

CITY OF GOODLETTSVILLE PLANNING COMMISSION

MEETING AGENDA

Monday August 5, 2024 5:00 PM

Call Meeting to Order and Member Roll Call

ITEM#1 Approval of August 5, 2024 Regular and Consent Agendas

ITEM#2 Public Forum on Planned Related Topics

ITEM#3 Consent Agenda Items Review (ITEMS 4-5)

-ITEM#4 Approval of July 1, 2024 Meeting Minutes

-ITEM#5 Dudney Family Property/ Blue Ridge Surveying Services: Requests final subdivision plat approval for the alteration of three (3) residential properties/lots on 9.30 acres at 902 and 904 Caldwell Drive. Properties are referenced as Sumner County Tax Map 161/Parcels 4.01, 4.02, and 4.05 and are zoned R-40, Low Density Residential. Property Owners: Brian and Danyell Dudney and George and Robin Dudney. (13-24)

ITEM#6 1221 Dickerson Road/Monarch Development: Requests rezoning of the 6.05 acre back portion of the 7.8-acre property at 1221 South Dickerson Road from A, Agricultural to CS, Commercial Service. The property is referenced as Davidson County Tax Map/Parcel# 03300003100. Property Owner: Randall and Sylvia Jones

ITEM#7 Duncan Rowe, 214 Hasty Drive: Requests a Subdivision Regulation Variance from section 406.2 Fire Hydrants regarding requirement for the installation or timing of the installation of the required fire hydrant per the Rowe- Mabree Minor Subdivision plat recorded December 16, 2021.

DISCUSSION ITEMS:

-798 Rivergate Parkway Commercial Property Zoning

-Comprehensive Land Use Plan Review

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

CITY OF GOODLETTSVILLE PLANNING COMMISSION

STAFF REPORT

Monday August 5, 2024 5:00 PM

ITEM#1 Approval of August 5, 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

MOTION OPTIONS: N/A

ITEM#3 Consent Agenda Items Review (ITEMS 4-5)

STAFF NOTES:

Staff will present all the consent agenda items during the meeting under item#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 requests 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 July 1, 2024 Meeting Minutes

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

ITEM#5 Dudney Family Property/ Blue Ridge Surveying Services: Requests final subdivision plat approval for the alteration of three (3) residential properties/lots on 9.30 acres at 902 and 904 Caldwell Drive. Properties are referenced as Sumner County Tax Map 161/Parcels 4.01, 4.02, and 4.05 and are zoned R-40, Low Density Residential. Property Owners: Brian and Danyell Dudney and George and Robin Dudney. (13-24)

STAFF NOTES:

The subdivision proposal is not creating an additional buildable lot. The existing property referenced as lot three (3) includes sections of property behind lots one and two (2). The proposed subdivision plat is adding this section of property to the back of both lots one and two (2). The subdivision plat also defines the sewer main installation requirement prior to the home construction on lot three (3) per note fourteen (14) listed below. The subdivision plat cannot be reviewed and approved at a staff level because the subdivision lot changes impact more than two (2) lots, and the plat includes the extension of a public sewer main.

Sewer Main Notation:

Sanitary sewer force main shown is proposed. Financial responsibility will be split between the property owner and City of Goodlettsville prior to issuance of a building permit.

MOTION OPTIONS:

1. Approve the final subdivision plat alteration since the proposal meets the City's Zoning Ordinance and Subdivision Regulations
2. Deny the proposed final subdivision plat alteration since the proposal does not meet the City's Zoning Ordinance and Subdivision Regulations 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#6 1221 S. Dickerson Road/Monarch Development: Requests rezoning of the 6.05 acre back portion of the 7.8-acre property at 1221 South Dickerson Road from A, Agricultural to CS, Commercial Service. The property is referenced as Davidson County Tax Map/Parcel# 03300003100. Property Owner: Randall and Sylvia Jones

STAFF NOTES:

The proposal is to rezone the back portion of the property by extending the CS, Commercial Services zoning to the back 6.05-acre portion of the 7.8-acre property. The proposed extension of the CS, Commercial Services zoning would permit all the uses permitted in the CS zoning district. The property representative is considering at this time a possible mini storage development but as stated above any use included in the CS zoning could be included with a site redevelopment plan. The Planning Commission could defer the request and include the property as a CPUD, Commercial Planned Unit Development with a preliminary master plan to define the uses and preliminary project layout. If zoned either CS, Commercial Services or CPUD, Commercial Planned Unit Development, the City's Zoning Ordinance and site plan process will include buffer requirements with the adjacent residential areas. The Planning Commission could determine per the Comprehensive Land Use Plan designations to extend the frontage zoning to the entire property or review the request with a Comprehensive Plan amendment. The CS, Commercial Services zoning extension can be reviewed based on the existing property zoning frontage.

The City in April 2023 approved the extension of the CS, Commercial Services rezoning on the back 3.5-acres of the adjacent 4.8 acres at 1219 S. Dickerson Road.

MOTION OPTIONS:

1. Approve City Commission recommendation to amend the Zoning Map to extend the CS, Commercial Services zoning to the back and remainder of the property
2. Deny City Commission recommendation to not rezone the back of the property based on adjacent HDRPUD, High Density Residential Planned Unit Development and Agricultural zoning districts
3. Defer request to include any additional information as determined by Planning Commission



Zoning Map Section



Light Blue- CS, Commerical Services Zoning District

Light Green-A, Agricultural Zoning District

Dark Green- LDRPUD, Low Density Residential Planned Unit Development

Light Brown- HDRPUD, High Density Residential Planned Unit Development

Comprehensive Land Use Plan Section



Green- High Density Residential Development

Red- Low Density Residential Development

Purple- Commercial Concentration

Grey- Commercial Development

ITEM#7 Duncan Rowe, 214 Hasty Drive: Requests a Subdivision Regulation Variance from section 406.2 Fire Hydrants regarding requirement for the installation or timing of the installation of the required fire hydrant per the Rowe- Mabee Minor Subdivision plat recorded December 16, 2021.

STAFF NOTES:

The Rowe-Mabee Minor subdivision plat separated the 4.02-acre property (Tract #2) at 214 Hasty Drive off of a 24.28-acre property. The subdivision plat included a notation that required a fire hydrant to be installed per the applicable Water Department specifications at the end of Hasty Drive. The fire hydrant requirement was based on the Subdivision Regulations section 406.2 since the new platted lot/property was over 500 feet (680' measured per aerial tax assessor parcel data) from the existing fire hydrant near the intersection of Hasty Drive and Tabor Drive. The fire hydrant requirement was also due to the property owner's proposal on the adjacent Tract#1 to construct a home near the northeast corner of Tract#1. Staff has recently talked to the property owner about the plan and permit process for the home construction on Tract#1.

The property owner of Tract#2 has requested a Subdivision Regulation variance to not require the fire hydrant due to their house spacing to the existing hydrant. The owner has discussed if the hydrant is required then to permit additional time to install the hydrant or connect the fire hydrant requirement with the construction of the home on Tract#1 due to the spacing the

proposed house on Tract#1 would be from the existing hydrant at Hasty Drive and Tabor Drive intersection.

MOTION OPTIONS:

1. Approve the Subdivision Regulations variance per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting
2. Deny the Subdivision Regulations variance request per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting and for city staff to proceed with the enforcement process for the fire hydrant installation
3. Deny the Subdivision Regulations variance request per the Subdivision Regulations variance review criteria as defined by the Planning Commission during the meeting but define an alternative timeline for the fire hydrant installation
4. Defer the request to include any additional information as determined by Planning Commission

Referenced Subdivision Regulation Sections:

4-106.2 Fire Hydrants -- Fire hydrants shall be required in all subdivisions; they shall be located no more than one thousand (1,000) feet apart and be within five hundred (500) feet of any residential, commercial or industrial lot. However, the planning commission may require closer spacing where physical conditions or type of structures so warrant. To eliminate future street cuttings or openings, all underground utilities for fire hydrants, together with the fire hydrants themselves, and all other water supply improvements shall be installed before any final paving or a street shown on the subdivision plat, unless otherwise approved by the planning commission.

1-111 Variances

1-111.1 General -- If the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations, a variance from these regulations may be granted; provided, such variance shall not have the effect of nullifying the general intent and purpose of these regulations and provided, further, that the Planning Commission shall not recommend variations unless it shall make findings based upon written evidence presented to it in each specific case that:

- (1) The granting of the variance will not be detrimental to the public safety, health or welfare, or be injurious to other property or improvements in the neighborhood in which the property is located;
- (2) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
- (3) Because of the particular physical surroundings, shape or topographical condition of the specific property involved, a particular hardship (not self-imposed) to the owner would result, as distinguished from a mere inconvenience. If the strict letter of these regulations were carried out; and

(4) The variance will not in any manner alter the provisions of the land development plan, the major street or road plan or any zoning ordinance. Where the Planning Commission concludes that the purpose of these regulations may be specifically served to an equal or greater extent by an alternative proposal, condition or circumstance, it may approve other variations to these regulations.

DISCUSSION ITEMS:

-798 Rivergate Parkway Commercial Property Zoning

Mr. Craig Pearson, property representative, has requested to present to the Planning Commission the issues experienced with attempting to lease the property and building. The limitations are based on the CSL, Commercial Services Limited property zoning and changes in the River Mall area. The Planning Commission recently denied a requested Zoning Ordinance amendment to permit by conditional use review auto service and repair uses. The property is the former NTB National Tire and Battery automobile service center. The existing auto service use is permitted to continue but auto repair uses would not be permitted per the CSL zoning district.

-Comprehensive Land Use Plan Review

The Planning Commission recently discussed a rezoning proposal on Long Hollow Pike and the possibility of reviewing the entire Long Hollow Pike corridor to define intentions with any future rezoning proposals. The City's Comprehensive Land Use plan provides guidance on future rezonings and developments in the city limits and areas outside of the city limits but within the City's Sumner County Urban Growth Boundary area. Staff requests the Planning Commissioners to review the attached link to the City's Comprehensive Land Use Plan to discuss the existing plan. Staff request the Commissioners to start with the residential development policies section listed below. Staff's goal is to include the Comprehensive Plan as a continuing discussion item subject to the size of the upcoming meeting agendas. The intention is to use the meeting discussions to prepare a formal plan update review over the next several months. The residential policies section defines a difference between residential development and conservation designated areas. The intention of the residential conservation areas is to maintain the existing lot sizes that typically conflicts with the property zoning on the property.

Comprehensive Land Use Plan link

<https://www.goodlettsville.gov/154/Plans-Studies>

Land Use Policy Plan Residential Section

POLICIES FOR RESIDENTIAL DEVELOPMENT

The plan recommends general densities at which residential development should occur. These recommendations are based upon analyses of past and current patterns of development, availability of sanitary sewers, land character, and other factors. The densities are classified into four general categories as follows:

Low Density 1 - 2 dwelling units per acre

Low Medium Density 3 - 4 dwelling units per acre

Medium Density 5 - 6 dwelling units per acre

High Density 7 and over dwelling units per acre

Residential areas are further classified as either "**residential conservation**" or "**residential development**." Conservation areas are those neighborhoods which are predominantly developed and should be protected. Development areas are those where new development or redevelopment can be permitted at varying densities.

1. Residential conservation areas should be protected from encroachment by incompatible activities. Prevailing lot sizes and densities are to be maintained, and any infill development should occur in a similar pattern.
2. Residential development areas should be permitted to develop at a density appropriate for the area. Where sewer is available, low medium density subdivisions may occur. Medium and high-density development should be restricted to planned unit developments and should provide transition from low to higher densities.
3. Residential densities in development areas without sewer availability should be one dwelling unit per acre or less, depending upon soil types. As public sanitary sewer is provided, higher densities may be considered.
4. High density development shall be a planned unit development. These developments should be located with direct access to a major street with no traffic routed through existing neighborhoods.
5. Planned unit development should be encouraged. Density and design control should be exercised through the PUD review process and through staff implementation.
6. Over zoning, i.e., zoning districts which have lot size requirements smaller than the prevailing developed lot size, should be discouraged and corrected as opportunities exist.

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING COMMISSION

July 1, 2024

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

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

Absent: Mayor Rusty Tinnin

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

Scott Trew called the meeting to order and Gilmore offered prayer.

Item #1 Approval of Regular and Consent Agendas: Parnell made a motion to approve the agenda with Item #8 removed from the consent agenda, McNeal seconded the motion. The motion passed.

Item #2 Trew opened the Public Forum on Planning Related Topics.

Stuart Huffman – 209 Dry Creek Road

Huffman states as a City Commissioner he is here to voice some concern that has been sent to him from the general public regarding Item #8, Seven (7B) Brew. Main concern is the type of establishment and location of the property. Huffman states that the Seven (7B) establishment is a morning type establishment, so the concerns are with the traffic crossing over Long Hollow Pike going towards the Interstate and Conference Drive. The concerns are with the egress and ingress of this property.

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

The Public Forum was closed.

CONSENT AGENDA

Item #3 Consent Agenda Items Review (Items 4-7)

- Staff will present all the consent agenda items during the meeting under items#3 including the motion options and staff recommendations.
- Motion Option-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.
- Motion Option-Denial of all or certain defined consent agenda items based on information provided during meeting.
- Motion Option-Deferral of all or certain defined consent agendas based on additional information needed.

Item #4 Approval of June 3, 2024 Meeting Minutes.

- Motion Option-Approved as listed
- Motion Option-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 Discussion:

- 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 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 Option- Approval for bond reduction and one-year bond extension at \$ 225,000. Reduced bond amount reviewed by city staff. (Staff Recommendation)
- Motion Option-Approval for one-year bond extension and bond amount increase to \$ 261,803-two (2%) percent increase.
- Motion Option-Approval for one-year bond extension at current amount of \$ 256,670.
- Motion Option-Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting.
- Motion Option-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 Discussion:

- 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 owner has discussed options to redesign the project including removal of the retaining wall design
- Staff recommends any approved bond extension be increased by two (2%) for inflation for the 2024-2025 bond period.
- Motion Option-Approval for one-year bond extension and bond amount increase to \$ 228,990-two (2%) percent increase.(Staff Recommendation)
- Motion Option-Approval for one-year bond extension at current amount of \$ 224,500.
- Motion Option-Approval for one-year bond extension at amount determined by Planning Commission based on information provided during meeting.
- Motion Option-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 Discussion:

- 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 on the 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.
- Staff stipulation-is for the left-side building elevation to match the right-side building elevation shown on the plan.
- Motion Option-Approval of 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. (Staff Recommendation)
- Motion Option-Deny the proposed additional building on the property as determined by the Planning Commission based on information provided during meeting.
- Motion Option-Deferral of the request based on additional requested information requested by the Planning Commission.

Motion: Motion by Duncan to approve consent agenda Items #4,#5,#6, and #7 as recommend by staff, seconded by McNeal. The motion passed unanimously.

AGENDA

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 Representative: Michael Galpin

Staff Discussion:

- 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.
- Motion Option-Approve the site plan alteration since the proposed building and site design alterations meet the City's requirements. (Staff Recommendation)
- Motion Option-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.
- Motion Option-Deferral of the request based on additional requested information requested by the Planning Commission.

Planning Commission Discussion:

- Parnell discussed the community not being excited about this establishment and wanting a restaurant.
- Parnell also like the City Commissioner stated has concern with the traffic in the morning on Long Hollow Pike.
- Parnell discussed the site plan and would like to see landscaping and more greenery around the property.
- Parnell stated he wanted to express publicly he heard the people what they said, and they are not being ignored but it is a use that is approved by zoning.
- Duncan agrees with Parnell regarding the landscaping would like to see more landscaping and greenery would be a better curb appeal.
- Duncan discussed the traffic and is excited about the empty lot having a brand new something.
- Trew discussed having access to a road behind the Shoney's property.
- Galpin responded this plan is not proposing to close down the parallel access in the back and explained how the site plan traffic flows and discussed estimate traffic of 80 trips in morning peak hour
- Gilmore stated there are ten (10) coffee shops within a mile radius, what brought them to this location?
- Galpin responded Long Hollow Pike a corridor to retail and discussed the site size with road frontage.
- Parnell discussed NO LEFT TURN signs in the Goodlettsville area and possibly with this project
- Duncan responded he agreed with Parnell's comments, but he thinks this project should have the same opportunities the other establishments have with the same traffic concerns.
- Freeman and Ellis discussed the center turn lane access design and intention
- Staff discussed requesting TDOT to review the request for any requirements- but project design not altering the existing driveway connections of use of property could defer until TDOT review is completed.
- Commission and Ellis discussed options including a possible deferral.

Motion: Motion by Duncan to approve the request, seconded by Wheeler. The motion passed with four (4) yes votes and two (2) Gilmore and Parnell voted no.

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 Representative: Tyler Cauble, Developer

Staff Discussion:

- 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 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.
- With this proposed request 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 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.
- Motion Option-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 feet 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. (Staff Recommendation)
- 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.

Planning Commission Discussion:

- Cauble stated that they have expanded the parking based on comments from last month's meeting and reached out to the community for support.
- Duncan has concern for the micro apartment concept in this location and in Goodlettsville.
- Trew discussed the West Trinity Lane complex and stated what they have proposed is better than what they have now but ten years from now not sure this is what we want for the future.

- Cauble responded they have spoken with a majority of the businesses and residents around this area and states almost every single one of them are in support of this project.
- Gilmore has concerns about the property selling after ten years and what it will look like. It looks good on paper but not good for the property on Rivergate Parkway.
- Parnell discussed the proposal not being the best use for this property short term or long term for the City and they want to do what is in the best interest for the citizens in the City.

Motion: Motion by Wheeler to recommend denial of the rezoning and preliminary master plan, seconded by Duncan. The motion passed with five (5) yes votes and one (1) Trew no vote.

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 Discussion:

- Item #10 is connected to agenda item #9.

Motion: Motion by Duncan to remove Item #10 from the agenda, seconded by Gilmore. The motion passed unanimously.

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 Representative: Addam McCormick

Staff Discussion:

- 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
- The Commercial Core Overlay Main Street frontage section is from the intersections of Moncrief Ave/Myers Ave to Shevel Drive.
- Staff presented two (2) proposed amendments to Zoning Ordinance Overlay Section 14-305 (6): 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 Option-Recommend approval to the City Commission for the amendment to the Zoning

Ordinance Commercial Overlay signage and Sign Ordinance sections as presented by staff. (Staff Recommendation)

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

Planning Commission Discussion:

- Duncan discussed the proposed change for the height of the signs and the Main Street Project.
- McCormick responded that six (6') to eight (8') feet is common for height.
- Duncan discussed the responsibility of businesses maintaining the signs.
- McCormick discussed issues with businesses maintaining signs and property.
- Duncan discussed sign use that are "grand-fathered" and when does the use expire.
- Freeman responded signs are "grand-fathered" to the property and not to the business and we can require them to maintain the signs.
- Parnell discussed the two (2) signs for Dollar Tree and Urgent Care on the property.
- McCormick responded for Main Street the signs are limited in size
- Parnell asked if there would be a problem with keeping it smaller?
- West responded it was a problem with Dollar Tree corporation due to a set standard for their signs.

Motion: Motion by Parnell to approve the Zoning Ordinance Commercial Overlay signage and Sign Ordinance change not to exceed seven (7') feet in height and thirty-six (36 sq.ft.) in area, seconded by Duncan.

The motion passed unanimously.

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.

Item Representative: Addam McCormick

Staff Discussion:

- 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.
- Staff presented a Proposed Zoning Ordinance Amendments to Sec. 14-306. Temporary sign provisions.
- Motion Option-Recommend approval to the City Commission for the amendment to the Sign Ordinance Temporary Sign section as presented by staff.
- Motion Option-Recommend denial to the City Commission for the amendment to the Sign Ordinance

Temporary Sign section as presented by staff.

-Motion Option-Defer request to include additional information as determined by the Planning Commission.

Planning Commission Discussion:

-Freeman discussed the wording for the proposed Zoning Ordinance amendments for Temporary signs.

-McCormick responded that most new businesses have a permanent sign but they like to have a temporary sign for special advertisements or if in shopping centers to place out front to let the public know they are open and in the center since they don't have their own permanent sign by the street.

-McCormick discussed the enforcement of ninety (90) days a year for temporary signs.

-Freeman discussed advertising vs the signage of the business.

-McCormick responded this would be limited to ninety (90) days per year which is the current regulations but not more than thirty (30) days at once. The current limitation is generally consistent with other cities.

-Parnell commented that there may be a special circumstance that thirty (30) days is not long enough and could the Board of Zoning and Sign Appeals look at special requests.

-McCormick responded they can't approve something not approved but can look a special circumstance with property limitations.

-Commission and staff discussed options of the ordinance and additional review so deferral would be best at this time.

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

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.

With no further business, the meeting was adjourned at 6:28 pm.

Scott Trew, Chairman

Sharon Reed, Planning Assistant

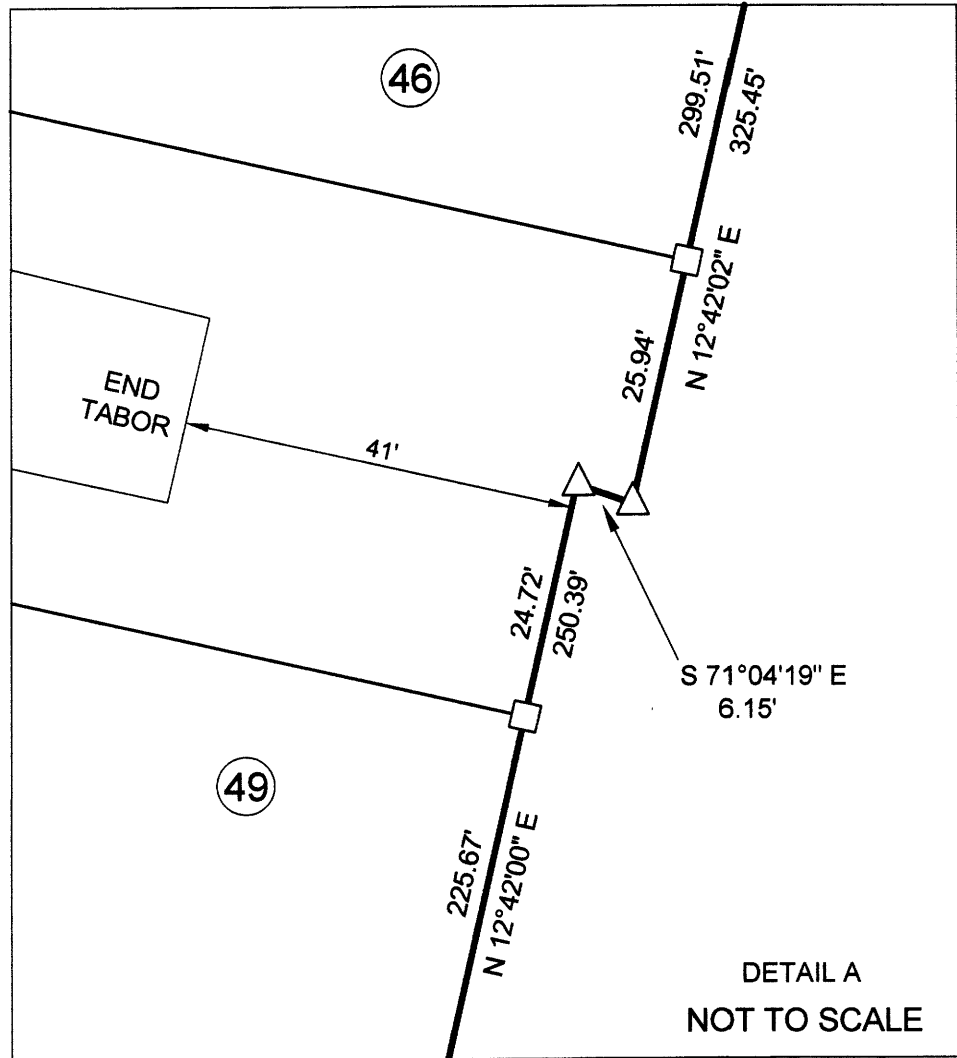
CASE NO.

- PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE TWO SEPARATE PARCELS
- OWNERSHIP and PROPERTY INFORMATION
PARCEL ID: 02500001700
INSTRUMENT NO. 20201110-0132203

DAVID ROWE-MABEE and HAILEY ROWE-MABEE
0 DRY CREEK ROAD
GOODLETTSVILLE, TENNESSEE 37072
- TENTH (10th) COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE
ZACH YOUNG, COUNCIL MEMBER
- PROPERTY ZONING
R-40 - "LOW DENSITY RESIDENTIAL DISTRICT"
PER ORDINANCE NO. 20-979 DATED 10/22/2020
- MINIMUM BUILDING SETBACKS
BUILDING SETBACKS TAKEN FROM GOODLETTSVILLE
ZONING ORDINANCE BULK TABLE II (PAGE 14-201)

FRONT - 50 FT
SIDE - 20 FT
REAR - 40 FT
- LAND AREA
TRACT 1 AREA = 20.46 ± ACRES
TRACT 2 AREA = 4.02 ± ACRES
TOTAL SURVEYED AREA = 24.48 ± ACRES
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- SHARED ACCESS AND UTILITY EASEMENT TO SERVE TRACTS 1 AND 2 SHOWN HEREON AND NOT FOR THE USE OF SOLITUDE ACRES SUBDIVISION, SPECIFICALLY LOTS 41 AND 42.
- ENGINEERING DESIGN IS REQUIRED FOR CULVERT/BRIDGE OVER CREEK CROSSINGS.
- NOTE TO PROSPECTIVE OWNERS (UNKNOWN USE), YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES, (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
- NEW FIRE HYDRANT AT THE END OF HASTY DRIVE TO BE INSTALLED TO THE WATER DEPARTMENT SPECIFICATIONS PER GOODLETTSVILLE PLANNING DEPARTMENT.
- OWNER(S) OF TRACTS 1 AND 2 ARE REQUIRED TO EXTEND SEWER SERVICE TO CITY SEWER SPECIFICATIONS PER GOODLETTSVILLE PLANNING DEPARTMENT.

THIS PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA NFIP FIRM PANNEL NUMBERED 47037C0136H, BEARING AN EFFECTIVE DATE OF APRIL 4, 2017.



LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- MINIMUM BUILDING SETBACK LINE (MBSL)
- CENTERLINE OF ASPHALT
- FENCE LINE
- 1/2-INCH REBAR (FOUND)
- 5/8-INCH REBAR (SET)
- CONCRETE MONUMENT (FOUND)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT

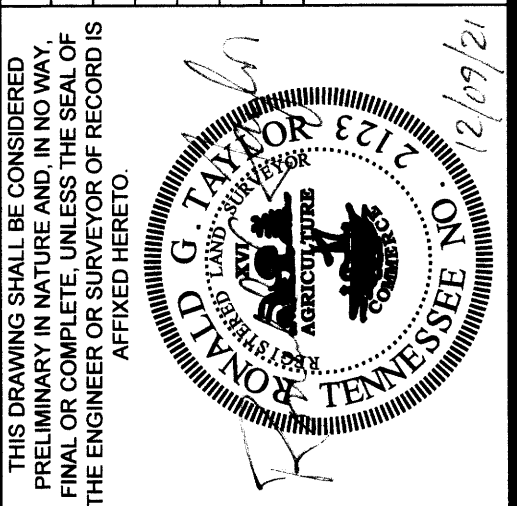
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE: 12/09/2021

RONALD G. TAYLOR, R.L.S.
TENNESSEE REGISTRATION NO. 2123

ROWE-MABEE MINOR SUBDIVISION
0 DRY CREEK ROAD
GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE

REVISIONS		DATE
NO.	DESCRIPTION	
1	MINOR SUBDIVISION SUBMITTAL	10/22/21
2	CORRECTIONS PER PLANNING DEPARTMENT	11/19/21
3	CORRECTIONS PER SEWER DEPARTMENT	12/09/21



SHEET: MINOR SUBDIVISION 1 of 1

DATE: 12/09/21

PROJECT # 20707

DRAWN BY: RGT

CHECKED BY: RGT

SCALE: 1" = 100'

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
SURVEYING SERVICES
302 North Caldwell Street, Paris, TN 38242 | 731-644-0141 | www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 | 615-256-0290

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument No. _____ County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines and that offers of irrevocable dedication for all public streets, utilities, and other facilities have been filed.

By: _____ Date: _____

By: _____ Date: _____

CERTIFICATE OF ACCURACY

I (we) hereby certify that this is a true and accurate survey of the property shown hereon to the accuracy required by the Goodlettsville Planning Commission and that the monuments have been placed as required by those regulations.

Registered Land Surveyor Date R.L.S. No.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and state government requirements or a Letter of Credit or other approved surety has been filed which will guarantee said installation.

Date Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements or a Letter of Credit or other approved surety has been filed to guarantee said installation.

Date Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Goodlettsville Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date Representative

Karen Johnson Davidson County
Batch# 774815 PLAT-4-G
12/16/2021 10:27:51 AM 1 pg
Fees: \$15.00 Taxes: \$0.00



20211216-0166282



PARCEL ID: 02500001800
SALE INSTRUMENT: 20171006-0102809
THOMAS EVANS

PARCEL ID: 02500001300
SALE INSTRUMENT: 20190716-0089562
ELLEN DAVIS

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983

41 SOLITUDE ACRES
PART 2, SECTION 2
BK 4300 - PG 138
ARTHUR ETHRIDGE

42 SOLITUDE ACRES
PART 2, SECTION 2
BK 4300 - PG 138
LESLIE DOUGLAS

ACCESS and UTILITY EASEMENT DETAIL

EASEMENT AT THE NORTH END OF HASTY DRIVE IS TO BE A SHARED ACCESS AND UTILITY EASEMENT FOR TRACTS 1 AND 2 AS SHOWN HEREON. THIS EASEMENT IS NOT FOR THE USE OF SOLITUDE ACRES SUBDIVISION, SPECIFICALLY LOTS 41 AND 42