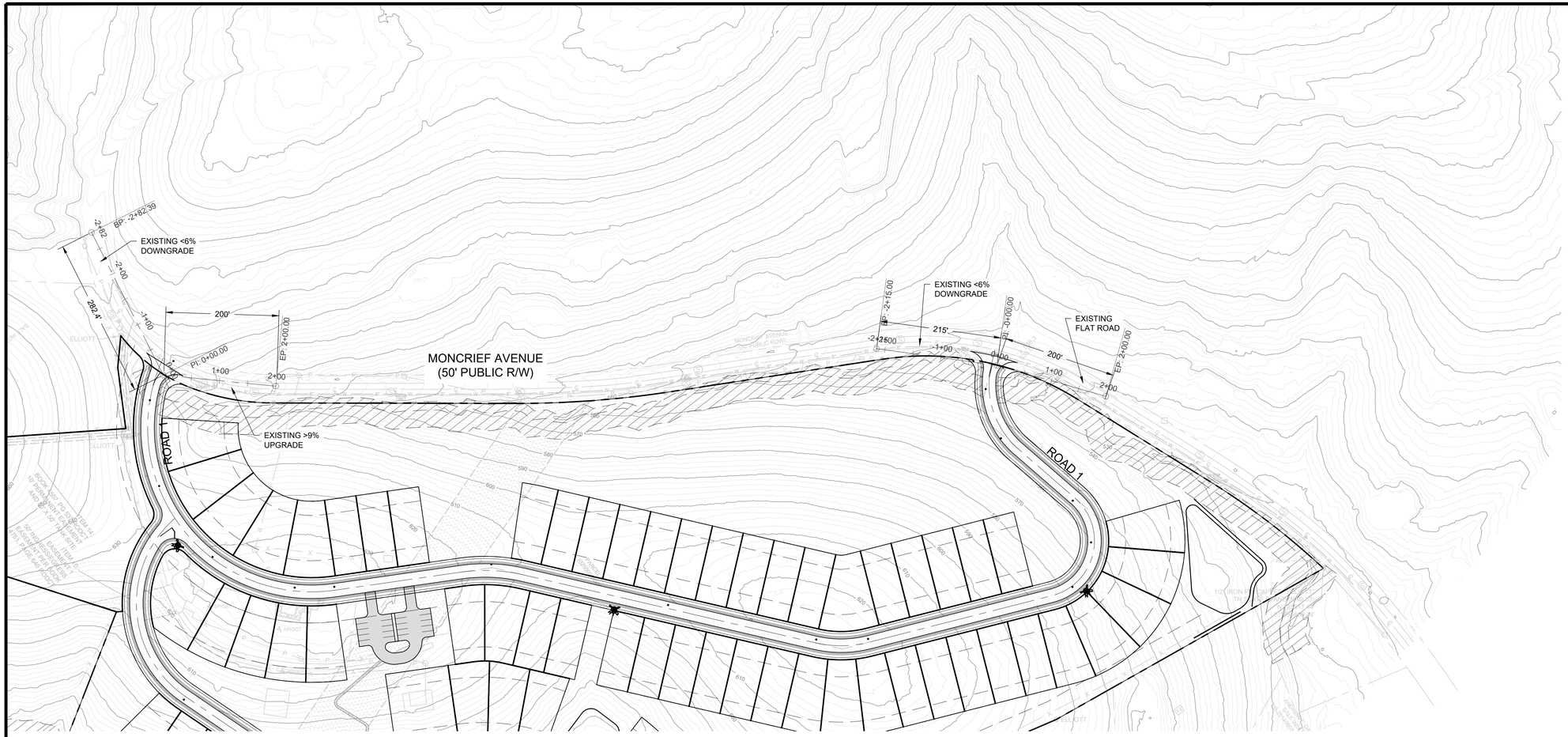
(408) 690-1467
cole@fcgcivil.com

PRELIMINARY MASTER PLAN
FOR
GOODLETTSVILLE 56
CITY OF GOODLETTSVILLE, TN

STAMP:

SHEET TITLE:
PRELIMINARY MASTER PLAN

SHEET:
C2.0

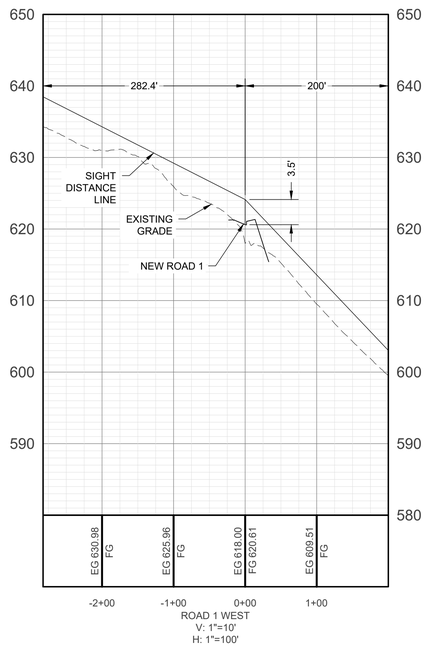


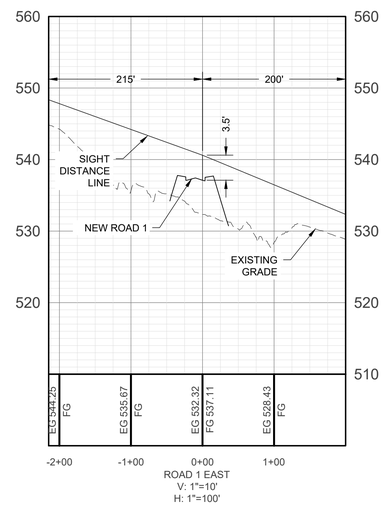
ABBREVIATIONS:

MPH MILES PER HOUR

SIGHT DISTANCE PLAN NOTES:

1. STOPPING SIGHT DISTANCE ARE SHOWN PER TABLES 3-1. STOPPING SIGHT DISTANCE ON LEVEL ROADWAYS AT A DESIGN SPEED OF 30 MPH REQUIRES 200 FEET. 3-2. STOPPING SIGHT DISTANCE ON GRADES FOR A DOWNGRADE OF 6% AT A DESIGN SPEED OF 30 MPH REQUIRES 215 FEET. UPGRADE OF 9% REQUIRES 179 FEET.
2. DISTANCE MEASURED AT 3.5 FEET ABOVE GRADE TO ASSUMED EYE LEVEL AND APPROXIMATELY 15 FEET BACK FROM PRIMARY ROAD EDGE OF PAVEMENT PER TDOT ROADWAY DESIGN STANDARDS RD11-SD-1 AND AASHTO SECTION 3.2.6.2.





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PRELIMINARY MASTER PLAN
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CITY OF GOODLETTSVILLE, TN

STAMP:

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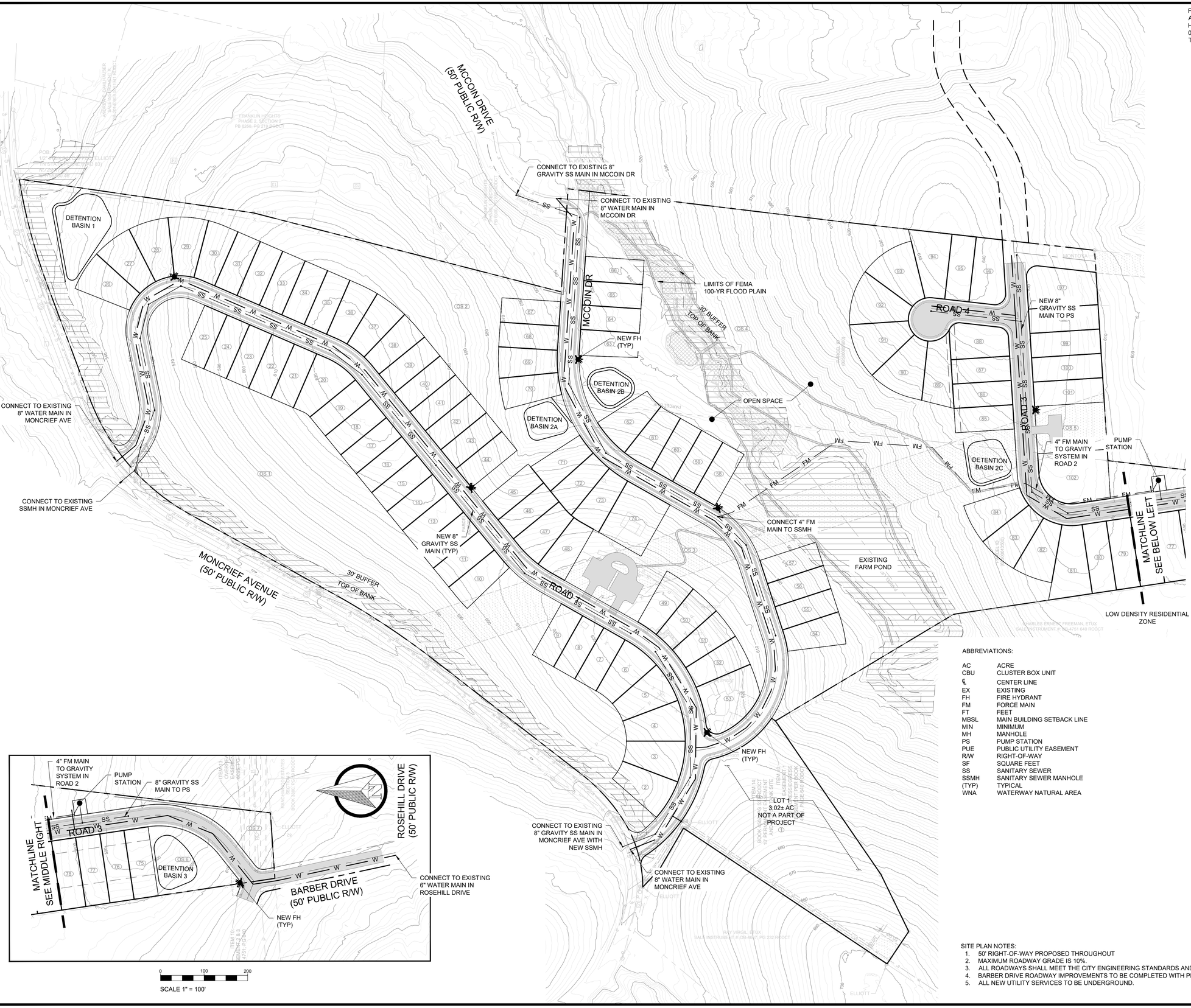
SIGHT DISTANCE EXHIBIT

SHEET:
C6.0



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0 100 200
SCALE 1" = 100'

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MBSL	MAIN BUILDING SETBACK LINE
MIN	MINIMUM
MH	MANHOLE
PS	PUMP STATION
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
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PRELIMINARY MASTER PLAN
FOR
GOODLETTSVILLE 56
CITY OF GOODLETTSVILLE, TN

STAMP:

SHEET TITLE:
PRELIMINARY UTILITY PLAN

SHEET:
C7.0

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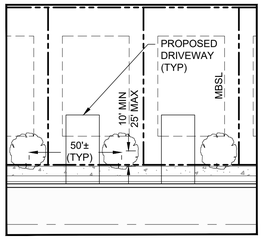


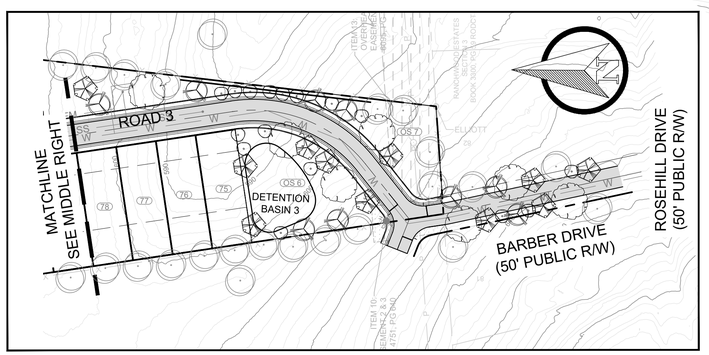
NOTES:
1. STREET TREES TO BE SPACED EVERY 50' AND BE 10'-25' BEHIND THE SIDEWALK
2. STREET TREE CALIPER TO BE A MINIMUM OF 2-INCHES AND MEET THE VARIETY REQUIREMENTS IN THE "RECOMMENDED TREE AND SHRUB LIST" WITHIN APPENDIX B OF THE ZONING ORDINANCE .

TYPICAL TREE LAYOUT
NTS

ABBREVIATIONS:

AC	ACRE
CBU	CLUSTER BOX UNIT
℄	CENTER LINE
EX	EXISTING
FH	FIRE HYDRANT
FT	FEET
MAX	MAXIMUM
MBSL	MAIN BUILDING SETBACK LINE
MIN	MINIMUM
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
(TYP)	TYPICAL
WNA	WATERWAY NATURAL AREA

LANDSCAPE PLAN NOTES:
1. LANDSCAPE STREET TREES, PARKING LOT PLANTING, AND PERIMETER BUFFERS SHALL MEET THE REQUIREMENTS OF THE CITY OF GOODLETTSVILLE ZONING ORDINANCE.
2. FINAL MASTER PLAN TO BE PREPARED BY LICENSED LANDSCAPE ARCHITECT.
3. DUE TO EXTENSIVE EXISTING TREES ALONG PERIMETER, A FIELD WALK SHALL BE PERFORMED PRIOR TO APPROVAL OF THE LANDSCAPE CONSTRUCTION DOCUMENTS AND APPROPRIATE CANOPY AND UNDERSTORY TREES SELECTED TO FILL IN ANY GAPS THAT DO NOT MEET THE ZONING ORDINANCE REQUIREMENTS.



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PRELIMINARY MASTER PLAN
FOR
GOODLETTSVILLE 56
CITY OF GOODLETTSVILLE, TN

STAMP:

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET:
L1.0

Craftsman

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EQUAL HOUSING OPPORTUNITY

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EQUAL HOUSING OPPORTUNITY

Farmhouse

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Traditional

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EQUAL HOUSING OPPORTUNITY

622 RIVERGATE APARTMENTS

RODEWAY INN

Executive Summary On 622 Rivergate Parkway Development

This development will bring ~$20M of investment to the City of Goodlettsville. Revitalizing an existing underutilized property within the city limits and providing more housing options to the residents of the city while not disturbing any more undeveloped land.

Through this investment, the city will see a net increase in tax revenue of ~$70k over the current properties tax basis. Furthermore, by adding commercial buildings in phase 2, the city will generate an additional $166k-$266k more in tax revenue. The below table shows the range of projected tax revenue for the city.

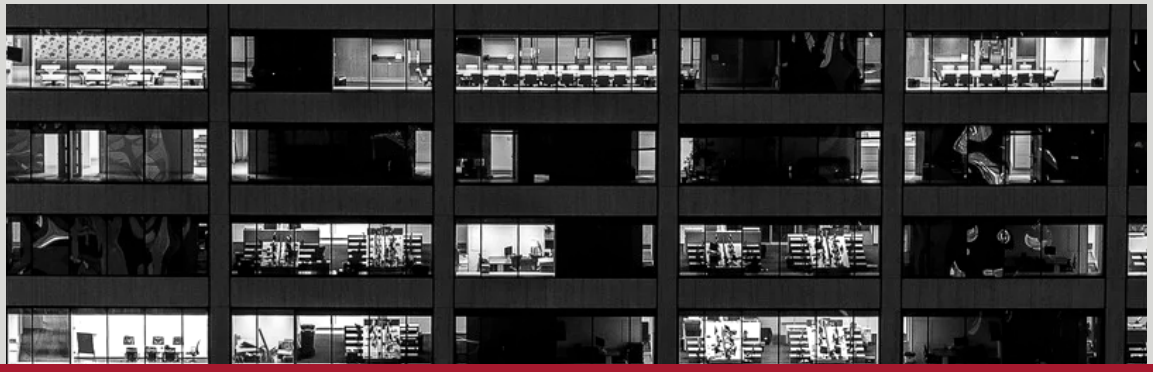
Tax Revenue Comparison	Current	Future Projections
Property Tax - Existing Property	$7,672	$105,192
Occupancy Tax	$28,041	
Phase 2 Retail Space		
Property Tax Low		$58,534
Property Tax High		$86,585
Sales Tax Low		$72,000
Sales Tax High		$144,000
Total Taxes Low	$35,713	$235,726
Total Taxes High	$35,713	$335,777

Residents will make an average income of $45k-$60k in order to qualify for the units which will be priced between $1200-$1500/month. Each unit will come fully furnished and be all expenses paid to ensure a consistent tenant experience throughout the property. Our focus is supporting those who need housing options that keep our cities and communities running like the police, firefighters, nurses, teachers, and early stage entrepreneurs focused on serving their community. As a result, we will have strict screening requirements for future tenants, inclusive of a zero tolerance criminal background.

We have a long term, 10 year commitment to this development and the community. As shown in the documents provided in the rezoning application it is evident that our development strategy is to provide the city with a property they are proud of. Our plan is to fully upgrade the property incorporating the latest design elements and technologies residents desire. The property will be a gated community with access control for residents only, will have increased lighting, security camera access for police monitoring, and landscaping upgrades throughout along with the updated exteriors to bring them up to modern standards.

Our management team is local to the area and has a great track record with similar properties throughout Davidson County by providing on site personnel to serve the residents and ensure a safe environment.

PARASOL



622 Rivergate Parkway

Tyler H. Cauble
Managing Member

c. 615.574.8060
Office@ParasolManagement.com

OUR MAIN MISSION

As real estate investors ourselves, we understand the importance of having a competent, reliable managing partner. Our property management service was built to serve investors who not only wish to maximize their cash flow, but also to increase the value of their real estate through skillful management. We're here to serve you.

01

TRUE WHITE-GLOVE SERVICE

Our all-inclusive management services take care of every detail from rent collection to mortgage payments. We have an in-house management team that optimizes your asset, monitors performance, and takes care of everything so the hardest thing you have to do is check your bank account.

02

TECHNOLOGY AND DATA

Utilizing the latest in technology & software, we manage your property to proactively mitigate vacancy and maximize your bottom line. Our team is always available for your residents to ensure the best experience possible.

03

LISTING OPTIMIZATION & MARKETING

Parasol will optimize your listing to appear as high as possible and in as many searches on the ILS's, getting you the most exposure and the most revenue possible for your property. We study the ever changing art of SEOs and focus on getting your property leased with high occupancy rates and quality residents.

Our Services

Easy to use Resident Portal

Our resident portal makes it easy for residents to pay their rent, e-sign documents, submit service requests and access their lease / renewal documents 24/7.

Rent Optimization

Parasol uses a variety of pricing algorithms to ensure you are getting the most possible revenue out of your listing. Our pricing model analyzes comparable units in your area and sets a specific price that changes to fit market conditions.

Design and Development

Have an eye sore or empty space on your property? We design and develop many of our own investments. We can help you fix problematic areas as well as maximize community spaces to their best use and potential, realizing maximum resident enjoyment and retention.

Our Services

Bill Pay & ACH Deposit

We handle any and all bills for the property, which even includes taxes and mortgage payments! We then provide you with a report every month and deposit your check directly in your bank account. You've got more important things to focus on.

Repair and Maintenance Coordination

From changing a lightbulb to large capex repairs, we'll take care of all property maintenance tasks. Expect to never worry about issues, as your property is in the hands of experienced leaders who know how to protect your asset while being mindful of your budget.

Renewals, Retention, Rewards

We strive to exceed expectations and provide excellent service not only to you the owner, but also to your residents. With our proven methods we aim to maximize renewals, ensuring retention and rewarding you.

Management Strategy

Managing where life happens

- By combing a hands-on approach, experienced staff, expertise in property conversion and a focus on tenant placement and retention, our management strategy aims to optimize success while creating a vibrant, supportive community for residents. We are committed to delivering exceptional service and value to both tenants and property stakeholders.

Meet the Team

TYLER CAUBLE

Tyler is the founder of The Cauble Group, Hamilton Development, and co-founder of Parasol Management. His vertically-integrated firms are designed to serve the needs of every day investors by providing a 360 degree approach to commercial properties.

BRUCE PETERSEN

Apt-Guy℠, Bruce Petersen, is an award winning real estate syndicator, TV personality, public speaker, and business coach in Texas. His apartment syndications have spanned multiple years and have consisted of over 1100 units. Bruce has been investing in real estate since 2012.

STEPHANIE PETERSEN

Stephanie is a CPA with a specialty in auditing and preparing tax returns for apartment complexes. She has owned and managed investments properties since 2000. Stephanie is an active board member/delegate with local, state and National Apartment Associations.

Sample Properties Managed

THE ELLWOOD | 3250 DICKERSON PIKE

Parasol took over operations of this 28,000 square foot office building in November of 2019. Since then, the team has overseen common area and exterior renovations and increased occupancy from 40% to 95% with minimal turnover during the process.

MADISON SQUARE | 721 MADISON SQUARE

Parasol was retained in the Fall of 2020 to begin takeover operations on this 330,000 square foot shopping center with 37 tenants. In addition to standardizing site leasing and maintenance, Parasol began to enforce CAM collections, which hadn't been performed in over 20 years, bringing six-figures in income back to ownership.

SOHANA APARTMENTS | 311 WEST TRINITY

Sohana was an apartment conversion performed in 2019/2020. Parasol was hired to replace the non-performing management team and took the property from 0 to 124 units leased in only 6 months. The team assisted with amenity finishes and design as well as creating the leasing strategy from scratch since micro-apartments were new to Nashville.

HEATHERWOOD APTS | 525 N DUPONT

Heatherwood Apartments is a tradition multi-family complex. Parasol was hired to increase collections and profitability. The team increased revenue by 24%, averages less than 2% delinquency and maintains occupancy between 95-100%.

PROJECT BOUNDARY

INTERCHANGE OVERLAY DISTRICT

WADE CIRCLE

RIVERGATE PKWY

PARCEL 2
PID: 02610001300
ZONING: CSL
0.43 AC

PARCEL 1
PID: 02613004300
ZONING: CSL
3.30 AC

PARCEL 3
PID: 02614000300
ZONING: CSL
0.55 AC

PARCEL 4
PID: 02614000400
ZONING: CSL
0.45 AC

ZONING: CSL

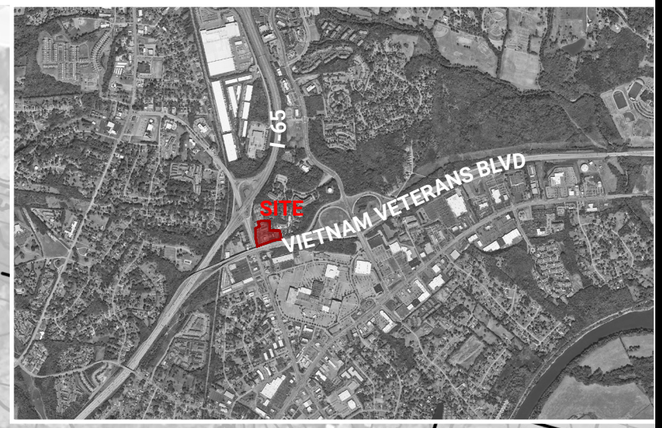
ZONING: CSL

ZONING: CSL

COUNTRY INN & SUITES BY RADISSON
ZONING: CSL

HOOTERS
ZONING: CSL

RODEDWAY INN
ZONING: CSL



0 60' 120'

RIVERGATE PARKWAY MIXED-USE | existing conditions

GOODLETTSVILLE, TN | APRIL 2024

SITE DATA

PARCELS	02613004300, 02610001300, 02614000300, & 02614000400
ADDRESS	622 RIVERGATE PARKWAY, 611, 645, & 647 WADE CIRCLE
EXISTING ZONING	COMMERCIAL SERVICES LIMITED (CSL) INTERCHANGE OVERLAY DISTRCIT
PROPOSED ZONING	REGIONAL CENTER PLANNED UNIT DEVELOPMENT (RC2 LOW INTENSITY)
SIZE	4.73 AC (TOTAL)

WADE CIRCLE

RIVERGATE PKWY

EXISTING BUILDING

POOL/ AMENITY

EXISTING BUILDING

EXISTING BUILDING

PERVIOUS PAVERS, TYP.

VEHICULAR CONNECTION & CROSS ACCESS EASEMENT

PEDESTRIAN CONNECTION & CROSS ACCESS EASEMENT

PROPOSED COMMERCIAL BUILDING

WADE CIRCLE

0 60' 120'

RIVERGATE PARKWAY MIXED-USE | site plan

GOODLETTSVILLE, TN | APRIL 2024

BULK DENSITY REGULATIONS

PHASE 1 (PARCEL 1)

EXISTING USE	HOTEL
PROPOSED USE	MULTIFAMILY RESIDENTIAL (APARTMENTS)
LOT AREA	
MINIMUM	15,000 SF (0.34 AC)
PROVIDED	143,748 SF (3.30 AC)
UNITS	
EXISTING	151 UNITS (1 BR)
PROPOSED	151 UNITS (1 BR)
DENSITY	
EXISTING	45.75 DU/AC
PROPOSED	45.75 DU/AC
PARKING	
REQUIRED	152 STALLS (1 PER ROOM + 1 PER 2 EMPLOYEES)
EXISTING	156 STALLS
SETBACKS	
FRONT	15’
REAR	10’
SIDE	15’
HEIGHT	
ALLOWED	2 STORIES OR 25’-0” (MIN.); 7 STORIES (MAX.)
EXISTING	2 STORIES

PHASE 2 (PARCELS 2, 3 & 4)

EXISTING USE	SINGLE FAMILY RESIDENTIAL, VACANT
PROPOSED USE	COMMERCIAL/RETAIL
LOT AREA	
MINIMUM	15,000 SF (0.34 AC)
PROVIDED	62,290 SF (1.43 AC)
BUILDING	
REQUIRED	8,300 SF
PROVIDED	16,000 SF
PARKING	
REQUIRED	64 STALLS (1 PER 250 SF (AVG.))
PROVIDED	70 STALLS
SETBACKS	
FRONT	15’
REAR	10’
SIDE	15’
HEIGHT	
ALLOWED	2 STORIES OR 25’-0” (MIN.); 7 STORIES (MAX.)
PROPOSED	2 STORIES OR 25’-0” (MIN.)

NOTES:

1) MINIMUM REQUIRED COMMERCIAL/RETAIL COMPONENT BASED ON FIFTY-ONE (51%) PERCENT OF THE EXISTING 16,300 SF OF THE RIVERGATE PARKWAY FRONTAGE GROUND FLOOR BUILDING SQUARE FOOTAGE.
2) ALL NEW ELECTRIC SERVICE SHALL BE UNDERGROUND.
3) STORMWATER TREATMENT FOR ALL NEW, PROPOSED WORK SHALL BE SATISFIED VIA PERVIOUS PAVERS, UNDERGROUND DETENTION OR ANOTHER APPROVED PRACTICE.

622 RIVERGATE PKWY

TEST FIT
04.19.2024

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315 MADISON ST. N ASHVILLE, TN 37208
REMICK@REMICKARCH.COM | 615.305.2335

PRELIMINARY - NOT FOR CONSTRUCTION

622 RIVERGATE
RA PROJECT #2406
622 RIVERGATE PKWY
GOODLETTSVILLE, TN 37072

COVER SHEET

A900

TEST FIT
04/19/2024

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UNIT LEGEND

MECHANICAL	
TYPE A - ACCESSIBLE -	4 UNITS
TYPE B - ADAPTABLE -	54 UNITS
TYPE B END - ADAPTABLE -	18 UNITS
LEVEL 2 UNIT -	75 UNITS
TOTAL UNITS	**151 UNITS**

1 SITE PLAN DIAGRAM

1" = 40'-0"

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SITE DIAGRAM

A901

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04/19/2024

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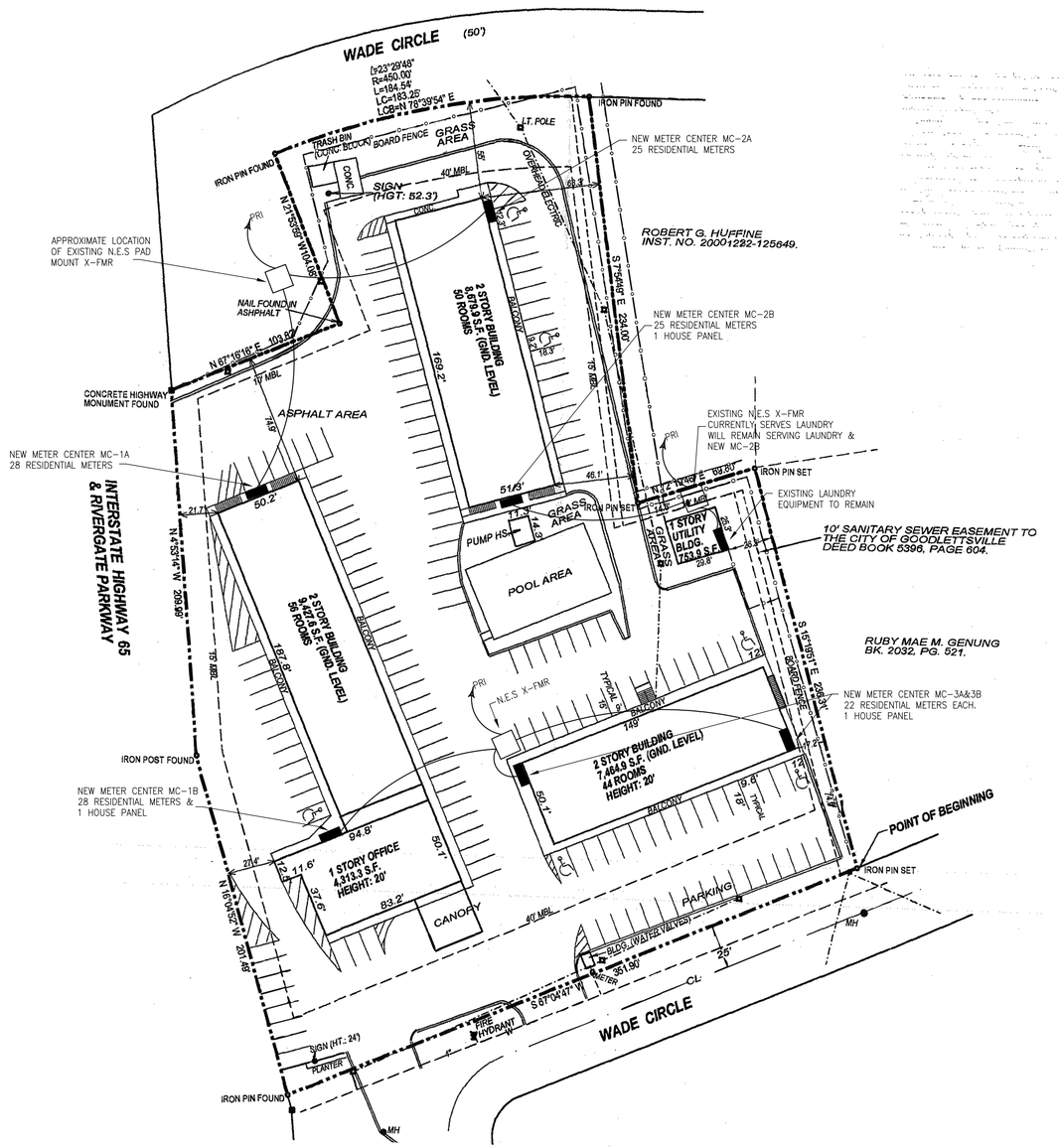


1 ELECTRICAL SITE PLAN
1" = 40'-0"

THIS PLAN IS INTENDED TO SHOW APPROXIMATE EQUIPMENT LOCATIONS ONLY AND APPROXIMATE ROUTING OF SECONDARY U/G SERVICES. ALL INFO IS SUBJECT TO CHANGE

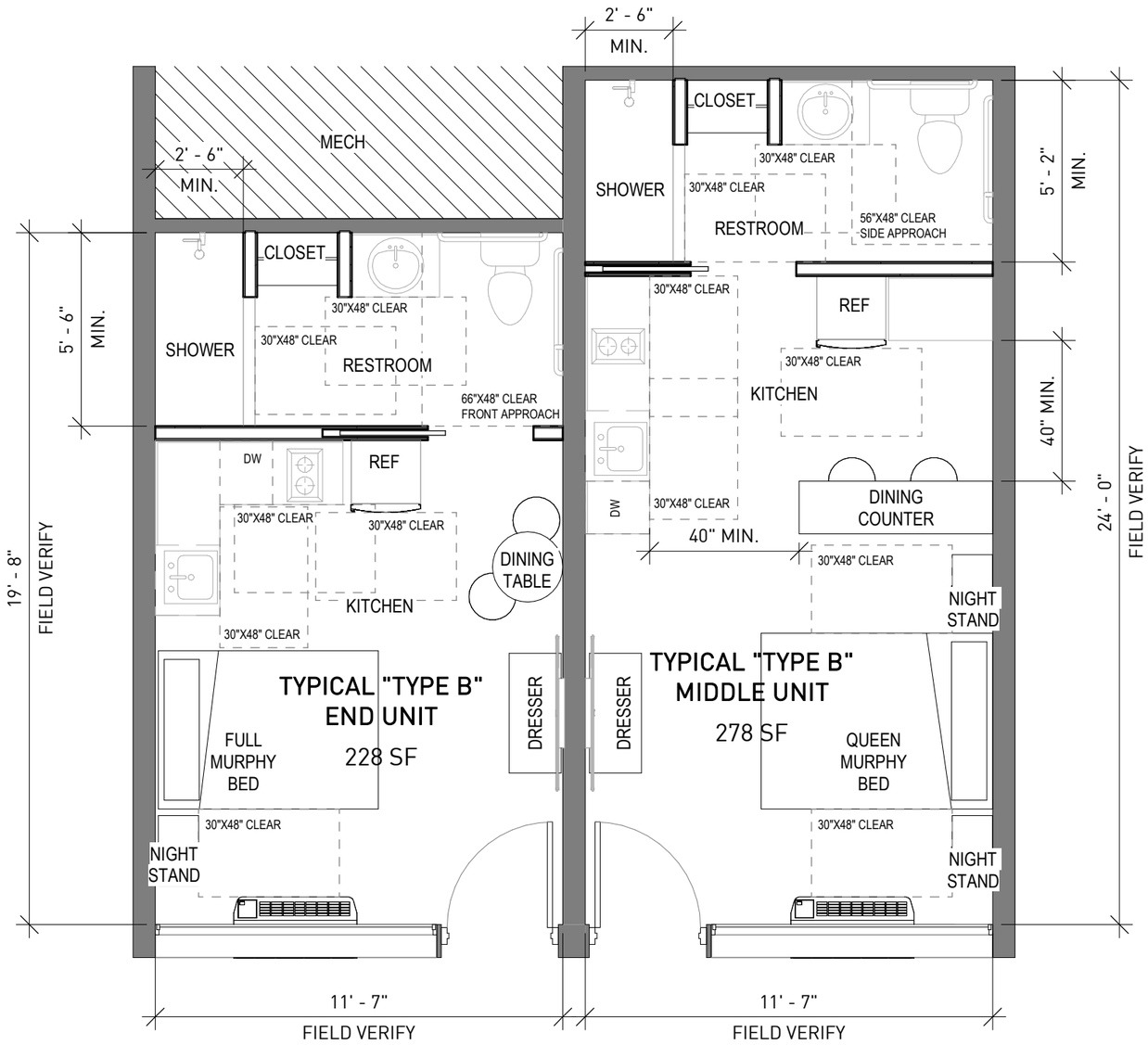
D F + H SERVICES PLLC
PO BOX 120371
NASHVILLE, TN 37212
office@dfhservices.com
615.390.6131
615.207.4721
JOB # 23.486

622 Rivergate Parkway
Goodlettsville, TN

NO.	DATE	DESCRIPTION
1		

PROJ. NO.: DFH-23.486
DATE: 03/28/2024

ELECTRICAL SITE PLAN
E200



1 FLOOR PLAN - TYPE B UNIT TYPES

1/4" = 1'-0"

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FLOOR PLAN

A902

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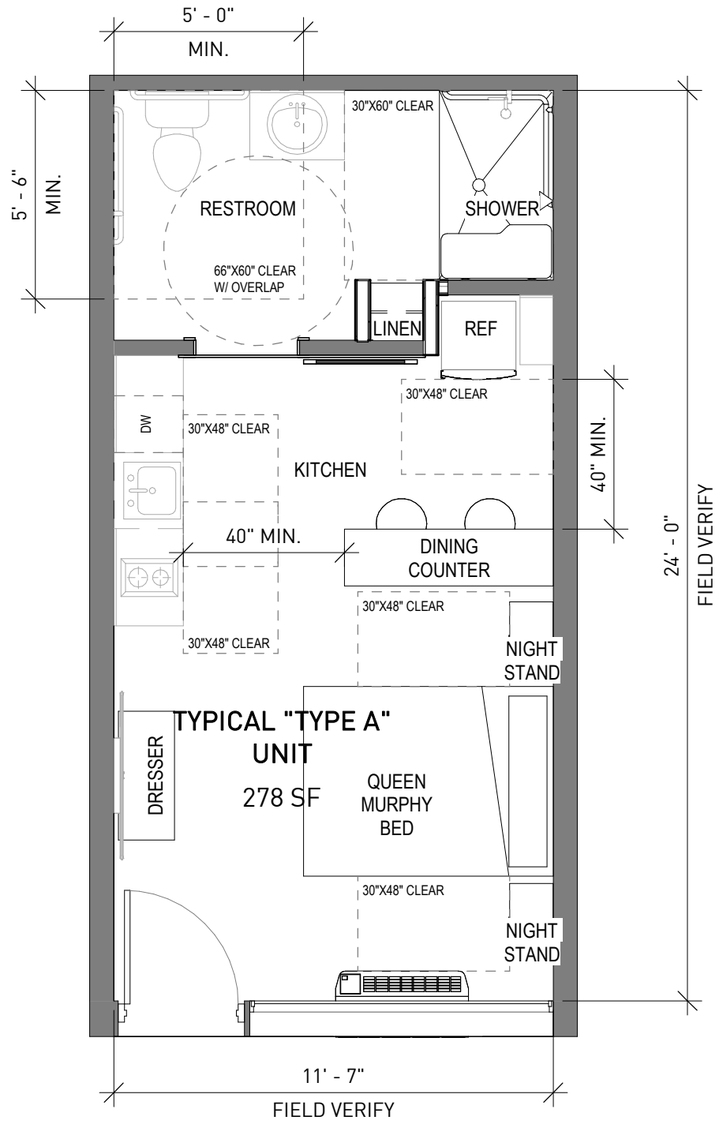

1 FLOOR PLAN - ACCESSIBLE UNIT TYPE

1/4" = 1'-0"

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FLOOR PLAN

A903

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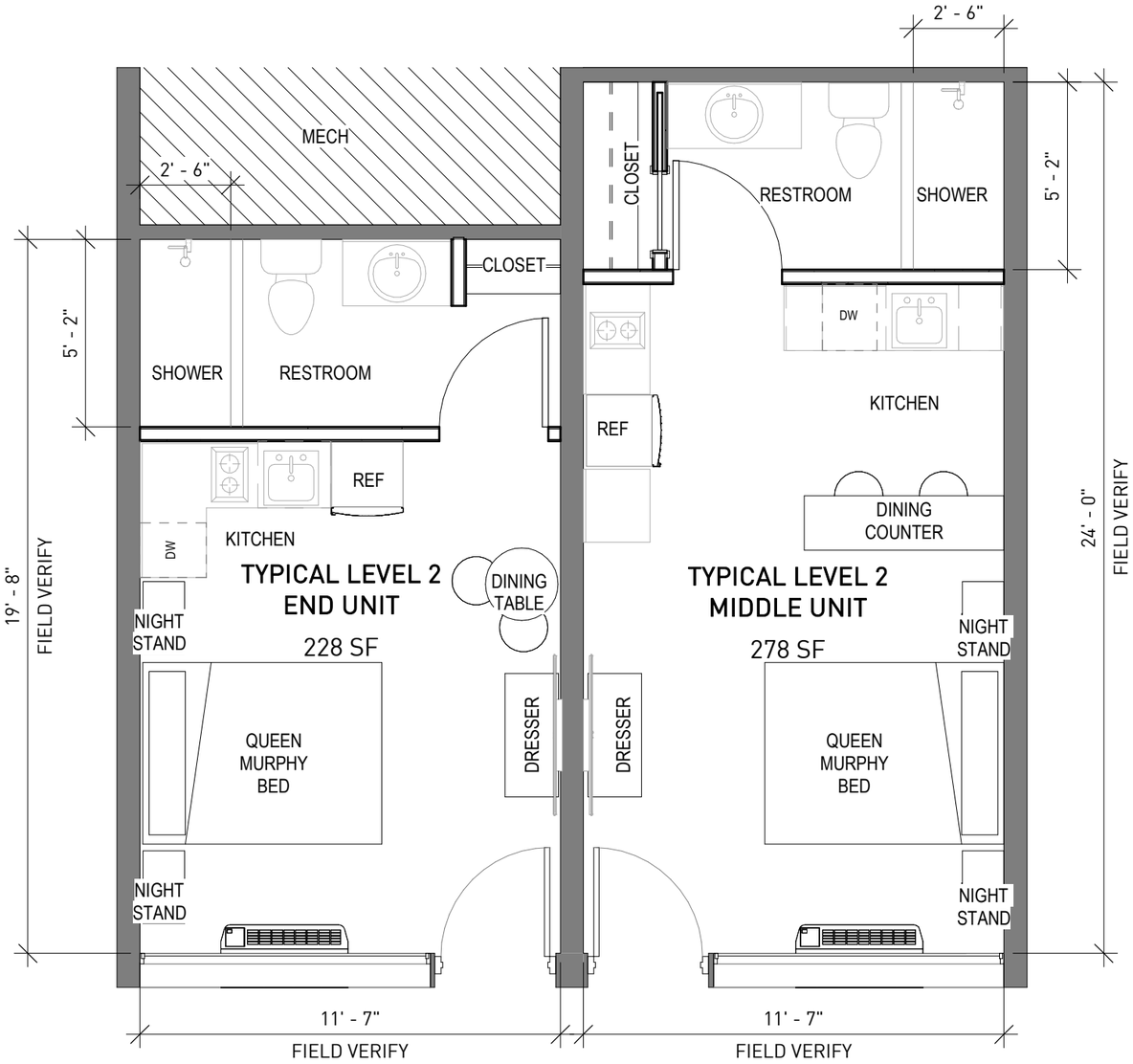

1 FLOOR PLAN - LEVEL 2 UNIT TYPES

1/4" = 1'-0"

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FLOOR PLAN

A904

TEST FIT

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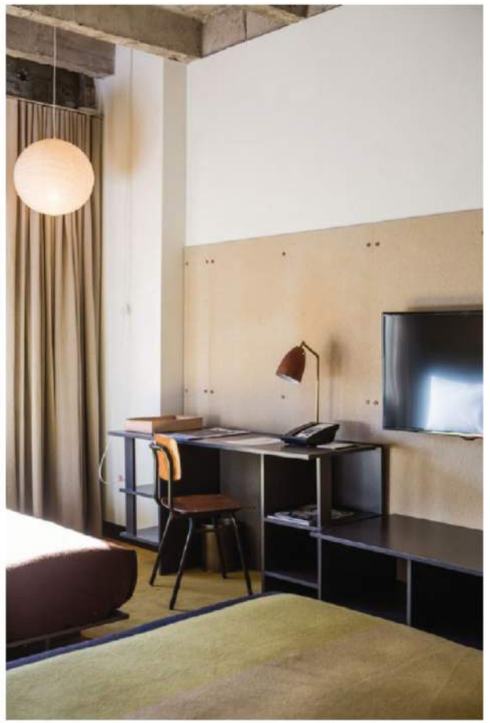

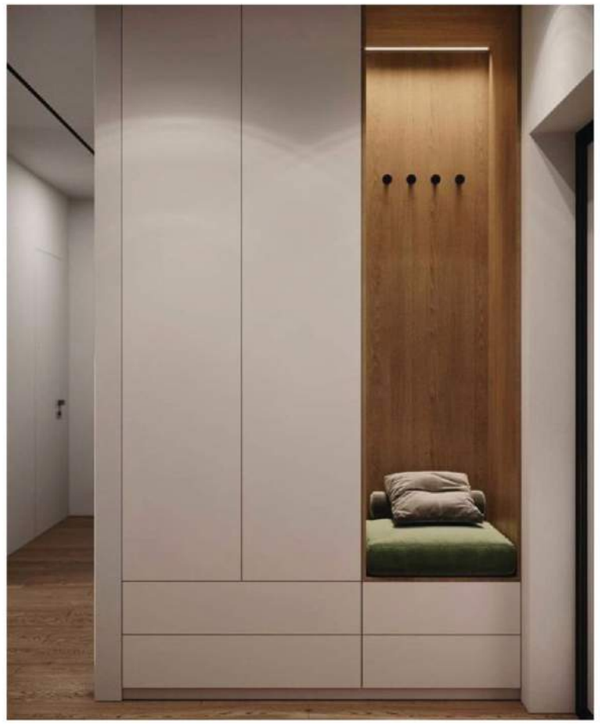

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IMAGERY

A905

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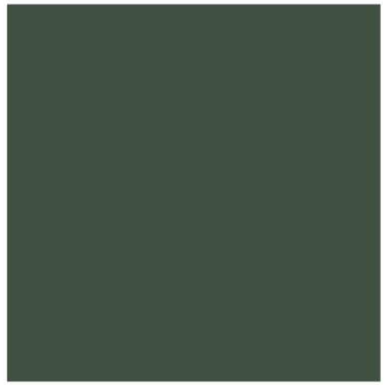
MATERIAL SELECTIONS

LARGE FORMAT POOL BAR PAVERS

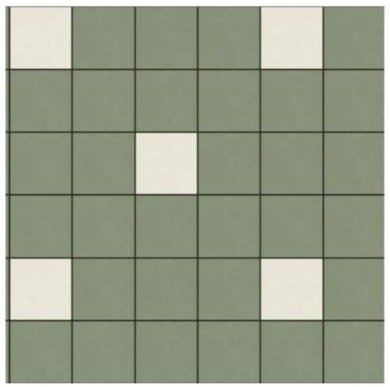
ACCENT PAINT COLOR

ACCENT PAINT COLOR



ACCENT PAINT COLOR

BATHROOM FLOOR TILE



VERTICAL POOL TILE

BLACK METAL ACCENTS

KITCHENTTE BACK-

KITCHENETTE COUNTER-

GUEST ROOM WOOD LOOK TILE

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MATERIAL SELECTIONS

A906

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LIGHTING SELECTIONS

EXTERIOR WAYFINDING SCONCE

GUEST ROOM TABLE

RECESSED CANS

BATHROOM SCONCE

VIP SUITE PEN-

GUEST ROOM TABLE

GUEST ROOM

GUEST ROOM SCONCE

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LIGHTING SELECTIONS

A907

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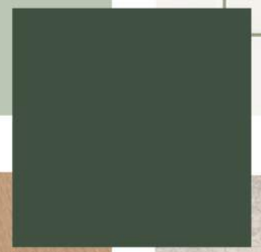
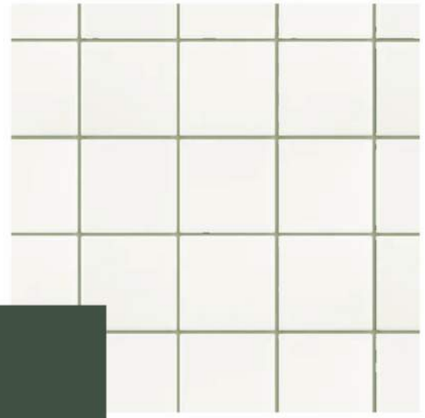
BATHROOM SELECTIONS
VARIATION A

ACCENT PAINT

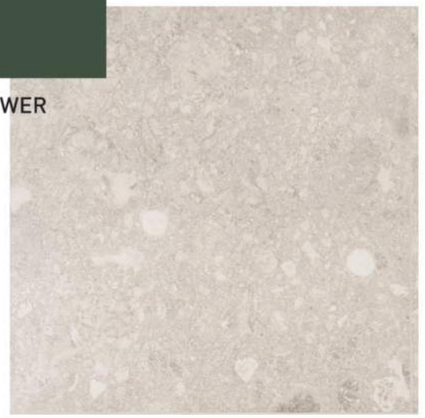


ACCENT SHOWER



SHOWER AND WALL

VANITY TOP AND



FLOOR

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BATHROOM SELECTIONS

A908

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BATHROOM SELECTIONS
VARIATION B

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BATHROOM SELECTIONS

A909

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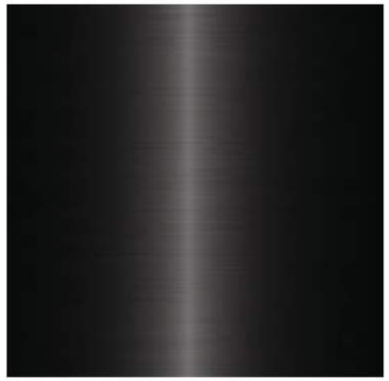
KITCHENETTE SELECTIONS
VARIATION A

CABINET PAINT VARIATION A



BLACK METAL ACCENTS

GUEST ROOM WOOD LOOK TILE

CABINET PAINT VARIATION A

KITCHENTTE BACKSPLASH VARIA-

FLOATING SHELF

KITCHENETTE COUNTER-

KITCHENTTE BACKSPLASH VARIA-

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KITCHEN SELECTIONS

A910

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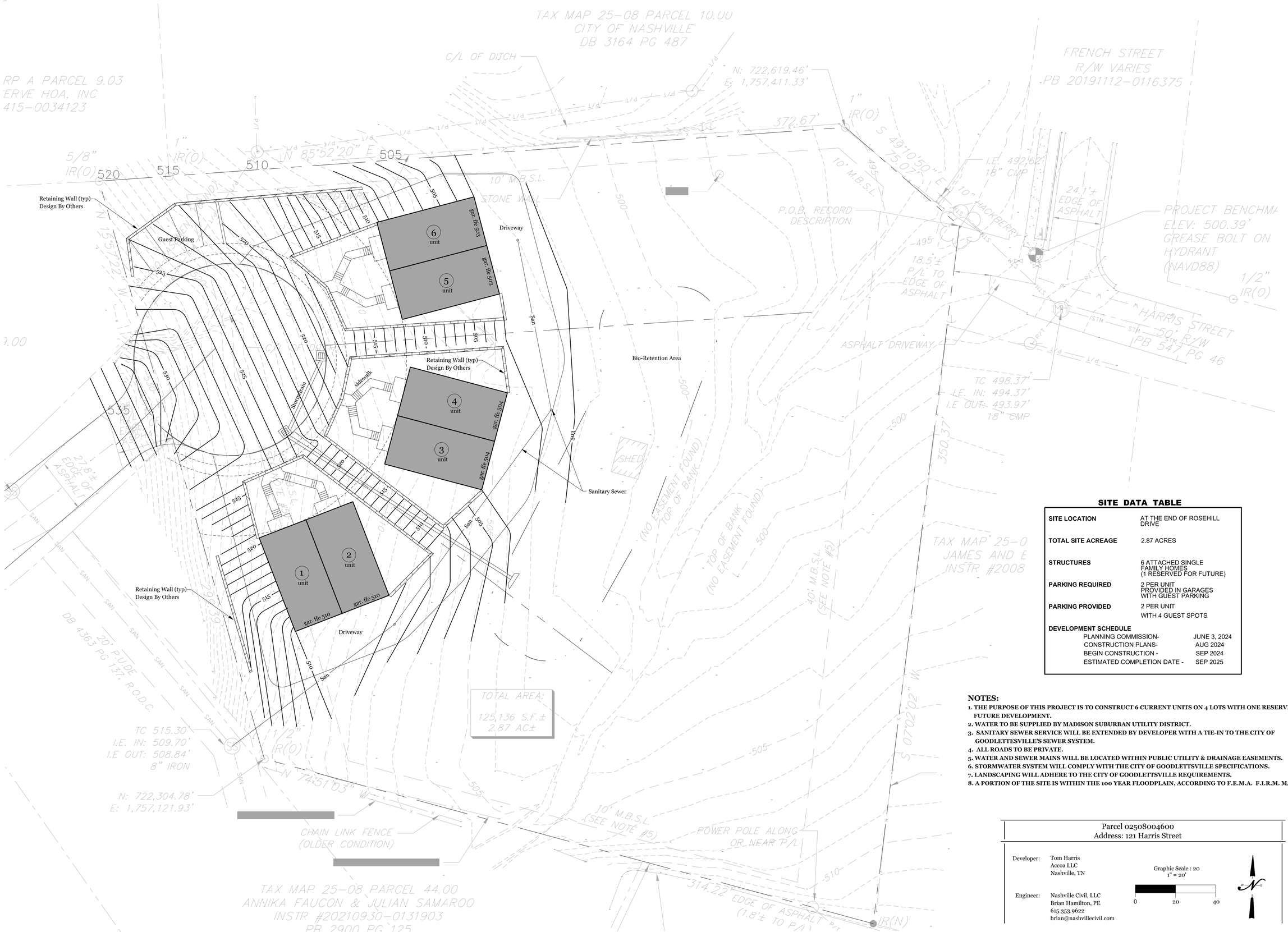


SITE DATA TABLE

SITE LOCATION	AT THE END OF ROSEHILL DRIVE
TOTAL SITE ACREAGE	2.87 ACRES
STRUCTURES	6 ATTACHED SINGLE FAMILY HOMES (1 RESERVED FOR FUTURE)
PARKING REQUIRED	2 PER UNIT PROVIDED IN GARAGES WITH GUEST PARKING
PARKING PROVIDED	2 PER UNIT WITH 4 GUEST SPOTS
DEVELOPMENT SCHEDULE	
PLANNING COMMISSION-	JUNE 3, 2024
CONSTRUCTION PLANS-	AUG 2024
BEGIN CONSTRUCTION -	SEP 2024
ESTIMATED COMPLETION DATE -	SEP 2025

NOTES:

1. THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT 6 CURRENT UNITS ON 4 LOTS WITH ONE RESERVED FOR FUTURE DEVELOPMENT.
2. WATER TO BE SUPPLIED BY MADISON SUBURBAN UTILITY DISTRICT.
3. SANITARY SEWER SERVICE WILL BE EXTENDED BY DEVELOPER WITH A TIE-IN TO THE CITY OF GOODLETTESVILLE'S SEWER SYSTEM.
4. ALL ROADS TO BE PRIVATE.
5. WATER AND SEWER MAINS WILL BE LOCATED WITHIN PUBLIC UTILITY & DRAINAGE EASEMENTS.
6. STORMWATER SYSTEM WILL COMPLY WITH THE CITY OF GOODLETTSVILLE SPECIFICATIONS.
7. LANDSCAPING WILL ADHERE TO THE CITY OF GOODLETTSVILLE REQUIREMENTS.
8. A PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOODPLAIN, ACCORDING TO F.E.M.A. F.I.R.M. MAPS.

Parcel 02508004600
Address: 121 Harris Street

Developer: Tom Harris
Accoa LLC
Nashville, TN

Engineer: Nashville Civil, LLC
Brian Hamilton, PE
615.353.9622
brian@nashvillecivil.com

Graphic Scale : 20
1" = 20'

0 20 40

Plan Prepared By:

Nashville Civil LLC
Site Design • Engineering
700 51st Avenue North
Nashville, TN 37209
P 615.353.9622
b@nashvillecivil.com

client:
Accoa LLC
Tom Harris
415 Church Street
Nashville, TN 37219

BRIAN M. HAMILTON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108141
STATE OF TENNESSEE
MAY 28, 2024

sheet title:
SITE PLAN

for:
ROSEHILL PARK

located:
121 HARRIS STREET
GOODLETTSVILLE
DAVIDSON COUNTY
TENNESSEE

Project #:
NC 24-481

Original Issue Date:
28 May 2024

Revisions:

Phase:
Construction Drawings

Site Plan
C1.0

POSSIBLE FENCE DESIGN OPTIONS (Along Front ROW)
Proposed Multi-Tenant Development
973 Springfield Hwy – Goodlettsville, TN

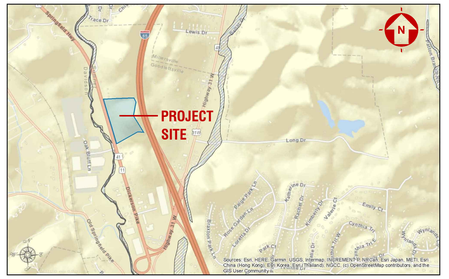
olbud

NOTE:
THE IMAGES BELOW ARE PROVIDED AS A GRAPHIC REPRESENATION ONLY OF A COMPLETED BUILDING USING QUIK-BRIK CONSTRUCTION. THESE EXAMPLES DO NOT REFLECT OR PROPOSE A SPECIFIC OR INTENDED DESIGN OF THE MINI-WAREHOUSE BUILDINGS WHICH MAY LIKELY INCLUDE THE USE OF QUIK-BRIK CONSTRUCTION.

SKYJACK
HercRentals
SJIII 3219
452 79 2855
SJIII 3219 DC ELECTRIC
SKYJACK

HUNTER
GSP9700
THE PROFESSIONAL
AMMCO BRAKE SERVICE

Bradley



VICINITY MAP

SITE DATA TABLE

ADDRESS:	973 SPRINGFIELD HIGHWAY (STATE HIGHWAY 41)	
CITY:	GOODLETTSVILLE	
COUNTY:	SUMNER	
STATE:	TENNESSEE	
PROPOSED USE:	MULTI-USE (RETAIL / RESTAURANT / OFFICE / MINI-STORAGE)	
PROPOSED BUILDING AREA:	**59,650 SF (TOTAL)** 37,600 SF (RETAIL/RESTAURANT/OFFICE) + 22,050 SF (MINI-STORAGE)	
ZONING CLASSIFICATION:	'CPUD' COMMERCIAL PLANNED UNIT DEVELOPMENT	
ZONING REQUIREMENTS:	**REQUIRED**	**PROPOSED**
MINIMUM LOT AREA:	0 ACRES	19.5 AC (849,420 SF)
MAXIMUM IMPERVIOUS AREA:	---	20% (174,000 SF)
MAXIMUM BUILDING COVERAGE:	---	7% (59,650 SF)
MINIMUM GREEN AREA / OPEN SPACE:	---	73% (615,000 SF)
MAXIMUM BUILDING HEIGHT:	7 STORIES	TBD
MINIMUM REQ'D BUILDING SETBACKS:		
- FRONT YARD (SPRINGFIELD HWY):	60' FROM R.O.W.	50' @ MINI-STORAGE (1)
- SIDE YARD:	35'	26' @ MINI-STORAGE (1)
- REAR YARD:	35'	423'
PARKING REQUIREMENTS:		
"PUD" - 4 SPACES / 1,000 SF GLA	59,650 / 400 = 149 SPACES	239 SPACES

GENERAL NOTES:

(1) PROPERTY BOUNDARY INFORMATION TAKEN 2008 PROPERTY SURVEY PREPARED BY RICHARD D. GRAVES.

(2) TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM LIDAR MAPPING AS PROVIDED BY THE CITY OF GOODLETTSVILLE.

(3) BUILDING SIZES, LOCATIONS, PARKING, ACCESS, LANDSCAPING, PROPOSED USES, ETC. SHOWN ON THIS PLAN SHOULD BE CONSIDERED 'PRELIMINARY' AND SUBJECT TO CHANGE. THE DEVELOPER ACKNOWLEDGES THAT SPECIFIC ENGINEERING PLANS, INCLUDING PROPOSED GRADING, UTILITY SERVICES, LANDSCAPING AND OTHER ASSOCIATED DESIGN INFORMATION MUST BE SUBMITTED TO THE CITY FOR 'FINAL' PLAN APPROVALS.

(4) ALL PROPOSED STRUCTURES WITHIN THE DEVELOPMENT WILL BE DESIGNED PER THE CITY'S DESIGN GUIDELINES.

(5) TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. THE PLAN DOES NOT REFLECT SPECIFIC SIZES, LOCATIONS OR SPECIES AND IS INTENDED TO ONLY SUGGEST AREAS THAT WILL BE LANDSCAPED. A SPECIFIC AND DETAILED LANDSCAPE PLAN WILL BE PROVIDED AS PART OF A FORMAL SUBMITTAL FOR 'FINAL' SITE PLAN APPROVAL.

(6) THE SIZE, CONFIGURATION AND LOCATION OF THE PROPOSED DRIVEWAYS ALONG SPRINGFIELD HIGHWAY WILL REQUIRE APPROVAL FROM TDOT. THE DEVELOPER SHALL PROVIDE A TRAFFIC IMPACT STUDY, IF REQUIRED, WITH THE SUBMISSION OF THE FINAL MASTER DEVELOPMENT PLAN TO DETERMINE THE NEED FOR IMPROVEMENTS ALONG THE ROADWAY.

(7) ALL NEW UTILITY SERVICES REQUIRED TO SERVE THE PLANNED DEVELOPMENT ARE TO BE INSTALLED UNDERGROUND.

(8) THE OWNER / DEVELOPER INTENDS TO CREATE A RECIPROCAL EASEMENT AGREEMENT (REA) THAT WILL ESTABLISH RIGHTS TO ALL PARTIES REGARDING SHARED PARKING, ACCESS, UTILITIES, MAINTENANCE, ETC. THROUGHOUT THE DEVELOPMENT.

SPECIAL CONDITIONS FOR MINI-STORAGE AS CONDITIONAL USE:
MINI-WAREHOUSES, AS DEFINED, MAY BE INCLUDED AS A 'GENERAL PERSONAL SERVICE' SUBJECT TO MEETING THE FOLLOWING STANDARDS:

(1) THE LOCATION, SIZE, AND DESIGN OF SUCH FACILITY SHALL BE COMPLIANT WITH DEVELOPMENT IN THE SURROUNDING AREA.

(2) THERE SHALL BE PROVIDED ALONG THE ENTIRE SITE BOUNDARIES FENCING, SCREENING, AND LANDSCAPING IN ACCORDANCE WITH SUBSECTION 14-208(4).

(3) THE USE OF BUILDINGS IN WHICH THE EXTERIOR FACADE IS OF 100% METAL CONSTRUCTION SHALL BE PROHIBITED WITH THE BUILDINGS, WHICH FACE A STREET HAVING A MINIMUM OF 50% BRICK OR STONE..

(4) ALL PARKING AND DRIVE AREAS SHALL BE PAVED.

(5) ALL BUILDING SHALL BE SEPARATED BY A MINIMUM OF 20'.

(6) THE SETBACK FOR SUCH ACTIVITIES SHALL BE A MINIMUM OF 65'.

(7) AN APARTMENT ONSITE MAY BE PERMITTED FOR SECURITY PURPOSES.

(8) THE MAXIMUM SIZE OF AN INDIVIDUAL STORAGE UNIT SHALL BE 500 SF.

(9) THE FACILITIES SHALL BE DESIGNED TO PROHIBIT THE USE BY A GENERATION OF HEAVY OR SEMI-TRUCK VEHICLES.

PLANS PREPARED FOR:
DANNY LACHMAN
2943 LISA DRIVE
SPRINGFIELD, TN 37172
PHONE: (615) 351-5206

PLANS PREPARED BY:
4209 GALLATIN PIKE
NASHVILLE, TN 37216
TELE:(615) 227-5863
www.dmgnashville.com
DEVELOPMENT MANAGEMENT GROUP, LLC

PROPOSED MIXED USE DEVELOPMENT
973 SPRINGFIELD HIGHWAY
GOODLETTSVILLE, SUMNER COUNTY, TN

REVISIONS

NO.	DATE	DESCRIPTION
1	04/26/24	INITIAL CITY SUBMITTAL FOR PRELIM. SITE PLAN & CONDITIONAL USE
2	05/10/24	REVISED PER CITY COMMENTS RECEIVED 05/08/24

DATE:	04/26/24
DMG Project No:	24123

PRELIMINARY MASTER DEVELOPMENT PLAN

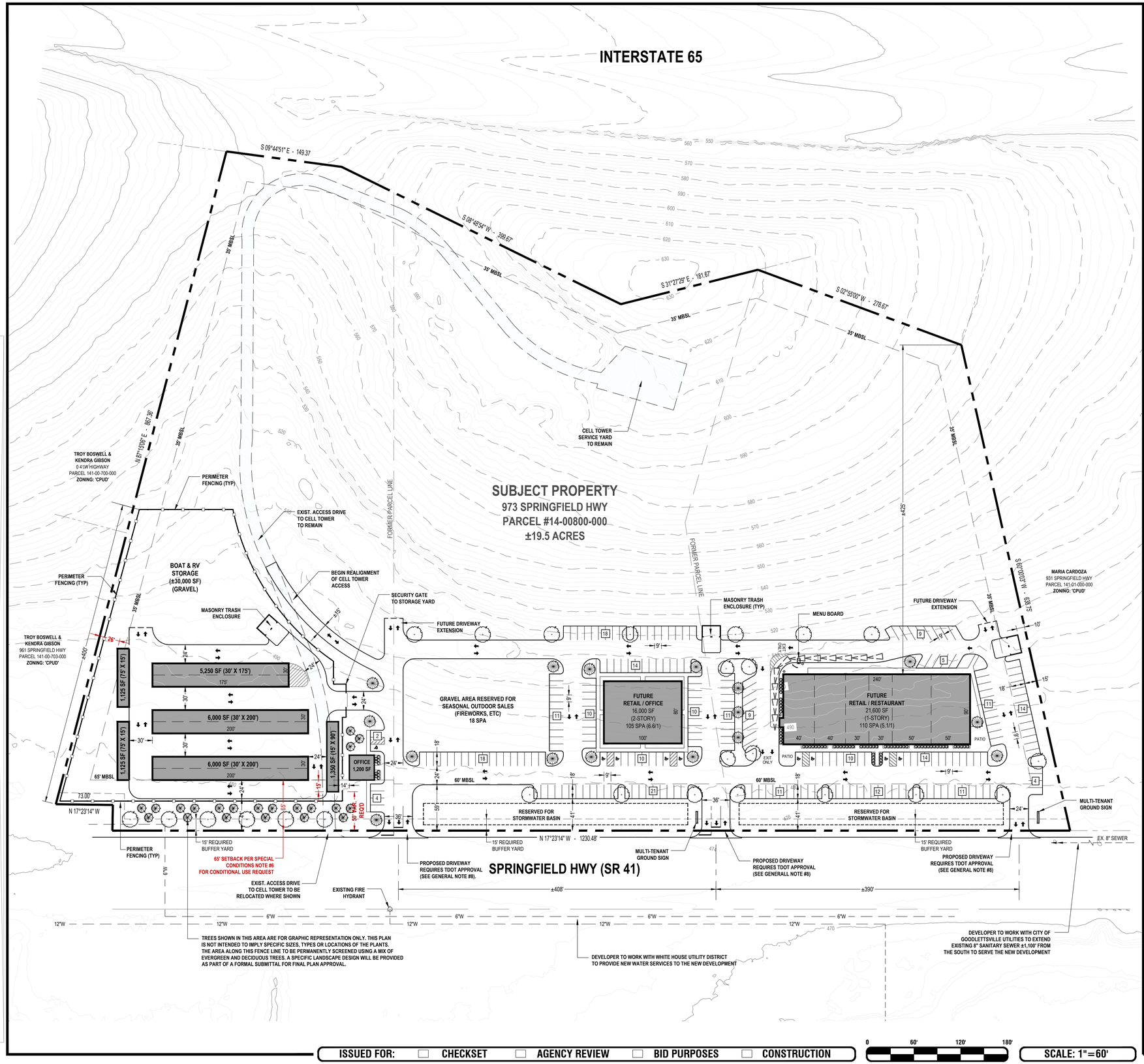
SP1.0

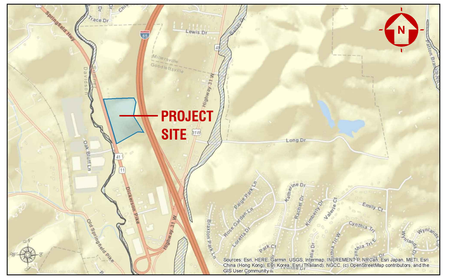
PARCEL ID: 14-00800-000
ZONING: 'CPUD'
COMMERCIAL PLANNED UNIT DEVELOPMENT

ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 60' 120' 180'

SCALE: 1"=60'





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MINIMUM GREEN AREA / OPEN SPACE:	---	73% (615,000 SF)
MAXIMUM BUILDING HEIGHT:	7 STORIES	TBD
MINIMUM REQ'D BUILDING SETBACKS:		
- FRONT YARD (SPRINGFIELD HWY):	60' FROM R.O.W.	50' @ MINI-STORAGE (1)
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ISSUED FOR: ☐ CHECKSET ☐ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

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SCALE: 1"=60'

PARCEL ID: 14-00800-000
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COMMERCIAL PLANNED UNIT DEVELOPMENT

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2	05/10/24	REVISED PER CITY COMMENTS RECEIVED 05/08/24

DATE:	04/26/24
DMG Project No:	24123

PRELIMINARY MASTER DEVELOPMENT PLAN

SP2.0

ORDINANCE NO. _____

MUNICIPAL FLOODPLAIN ZONING ORDINANCE

AN ORDINANCE ADOPTED FOR THE PURPOSE OF AMENDING THE CITY OF GOODLETTSVILLE, TENNESSEE MUNICIPAL ZONING ORDINANCE REGULATING DEVELOPMENT WITHIN THE CORPORATE LIMITS OF GOODLETTSVILLE, TENNESSEE, TO MINIMIZE DANGER TO LIFE AND PROPERTY DUE TO FLOODING, AND TO MAINTAIN ELIGIBILITY FOR PARTICIPATION IN THE NATIONAL FLOOD INSURANCE PROGRAM.

ARTICLE I. STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND OBJECTIVES

Section A. Statutory Authorization

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210, Tennessee Code Annotated delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Goodlettsville, Tennessee, Mayor and the Goodlettsville City Commission, do ordain as follows:

Section B. Findings of Fact

1. The City of Goodlettsville, Tennessee, Mayor and Goodlettsville City Commission wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.

2. Areas of the City of Goodlettsville, Tennessee are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

3. Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

Section C. Statement of Purpose

It is the purpose of this Ordinance to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This Ordinance is designed to:

1. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;

2. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;

3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;

4. Control filling, grading, dredging and other development which may increase flood damage or erosion;

5. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

Section D. Objectives

The objectives of this Ordinance are:

1. To protect human life, health, safety and property;

2. To minimize expenditure of public funds for costly flood control projects;

3. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

4. To minimize prolonged business interruptions;

5. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;

6. To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;

7. To ensure that potential homebuyers are notified that property is in a floodprone area;

8. To maintain eligibility for participation in the NFIP.

ARTICLE II. DEFINITIONS

Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application given its stated purpose and objectives.

"Accessory Structure" means a subordinate structure to the principal structure on the same lot and, for the purpose of this Ordinance, shall conform to the following:

1. Accessory structures shall only be used for parking of vehicles and storage.

2. Accessory structures shall be designed to have low flood damage potential.

3. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.

4. Accessory structures shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.

5. Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

"Addition (to an existing building)" means any walled and roofed expansion to the perimeter or height of a building.

"Appeal" means a request for a review of the local enforcement officer's interpretation of any provision of this Ordinance or a request for a variance.

"Area of Shallow Flooding" means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

"Area of Special Flood-related Erosion Hazard" is the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

"Area of Special Flood Hazard" see **"Special Flood Hazard Area"**.

"Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one (1)-percent annual chance flood.

"Basement" means any portion of a building having its floor subgrade (below ground level) on all sides.

"Building" see "**Structure"**.

"Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

"Elevated Building" means a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

"Emergency Flood Insurance Program" or **"Emergency Program"** means the program as implemented on an emergency basis in accordance with Section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

"Erosion" means the process of the gradual wearing away of land masses. This peril is not "per se" covered under the Program.

"Exception" means a waiver from the provisions of this Ordinance which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

"Existing Construction" means any structure for which the "start of construction" commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

"Existing Structures" see **"Existing Construction"**.

"Expansion to an Existing Manufactured Home Park or Subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

"Flood" or "Flooding"
(a) A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.

2. The unusual and rapid accumulation or runoff of surface waters from any source.

3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

"Flood Elevation Determination" means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

"Flood Elevation Study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

"Flood Hazard Boundary Map (FHBM)" means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

"Flood Insurance Rate Map (FIRM)" means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

"Flood Insurance Study" is the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the base flood.

"Floodplain" or **"Floodprone Area"** means any land area susceptible to being inundated by water from any source (see definition of "flooding").

"Floodplain Management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

"Flood Protection System" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

"Floodproofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

"Flood-related Erosion" means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

"Flood-related Erosion Area" or **"Flood-related Erosion Prone Area"** means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

"Flood-related Erosion Area Management" means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

"Functionally Dependent Use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

"Highest Adjacent Grade" means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

"Historic Structure" means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or

4. Individually listed on the City of Goodlettsville, Tennessee inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:

    a. By the approved Tennessee program as determined by the Secretary of the Interior or

    b. Directly by the Secretary of the Interior.

"Letter of Map Change (LOMC)" means an official FEMA determination, by letter, that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

"Letter of Map Amendment (LOMA)" An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property or structure is not located in a special flood hazard area.

"Conditional Letter of Map Revision Based on Fill (CLOMR-F)" A determination that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

"Letter of Map Revision Based on Fill (LOMR-F)" A determination that a structure or parcel of land has been elevated by fill above the base flood elevation

and is, therefore, no longer exposed to flooding associated with the base flood. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

"Conditional Letter of Map Revision (CLOMR)" A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA, to revise the effective FIRM.

"Letter of Map Revision (LOMR)" Letter of Map Revisions are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The LOMR officially revises the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM), and sometimes the Flood Insurance Study (FIS) report, and when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.

"Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

"Levee System" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

"Lowest Floor" means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Ordinance.

"Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle".

"Manufactured Home Park or Subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

"Map" means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

"Mean Sea Level" means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

"National Geodetic Vertical Datum (NGVD)" means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

"New Construction" means any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management Ordinance and includes any subsequent improvements to such structure.

"New Manufactured Home Park or Subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this ordinance or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

"North American Vertical Datum (NAVD)" means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

"100-year Flood" see **"Base Flood"**.

"Person" includes any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

"Reasonably Safe from Flooding" means base flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the base flood will not damage existing or proposed structures.

"Recreational Vehicle" means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck;
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

"Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

"Regulatory Flood Protection Elevation" means the "Base Flood Elevation" plus the "Freeboard". In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 2 foot. In "Special Flood Hazard Areas" where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

"Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

"Special Flood Hazard Area" is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

"Special Hazard Area" means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

"Start of Construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

"State Coordinating Agency" the Tennessee Emergency Management Agency, State NFIP Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

"Structure" for purposes of this Ordinance, means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

"Substantial Damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

"Substantial Improvement" means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

"Substantially Improved Existing Manufactured Home Parks or Subdivisions" is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

"Variance" is a grant of relief from the requirements of this Ordinance.

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

ARTICLE III. GENERAL PROVISIONS

Section A. Application

This Ordinance shall apply to all areas within the incorporated area of the City of Goodlettsville, Tennessee.

Section B. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City of Goodlettsville, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Number(s) 47037C0126J, 47037C0128J, and 47037C0129J dated February 25, 2022, and Panel Numbers 47037CIND0D, 47037C0136J, and 47037C0137K dated June 20, 2024, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

Section C. Requirement for Development Permit

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

Section D. Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.

Section E. Abrogation and Greater Restrictions

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this Ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

Section F. Interpretation

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

Section G. Warning and Disclaimer of Liability

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Goodlettsville, Tennessee or by any officer or employee thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

Section H. Penalties for Violation

Violation of the provisions of this Ordinance or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by Tennessee statutes, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Goodlettsville, Tennessee from taking such other lawful actions to prevent or remedy any violation.

ARTICLE IV. ADMINISTRATION

Section A. Designation of Ordinance Administrator

The Planning Director is hereby appointed as the Administrator to implement the provisions of this Ordinance.

Section B. Permit Procedures

Application for a development permit shall be made to the Administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

1. Application stage

    a. Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all buildings where Base Flood Elevations are

available, or to certain height above the highest adjacent grade when applicable under this Ordinance.

b. Elevation in relation to mean sea level to which any non-residential building will be floodproofed where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Ordinance.

c. A FEMA Floodproofing Certificate from a Tennessee registered professional engineer or architect that the proposed non-residential floodproofed building will meet the floodproofing criteria in Article V, Sections A and B.

d. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

e. In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:

- An itemized costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators

- Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.

- A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.

- A detailed cost estimate provided and prepared by the building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc). In addition, the estimate must include the value of labor, including the value of the owner's labor.

2. Construction Stage

Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

Within approximate A Zones, where Base Flood Elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade. The Administrator shall record the elevation of the lowest floor on the development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

3. Finished Construction Stage

A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

Section C. Duties and Responsibilities of the Administrator

Duties of the Administrator shall include, but not be limited to, the following:

1. Review all development permits to assure that the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.

2. Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

3. Notify adjacent communities and the Tennessee Emergency Management Agency, State NFIP Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.

4. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.

5. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.

6. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved buildings, in accordance with Article IV, Section B.

7. Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable to which the new and substantially improved buildings have been floodproofed, in accordance with Article IV, Section B.

8. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Article IV, Section B.

9. Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.

10. When Base Flood Elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from a Federal, State, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the City of Goodlettsville, Tennessee FIRM meet the requirements of this Ordinance.

11. Maintain all records pertaining to the provisions of this Ordinance in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file or marked for expedited retrieval within combined files.

12. A final Finished Construction Elevation Certificate (FEMA Form FF-206-FY-22-152, formerly 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Floodplain Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire building including foundation. If the building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" × 3". Digital photographs are acceptable.

ARTICLE V. PROVISIONS FOR FLOOD HAZARD REDUCTION

Section A. General Standards

In all areas of special flood hazard, the following provisions are required:

1. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;

2. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces.

3. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;

4. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;

5. All electrical, heating, ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;

7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

9. Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of "new construction" as contained in this Ordinance;

10. Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provision of this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced;

11. All new construction and substantial improvement proposals shall provide copies of all necessary Federal and State permits, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. 1334;

12. All subdivision proposals and other proposed new development proposals shall meet the standards of Article V, Section B;

13. When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction;

14. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple Base Flood Elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest Base Flood Elevation.

Section B. Specific Standards

In all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in Article V, Section A, are required:

1. Residential Structures

In AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than two (2) foot above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures".

Within approximate A Zones where Base Flood Elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a building to be elevated to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

2. Non-Residential Structures

In AE Zones, where Base Flood Elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than one (1) foot above the level of the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

In approximate A Zones, where Base Flood Elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or non-residential building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three (3) feet above the highest adjacent grade (as defined in Article II). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards of this section: "Enclosures"

Non-Residential buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Administrator as set forth in Article IV, Section B.

3. Enclosures

All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding, shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

a. Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria.

1) Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;

2) The bottom of all openings shall be no higher than one (1) foot above the finished grade;

3) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.

b. The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or building access.

c. The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of Article V, Section B.

4. Standards for Manufactured Homes and Recreational Vehicles

a. All manufactured homes placed, or substantially improved, on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.

b. All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:

1) In AE Zones, with Base Flood Elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no

lower than one (1) foot above the level of the Base Flood Elevation or

2) In approximate A Zones, without Base Flood Elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three (3) feet in height above the highest adjacent grade (as defined in Article II).

c. Any manufactured home, which has incurred "substantial damage" as the result of a flood, must meet the standards of Article V, Sections A and B.

d. All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

e. All recreational vehicles placed in an identified Special Flood Hazard Area must either:

1) Be on the site for fewer than 180 consecutive days;

2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions), or;

3) The recreational vehicle must meet all the requirements for new construction.

5. Standards for Subdivisions and Other Proposed New Development Proposals

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.

a. All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.

b. All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

c. All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.

d. In all approximate A Zones require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data (See Article V, Section E).

Section C. **Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated**

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore, the following provisions shall apply:

1. Encroachments are prohibited, including fill, new construction, substantial improvements or other development within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof;

2. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, floodway width or base flood discharge provided that the applicant first applies for a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the start of construction. Upon completion of the project, the applicant shall apply for a Letter of Map Revision (LOMR) from FEMA. Submittal requirements and fees shall be the responsibility of the applicant as established under the the provisions of § 65.12.

3. ONLY if Article V, Section C, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section D. **Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated**

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist with base flood data provided but where no floodways have been designated (Zones AE), the following provisions apply:

1. Require until a regulatory floodway is designated, that no new construction, substantial, or other development, including fill shall be permitted within Zone AE on the community's FIRM, unless it is demonstrated through hydrologic and hydraulic analyses performed that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community.

2. A community may permit encroachments within Zones AE on the community's FIRM, that would result in an increase in the water surface elevation of the base flood, provided that the applicant first applies for a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the start of construction. Upon completion of the project, the applicant shall apply for a Letter of Map Revision (LOMR) from FEMA. Submittal requirements and fees shall be the responsibility of the applicant as established under the provisions of § 65.12.

3. ONLY if Article V, Section D, provisions (1) through (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

Section E. <u>Standards for Streams without Established Base Flood Elevations and Floodways (A Zones)</u>

Located within the Special Flood Hazard Areas established in Article III, Section B, where streams exist, but no base flood data has been provided and where a Floodway has not been delineated, the following provisions shall apply:

1. The Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see 2 below), as criteria for requiring that new construction, substantial improvements, or other development in approximate A Zones meet the requirements of Article V, Sections A and B.

2. Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals Base Flood Elevation data.

3. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, require the lowest floor of a building to be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (as defined in Article II). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Article IV, Section B. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Article V, Section B.

4. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area equal to the width of the stream or twenty feet (20), whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the City of Goodlettsville, Tennessee. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

5. New construction and substantial improvements of buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of Article V, Sections A and B. Within approximate A Zones, require that those subsections of Article V Section B dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

Section F. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.

2. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Article V, Section F(1) so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Article 4, Section B(1) (c) and Article V, Section B(2).

3. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section G. Standards For Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Article III, Section B, are areas designated as shallow flooding areas. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Article V, Sections A and B, all new construction and substantial improvements shall meet the following requirements:

1. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

Section H. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the Areas of Special Flood Hazard established in Article III, Section B, are areas of the 100-year floodplain protected by a flood protection system but where Base Flood Elevations have not been determined. Within these areas (A-99 Zones) all provisions of Article IV and Article V shall apply.

Section I. Standards for Unmapped Streams

Located within the City of Goodlettsville, Tennessee, are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

1. No encroachments including fill material or other development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the locality.

2. When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Articles IV and V.

3. ONLY if Article V, Section I, provisions (1) and (2) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Article V, Sections A and B.

ARTICLE VI. VARIANCE PROCEDURES

Section A. Municipal Board of Zoning Appeals

1. Authority

The City of Goodlettsville, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

2. Procedure

Meetings of the Municipal Board of Zoning Appeals shall be held at such times, as the Board shall determine. All meetings of the Municipal Board of Zoning Appeals shall be open to the public. The Municipal Board of Zoning Appeals shall adopt rules of procedure and shall keep records of applications and actions thereof, which shall be a public record. Compensation of the members of the Municipal Board of Zoning Appeals shall be set by the City of Goodlettsville.

3. Appeals: How Taken

An appeal to the Municipal Board of Zoning Appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the Administrator based in whole or in part upon the provisions of this Ordinance. Such appeal shall be taken by filing with the Municipal Board of Zoning Appeals a notice of appeal, specifying the grounds thereof. In all cases where an appeal is made by a property owner or other interested party, a fee of $ 200 dollars for the cost of publishing a notice of such hearings shall be paid by the appellant. The Administrator shall transmit to the Municipal Board of Zoning Appeals all papers constituting the record upon which the appeal action was taken. The Municipal Board of Zoning Appeals shall fix a

reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time which shall not be more than 30 days from the date of the hearing. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

4. Powers

The Municipal Board of Zoning Appeals shall have the following powers:

a. Administrative Review

To hear and decide appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Administrator or other administrative official in carrying out or enforcement of any provisions of this Ordinance.

b. Variance Procedures

In the case of a request for a variance the following shall apply:

1) The City of Goodlettsville, Tennessee Municipal Board of Zoning Appeals shall hear and decide appeals and requests for variances from the requirements of this Ordinance.

2) Variances may be issued for the repair or rehabilitation of historic structures as defined, herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Ordinance to preserve the historic character and design of the structure.

3) In passing upon such applications, the Municipal Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Ordinance, and:

a) The danger that materials may be swept onto other property to the injury of others;

b) The danger to life and property due to flooding or erosion;

c) The susceptibility of the proposed facility and its contents to flood damage;

d) The importance of the services provided by the proposed facility to the community;

e) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;

f) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

g) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

h) The safety of access to the property in times of flood for ordinary and emergency vehicles;

i) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;

j) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.

4) Upon consideration of the factors listed above, and the purposes of this Ordinance, the Municipal Board of Zoning Appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Ordinance.

5) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

Section B. **Conditions for Variances**

1. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Article VI, Section A.

2. Variances shall only be issued upon: a showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or Ordinances.

3. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance (as high as $25 for $100) coverage, and that such construction below the Base Flood Elevation increases risks to life and property.

4. The Administrator shall maintain the records of all appeal actions and report any variances to FEMA upon request.

ARTICLE VII. LEGAL STATUS PROVISIONS

Section A. Conflict with Other Ordinances

In case of conflict between this Ordinance or any part thereof, and the whole or part of any existing or future Ordinance of the City of Goodlettsville, Tennessee, the most restrictive shall in all cases apply.

Section B. Severability

If any section, clause, provision, or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not of itself invalid or unconstitutional.

Section C. Effective Date

This Ordinance shall become effective on June 20 2024, in accordance with the Charter of the City of Goodlettsville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Goodlettsville, Tennessee, Mayor and the Goodlettsville City Commission

_____
Date

_____
Mayor City of Goodlettsville, Tennessee

Attest:_____
City Recorder

_____
Date of Public Hearing

1st Reading _____

2nd Reading _____

_____
Date of Publication of
Caption and Summary