

CITY OF GOODLETTSVILLE PLANNING COMMISSION

REVISED MEETING AGENDA

Monday July 1, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of July 1, 2024 Regular and Consent Agendas

ITEM#2 Public Forum on Planned Related Topics

ITEM#3 Consent Agenda Items Review (*ITEMS 4-8*)

-ITEM#4 Approval of June 3, 2024 Meeting Minutes

-ITEM#5 Dry Creek LLC, Cedar Side at Dry Creek Section Two (2): Requests performance bond *reduction* one-year extension

-ITEM#6 Meridian Capital Group, LLC, Dry Creek Cottages: Requests letter of credit one-year extension

-ITEM#7 Extreme Electric, Inc: Requests approval for a 5,000 sq.ft. commercial office and storage building to be installed at 1004 Louisville Hwy 31W. The 1.8-acre property is referenced as Sumner County Tax Map/Parcel# 141 05300 001 and is zoned CG, Commercial General. Property Owner: J & J Property Development LLC (11-24)

-ITEM#8 Seven (7B)Brew Drive Thru Coffee/Toth & Associates: Request site plan approval for a replacement 745 square feet drive through restaurant building on 0.54 acres at 305 Long Hollow Pike. The property is referenced as Davidson County Tax Map/Parcel# 01914000500 and is zoned CPUD, Commercial Planned Unit Development/Interchange Overlay INT. Property Owner: JAG Retail Property Holdings, Inc & The Just Trust (12-24)

ITEM#9 622 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) (***Deferred at June 3rd Meeting***)

ITEM#10 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-206 (7)(b) to define a provision for permanent and transient residential uses and other defined uses for the Regional Center Planned Unit base zoning district within the INT Interchange Overlay.

Item#11 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-206 (6)(b) to increase the permitted ground sign square footage and height of twenty-five (25) sq.ft. and six (6) feet in height for properties along Main Street within the Commercial Core Overlay and include a reference to the signage district in the Zoning Ordinance section 14-305 (6).

ITEM#12 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-306 (1) to amend the Temporary Sign requirements to reduce the permitted timeline, type, and number of temporary signs.

DISCUSSION ITEMS:

Residential Lighting -Property Maintenance Code Amendment

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

GOODLETTSVILLE CITY HALL MASSIE CHAMBERS

A government committed to operating with efficiency and integrity in all we do as we strive to enhance the quality of life for the community we serve.

105 S. Main Street – Goodlettsville, TN 37072 – 615-851-2202

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CITY OF GOODLETTSVILLE PLANNING COMMISSION

AGENDA STAFF REPORT

Monday July 1, 2024 5:00 PM

ITEM#1 Approval of July 1, 2024 Regular and Consent Agendas

STAFF NOTES:

The Planning Commission with the agenda review item can include a motion to move any consent agenda item to a regular agenda item. The consent agenda allows the Planning Commission to review and approve multiple agenda items with one motion. Consent agenda items are administrative type issues that are recommended for approval by staff.

MOTION OPTIONS:

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

ITEM#2 Public Forum on Planned Related Topics

STAFF NOTES: N/A

ITEM#3 Consent Agenda Items Review (ITEMS 4-8)

STAFF NOTES:

Staff will present all the consent agenda items during the meeting under items#3 including the motion options and staff recommendations. Consent agenda items will be items that staff has determined are administrative items that meet city requirements and that do not have any major outstanding stipulation items. The Planning Commission can discuss any of the consent agenda items but still do one vote for all the consent agenda items. As referenced with Item#1 above, any item that the Planning Commission determines should not be on the consent agenda then the Planning Commission can approve with Item#1 to move the item to the regular agenda.

MOTION OPTIONS:

1. Approval of all or certain defined consent agenda items since the request and plans meet city requirements as listed with each consent agenda item and are recommend by staff for approval
2. Denial of all or certain defined consent agenda items based on information provided during meeting
3. Deferral of all or certain defined consent agendas based on additional information needed

ITEM#4 Approval of June 3, 2024 Meeting Minutes

MOTION OPTIONS:

1. Approved as listed

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

ITEM#5 Dry Creek LLC, Cedar Side at Dry Creek Section Two (2): Requests performance bond one-year extension **and reduction.**

STAFF NOTES

The current \$ 256,670 performance bond expires August 16, 2024.

The project phase includes sixty-two (62) attached townhouse type units. Fourteen (14) units are completed. The project phase unit completion is twenty-two (22%) percent. The subdivision plat was recorded August 2023.

The remaining project items include final street paving and striping, sidewalks, finish grading and bio retention storm water quality feature construction maintenance and finish work, storm water and sewer as-built plans, and sewer line testing.

MOTION OPTIONS:

1. Approval for bond reduction and one-year bond extension at \$ 225,000. Reduced bond amount reviewed by city staff. .
2. Approval for one-year bond extension and bond amount increase to \$ 261,803-two (2%) percent increase
2. Approval for one-year bond extension at current amount of \$ 256,670
3. Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting
4. Denial of one-year bond extension to direct staff to request payment on bond to prioritize and complete the remaining project improvements





ITEM#6 Meridian Capital Group, LLC, Dry Creek Cottages: Requests letter of credit one-year extension

STAFF NOTES:

The current \$ 224,500 performance bond expires August 23, 2024.

The project construction has lapsed. The project plan includes sixteen (16) cottage style residential units set up as fourteen (14) detached one family condo style lots and a two (2) unit attached dwelling. The remaining project improvements include utilities, private drive and parking, sidewalks, retaining wall, storm water, landscaping, and lighting. The recorded project master deed includes the fourteen (14) detached one family condo style lots. Staff recommends any approved bond extension be increased by two (2%) for inflation for the 2024-2025 bond period.

MOTION OPTIONS:

1. Approval for one-year bond extension and bond amount increase to \$ 228,990-two (2%) percent increase
2. Approval for one-year bond extension at current amount of \$ 224,500
3. Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting
4. Denial of one-year bond extension to direct staff to request payment on bond to prioritize and complete the remaining project improvements

ITEM#7 Extreme Electric, Inc: Requests approval for a 5,000 sq.ft. commercial office and storage building to be installed at 1004 Louisville Hwy 31W. The 1.8-acre property is referenced as Sumner County Tax Map/Parcel# 141 05300 001 and is zoned CG, Commercial General. Property Owner: J & J Property Development LLC (11-24)

STAFF NOTES:

The request is to install an additional building behind the current building fronting Louisville Hwy 31W. The building would be for an electrical contractor's office and storage/warehouse. The owner will use the existing parking lot area and rework the existing gravel drive beside and behind the property after finishing cleaning up the property. The owner will be fencing a rear storage area. The owner discussed an additional phase will be to pave the existing front parking area and lease the front building out for retail/personal service type uses.

Per the property owner, the darker building colors shown on the attached exterior building design plans are to be brick and the lighter color is to be cement fiber board siding. Stone is proposed for building accents per the attached plan. Staff stipulation is for the left-side building elevation to match the right-side building elevation shown on the plan.

MOTION OPTIONS:

1. Approve the proposed additional building on the property since the proposed building meets the City's Design Guideline requirements including the staff stipulation for the left side building elevation to match the right-side building elevation shown on plans.
2. Deny the proposed additional building on the property as determined by the Planning Commission based on information provided during meeting
3. Deferral of the request based on additional requested information requested by the Planning Commission





ITEM#8 Seven (7B)Brew Drive Thru Coffee/Toth & Associates: Request site plan approval for a replacement 745 square feet drive through restaurant building on 0.54 acres at 305 Long Hollow Pike. The property is referenced as Davidson County Tax Map/Parcel# 01914000500 and is zoned CPUD, Commercial Planned Unit Development/Interchange Overlay INT. Property Owner: JAG Retail Property Holdings, Inc & The Just Trust (12-24)

STAFF NOTES:

Per project engineer response comments explaining customer service layout and traffic flow design:

The proposed site will reuse existing pavement infrastructure to facilitate a new drive-through operation. Cars will enter the south entrance and proceed counterclockwise around the building. The pickup will be on the north side and then they will exit through the north curb opening onto Long Hollow Pike. All directional signage will be pavement markings. Vehicle queues will begin at the "LANE #" pavement markings and continue around the building. Menu boards will be located at point-of-service, and ordering will be on tablets held by staff in the drive lanes.

Except for the limited area around the dumpster area, the site is currently impervious. The site development proposal includes 7,845 sq. ft. of site alteration that is under the 10,000 sq. ft. alteration limit required for storm water quality and quantity designs. The project includes maintaining the existing pole lights but repainting to match the building colors. The existing pole sign will be removed. The front canopy design is proposed to overhang the front building setback by five (5) feet. The property subdivision plat shows a sixty-five (65') feet front setback. The CPUD, Commercial Planned Unit Development zoning district includes a sixty (60') feet front setback. The front building wall location meets the sixty-five (65') feet front building setback requirement. The City's Zoning Ordinance does permit a projecting canopy over a setback. The proposed front canopy design would meet this referenced provision of the Zoning Ordinance.

Referenced Zoning Ordinance Section:

Permitted obstructions in required yards. In all districts,

the following shall not be considered obstructions when located within a required yard except these items shall comply with § 14-208(1)(a) and (b).

(i) In any yard:

(A) Arbors and trellises.

(B) Awnings or canopies projecting from a building wall over a required yard not more than six feet (6') and having no supports other than provided by the wall or its integral parts

MOTION OPTIONS:

1. Approve the site plan alteration since the proposed building and site design alterations meet the City's requirements.
2. Deny the proposed site plan alteration since the proposed building and site design alterations based on information provided by the Planning Commission during the meeting.
3. Deferral of the request based on additional requested information requested by the Planning Commission





ITEM#9 622 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) (*Deferred at June 3rd Meeting*)

STAFF NOTES:

The proposal was deferred at the June 3rd meeting. The revised plans include a thirty-six (36) space parking lot in project phase one for residents and visitors. The revised plans define the proposed site amenities. The revised project information includes a link to architectural renderings and interior designs at <https://622rivergate.com/>.

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 unless Item#10 is also recommended to the City Commission. Item#10 would permit the proposed development preliminary master plan and maintain the INT, Interchange Overlay. 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 density at thirty-two (32) units per acre is based on the existing number of hotel rooms. 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 provides one parking space per unit and thirty-six (36) parking spaces in phase one for the residents and visitors. The thirty-six (36) additional parking spaces would also be used for a portion of the parking for the commercial center proposed with the second project phase. The project includes a proposal for an adjacent commercial center development with the second phase. The second phase also includes thirty-four (34) additional parking spaces for the proposed commercial center. The building conversion design would require upgrading the fire protection system for the buildings to include fire sprinklers and a monitored alarm system. 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.

MOTION OPTIONS:

1. Recommend to the City Commission the property rezoning from CSL, Commercial Services Limited to RC2, Regional Center Planned Unit Development and preliminary master plan including converting the existing 151 hotel rooms into apartment units and a 16,000 square foot commercial center based on the City's Comprehensive Land Use plan. Motion option#1 would be contingent upon recommendation of Zoning Ordinance amendment listed with item#10.
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#10 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-206 (7)(b) to define a provision for permanent and transient residential uses and other defined uses for the Regional Center Planned Unit base zoning district within the INT Interchange Overlay.

STAFF NOTES:

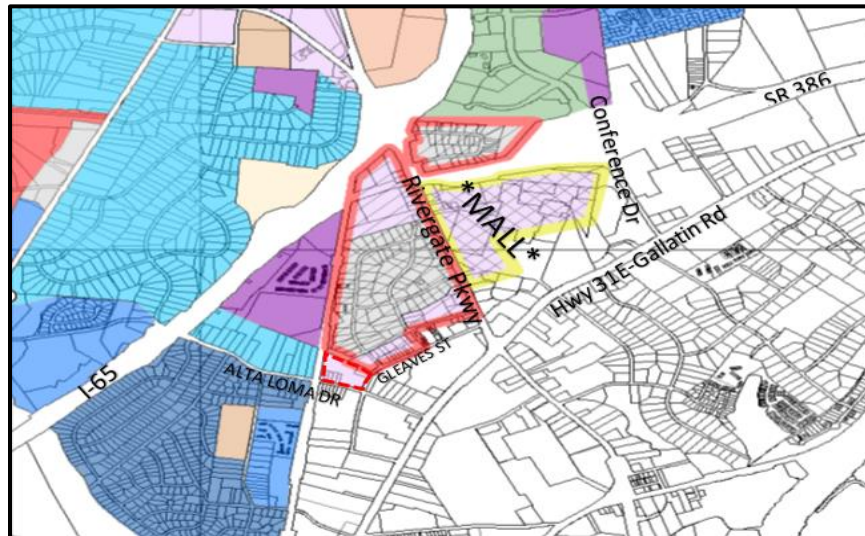
The Planning Commission previously discussed concern that the 622 Rivergate Parkway/America's Best Value conversion proposal would require altering the INT Interchange overlay. The amendment includes a provision for the properties within a Regional Center Planned Unit Development zoning area. Per the City's Comprehensive Master Plan, the impacted area would be limited to a section of the Rivergate Parkway exit area as seen with the Comprehensive Land Use Plan and Zoning Map sections listed below. The proposed Zoning Ordinance amendment would provide an exception for Regional Center Planned Unit

developments intended for mixed use projects. The Planning Commission and City Commission would have to review proposed uses with project master plans and master plan amendments regarding proposed use changes.

Comprehensive Land Use Plan – Regional Center

Red- Regional Center Low Intensity

Yellow-Regional Center High Intensity



Zoning Map INT Overlay Purple Line



MOTION OPTIONS:

1. Recommend approval to the City Commission for the amendment to the Zoning Ordinance INT overlay section as presented by staff
2. Recommend denial to the City Commission for the amendment to the Zoning Ordinance INT overlay section as presented by staff
3. Defer request to include additional information as determined by the Planning Commission

Zoning Ordinance Section 14-206 (7)(b)

Proposed amendment listed below

(7) Interchange overlay district. This district is intended to provide for uses which are compatible only with highway travel and the accommodation of all-night and rest-stop services.

(a) Application. The use provisions of the interchange overlay district shall be applied to those parcels and lots within the commercial base zoning and PUD districts as indicated as being within the INT on the official zoning map and shall control the use of property within the interchange overlay district ***except that parcels and lots within the Regional Center Planned Unit Development District may include additional approved uses for mixed use projects as defined per the Regional Center Planned Unit Development district and as approved by the Planning Commission and City Commission with master plan and master plan amendment reviews.***

(b) Use provisions.

Within the interchange overlay district, only the following uses shall be permitted:

- (i) Fuel and service stations.
- (ii) Hotels and motels.
- (iii) Restaurants and drive-in restaurants.
- (iv) Wireless communications facilities.

Item#11 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-206 (6)(b) to increase the permitted ground sign square footage and height of twenty-five (25) sq.ft. and six (6) feet in height for properties along Main Street within the Commercial Core Overlay and include a reference to the signage district in the Zoning Ordinance section 14-305 (6).

STAFF NOTES:

Staff received a request for a seven (7') feet height/ thirty-six (36) square feet ground/monument sign for the Dollar Tree project on S. Main Street. The project is within the CCO, Commercial Core Overlay. The overlay permits full size pole and ground signs within the overlay areas along Long Hollow Pike and Rivergate Parkway but restricts ground signs along Main Street and other side street sections within the overlay to ground signs six (6') feet and twenty-five (25) square feet. The City's Sign Ordinance permits ground signs in all commercial zoning districts except along the section of Main Street within the overlay to a maximum seven (7') feet in height and fifty (50) square feet. The proposed amendment options would be to increase the permitted square footage as requested by the Dollar Tree ground/monument signage request or permit

ground signs along Main Street within the overlay to be consistent with the permitted ground/monument maximum fifty (50) square feet signage in the other commercial zoning districts. The Commercial Core Overlay Main Street frontage section is from the intersections of Moncrief Ave/Myers Ave to Shevel Drive.

The proposed amendment#1 would be to increase the permitted ground/monument sign per the signage proposal. Different signage dimensions can be discussed and reviewed during the meeting. The proposed amendment#2 would be to include the same section Zoning Ordinance Overlay section in the Commercial Core Overlay District and in the Sign Ordinance. The signage design firm that prepared the Dollar Tree signage proposal discussed not being aware of the overlay requirements since there is not a reference to the Commercial Core Overlay district in the section of the sign ordinance defining special signage district requirements.

MOTION OPTIONS:

1. Recommend approval to the City Commission for the amendment to the Zoning Ordinance Commercial Overlay signage and Sign Ordinance sections as presented by staff
2. Recommend denial to the City Commission for the amendment to the Zoning Ordinance Commercial Overlay signage and Sign Ordinance sections as presented by staff
3. Defer request to include additional information as determined by the Planning Commission

Proposed Zoning Ordinance Amendmen#1 Section 14-206 (6)(b):

(h)Signs. All building type signs shall be either wall signs or projecting signs and are subject to the requirements of the Goodlettsville Sign Ordinance, section 14-305 of this title, "permitted signs in commercial and industrial districts" by sign zone (this sign restriction shall not apply to properties fronting on Long Hollow Pike or Rivergate Parkway).

Ground sign subject to the requirements of the Goodlettsville Sign Ordinance, section 14-305 of this title, "permitted signs in commercial and industrial districts" by sign zone and ground signs not fronting on Long Hollow Pike or Rivergate Parkway shall not exceed ~~six (6)~~ **seven (7)** feet in height and ~~twenty-five (25 sqft)~~ **thirty-six (36 sq.ft.)** square feet in area. Ground signs shall be installed meeting the following minimum setback from the property line as listed:

4 sq. ft. and under	1-foot minimum setback
5-9 sq. ft.	2 feet minimum setback
10-16 sq. ft.	3 feet minimum setback
17-20 sq. ft.	4 feet minimum setback
21- 25 36 sq. ft.	5 feet minimum setback

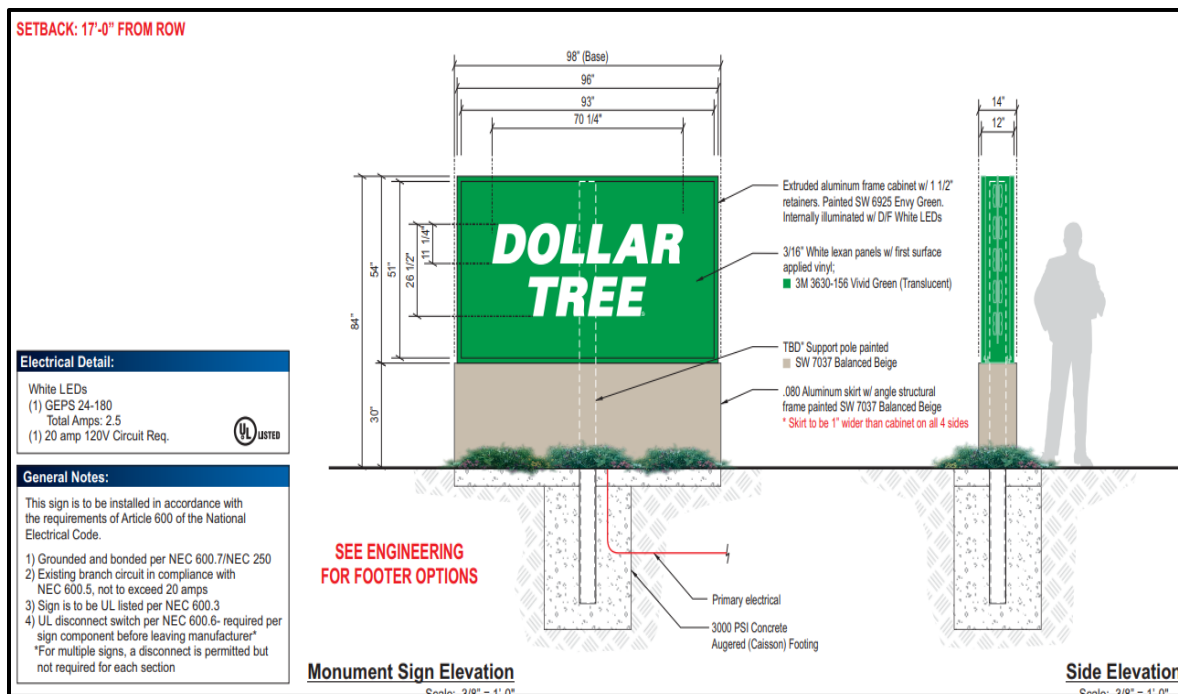
Proposed Sign Ordinance Amendmen#2 Section 14-305 (6):

Commercial Core Overlay

(h)Signs. All building type signs shall be either wall signs or projecting signs and are subject to the requirements of the Goodlettsville Sign Ordinance, section 14-305 of this title,

"permitted signs in commercial and industrial districts" by sign zone (this sign restriction shall not apply to properties fronting on Long Hollow Pike or Rivergate Parkway). Ground sign subject to the requirements of the Goodlettsville Sign Ordinance, section 14-305 of this title, "permitted signs in commercial and industrial districts" by sign zone and ground signs not fronting on Long Hollow Pike or Rivergate Parkway shall not exceed (7) feet in height and thirty-six (36 sq.ft) square feet in area. Ground signs shall be installed meeting the following minimum setback from the property line as listed:

<i>4 sq. ft. and under</i>	<i>1-foot minimum setback</i>
<i>5-9 sq. ft.</i>	<i>2 feet minimum setback</i>
<i>10-16 sq. ft.</i>	<i>3 feet minimum setback</i>
<i>17-20 sq. ft.</i>	<i>4 feet minimum setback</i>
<i>21- 36 sq. ft.</i>	<i>5 feet minimum setback</i>



ITEM#12 Community Development Services Staff: Request recommendation to the City Commission to amend the Zoning Ordinance section 14-306 (1) to amend the Temporary Sign requirements to reduce the permitted timeline, type, and number of temporary signs.

STAFF NOTES:

The Planning Commission previously discussed issues with temporary signage. The temporary signage section of the Sign Ordinance defines the type, location, number, and size of temporary signs. Temporary signs are important for businesses to advertise openings, sales, promotions, or

new products. Temporary signs are a constant enforcement issue. The City has an on-line temporary sign permit process, but sign administration is typically limited to temporary sign enforcement issues with the type, location, and timelines of temporary signs. Staff has received complaints about the popular blade/flag type signs and the proposed Sign Ordinance amendment reduces the permitted temporary sign height from twelve (12') feet to seven (7') feet to restrict these types of temporary signs.

MOTION OPTIONS:

1. Recommend approval to the City Commission for the amendment to the Sign Ordinance Temporary Sign section as presented by staff
2. Recommend denial to the City Commission for the amendment to the Sign Ordinance Temporary Sign section as presented by staff
3. Defer request to include additional information as determined by the Planning Commission

Proposed Zoning Ordinance Amendments

Sec. 14-306. - Temporary sign provisions.

Temporary signs shall be permitted for any lawful activity on a lot or parcel subject to the provisions set forth herein.

(1)General requirements.

(a)A permit shall be required for all temporary signs.

(b)Banners may be used as temporary signs provided that such banners shall be securely affixed ***to the principal building to a building, permanent sign, or to ground mounted posts.***

(c)One temporary sign may be permitted for each 250 feet of street frontage on a public street.

(d)All such signs shall be securely installed or fastened and positioned in place so as not to constitute a hazard of any kind, ***including but not limited, to sight distance issues at intersections and driveways and temporary sign installation shall not allow free or full movement of the temporary sign.***

(e)No temporary sign shall be displayed on a roof.

(f)No temporary sign shall be permitted to project into or over any public street right-of-way, except a banner announcing a fair, festival, parade, or similar activity that will be open to the public.

(g)Temporary signs are permitted at construction sites for the purpose of identifying names of contractors, consultants, etc., and shall be limited to four items of information. ***Development signs are limited to rigid type sign structures.***

(h) Temporary development signs are permitted to announce the name, developer, and type of development for a new development which has approval of either a site or preliminary master plan.

(2) Duration of temporary signs. Display of temporary signs shall be limited as follows:

(a) Construction signs permitted in subsection 14-306(1)(g) above shall be removed upon completion of the project.

~~**(b) Signs for special events open to the general public shall be limited to 45 days.**~~

~~**(c) Signs for special sales or business promotions shall be limited to 30 days.**~~

(b) Display of all temporary signs on a lot or parcel except for those in subsection 14-306(2)(a) above shall be limited to a maximum of *ninety (90)* days per calendar year. *Temporary signs shall not be installed for more than thirty (30) continuous days at a time. Signs intended to be installed for multiple thirty (30) continuous day periods shall require a minimum break of thirty (30) days between the continuous installation periods.*

(c) Temporary development signs shall be limited to period of time that the project is under development.

(3) Display surface area, height, and illumination.

(a) Maximum display surface area shall be ***thirty-five (35)*** square feet except for banner signs that have been specifically authorized by the board of commissioners, which shall not be limited.

(b) Maximum height of site ***installed temporary signs*** shall be ~~***12 seven (7')***~~ feet except that banner signs ~~displayed over a public street shall have a minimum clearance of 15 feet.~~ ***Temporary signs installed on buildings or permanent signs are limited to the height of the attached structure.***

(c) Temporary signs shall not be illuminated except in commercial or industrial districts.

(d) The maximum display surface area for a temporary development sign shall be ***fifty (50)*** square feet.

(4) Location of temporary signs.

(a) No temporary sign shall be located closer than ten ***(10')*** feet from any public right-of-way ~~***or the front building line whichever is less.***~~

(b) The minimum distance between any two such signs on the same lot shall be 150 feet.

~~**(c) No temporary sign shall be closer than 50 feet from any permanent sign.**~~

DISCUSSION ITEMS:

Residential Lighting -Property Maintenance Code Amendment

The Planning Commission previously recommended approval of an amendment to the City's Design Guidelines regarding development building and site lighting colors. The Planning Commission also discussed defining regulations for code enforcement with lighting intensity. These proposed amendment would be to the City's Municipal Code property maintenance section. Planning Commission recommendation is not required for building and property type code adoptions or amendments. The City's Zoning Ordinance and Design Guidelines include conflicting maximum lighting intensity references.

Proposed Amendment:

Building and site lighting shall be installed and maintained to prevent excessive glare onto adjacent properties and public streets. The maximum lighting intensity permitted at a property line of a property being used for permanent residential use is 0.5-foot candle intensity.

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

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 Pike. 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.



OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

June 3, 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), Sharon Reed (Staff), and Alex West (Staff).

Scott Trew called the meeting to order and offered prayer.

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

Item #2 Approval of May 6, 2024 Meeting Minutes: Tinnin made a motion to approve the minutes of the May 6, 2024 meeting, Wheeler seconded the motion. The motion passed.

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

Patrick Adams – 827 Long Hollow Pike

Adams commented that last month he spoke against the Long Hollow Pike rezone. Adams commented he has concerns with the rainwater in the creek that already floods. Adams commented it will be blasting in the area causing foundation issues and discussed property values if the units did not sell and became short-term or long-term rentals.

Jimmy Getzen – Cottage Grove

Getzen has concerns about rental availability of the Long Hollow Pike proposed units.

Tim Grubbs – 538 Moncrief

Grubbs has concerns about the traffic flow with adding 101 units on Moncrief.

Pat Deloach – Cottage Grove

Pat commented that Cottage Grove has major drainage issues and no usable sidewalks. Pat stated that the creek overflows now and can't imagine dumping more water into it.

Tara Bradshaw – 524 Moncrief

Bradshaw states she has lived in the area for over twenty years (20) in the same home. Bradshaw commented Moncrief is a very narrow road and is worried about the influx of traffic with the addition of 101 units. Bradshaw wants to know, with the number of new homes coming in, how they propose to deal with the water pressure in this area.

David Zech – 521 Moncrief

Zech commented that his big concern is infrastructure roads.

Keith Wilbanks – 419 Rosehill

Wilbanks commented on an easement attached to the proposed development on Moncrief and he thinks the residents will oppose the easement due to the traffic. Oppose the development and easement on Moncrief Avenue.

Cheryl Zech – 521 Moncrief

Zech commented that she is concerned about the infrastructure. Zech commented that she wants them to consider putting a light at Main Street and Brick Church because you can't pull out of there going North. Zech stated people come from the North to get on the interstate and you can't get on Main Street going North due to the traffic problems.

Angie Sneed – 309 Rosehill

Sneed stated the development is a mistake, already traffic issues and not necessary for the community and would be a disservice to this community.

Gale Ferguson – 824 Dry Creek

Ferguson commented that she has lived and worked in Goodlettsville for over thirty years (30). Ferguson states it is disturbing to see all the new developments and little thought to the infrastructure and traffic problems. Ferguson commented that they overpopulate the residential areas creating traffic problems. Ferguson commented that Main Street is one of the ugliest Main Street in Tennessee and they should focus on beautifying rather than the number of developments.

Paul Frank – 108 Elizabeth Court

Frank commented that he is opposed to the 622 Rivergate Parkway proposed project. Frank has concerns because the property is already a nuisance, and the proposed plans will only make the nuisance more permanent. Frank stated that is a choice piece of property and if developed correctly could set the pace for the entire City.

Amilcar Rodriquez – 608 Wade Circle

Rodriquez commented there are many issues with the 622 Rivergate Parkway and the police are there every day. Rodriquez has concerns about changing to rentals and will they be able to check who will be living there so they can avoid the drug and overdose problems for the police. Rodriquez requests they bring something good to Goodlettsville.

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 *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 Representative: John Runion, Property Owner

Staff Discussion:

- 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.
- Staff Stipulation-Provide sewer utility service commitment letter- if preliminary master plan approved to be submitted with City Commission review.
- Staff Stipulation-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.
- Staff Stipulation-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.
- Staff Stipulation-Provide revised master plan to include the dimensions of drive, parking, and buildings.
- Staff Stipulation-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 Option-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. (Staff recommendation based on previous meeting discussions about suggested revised project design, and request with revised density proposal is consistent with adjacent use and adjacent zoning)
- 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:

- Runion discussed the many changes to the project since the first meeting.
- Runion discussed the proposed units are for sale and will not be rentals.
- Runion discussed the proposed units will be for sixty (60) and over adults with a maintenance fee HOA governed facility.

- Duncan discussed the motion from the May 6, 2024 meeting minutes that stated, “Motion by Duncan to recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential”.
- Duncan stated he is sticking by the motion because he see’s nothing to convince him to move forward from all the other conversations they have had in the other three (3) meetings about this project.
- Trew discussed concerns with zoning changes and how they need to be consistent with everyone and be good for Goodlettsville.
- Parnell discussed the number of people attending the meeting and thanked them for attending and sharing their comments.
- Parnell discussed the need for the City to grow and why this project would work in the proposed area.
- Parnell discussed all the changes they have made to the project since the first meeting.
- Parnell discussed Long Hollow Pike as a rural area.
- Parnell thanked the applicant for addressing every concern they asked of them, and he appreciated their effort.
- Parnell stated he is transparent and pro-growth and feels it is necessary for the City to grow.

Motion: Motion by Duncan to recommend denial to the City Commission to maintain the property zoning as R-40, Low Density Residential, seconded by Gilmore.

- Gilmore commented his first meeting on the board was when they brought this proposal to the board.
 - Gilmore stated he appreciates them doing what they were asked to do, but feels there are issues and opposition with the proposal and hope they can use the property that will be a benefit for them.
- The motion passed with five (5) yes votes and two (2) McNeal and Parnell voted no.

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.

Item Representative: Megan and Nick Spilka, Property Owner

Staff Discussion:

- 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 Option-Approval of proposed alternative design based on the quality of the proposed design and the location of the proposed garage from Patton Branch Road. (Staff recommendation)
- Motion Option-Denial of proposed alternative design.
- Motion Option-Deferral to include any additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Spilka commented that they have a brick ranch and are wanting to build a nice garage.
- Spilka commented that the neighbors are supportive of the proposed building materials for the garage.
- Duncan asked McCormick if they are looking at the building materials or the extra space under cover?
- McCormick responded the building materials.
- Duncan discussed the open space in the future.

Motion: Motion by Wheeler to approve the request, seconded by McNeal. The motion passed unanimously.

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 Representative: Mark Hanson, Last of the Loggers, LLC and Cole Gaumnitz, Civil Engineer

Staff Discussion:

- 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 Option-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. (Staff recommendation)
- Motion Option-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.

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

Planning Commission Discussion:

- Hanson commented that he was not asking for a re-zone it is already zoned for up to 168 lots and they are proposing 101 lots.
- Hanson discussed the easement and fifty (50') foot right-of-way from Barber Drive and Rosehill Drive.
- Gaumnitz commented the traffic study would be prepared before the next phase and they are committed and adhering to any recommendations from the traffic study.
- Duncan asked Freeman for clarification on the fifty (50') foot easement for ingress and egress to the development.
- Freeman responded after reviewing the plans and talking with McCormick there is an additional easement dimension and discussed the easement.
- Duncan discussed how the law reads when the developer meets the zoning and requirements of the City if they turn down the request.
- Parnell asked if the traffic study will look at the width/connections of the roads or just the numbers?
- McCormick responded typically a traffic study will find any kind of deficiencies based on traffic data.
- Parnell complimented them on the design of the development but has concern with the connecting roads.
- Gilmore discussed the detention basin.
- McCormick responded this is the preliminary and the final plan would include the full engineering calculations.
- Duncan discussed off-site flow from the development and what the State of TN requires from the development.

Motion: Motion by Parnell to approve with the stipulation the developer will include in the traffic study research on local streets connecting out to Dickerson Road, seconded by Duncan.

- Parnell commented they are voting to approve with a stipulation a preliminary master that requires additional engineering and design efforts, it will come back with the traffic study for approval or denial.
 - Parnell commented this is to move this process forward to get additional information to share with the Board, this is not approval to have 101 lots in this neighborhood, this is approval for a master preliminary plan and we are asking for additional information.
- The motion passed with six (6) yes votes and one (1) McNeal no vote.

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 Representative: Tyler Cauble, Developer

Staff Discussion:

- 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 components were key items.
- Staff Stipulation-Phase one to include the construction of ten (10) to twenty (20) parking spaces to provide for residential overflow and visitor parking.
- Motion Option-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.
- Motion Option-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 the Planning Commission during the meeting discussion.
- Motion Option-Defer the request to include additional plan design information as determined by the Planning Commission during the meeting discussion. (Staff recommendation – based on the project being consistent with the City's Comprehensive Land Use plan but the Planning Commission will need to determine if the intention is for INT Overlay to remain or not with this request. A Zoning Ordinance amendment would be needed to maintain the INT Overlay in this defined setting to permit both permanent and transient residential uses.

Planning Commission Discussion:

- Cauble commented this is not a new development, it is an adaptive reuse of existing property, and infrastructure is already there.
- Cauble discussed the renovations to the property, gated secured access, more lighting and they will conduct background checks for all their residents.
- Cauble discussed the tax benefits for the City with this project renovation.
- Trew asked if the apartments would be weekly pay or monthly pay?

- Cauble responded this will be a typical apartment complex so no weekly pay.
- Wheeler asked about the management team for the property site on W. Trinity Lane are they on site 24/7?
- Cauble responded they have sold the property, and it is not common for an apartment complex to have on site management 24/7 and explained management schedules.
- Duncan discussed Macy's property and how this project fits into the zoning.
- Wheeler has concern for the micro apartment concept and asked if they could make them larger?
- Cauble responded they have not discussed that, and they would have to charge twice as much for it to be a feasible project for them and explained the target income bracket for the residents.
- Gilmore discussed the West Trinity Lane property and asked if they would sell this property.
- Cauble responded eventually but they are committed to maintaining this site for ten (10) years.
- Parnell discussed the project and commented in his opinion not the best use for the site.

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

Item #8 Harris Street/Acco, 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 Representative: Billy Brewster, Realtor, Brian Hamilton, PE and Tom Harris, Jr. Acco, LLC

Staff Discussion:

- 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 (4th) 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 Stipulation-Provide general area of stream buffer on plans.
- Staff Stipulation-Provide dimensions of lots including noted fourth (4) lot and cul-de-sac right of way radius of 100 feet.
- Staff Stipulation-Street and storm water designs to meet the requirements of the City's Subdivision Regulations and Storm Water Construction ordinance.
- Staff Stipulation-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 Option-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. (Staff recommendation)
- Staff Stipulation-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.

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

Planning Commission Discussion:

-Harris discussed the project being a multi-story townhome style cul-de-sac community with three (3) or four (4) bedrooms with interior square footage of 3,500.

-Harris discussed the outdoor space with over one (1) acre of recreational space and a private lot for park use.

-Duncan discussed the amount of proposed impervious surface on the sketch plan and water flow issues from this area.

-Duncan discussed the continuity of the neighborhood from Rosehill.

-Parnell discussed the ownership of homes on the same lot.

-Freeman responded nothing can prevent an individual from buying one (1) unit with two (2) homes live in one and rent one.

-McCormick responded how ownership other than lot set up and layout is set up is not within the board's review.

Motion: Motion by Wheeler to 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, seconded by Gilmore. The motion passed with six (6) yes votes and one (1) Parnell no vote.

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 warehouse 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 Representative: Ken Knuckles, Development Management Group

Staff Discussion:

-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) or 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 the 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 presented Zoning Ordinance Section 14-212 (9)(f)(iii) Conditional Use Review-Criteria.
- Staff Stipulation-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.
- Staff Stipulation-Commercial buildings to meet the requirement of the City's Design Guidelines with final designs included with final master plan submittal.
- Staff Stipulation-Planning Commission defined design requirements for mini warehouse as discussed during the meeting to be included with final master plan submittal.
- Motion Option-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. (Staff recommendation including defined building design requirements for mini-warehouse buildings.)
- Motion Option-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.
- Motion Option-Defer the request to include additional plan design information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- Knuckles commented they have no issues with the stipulations for conditional use or the architecture of the building.
- Knuckles discussed the setbacks and slope on the property.
- Knuckles discussed the proposed retail buildings and parking for facilities.
- Knuckles discussed storm water drainage.
- Trew discussed housing on the South side of the property.
- Gilmore questioned the timing of the building phases and if the storage units will have controlled air.
- Knuckles responded some of the units will be air controlled and will be under five hundred (500) square feet.

- Trew discussed the gravel area reserved for seasonal outdoor sales.
- Knuckles responded they looked at having a third building there in the future and discussed leaving it vacant for outdoor seasonal sales.
- Parnell commented he is excited about the retail and restaurant space but not the storage space.
- Parnell asked for an answer to the timing on the building phases and discussed the setback variance.
- Satwanti responded the time for developing the second phase is develop the storage units and use the revenue from that to fund the second phase so approximately two (2) years to develop the second phase.
- McCormick discussed no sewer on the property, setback variance and building materials.
- Satwanti discussed the gravel lot for seasonal sales but they would want to do a paved area instead.
- Trew asked what are the requirements for seasonal sales such as a firework stand?
- McCormick responded they would apply for a temporary use permit and the location already has a fireworks tent that has been operated on the property for several years.
- Parnell discussed requirements for sewer on the property.
- Gilmore discussed requirements for building materials and desire to maintain the City's standards even for a storage building
- Knuckles discussed at this point they would go with understanding of buildings meeting design requirements but might be something to reviewed with future submittals.

Motion: Motion by Parnell to approve the preliminary master plan with the preliminary master plan meeting the City's Commercial Planned Unit Development requirements including changing the building design to remove the requirement for setback variance and conditional use approval for a mini warehouse facility, seconded by Gilmore. The motion passed unanimously.

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 Representative: Josh Randolph

Staff Discussion:

- 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.
- Staff presented a Proposed Zoning Ordinance Amendment 14-210 (4) (f) (v.)
- 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.
- 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.
- Motion Option-Recommend approval to the City Commission to include the Residential Limited Scale Planned Unit Development Zoning Ordinance section as presented by staff. (Staff recommendation)
- Motion Option-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.
- Motion Option-Recommend denial to the City Commission to not include the Residential Limited Scale Planned Unit Development Zoning Ordinance Section.
- Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

- Randolph explained the Cottage Community would be four (4) units, two (2) story, detached single family homes with fifteen (15') feet set-back on all sides, and HOA managed.

Motion: Motion by Parnell to recommend approval to the City Commission to include the Residential Limited Scale Planned Unit Development Zoning Ordinance section as presented by staff, seconded by Wheeler. The motion passed unanimously.

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.

Item Representative: Bob McCracken, Executive Manager of Town & Country Ford

Staff Discussion:

- 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.
- Staff presented Zoning Ordinance Amendments Redefine Auto Repair Uses 14-202 (6)(c), 14-202 (6)(d), 14-206 (3)(b) and 14-209 (9)(f)(7).
- Motion Option-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.
- Motion Option-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.
- Motion Option-Recommend denial to the City Commission to not include auto service and repair conditional use in the CSL, Commercial Services Zoning District.(Staff recommendation)
- Motion Option-Defer request to include additional information as determined by the Planning Commission during the meeting discussion.

Planning Commission Discussion:

- McCracken discussed the need for space to service customers.
- McCracken discussed out growing their current facility and when the NTB became available they looked at it already set up as a service facility so they need to expand the building for their fleet business.
- McCracken discussed the proposed renovations/expansion they would need to make to the building for it to work for their business.
- Duncan commented since the Regional Center Planned Unit Development vision moving forward not sure changing the zoning classification would enhance what pushed forward for the Planned Unit Development site in that area.
- Trew asked what kind of service they provide?
- McCracken responded major engine repair, transmission repair, anything your car or truck would need.
- Trew commented he agrees with Duncan and is not sure this project will enhance that vision.
- Parnell commented this is not the use he would like to see for this site.
- Ellis commented they have worked really hard to change the aesthetics of Rivergate and working with a project that matches the Regional Comprehensive plan perfectly, so this project is a total contradiction of what the long-range Comprehensive plan the City has adopted is committed to.

Motion: Motion by Gilmore to deny the request, seconded by Duncan.

- Parnell asked McCormick if they need to approve the clean-up of the existing code while denying the request?
 - McCormick responded just let it go at this point.
- The motion passed unanimously.

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.

Item Representative: Addam McCormick

Staff Discussion:

- 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-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. (Staff recommendation)

Planning Commission Discussion: No discussion.

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

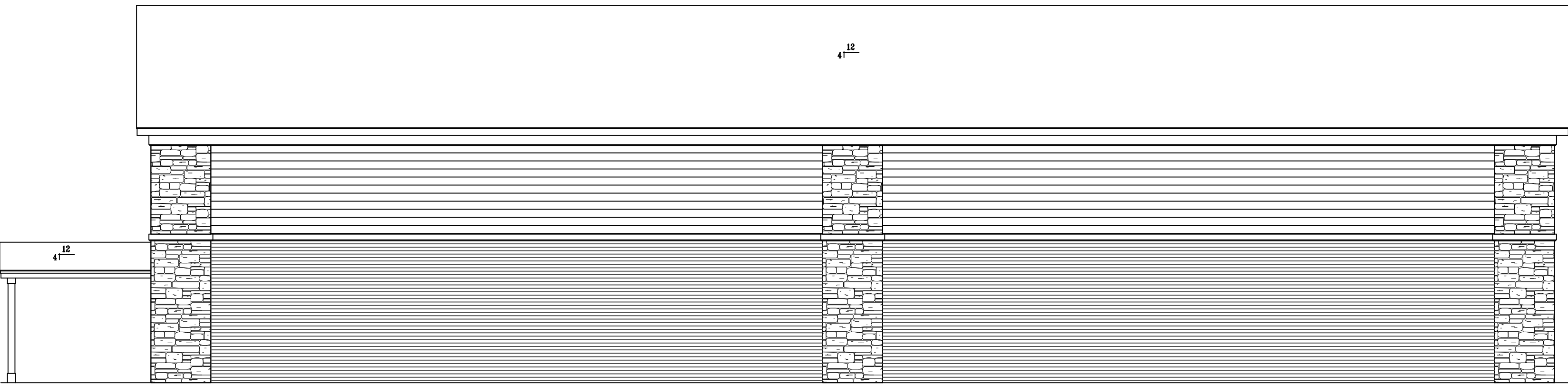
With no further business, the meeting was adjourned at 9:06 pm.

Scott Trew, Chairman

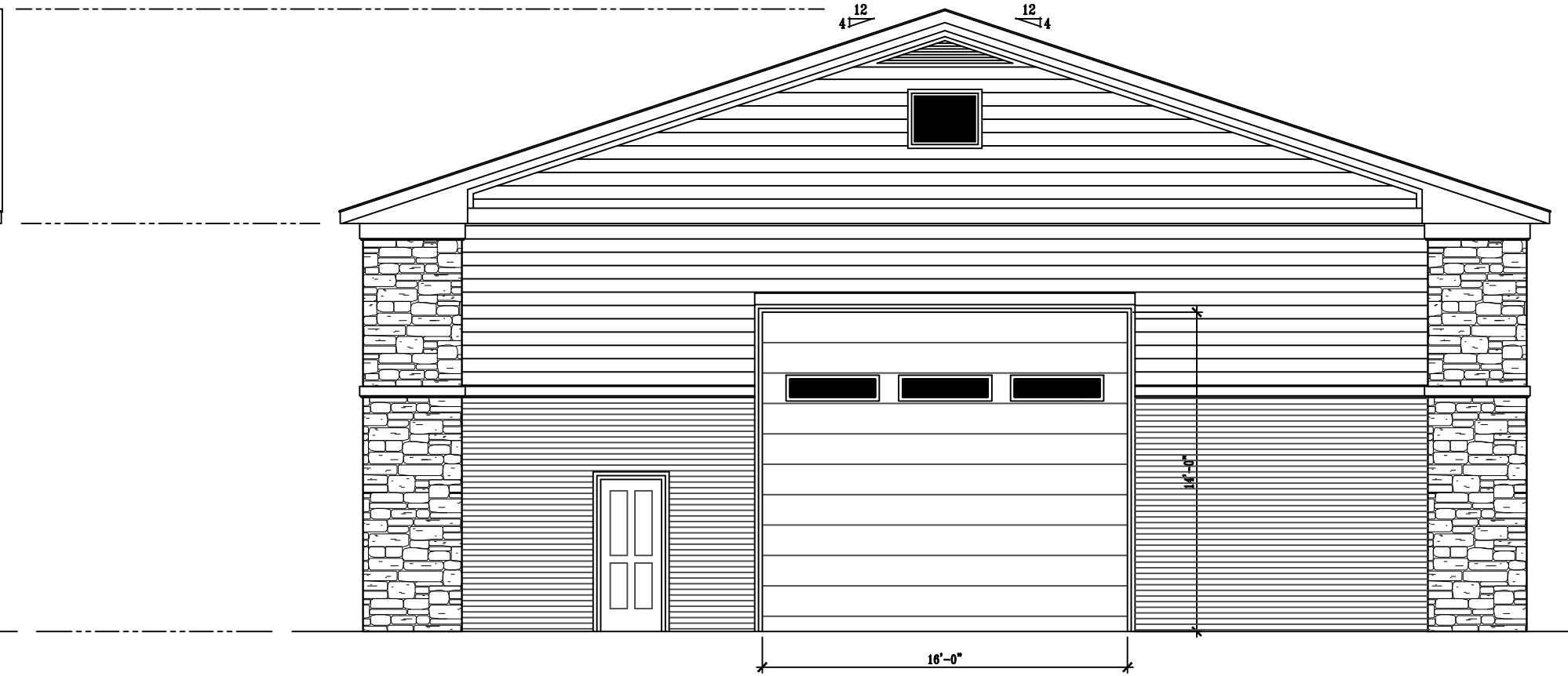
Sharon Reed, Planning Assistant



1 FRONT ELEVATION
SCALE: N/A



2 RIGHT SIDE ELEVATION
SCALE: N/A

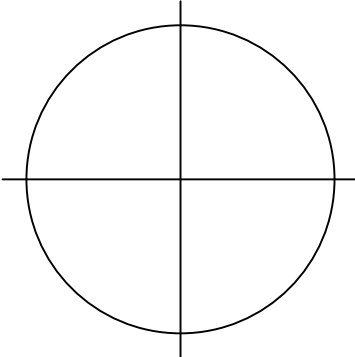


3 REAR ELEVATION
SCALE: N/A

REVISIONS:

MARK	DATE	DESCRIPTION
ORG	04-11-24	Original

1
2
3
4



XTREME ELECTRIC
1004 HWY 31 W
GOODLETTSVILLE, TENNESSEE

PROJECT
TITLE

ELEVATIONS

DRAWING
TITLE

DATE:

MAY 06, 2024

DRAWING:

DESIGNED BY	
DRAWN BY	JDK DESIGN
CHECKED BY	-
FILE NAME	-

DRAWING No.

A2.01

sheet issue date:	03/15/2024
project no.:	22.05.03

sheet no.: _____

A1.2

Architectural floor plan of a Mechanical Access Room (RM 201). The room is 15'-0" wide and 9'-9 1/8" deep. The plan shows a door on the left wall, a window on the right wall, and a central mechanical unit labeled "MECH ACCESS RM 201". Dimensions for the door, window, and mechanical unit are provided. Callouts 1 through 10 indicate specific areas of interest.

Room Dimensions: 15'-0" (width) x 9'-9 1/8" (depth).

Door Dimensions: 5'-3" (height) x 3'-0" (width). The door is located on the left wall, opening into the room.

Window Dimensions: 4'-6" (width) x 2'-10 9/16" (height). The window is located on the right wall, opening into the room.

Mechanical Unit Dimensions: 4'-6" (width) x 2'-10 9/16" (height). The unit is located in the center of the room, with a label "MECH ACCESS RM 201" above it.

Callouts and Notes:

- 1: Callout pointing to the top right corner of the room.
- 2: Callout pointing to the top left corner of the room.
- 3: Callout pointing to the window.
- 4: Callout pointing to the door.
- 5: Callout pointing to the mechanical unit.
- 6: Callout pointing to the bottom right corner of the room.
- 7: Callout pointing to the bottom left corner of the room.
- 8: Callout pointing to the bottom right corner of the room.
- 9: Callout pointing to the bottom right corner of the room.
- 10: Callout pointing to the bottom right corner of the room.

$$\frac{3}{8}'' = 1'-0''$$


3/8" = 1'-0'

This architectural floor plan depicts a building layout with various rooms, corridors, and a central courtyard. The plan includes the following details:

- Dimensions:**
 - Overall width: 18'-0"
 - Overall depth: 48'-9 1/2"
 - Room 1 width: 27'-0"
 - Room 1 depth: 18'-6 1/2"
 - Room 2 width: 18'-6 3/4"
 - Room 2 depth: 16'-8"
 - Room 3 width: 10'-4"
 - Room 3 depth: 10'-4"
 - Room 4 width: 15'-3"
 - Room 4 depth: 11'-0"
 - Room 5 width: 4'-0"
 - Room 5 depth: 11'-0"
 - Room 6 width: 3'-2"
 - Room 6 depth: 3'-2"
 - Room 7 width: 3'-2"
 - Room 7 depth: 3'-2"
 - Room 8 width: 3'-2"
 - Room 8 depth: 3'-2"
 - Room 9 width: 3'-2"
 - Room 9 depth: 3'-2"
 - Room 10 width: 3'-2"
 - Room 10 depth: 3'-2"
 - Room 11 width: 3'-2"
 - Room 11 depth: 3'-2"
 - Room 12 width: 3'-2"
 - Room 12 depth: 3'-2"
 - Room 13 width: 3'-2"
 - Room 13 depth: 3'-2"
 - Room 14 width: 3'-2"
 - Room 14 depth: 3'-2"
 - Room 15 width: 3'-2"
 - Room 15 depth: 3'-2"
- Rooms and Features:**
 - Room 1: Large room with a central area labeled "1".
 - Room 2: Large room with a central area labeled "2".
 - Room 3: Large room with a central area labeled "3".
 - Room 4: Large room with a central area labeled "4".
 - Room 5: Small room with a central area labeled "5".
 - Room 6: Small room with a central area labeled "6".
 - Room 7: Small room with a central area labeled "7".
 - Room 8: Small room with a central area labeled "8".
 - Room 9: Small room with a central area labeled "9".
 - Room 10: Small room with a central area labeled "10".
 - Room 11: Small room with a central area labeled "11".
 - Room 12: Small room with a central area labeled "12".
 - Room 13: Small room with a central area labeled "13".
 - Room 14: Small room with a central area labeled "14".
 - Room 15: Small room with a central area labeled "15".
- Other Features:**
 - Central courtyard area labeled "1".
 - Room 13 (top right) labeled "13".
 - Room 14 (top right) labeled "14".
 - Room 15 (top right) labeled "15".
 - Room 16 (top right) labeled "16".
 - Room 17 (top right) labeled "17".
 - Room 18 (top right) labeled "18".
 - Room 19 (top right) labeled "19".
 - Room 20 (top right) labeled "20".
 - Room 21 (top right) labeled "21".
 - Room 22 (top right) labeled "22".
 - Room 23 (top right) labeled "23".
 - Room 24 (top right) labeled "24".
 - Room 25 (top right) labeled "25".
 - Room 26 (top right) labeled "26".
 - Room 27 (top right) labeled "27".
 - Room 28 (top right) labeled "28".
 - Room 29 (top right) labeled "29".
 - Room 30 (top right) labeled "30".
 - Room 31 (top right) labeled "31".
 - Room 32 (top right) labeled "32".
 - Room 33 (top right) labeled "33".
 - Room 34 (top right) labeled "34".
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 - Room 36 (top right) labeled "36".
 - Room 37 (top right) labeled "37".
 - Room 38 (top right) labeled "38".
 - Room 39 (top right) labeled "39".
 - Room 40 (top right) labeled "40".
 - Room 41 (top right) labeled "41".
 - Room 42 (top right) labeled "42".
 - Room 43 (top right) labeled "43".
 - Room 44 (top right) labeled "44".
 - Room 45 (top right) labeled "45".
 - Room 46 (top right) labeled "46".
 - Room 47 (top right) labeled "47".
 - Room 48 (top right) labeled "48".
 - Room 49 (top right) labeled "49".
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 - Room 51 (top right) labeled "51".
 - Room 52 (top right) labeled "52".
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 - Room 55 (top right) labeled "55".
 - Room 56 (top right) labeled "56".
 - Room 57 (top right) labeled "57".
 - Room 58 (top right) labeled "58".
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 - Room 61 (top right) labeled "61".
 - Room 62 (top right) labeled "62".
 - Room 63 (top right) labeled "63".
 - Room 64 (top right) labeled "64".
 - Room 65 (top right) labeled "65".
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 - Room 67 (top right) labeled "67".
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 - Room 69 (top right) labeled "69".
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 - Room 90 (top right) labeled "90".
 - Room 91 (top right) labeled "91".
 - Room 92 (top right) labeled "92".
 - Room 93 (top right) labeled "93".
 - Room 94 (top right) labeled "94".
 - Room 95 (top right) labeled "95".
 - Room 96 (top right) labeled "96".
 - Room 97 (top right) labeled "97".
 - Room 98 (top right) labeled "98".
 - Room 99 (top right) labeled "99".
 - Room 100 (top right) labeled "100".



sheet no.:

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1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED), TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH WALL ROOF SCUPPER DRAIN, TYP
9	SURFACE-MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	RUBBERIZED RAMP TO COOLER DOOR; LESS THAN 36" RUN LENGTH
15	MANUFACTURED COOLER BY NATIONAL MODULAR; COORD LOCATION & SPECIFICATIONS WITH CIVIL & STRUCT
16	36" COOLER DOOR

EXTERIOR ELEVATION MATERIALS LEGEND

NOTE NO.	NOTE TEXT
A	THIN BRICK SIDING (BRK-2)
B	THIN BRICK SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
M	PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
P	PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL
Q	EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

REVISIONS

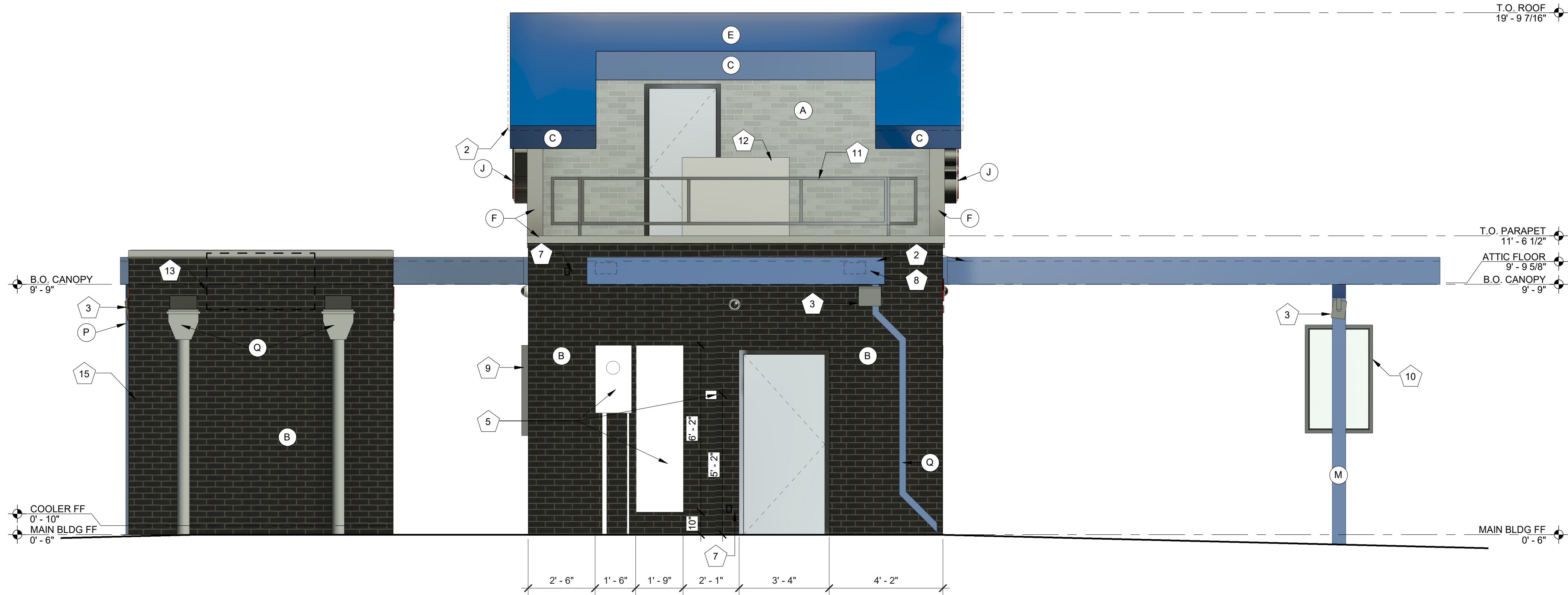
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sheet issue date:
03/15/2024

project no.:
22.05.03

sheet contents:
EXTERIOR ELEVATIONS

sheet no.:
A2.0



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707 n. 6th street
kansas city, ks 66101
www.veritas-ad.com
913.308.1460
consulting engineer:

7 BREW DRIVE THRU - GOODLETTSVILLE TN - LHP

7B TENNESSEE, LLC

305 LONG HOLLOW PIKE, GOODLETTSVILLE, TENNESSEE 37072

REVISIONS		
No.	Description	Date
sheet issue date: 03/15/2024		
project no.: 22.05.03		
sheet contents: EXTERIOR ELEVATIONS		
sheet no.:		

A2.1



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16	36" COOLER DOOR

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E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	114" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
K	VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER
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7B TENNESSEE, LLC

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sheet issue date:
03/15/2024

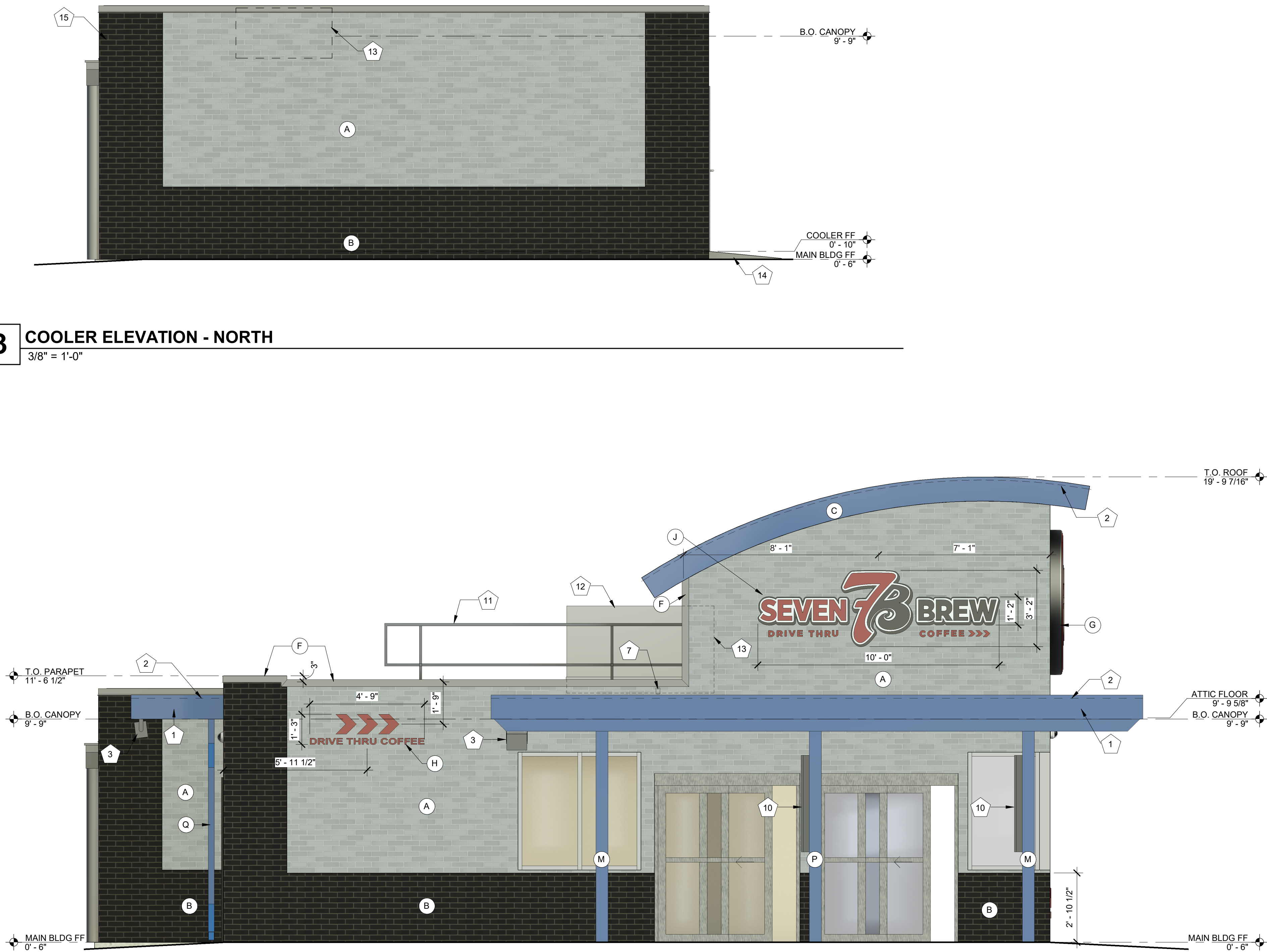
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22.05.03

sheet contents:

EXTERIOR ELEVATION

sheet no.:

A2.2

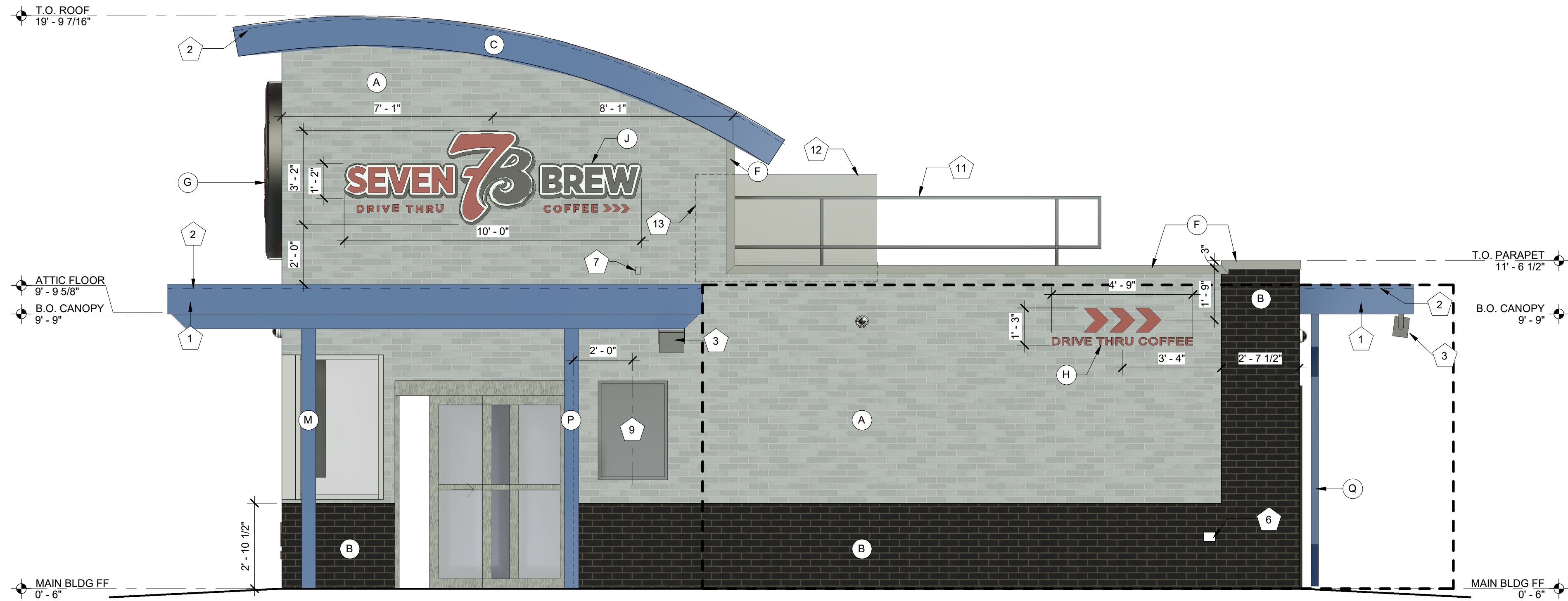


3	COOLER ELEVATION - NORTH
	3/8" = 1'-0"

1 EXTERIOR ELEVATION - NORTH



2 EXTERIOR ELEVATION - SOUTH W/ COOLER
3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

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EXTERIOR ELEVATION MATERIALS LEGEND

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B	THIN BRICK SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
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REVISIONS

No.	Description	Date
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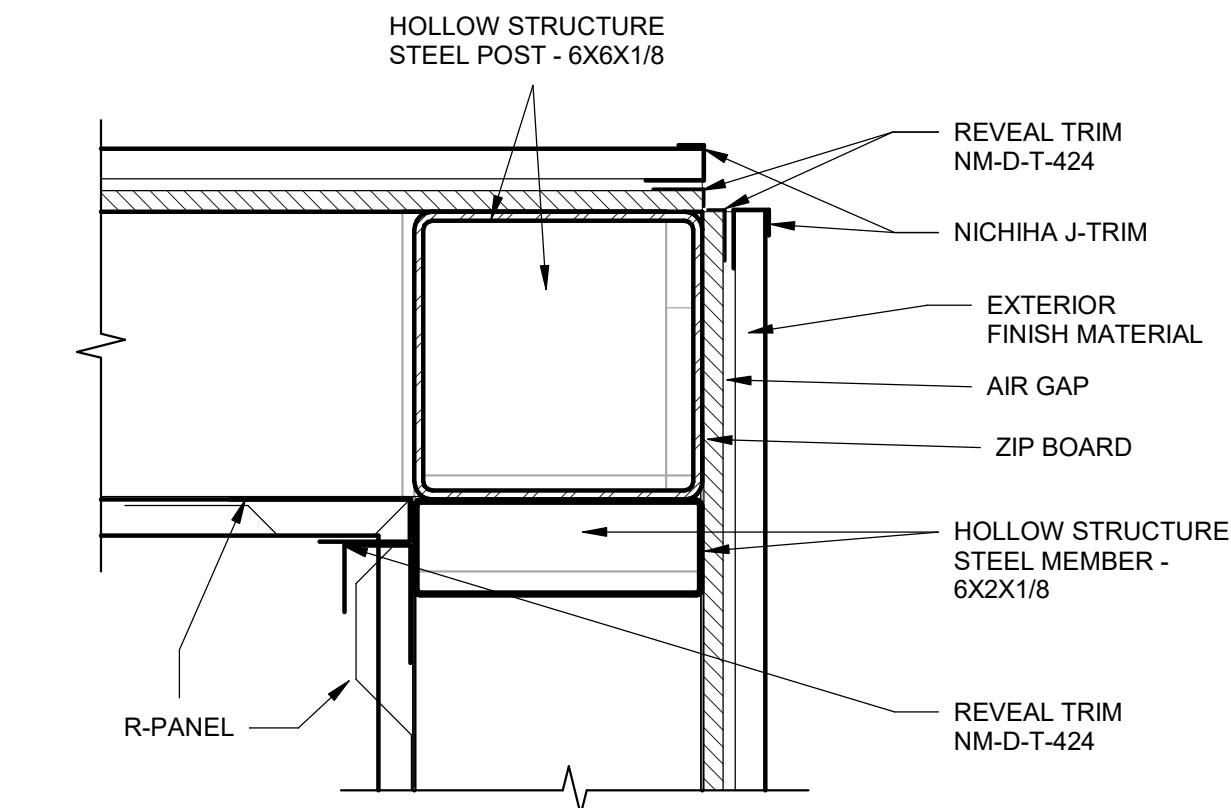
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03/15/2024

project no.:
22.05.03

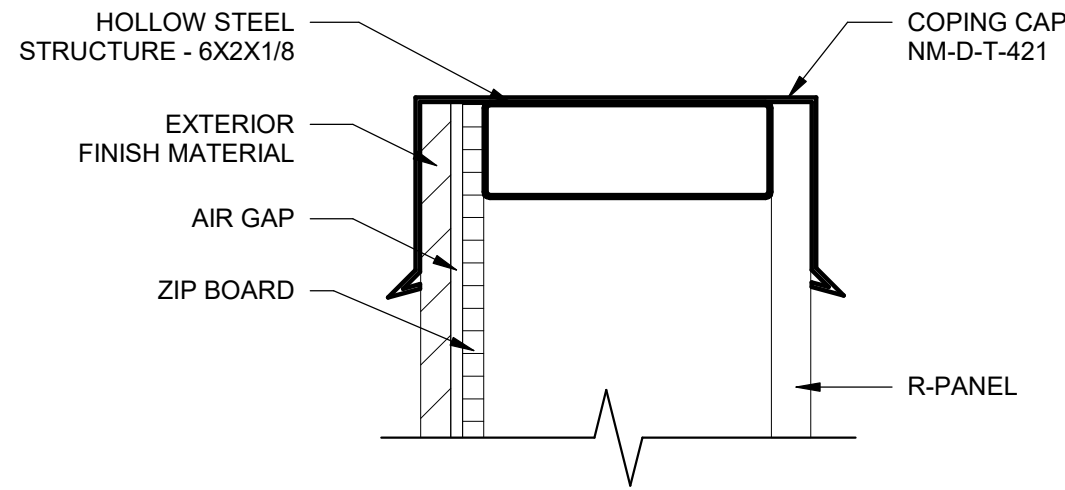
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EXTERIOR ELEVATIONS

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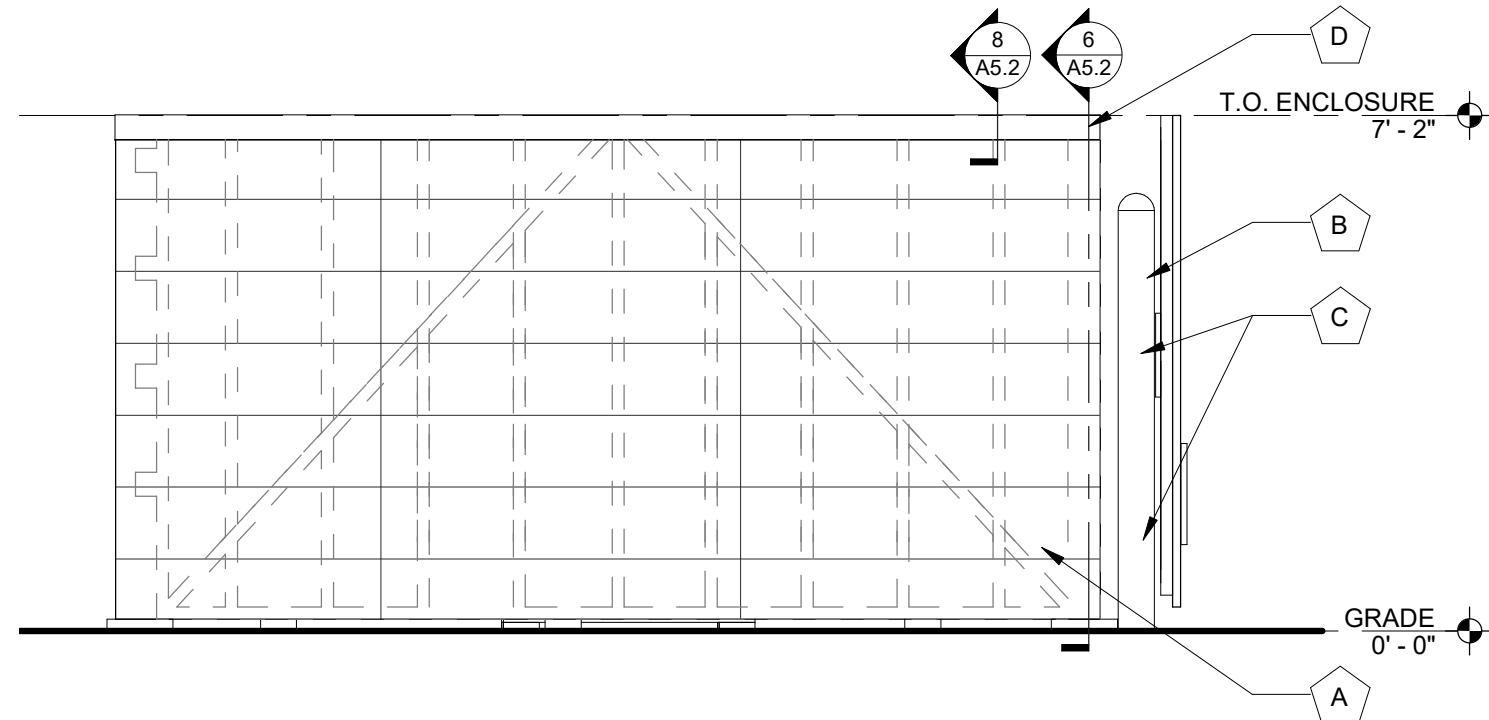
9 CORNER DETAIL
3" = 1'-0"



8 TOP COPING DETAIL
3" = 1'-0"

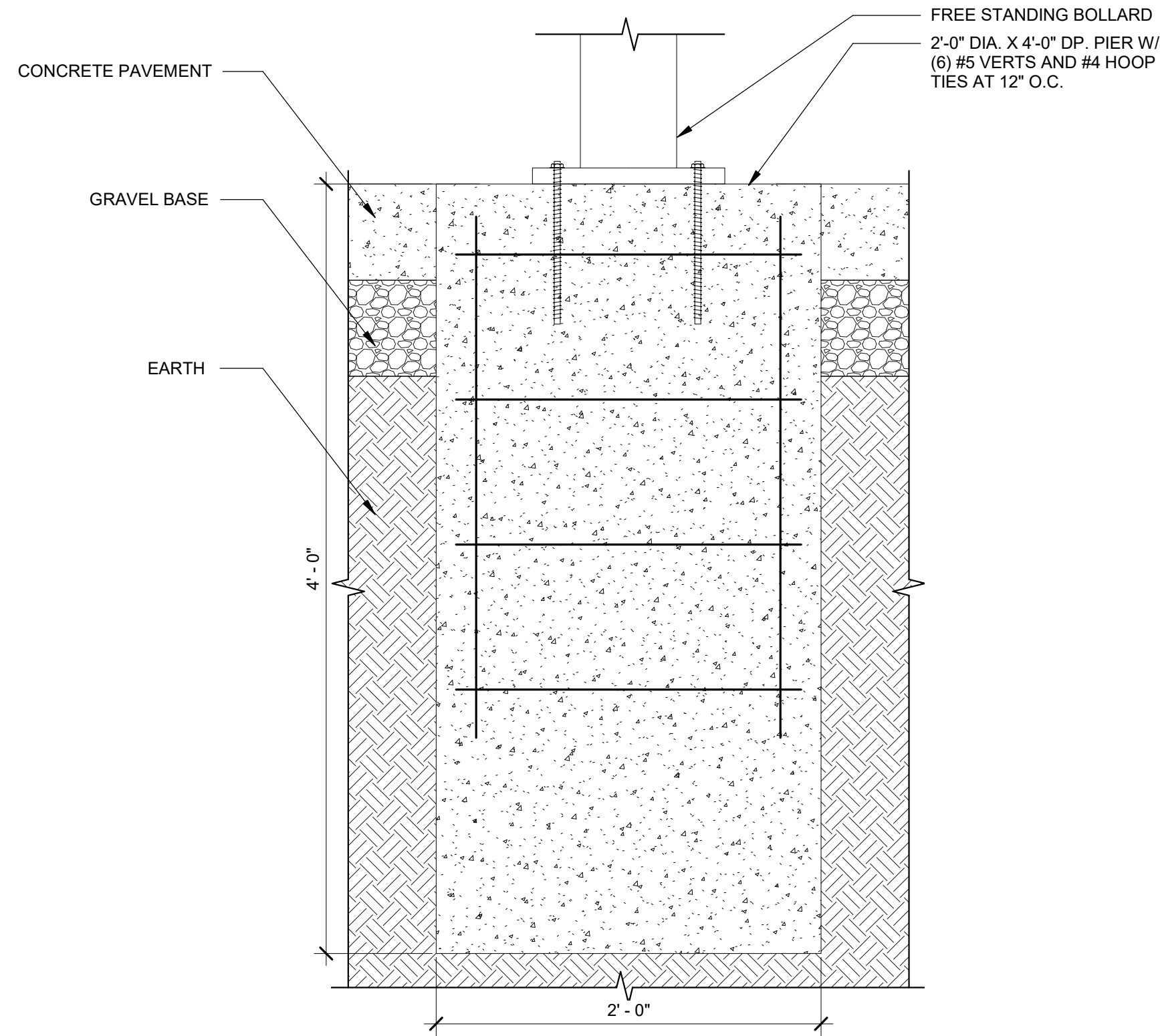


5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"

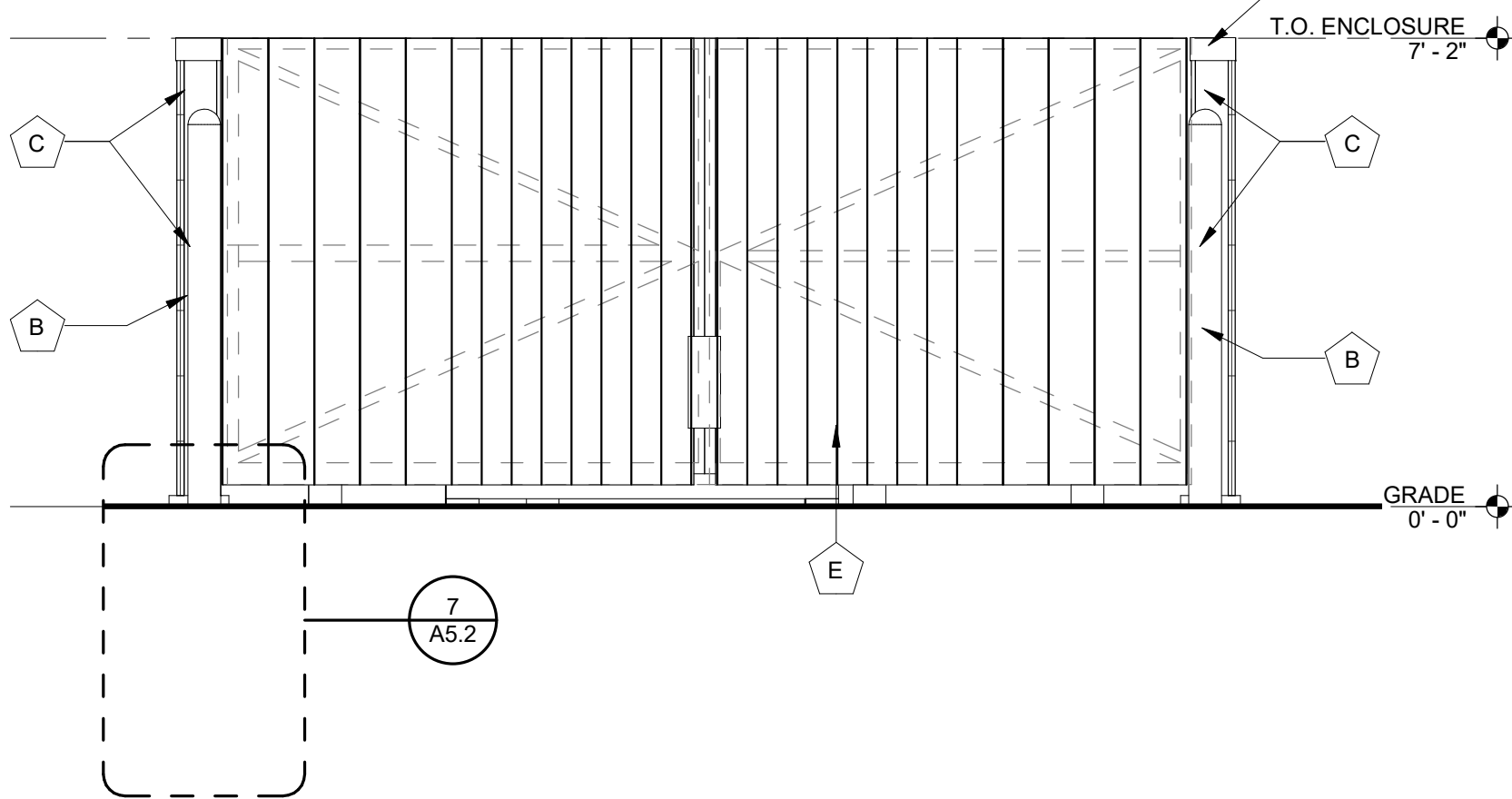


3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"

7 FREESTANDING BOLLARD FOUNDATION DETAIL
1 1/2" = 1'-0"

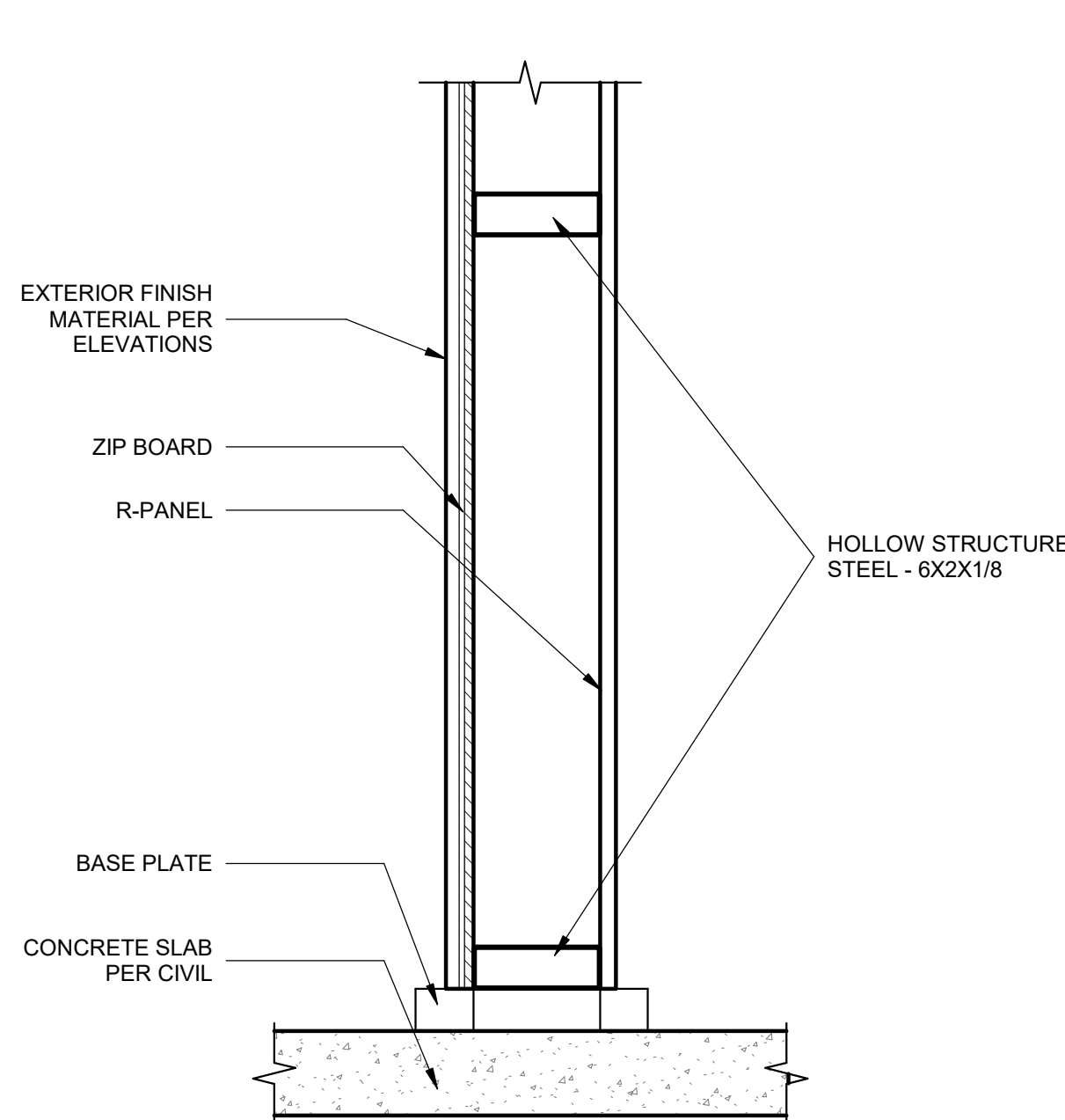


4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"

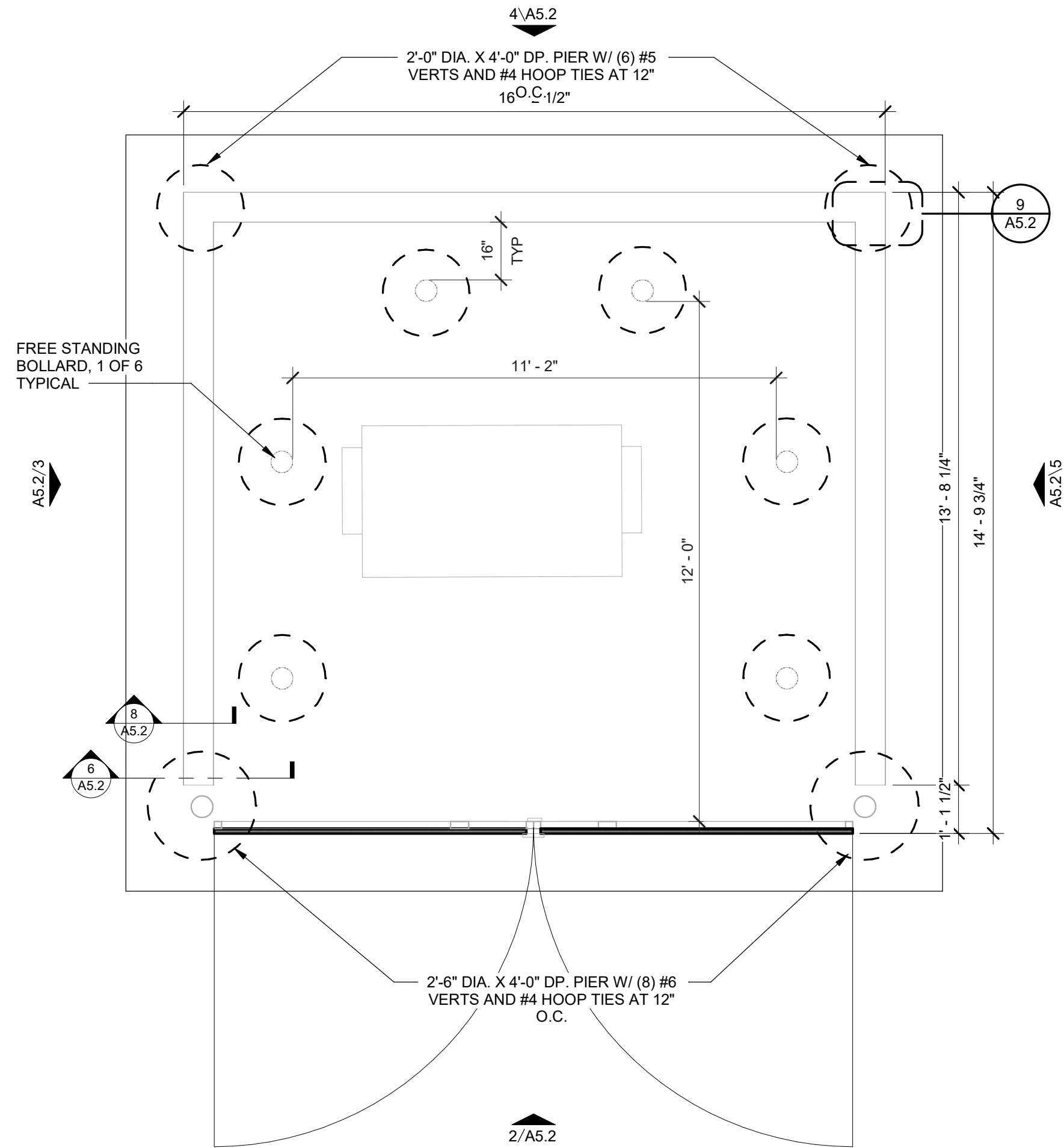


2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"

6 CORNER POST DETAIL
1 1/2" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"



NATIONAL
MODULAR
MFG.

DUMPSTER ELEVATION KEYNOTES

NOTE NO.	NOTE TEXT
A	NICHIHA FIBER CEMENT SIDING TO MATCH BUILDING
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10- SHERWIN WILLIAMS SW-9177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11- SHERWIN WILLIAMS SW-6258 " TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:

- SITE WORK AND PREPARATION TO BE PERFORMED BY SITE CONTRACTOR. COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
- COMPLETE NICHIHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATED CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
- STRUCTURE DASHED BEYOND FOR REFERENCE.

7 BREW DRIVE THRU - GOODLETTSVILLE TN - LHP

7B TENNESSEE, LLC

305 LONG HOLLOW PIKE, GOODLETTSVILLE, TENNESSEE 37072

REVISIONS

No.	Description	Date
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sheet issue date:
03/15/2024

project no.:
22.05.03

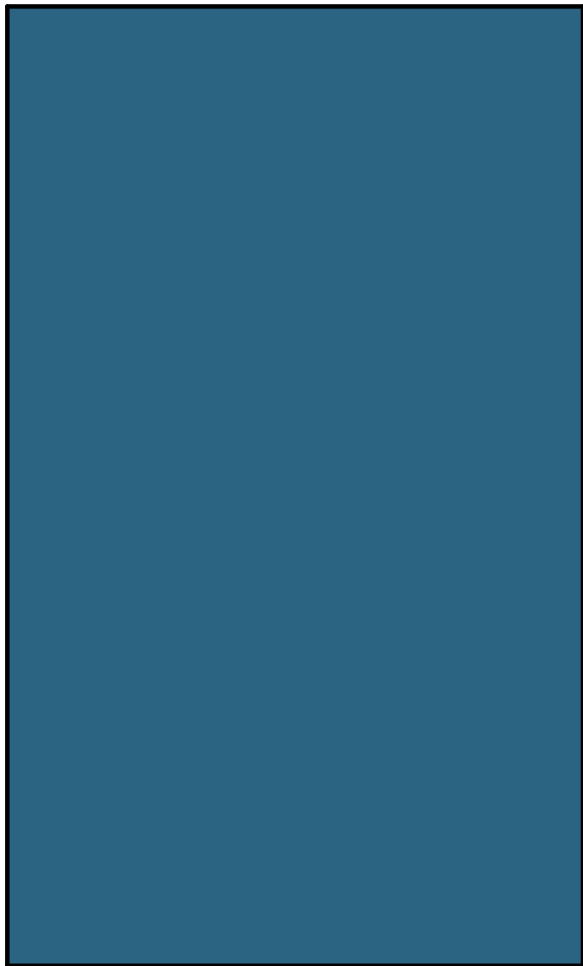
sheet contents:
TRASH ENCLOSURE

sheet no.:

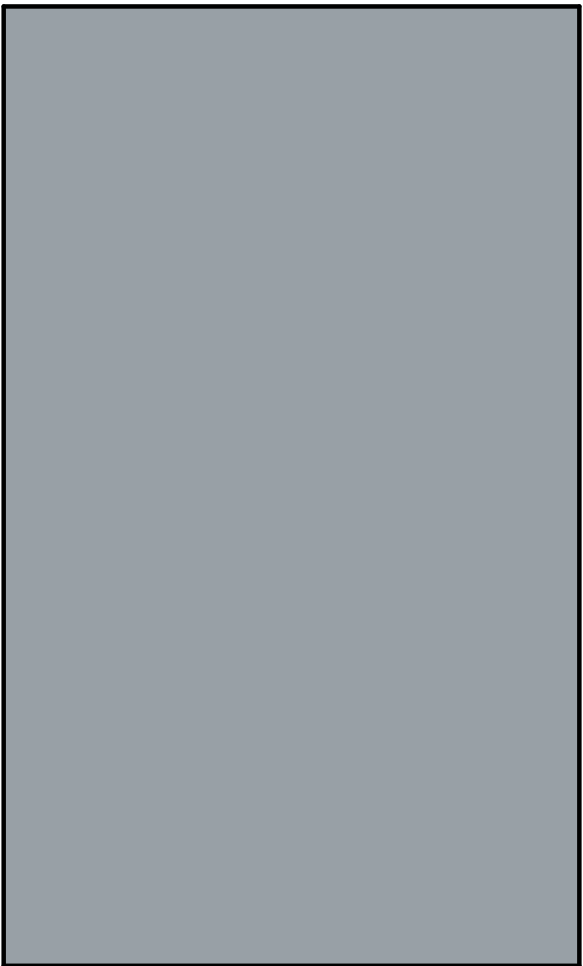
A5.2



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913.308.1460
consulting engineer:



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



THIN BRICK SIDING - BRK-1
BRAND: GLEN-GERY
COLOR: COAL CITY BLACK
FINISH: VELOUR



THIN BRICK SIDING - BRK-2
BRAND: GLEN-GERY
COLOR: STONE GREY KLAYCOAT
FINISH: SMOOTH



22.05.03
7 BREW DRIVE THRU -
GOODLETTSVILLE TN -
LHP
03/15/2024

MATERIAL COLOR
BOARD



22.05.03
7 BREW DRIVE THRU -
GOODLETTSVILLE TN -
LHP
03/15/2024

RENDERINGS

SITE DEVELOPMENT PLANS FOR



GOODLETTSVILLE, TN

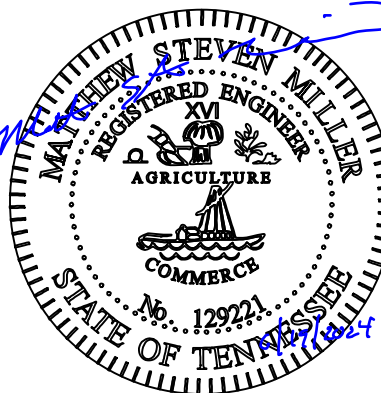
305 LONG HOLLOW PIKE
GOODLETTSVILLE, TN

PROJECT NUMBER:
106.001

SHEET INDEX	
SHEET NAME	NUMBER
COVER SHEET	C0.0
GENERAL NOTES	C0.1
DEMOLITION PLAN	C1.1
EROSION CONTROL PLAN	C1.2
SITE PLAN	C2.1
GRADING PLAN	C3.1
UTILITY PLAN	C4.1
STRIPING PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2



KNOWN EXISTING UTILITIES		
UTILITY	UTILITY	PHONE NUMBER
ELECTRIC	NASHVILLE ELECTRIC SERVICE	615-736-6900
WATER	METRO WATER SERVICES	615-862-4600
SANITARY SEWER	METRO WATER SERVICES	615-862-4600
GAS	PIEDMONT NATURAL GAS	800-752-7504



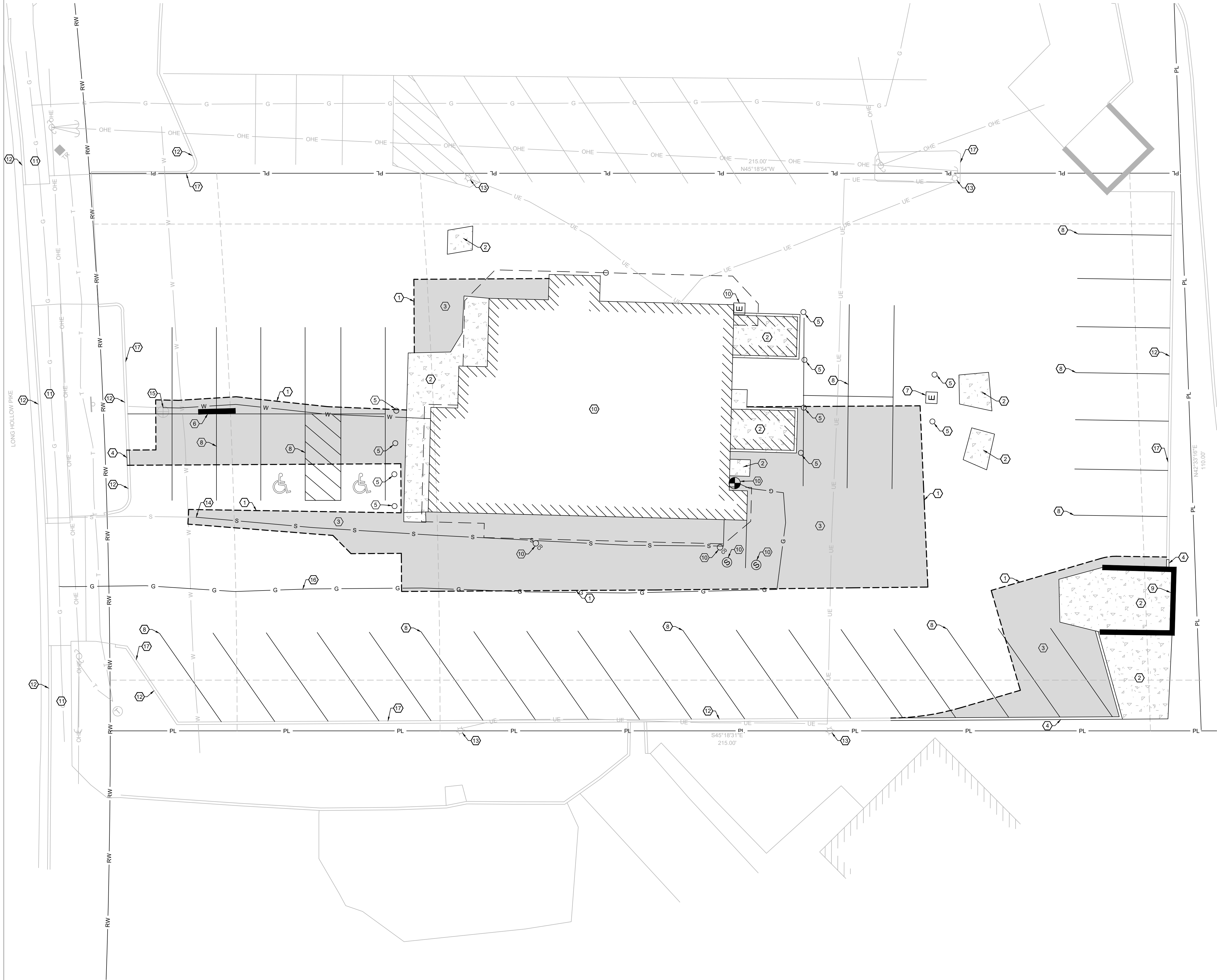
ENGINEER OF RECORD:
NAME: MATTHEW S. MILLER
LICENSE NO. TN #PE-129221

PROJECT NUMBER:
106.001
REVISION:

7 BREW COFFEE
GOODLETTSVILLE, TN
305 LONG HOLLOW PIKE
GOODLETTSVILLE, TN

C0.0
COVER SHEET

DATE: 06/20/2024



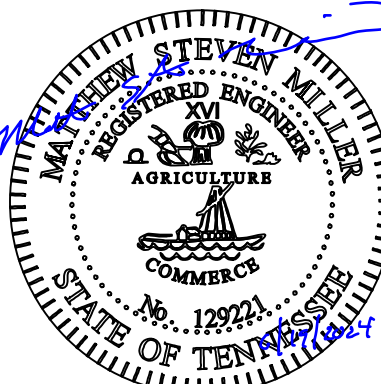
HATCH LEGEND:

[Hatch] = ASPHALT AREA TO BE REMOVED.

[Hatch] = CONCRETE AREA TO BE REMOVED.

KEY NOTES:

- 1 SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
- 2 REMOVE 1,108 S.F. ± OF CONCRETE PAVEMENT.
- 3 REMOVE 3,631 S.F. ± OF ASPHALT PAVEMENT.
- 4 REMOVE 68 L.F. ± OF CONCRETE CURB.
- 5 REMOVE BOLLARDS, TYPICAL.
- 6 REMOVE SIGN POST AND FOUNDATION.
- 7 REMOVE EXISTING DRIVE THRU ORDER SPEAKER AND MENU SIGN.
- 8 EXISTING STRIPING TO BE REMOVED BY SEAL COATING OF EXISTING ASPHALT.
- 9 REMOVE EXISTING DUMPSTER ENCLOSURE.
- 10 REMOVE BUILDING, BUILDING FOUNDATION, UTILITIES ASSOCIATED WITH THE BUILDING AND ANY UNSUITABLE MATERIALS UNDER THE BUILDING STRUCTURE. CONTRACTOR TO REMOVE EXISTING MATERIALS AND REPLACE WITH COMPACTED SUITABLE MATERIALS.
- 11 EXISTING SIDEWALK, DO NOT DISTURB.
- 12 EXISTING CURB, DO NOT DISTURB.
- 13 EXISTING LIGHT POLE WITH CONCRETE BASE, DO NOT DISTURB.
- 14 REMOVE EXISTING SANITARY SEWER LINE TO THIS POINT. PROPOSED SWEER LINE TO CONNECT TO EXISTING AS SHOWN ON SHEET C4.1.
- 15 REMOVE EXISTING WATER LINE TO EXISTING WATER METER. PROPOSED WATER LINE TO CONNECT TO EXISTING WATER METER AS SHOWN ON SHEET C4.1.
- 16 COORDINATE WITH GAS SERVICE PROVIDER FOR ABANDONMENT OF EXISTING GAS SERVICE.
- 17 LIMITS OF EXISTING ASPHALT.



ENGINEER OF RECORD:
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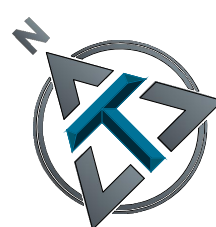
REVISION:

7 BREW COFFEE
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305 LONG HOLLOW PIKE
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C1.1
DEMOLITION PLAN

DATE: 06/20/2024



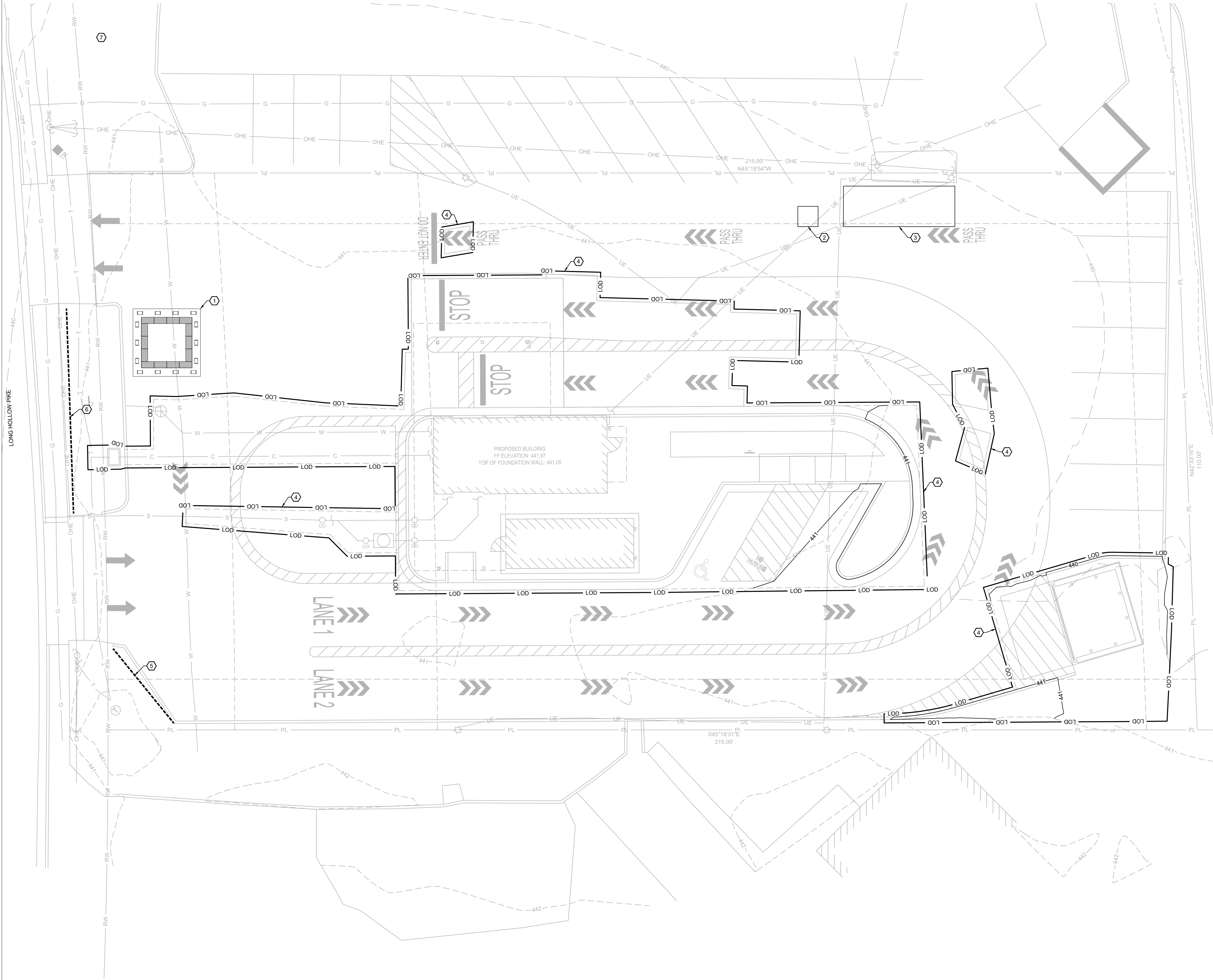
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H. SCALE: 1" = 10'



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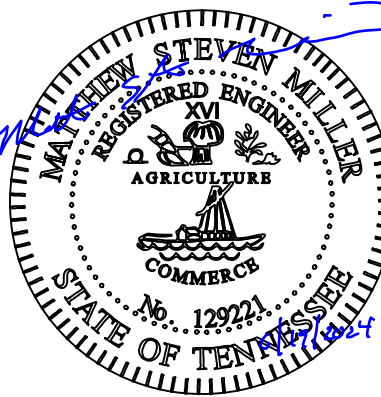
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- KEY NOTES:
- 1 APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL 1.03 SHEET C7.1.
 - 2 APPROXIMATE LOCATION OF PORTABLE RESTROOM.
 - 3 APPROXIMATE LOCATION OF DUMPSTER.
 - 4 LIMITS OF DISTURBANCE = 7,843 SQ. FT. ≈ 0.18 ACRES.
 - 5 INSTALL 19 L.F. OF COMPOST FILTER SOCK PER DETAIL 1.02 SHEET C7.1.
 - 6 INSTALL 40 L.F. OF COMPOST FILTER SOCK PER DETAIL 1.02 SHEET C7.1.
 - 7 INSTALL PROTECTION TO NEXT DOWNSTREAM INLET ON NEIGHBORING SITE PER DETAIL 1.04 SHEET C7.1.

PHASING TABLE:

PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMPs	~ PERIMETER CONTROL (SILT SOCK)
PHASE 2	CLEARING	~ STOCK PILE PROTECTION ~ DEWATERING ~ DUST CONTROL
PHASE 3	CONSTRUCTION	~ CONCRETE WASHOUT PIT ~ TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	~ FINAL SEEDING



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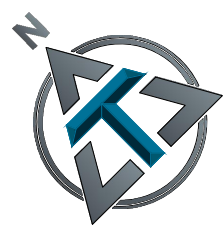
PROJECT NUMBER:
106.001

REVISION:

7 BREW COFFEE
GOODLETTSVILLE, TN
305 LONG HOLLOW PIKE
GOODLETTSVILLE, TN

C1.2
EROSION
CONTROL PLAN

DATE: 06/20/2024



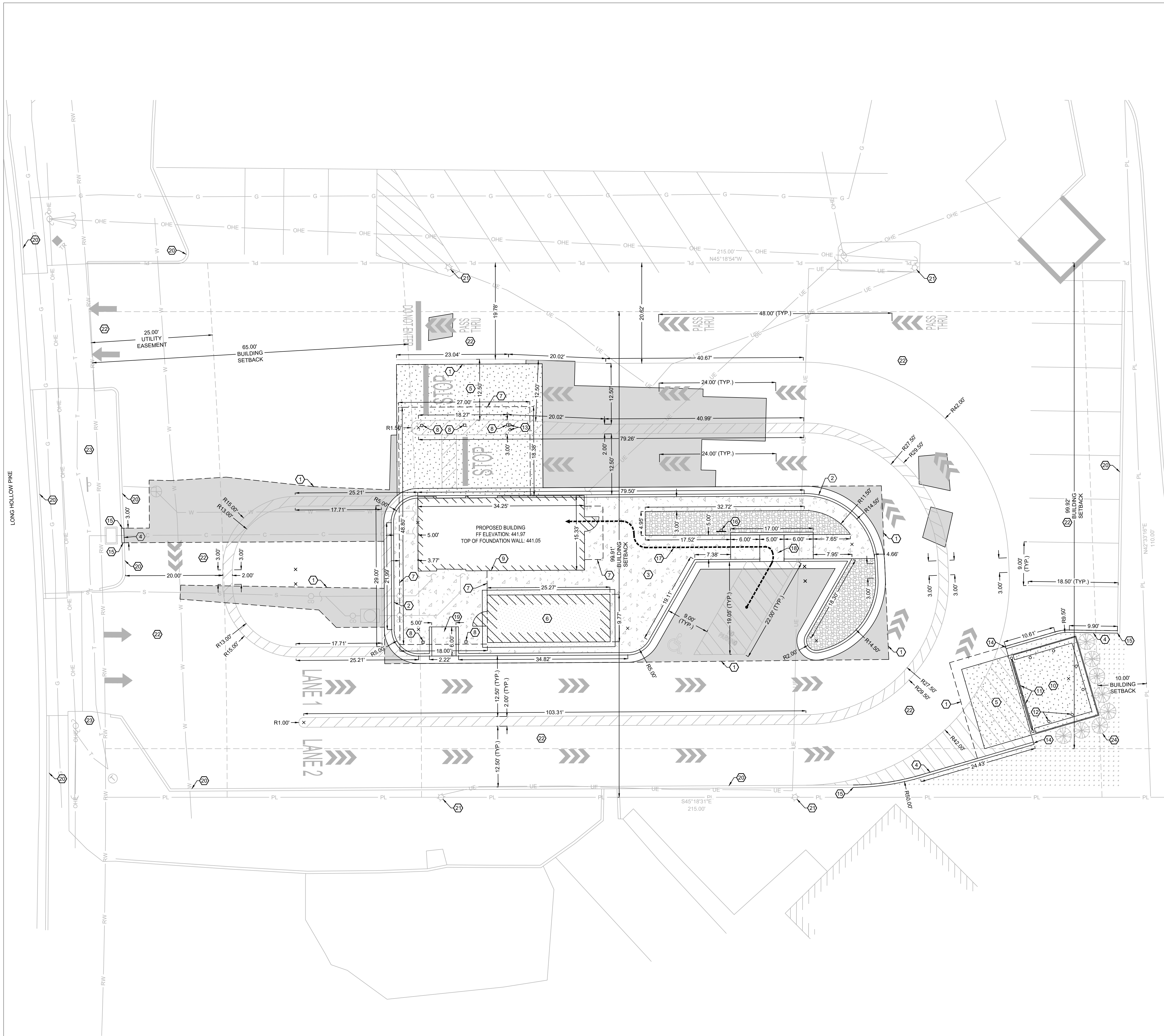
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HATCH LEGEND:

- ASPHALT PAVEMENT
PER DETAIL 2.06 SHEET C7.1.
- CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02 SHEET C7.1.
- CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05 SHEET C7.1.
- COOLER/STORAGE PAD
PER STRUCTURAL DETAIL.
- TURF GRASS SOD
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- LANDSCAPE ROCK
PLACE 6" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL 2.01 SHEET C7.1.
- SIDEWALK PER DETAIL 2.02 SHEET C7.1.
- CONCRETE CURB PER DETAIL 2.08 SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
- REMOTE COOLER LOCATION, COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL DETAIL.
- BUILDING CANOPY OUTLINE.
- CANOPY COLUMNS LOCATIONS, TYPICAL.
- BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL DETAIL. REFER TO DETAIL 2.07 SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
- CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05 SHEET C7.1.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL DETAILS.
- 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
- 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09 SHEET C7.1.
- INSTALL CURB TRANSITION PER DETAIL 2.15 SHEET C7.2.
- CONNECT TO EXISTING CURB.
- SIGN. SEE SHEET C6.1.
- ACCESSIBLE PATH FROM PARKING TO BUILDING.
- TYPE 2 ADA CURB RAMP PER DETAIL 2.12 SHEET C7.2.
- TYPE 4 ADA CURB RAMP PER DETAIL 2.14 SHEET C7.2.
- EXISTING CURB AND GUTTER. DO NOT DISTURB.
- EXISTING LIGHT POLE. TO REMAIN & PAINTED TO MATCH BUILDING.
- ALL AREAS OF EXISTING ASPHALT SHOULD BE SEAL COATED PRIOR TO PARKING LOT STRIPING.
- EXISTING LANDSCAPING TO REMAIN. DO NOT DISTURB.
- LANDSCAPING SHRUBS.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: COMMERCIAL PLANNED UNIT DEVELOPMENT.

PARKING REQUIREMENTS:

1 SPACE PER 150 SQ FT OF FLOOR AREA = 4 STALLS.
PROVIDED = 10 STALLS, 9 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 22,444 S.F.
PRE-PROJECT PERVIOUS AREA = 1,112 S.F.
POST-PROJECT IMPERVIOUS AREA = 22,109 S.F.
POST-PROJECT PERVIOUS AREA = 1,447 S.F.

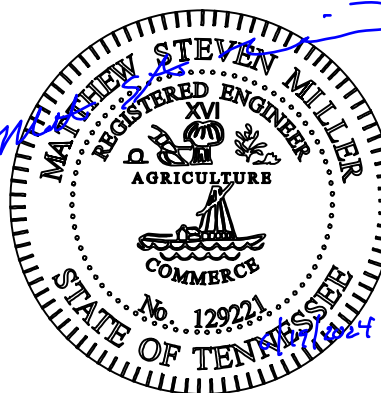
NOTE:
CALCULATIONS PROVIDED FOR SURFACE LIMITS ARE WITHIN THE PROPERTY EXTENTS.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 23,556 S.F. = 0.54 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 509 S.F.
REMOTE COOLER = 236 S.F.
CONSTRUCTION TYPE: V-B

QUANTITIES

CURB & GUTTER: 368 L.F.
ASPHALT PAVEMENT: 2,396 S.F.
6" CONCRETE PAVEMENT: 1,129 S.F.
4" CONCRETE SIDEWALK: 1,282 S.F.
TURF GRASS SOD: 512 S.F.
LANDSCAPING ROCK: 335 S.F.



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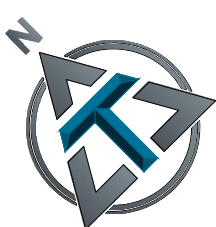
REVISION:

7 BREW COFFEE
GOODLETTSVILLE, TN

305 LONG HOLLOW PIKE
GOODLETTSVILLE, TN

C 2.1
SITE PLAN

DATE: 06/20/2024



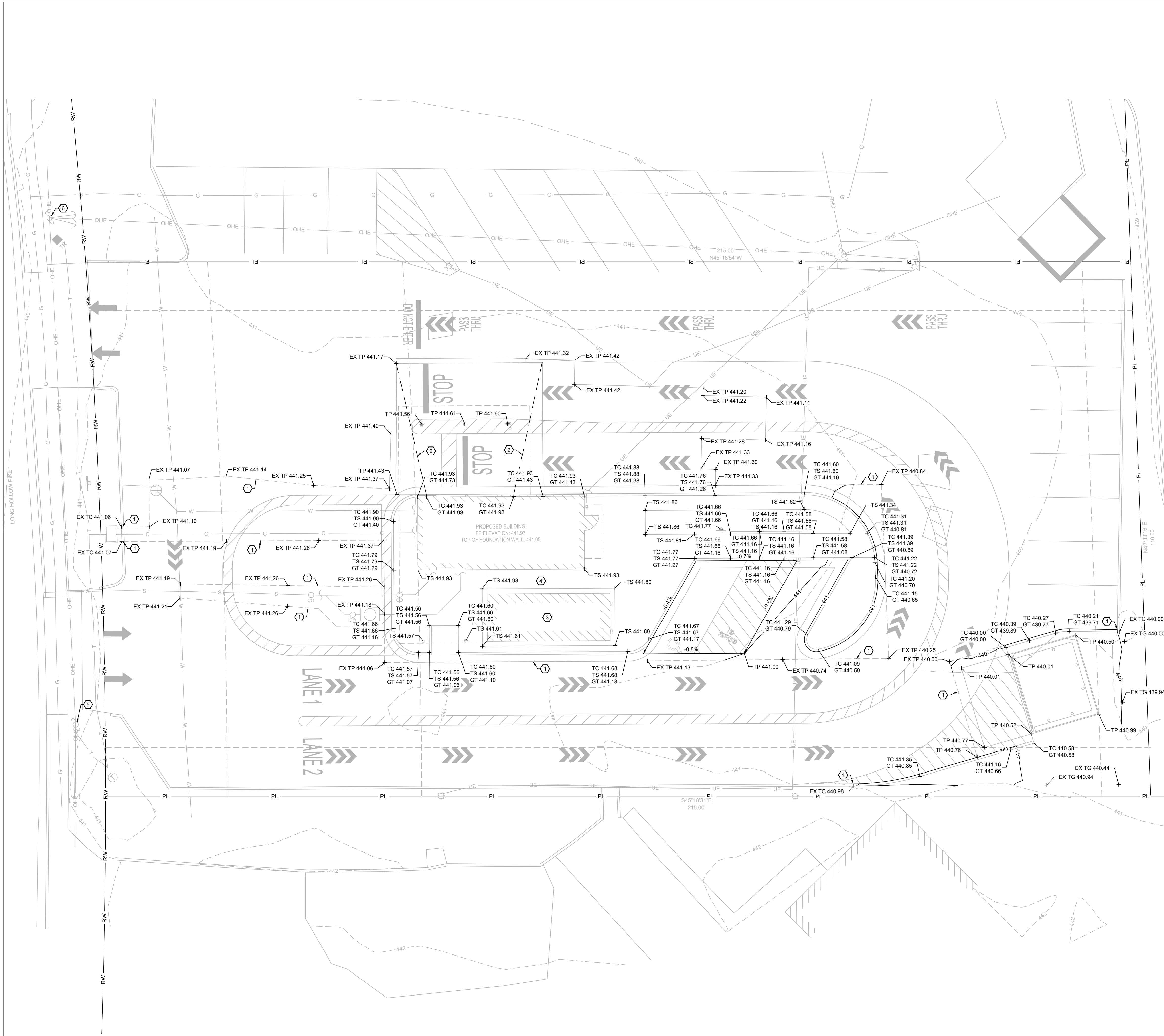
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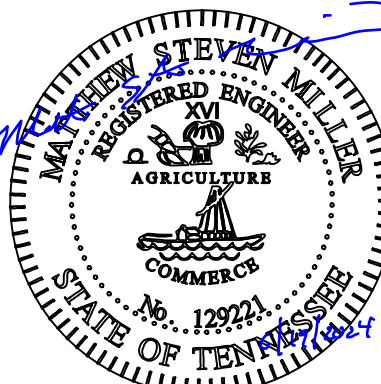


KEY NOTES:

- ① MATCH EXISTING ELEVATION.
- ② HIGH POINT IN PAVEMENT.
- ③ PROPOSED REMOTE COOLER. MATCH FINISH FLOOR ELEVATION OF PROPOSED BUILDING.
- ④ PROVIDE POSITIVE DRAINAGE IN BETWEEN BUILDING AND REMOTE COOLER.
- ⑤ TBM 1. NAIL IN POLE ELEVATION 442.12
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- ⑥ TBM 2. NAIL IN POLE ELEVATION 441.76
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
EX TP	EXISTING TOP OF PAVEMENT
EX TS	EXISTING TOP OF SIDEWALK
→	DIRECTION OF SHEET FLOW



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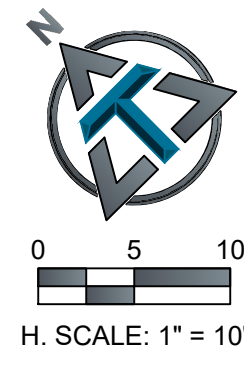
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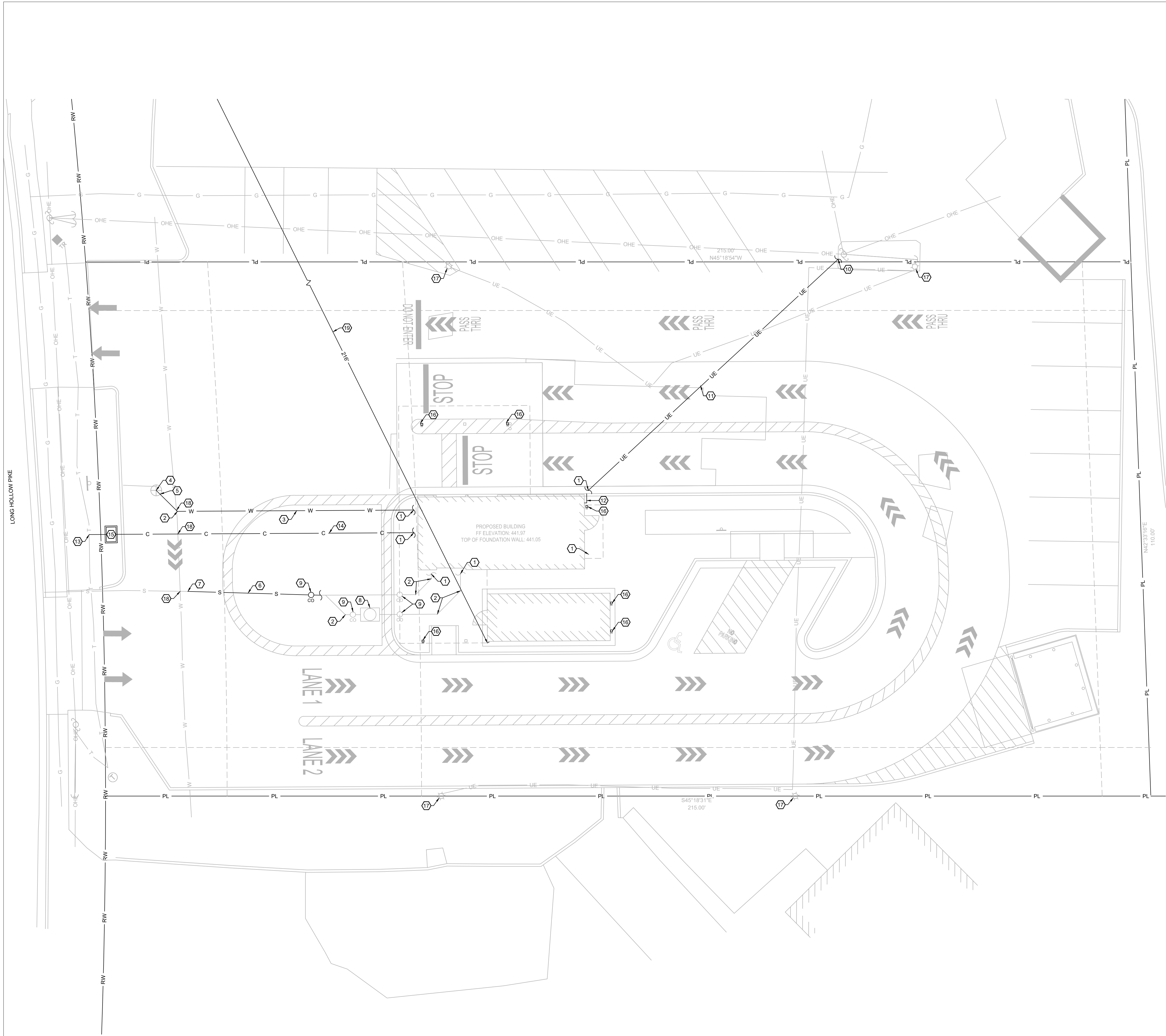
7 BREW COFFEE
GOODLETTSVILLE, TN

305 LONG HOLLOW PIKE
GOODLETTSVILLE, TN

C3.1
GRADING PLAN

DATE: 06/20/2024

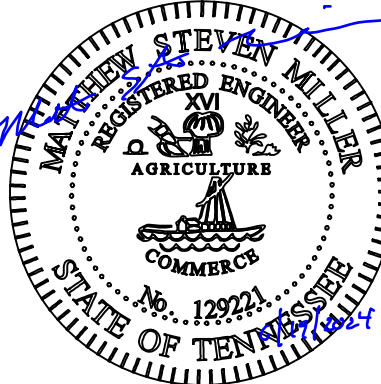




- KEY NOTES:**
- 1 CONTINUATION OF UTILITY TO BUILDING.
 - 2 INSTALL 45° BEND, TYPICAL.
 - 3 55 L.F. ± OF 1" SCH. 80 PVC WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
 - 4 CONNECT 1" WATER SERVICE LINE TO EXISTING WATER METER. CONTRACTOR TO CONFIRM WATER METER SIZE AND LOCATION WITH THE WATER UTILITY PROVIDER PRIOR TO INSTALLATION OF WATER SERVICE LINE.
 - 5 CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER UTILITY PROVIDER.
 - 6 INSTALL 27 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01 SHEET C7.2.
 - 7 CONTRACTOR TO CONNECT 4" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LATERAL. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER.
 - 8 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH AN H-20 RATED CAST IRON COVER, PER MEP PLANS.
 - 9 SEWER LATERAL CLEAN OUT PER DETAIL 4.02 SHEET C7.2.
 - 10 ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
 - 11 UNDERGROUND ELECTRIC LINE, SEE MEP SITE UTILITIES PLANS.
 - 12 INSTALL 2 L.F. ± OF 2.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
 - 13 ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
 - 14 (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
 - 15 COMMUNICATIONS PULL BOX, SEE MEP SITE UTILITIES PLAN SHEET SU1.1. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
 - 16 DAYLIGHT DOWNSPOUT TO CONCRETE.
 - 17 EXISTING LIGHT POLE, SEE MEP SITE UTILITIES PLAN SHEET SU1.1 FOR CONTINUATION FOR SITE LIGHTING.
 - 18 UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
 - 19 DISTANCE TO FIRE HYDRANT, NEAREST.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

- | | |
|-------------|---|
| 1. WATER | METRO WATER SERVICES
1700 3RD AVE
NASHVILLE, TN 37208
615-862-4600 |
| 2. ELECTRIC | NASHVILLE ELECTRIC SERVICE
1214 CHURCH ST
NASHVILLE, TN 37246
615-736-6900 |
| 3. SEWER | METRO WATER SERVICES
1700 3RD AVE
NASHVILLE, TN 37208
615-862-4600 |
| 4. GAS | PIEDMONT NATURAL GAS
83 CENTURY BLVD
NASHVILLE, TN 37214
800-752-7504 |



ENGINEER OF RECORD:
NAME: MATTHEW S. MILLER
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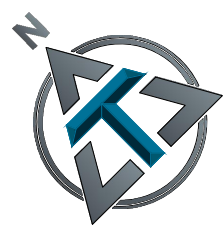
PROJECT NUMBER:
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REVISION:

7 BREW COFFEE
GOODLETTSVILLE, TN
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GOODLETTSVILLE, TN

C4.1
UTILITY PLAN

DATE: 06/20/2024



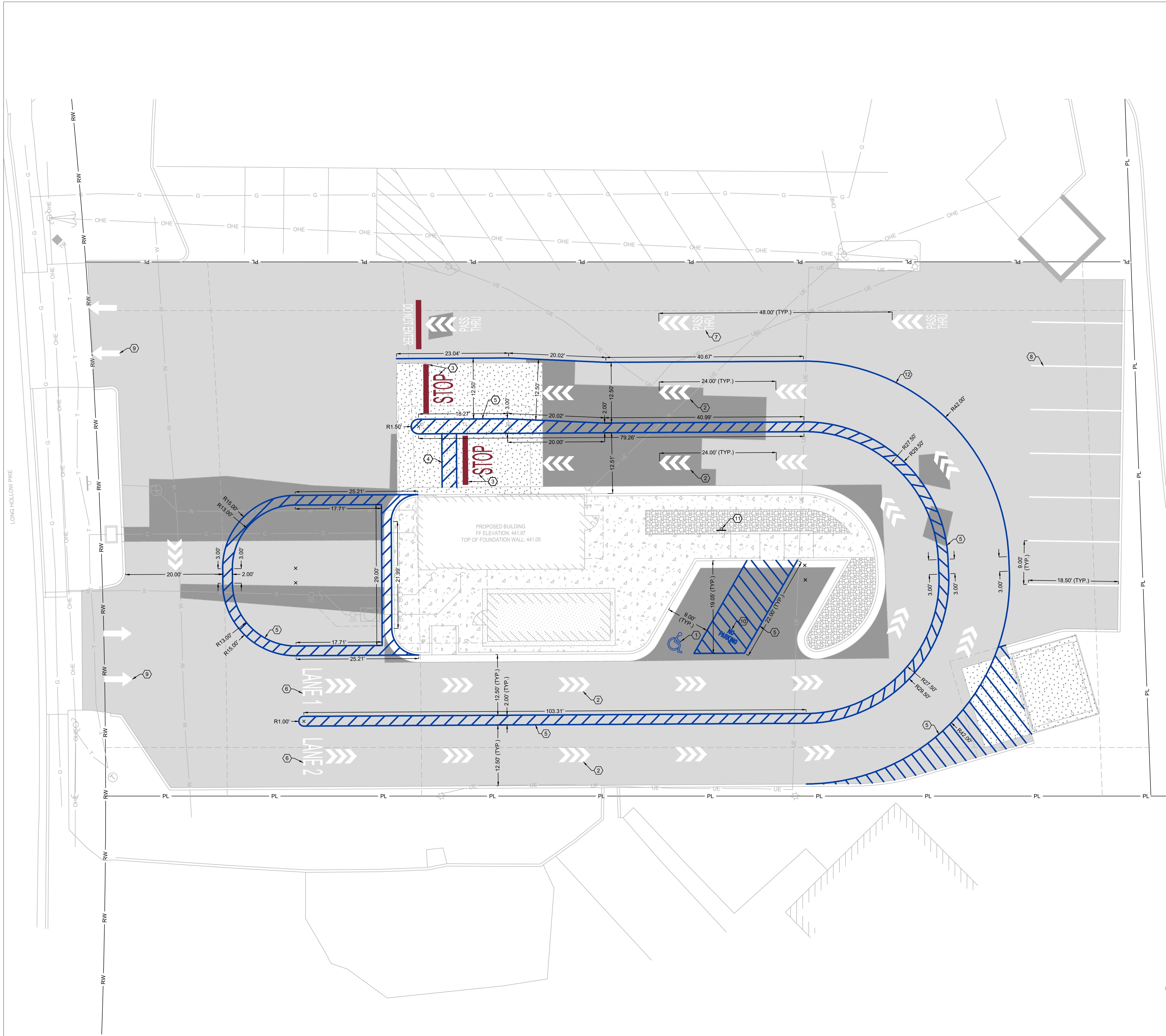
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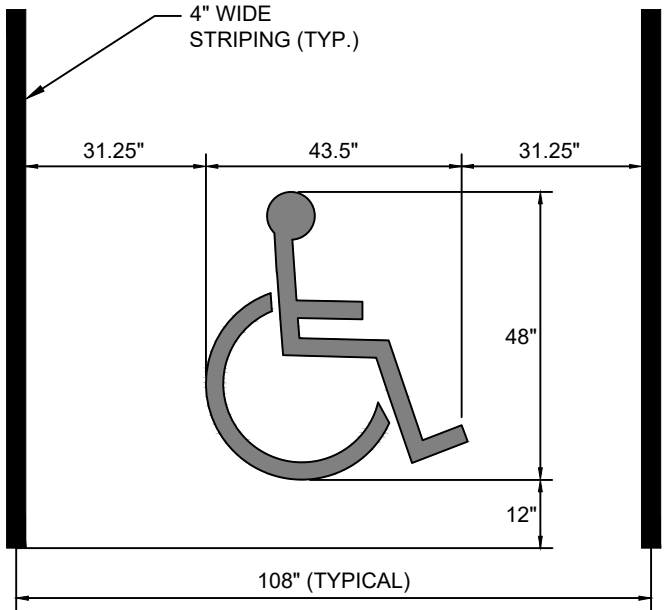


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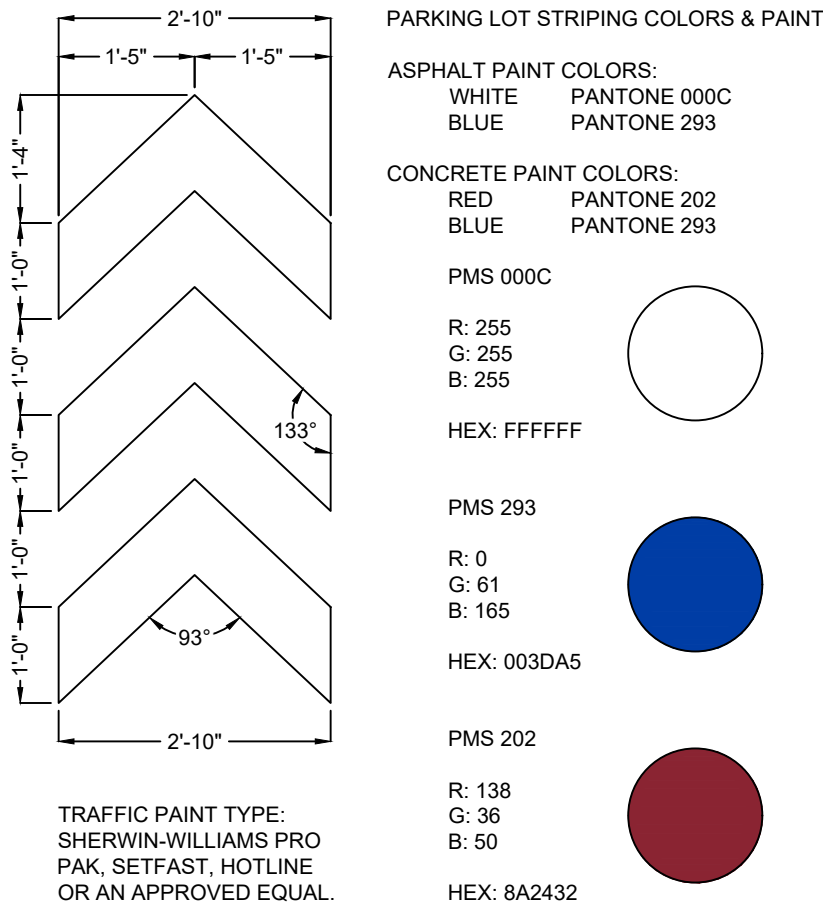


- HATCH LEGEND:
- EXISTING ASPHALT PAVEMENT. ALL AREAS SHOULD BE SEAL COATED PRIOR TO PARKING LOT STRIPING.
 - ASPHALT PAVEMENT PER DETAIL 2.06 SHEET C7.1.
 - CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02 SHEET C7.1.
 - CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05 SHEET C7.1.
 - COOLER/STORAGE PAD PER STRUCTURAL DETAIL.

- KEY NOTES:
- BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 THIS SHEET.
 - SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02 THIS SHEET.
 - 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
 - ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
 - 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
 - 48-INCH TALL "LANE #" PAINTED IN WHITE.
 - 24-INCH TALL "PASS THRU" PAINTED IN WHITE, TYPICAL.
 - 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
 - SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING, TYPICAL.
 - "NO PARKING" PAINTED IN ACCESS AISLE. ALL CAPITAL LETTERS < 12-INCH HEIGHT LETTERS, 2-INCH STROKE.
 - ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03 SHEET C7.1.
 - 4-INCH SOLID BLUE PAVEMENT MARKER.



6.01 ADA ACCESSIBLE PARKING SYMBOL
SCALE: NONE



6.02 PARKING LOT STRIPING COLORS & PAINT
SCALE: NONE



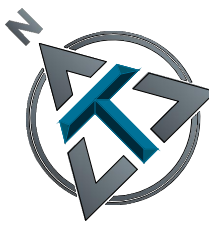
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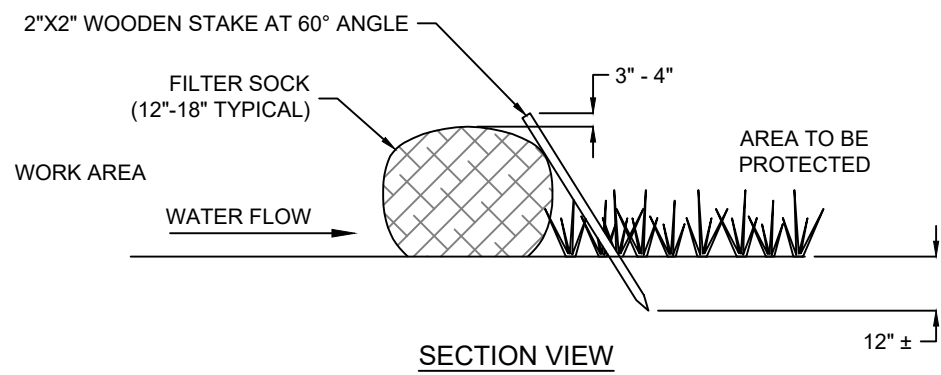
C6.1
STRIPING PLAN

DATE: 06/20/2024

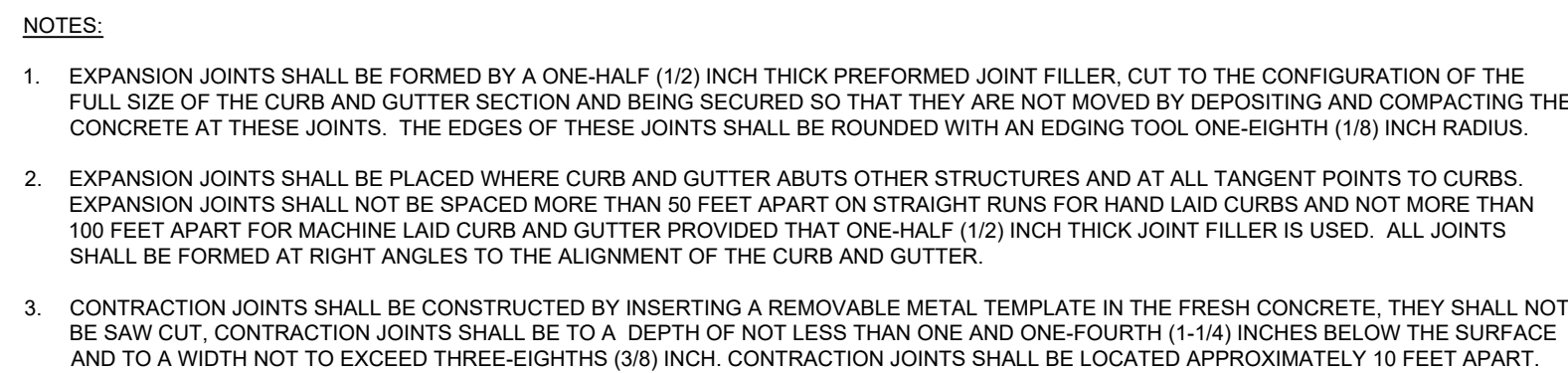
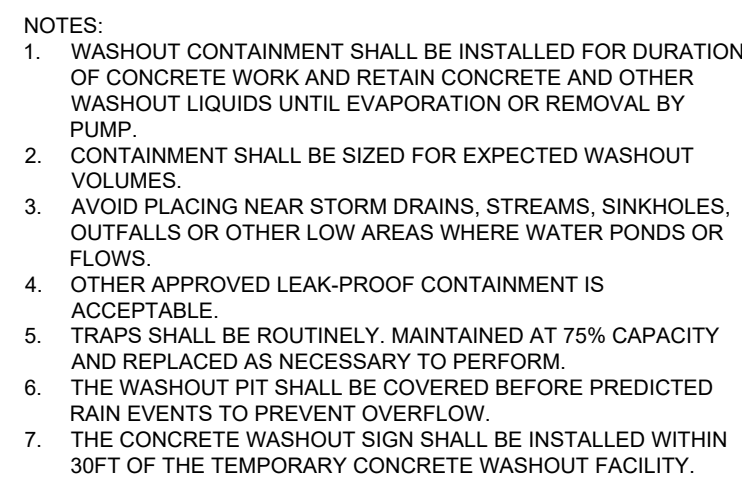


0 5 10
H. SCALE: 1" = 10'

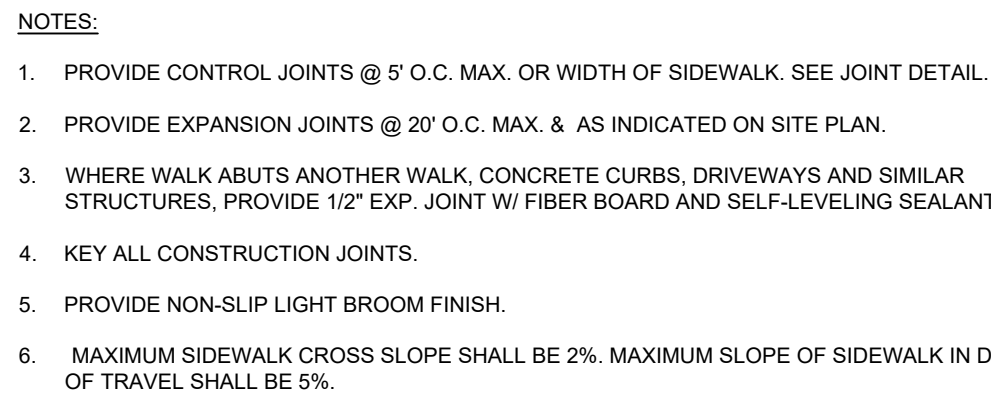




- 1.02 COMPOST FILTER SOCK DETAIL



2.01 CONCRETE CURB & GUTTER DETAIL



5'-0" O.C.

5'-0" O.C.

TOOLED OR FORMED CONTROL JOINT
DO NOT SAW CUT

CROSS SECTION PER
SIDEWALK DETAIL

2.02 SIDEWALK DETAILS



Technical drawing of a plug or seal assembly. The drawing shows a cross-section of a plug or seal being inserted into a hole. The dimensions are as follows:

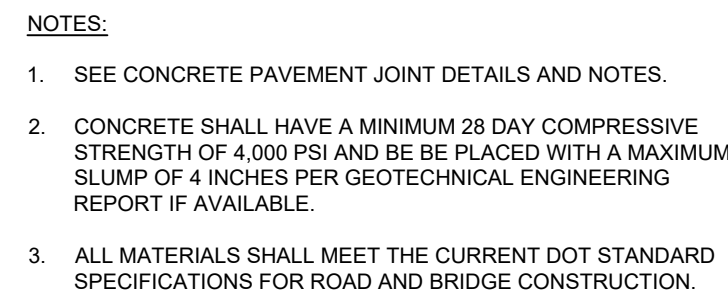
- Overall height of the plug/seal: $1-1/2"$
- Height of the top section: $1/2" \pm 1/8"$
- Height of the middle section: $1/8"$
- Height of the bottom section: $3/4" \pm 1/8"$
- Width of the bottom section: $1/8"$ GROOVE
- Label: JOINT SEALANT
- Label: PLUG OR SEAL (SEE SPECS)

CONTRACTION JOINT SEALANT DETAIL

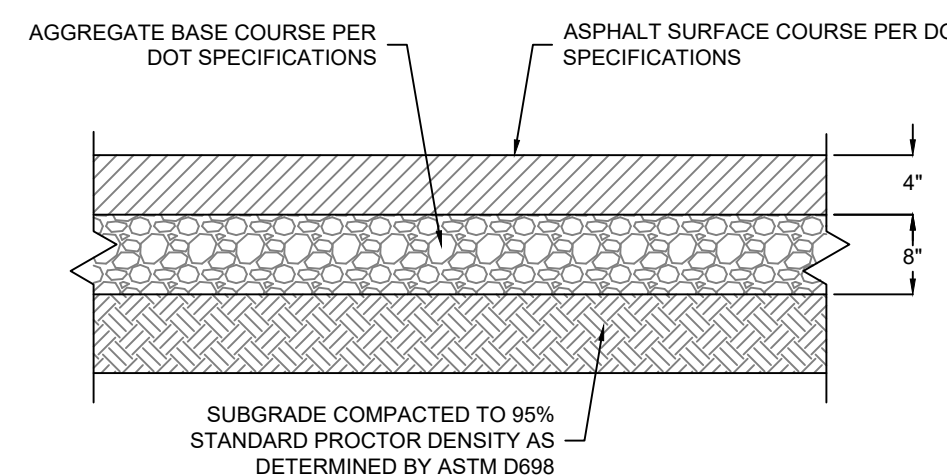
1. CONSTRUCTION JOINTS SHALL BE PLACED AS REQUIRED BY THE CONTRACTOR.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS STRUCTURES OR EXISTING PAVEMENT AND AT 45 FEET ON CENTER, EACH DIRECTION (OR AS SHOWN ON PLAN).
3. CONTRACTION JOINTS SHALL BE PLACED AT 15 FEET MINIMUM SPACING IN EACH DIRECTIONS



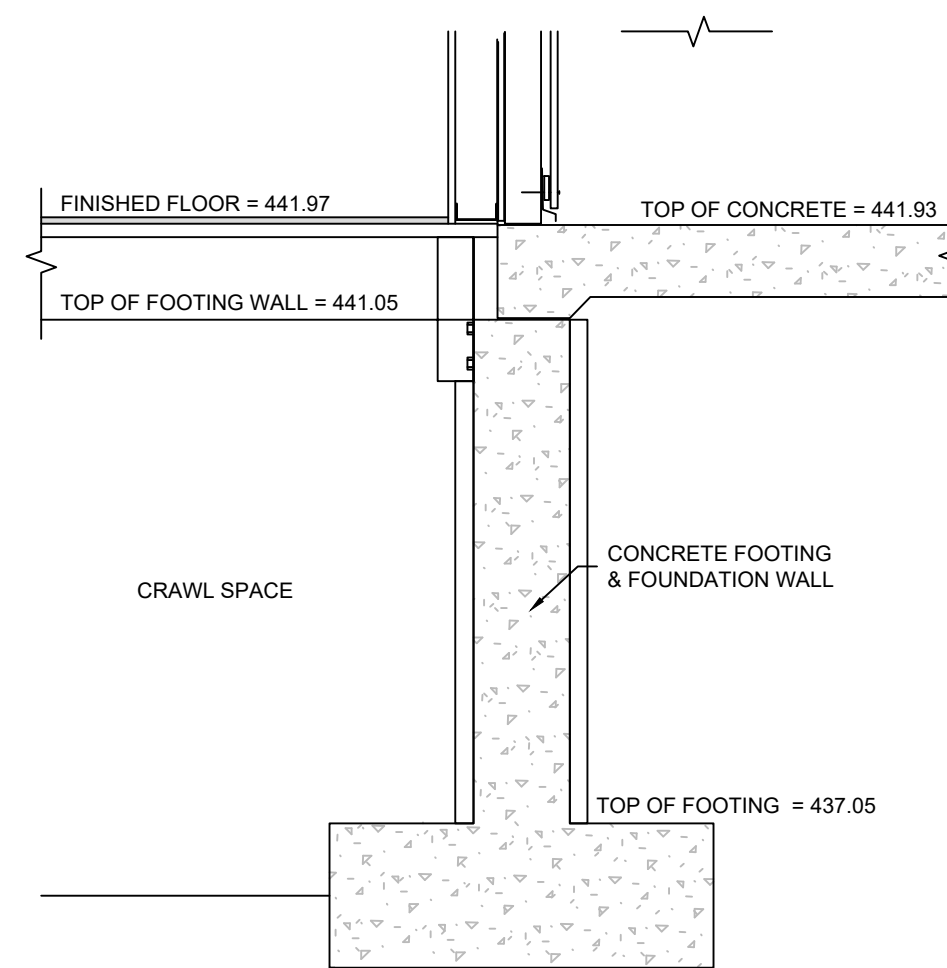
2.03 CONCRETE PAVEMENT JOINT DETAILS



2.05 CONCRETE PAVEMENT
SCALE: NONE

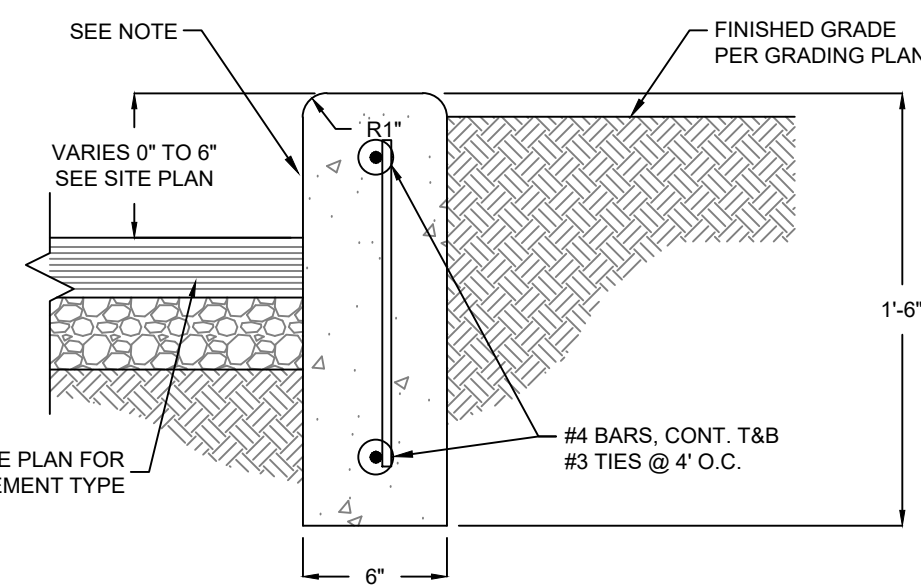


2.06 ASPHALT PAVEMENT



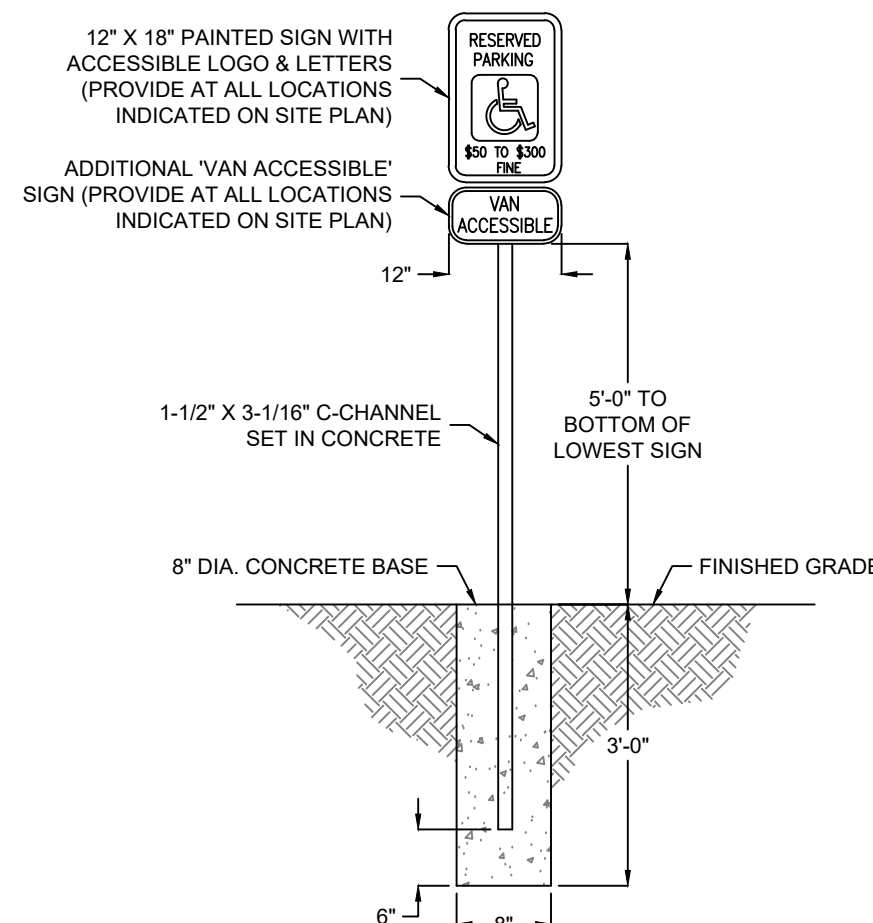
NOTE: THIS DETAIL IS PROVIDED FOR CLARIFICATION OF ELEVATION ONLY.
REFER TO STRUCTURAL DETAILS 5 AND 7 SHEET S1.0 FOR STRUCTURAL
STEM WALL DETAILING.

2.07 WALL ELEVATION SECTION DETAIL
SCALE: NONE

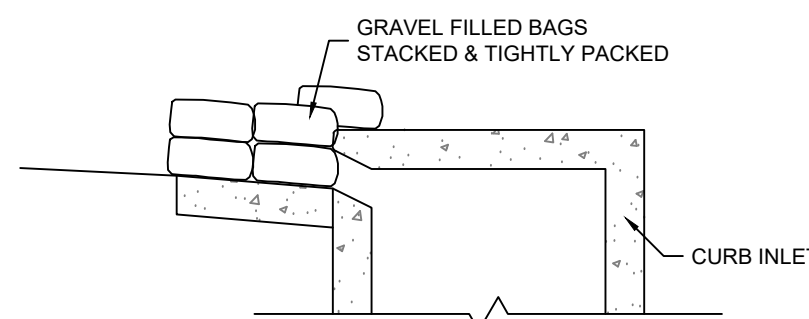
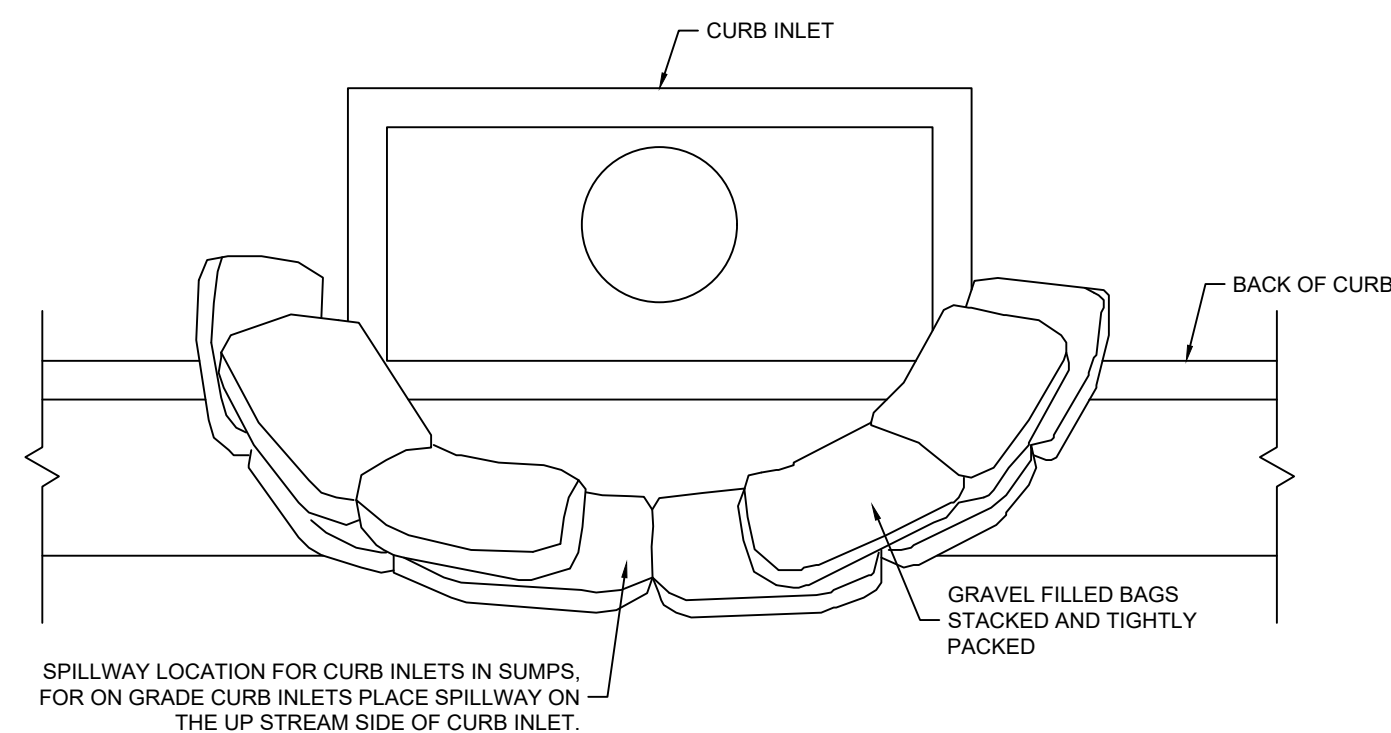


- NOTES:
1. CURB FACE SHALL HAVE A CLEAN, SMOOTH FINISH; FREE OF BUMPS, HONEYCOMB, AND VOIDS

2.08 CONCRETE CURB DETAIL
SCALE: NONE



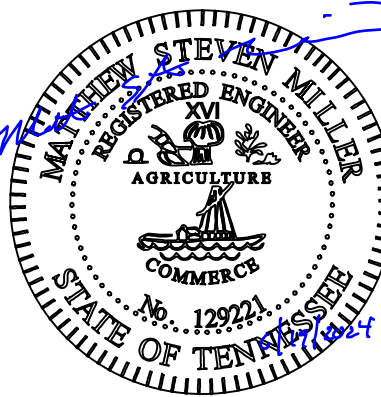
6.03 ADA ACCESSIBLE SIGN DETAIL
SCALE: NONE



CROSS SECTION

- NOTES:**
1. PLACE CURB INLET SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS OR IN SUMPS WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. BAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE ONE BAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH RAINFALL EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1.04 CURB INLET SEDIMENT BARRIER DETAIL
SCALE: NONE

The logo for Sevens Coffee. It features the word "SEVEN" in a bold, black, sans-serif font. To its right is a large, stylized number "7" in a dark blue color with a lighter blue outline. To the right of the "7" is the word "BREW!" in a bold, black, sans-serif font, with an exclamation mark. Below "SEVEN" and the "7" is the phrase "DRIVE THRU" in a smaller, black, sans-serif font. To the right of "BREW!" is the phrase "COFFEE >>>" in a smaller, black, sans-serif font, with three right-pointing chevrons.

REVISION:

7 BREW COFFEE
GOODLETTSVILLE, TN

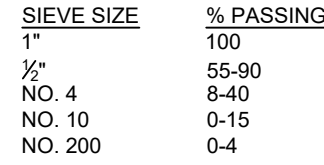
05 LONG HOLLOW PIKE
GOODLETTSVILLE, TN

C7.1

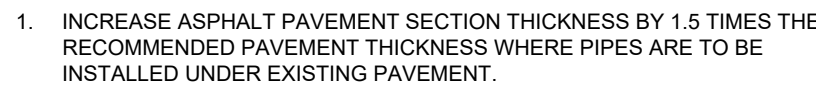
DETAILS

DATE: 06/20/2024

1. DETECTABLE WARNING ON RAMP SURFACE SHALL CONSIST OF TRUNCATED DOMES (FOR THE ENTIRE WIDTH OF THE RAMP) AND SHALL CONTRAST VISUALLY W/ ADJOINING SURFACES. PROVIDE ARMOR-TILE ADA TACTILE EPOXY POLYMER CAST IN PLACE WARNING TILES WITH TRUNCATED DOMES OR APPROVED EQUAL.
2. TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH AT THE BOTTOM, A DIAMETER OF 0.4 INCH AT THE TOP, A HEIGHT OF 0.2 INCH AND A CENTER-TO-CENTER SPACING OF 1.7 INCHES MEASURED ALONG ONE SIDE OF A SQUARE ARRANGEMENT.



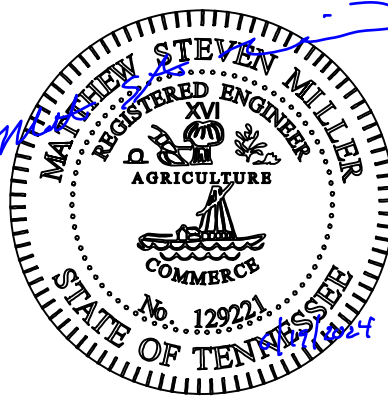
PIPE INSTALLATION



NOTES:

1. SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
2. INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

4.02 **SANITARY SEWER CLEANOUT DETAIL**
SCALE: NONE



PROJECT NUMBER:
106.001

REVISION:

7 BREW COFFEE
GOODLETTSVILLE, TN

305 LONG HOLLOW PIKE
GOODLETTSVILLE, TN

C7.2

DETAILS

DATE: 06/20/2024



June 19, 2024

Addam McCormick
Director of Planning & Development Services
City of Goodlettsville
318 N. Main Street
Goodlettsville, Tennessee 37072

**Re: 622 Rivergate Parkway
Goodlettsville, Tennessee**

Dear Mr. McCormick:

We appreciate your time and effort reviewing the documents submitted for the 622 Rivergate Parkway rezoning application. We are providing (2) additional pieces of information and a description for Staff and Planning Commission to review. Please let us know if there are any questions or any additional information needed. You can contact me directly at 615-622-7214 or jcunningham@catalyst-dg.com.

1. Updated Site Plan.

- The updated site plan addresses a comment/concern that the development should construct the proposed northeast parking lot in Phase 1 rather than Phase 2. The key plan indicating this phasing has been updated as well.
- The site plan update also includes additional pedestrian interconnectivity, a dog park and community gathering space.
- Other additions to the plan include tree islands to break of the expanse of parking and an overall increase in landscape to create a more attractive development.

2. www.622rivergate.com

- This website was created by the development team and provides additional imagery and ideas of what could be expected in typical units.

Best Regards,

Catalyst Design Group

A large, stylized handwritten signature in black ink, appearing to be 'J. Cunningham'.

Jared A. Cunningham, PLA, ASLA
Principal, Senior Project Manager, Landscape Architect

Enclosure(s)



SITE DATA

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

